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Shashikant B. Toal, Advocate
S-2, Second Floor, 'Parvati Smruti',
Plot No. 65,Chhