

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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67-2324-2248

FORMAT - A (Circular No: - 28 / 2021)

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to building Known as "THE ONE WORLD", to be erected on ALL THAT piece or parcel of land admeasuring 3740.132 Sq. Mtrs. demarcated as Pocket "E" and bearing Khasra No. 175 (Part) on Plot outside PAP Scheme in the situated lying and being in the MIHAN notified area, Nagpur located at Village Khapri (Rly.) in Hingna PS, Post Office Khapri within the Taluka Nagpur (Rural) & District of NAGPUR (hereinafter referred as the said Project).

1} I/We have investigated the title of the said land on the request of **ADVIK BUILDSWORTH PRIVATE LIMITED**, a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at Flat No. 202, Sai Naman Apartment, 77 Old Subhedar Layout, Nagpur-440024, Tahsil and District-NAGPUR (hereinafter referred to as "Promoter/ Developer") and following documents i.e.:-

01. Description of the property.

ALL THAT piece or parcel of land admeasuring 3740.132 Sq. Mtrs. demarcated as Pocket "E" and bearing Khasra No. 175 (Part) on Plot outside PAP Scheme in the situated lying and being in the MIHAN notified area, Nagpur located at Village Khapri (Rly.) in Hingna PS, Post Office Khapri within the Taluka Nagpur (Rural) & District of NAGPUR.



02. The Document of Ownership of the said property.
- Lease Deed dated 05-10-2011.
 - Deed of Assignment Dated 12-10-2011.
 - Correction Deed dated 10-08-2012.
 - Agreement for development Dated 14-02-2024.
 - General Power of Attorney Dated 14-02-2024.
 - Sanctioned Building Plan Dated 31-01-2024.

03. Search report for 30 years from 1995 till 2024.

2} On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of **Shri. Prafulla S/o Purushottamrao Gadge** is clear, marketable and without any encumbrances. The aforesaid **ADVIK BUILDSWORTH PRIVATE LIMITED** has acquired the right of development of the said property.

Owner (Lessee) of the land:

ALL THAT piece or parcel of land admeasuring 3740.132 Sq. Mtrs. demarcated as Pocket "E" and bearing Khasra No. 175 (Part) on Plot outside PAP Scheme in the situated lying and being in the MIHAN notified area, Nagpur located at Village Khapri (Rly.) in Hingna PS, Post Office Khapri within the Taluka Nagpur (Rural) & District of NAGPUR.

Owner :- **SHRI. PRAFULLA S/o PURUSHOTTAMRAO GADGE**

Developer :- **ADVIK BUILDSWORTH PRIVATE LIMITED**

Qualifying comments/ remarks if any

The Title of **Shri. Prafulla S/o Purushottamrao Gadge** on the said plot of land is good, valid marketable, clear and salable. The aforesaid **ADVIK BUILDSWORTH PRIVATE LIMITED** has acquired the right of development of the said property.

3} The report reflecting the flow of the title of **Shri. Prafulla S/o Purushottamrao Gadge** and the right of development of **ADVIK BUILDSWORTH PRIVATE LIMITED** on the said plot of land is enclosed herewith as Annexure.

Encl : Annexure
Date: 16-02-2024




(SANDEEP SHASTRI)
Advocate

FORMAT - A
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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card (7/12 Extract) issued by Talathi, Nagpur (Rural) as on date of application for registration -

The name of Maharashtra Airport Development Company Ltd. (MADC) is recorded in the property card (7/12 Extract) issued by Talathi, Nagpur (Rural) in respect of the said property.

2} Mutation Entry -

The Property Card (7/12 Extract) issued by Talathi, Nagpur (Rural) reveal that vide Mutation / Ferfar Entry No. 803 dated 01-09-2017, the name of Maharashtra Airport Development Company Ltd. (MADC) is recorded as Owner of the said property.

3} Search report for 30 years from 1995 to 2024 taken from Sub-Registrar office at Nagpur.

- (i) THAT, the Government of Maharashtra vide its G.R. AVN-1001/(CR/105/2001)/28-A, dated 4/1/2002 provided for establishment of the Maharashtra Airport Development Company Ltd. (hereinafter referred to as "MADC") to function as nodal agency for the development of Multi Modal International Passenger and Cargo Hub Airport in Nagpur (hereinafter referred to as "MIHAN") project. Pursuant to the said G.R., MADC has been declared as Special Planning Authority under the provisions of the Maharashtra Town Planning Act 1966 having inter-alia right to develop Special Economic Zone and International Cargo Airport.
- (ii) THAT, the said MIHAN project required rehabilitation of the existing occupiers / villagers of the land acquired for the said MIHAN project.
- (iii) THAT, by and under an Agreement dated 18th February 2009, which was executed pursuant to the bid process, MADC appointed the Reatox Builders & Developers Private Limited as Contractor for development of the land earmarked for the purpose of rehabilitating the Project Affected Persons (PAP) together with the Social Infrastructure needed for the same, in accordance with the approved plans.
- (iv) THAT, in pursuance of the said Agreement dated 18th February 2009 and since the said Reatox Builders & Developers Private Limited (now known as Choudhari Builders and Developers Pvt. Ltd.) completed substantial part of the said PAP project of infrastructural work, requested MADC to grant them by way of lease at least part of the land agreed to be leased by the MADC to Reatox Builders & Developers Private Limited and in pursuance of the said request, MADC agreed to lease by way of Deed of Lease dated 05th October 2011 land



admeasuring 21.452 Acres equivalent to 36813.746 Sq. Mtrs. demarcated as Pocket "A" admeasuring 48,542.541 Sq. Meters bearing Kh. Nos. 149(Part), 154(Part), 155(Part), 156(Part), Govt. Nalla (Part) Govt. Road (Part) and Pocket D admeasuring 34,531.073 Sq. Mtrs. bearing Kh. Nos. 148(Part), 149(Part), 150(Part), Govt. Nalla (Part) and Pocket "E" admeasuring 3740.132 Sq. Mtrs. bearing Kh. No. 175(Part), totaling to 86813.746 Sq. Mtrs. lying, being and situate at Mihan notified area and outside PAP Scheme and located at village Khapri (Rly) in Hingna PS post Office Khapri within Taluka Nagpur (Rural) and District of Nagpur. The said Lease Deed is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 6771 on 10-10-2011.

- (v) THAT, the aforesaid Reatox Builders & Developers Private Limited later on transferred/assigned the said property comprising ALL THAT piece or parcel of land admeasuring 3740.132 Sq. Mtrs. demarcated as Pocket "E" and bearing Khasra No. 175 (Part) on Plot outside PAP Scheme in the situated lying and being in the MIHAN notified area, Nagpur located at Village Khapri (Rly.) in Hingna PS, Post Office Khapri within the Taluka Nagpur (Rural) & District of NAGPUR to Shri. Prafulla Purushottamrao Gadge, by a Deed of Assignment Dated 12-10-2011, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 6844 on even date. A Deed of Correction to the said Deed of Assignment is also executed on 10-08-2012 which is duly registered in the Office of the Sub-Registrar, Nagpur- 10 in Book No. 1 at Sr. No. 3489 on even date. As a result, therefore, the said Shri. Prafulla Purushottamrao Gadge has now become an exclusive, absolute and full owner (i.e. Lessee) of the aforesaid property with heritable and transferable rights therein.
- (vi) THAT, the said Shri. Prafulla Purushottamrao Gadge lateron decided to develop the aforesaid property into a **COMMERCIAL/RESIDENTIAL ESTATE** by constructing a Multistoried building thereon consisting of various Shops/ Officers and self-contained separate Apartments therein.
- (vii) THAT, accordingly by Development Agreement Dated 14-02-2024, he has entrusted the entire work of Development of the said property to **ADVIK BUILDSWORTH PRIVATE LIMITED**, the Developer/Promoter hereinabovenamed upon the several terms and conditions contained therein and the said Agreement is registered at the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1976 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.
- (viii) THAT, for completion of the said scheme, the said Shri. Prafulla Purushottamrao Gadge has executed a General Power of Attorney in respect of the said property in favour of **ADVIK BUILDSWORTH PRIVATE LIMITED**, on 14-02-2024 and the same is registered at the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1977 on even date.



- (ix) THAT, in pursuance of the said Agreement, the said **ADVIK BUILDSWORTH PRIVATE LIMITED**, has accordingly prepared a plan of a Multistoried building then proposed to be constructed on the said land and known and styled as "**THE ONE WORLD**" and the same is sanctioned and approved by Town Planning Officer of Maharashtra Airport Development Company Ltd., vide its Letter No. MADC/MIHAN/BP/467-B/568 Dated 31-01-2024.
- (x) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-
- Lease Deed dated 05-10-2011 executed by MADC in favour of Reatox Builders & Developers Private Limited, Registered at Sr. No. 6771.
 - Deed of Assignment Dated 12-10-2011, executed by Reatox Builders & Developers Private Limited in favour of Shri. Prafulla Purushottamrao Gadge, Registered at Sr. No. 6844.
 - Correction Deed dated 10-08-2012, executed by Reatox Builders & Developers Private Limited in favour of Shri. Prafulla Purushottamrao Gadge, Registered at Sr. No. 3489.
 - Agreement for development Dated 14-02-2024.
 - General Power of Attorney Dated 14-02-2024.
 - Sanctioned Building Plan Dated 31-01-2024.
- (xi) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present Owner. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owner that he has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third party interest is created.
- (xii) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in for the period of 30 (Thirty) years (i.e. from 1995 to 2024 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH014813022202324E, dated 31-01-2024 i.e. for the period of 1995 to 2006 and GRN No. MH014812337202324E, dated 31-01-2024 i.e. for the period of 2007 to 2024. The receipts of the same are enclosed herewith.
- (xiii) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant Title: - N. A.

5) Litigations if any: - N. A.

Date: 16-02-2024



(SANDEEP SHASTRI)
ADVOCATE

CHALLAN
MTR Form Number-6



MH014813022202324E		BARCODE		Date 31/01/2024-14:47:24		Form ID	
Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)			
NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		SANDEEP ANANT SHASTRI	
NAGPUR				Flat/Block No.			
2023-2024 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			300.00		MOUZA KHAPRI RLY		
					Area/Locality		
					NAGPUR		
					Town/City/District		
					PIN		
					4 4 1 1 0 8		
					Remarks (If Any)		
					SEARCH FEES FOR 12 YEARS 1995 TO 2006 KHASRA NO 175		
					Amount In		
					Three Hundred Rupees Only		
					Words		
Total			300.00				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				69103332024013118648		2851197406	
Cheque/DD No.				Bank Date		RBI Date	
				31/01/2024-14:48:11		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

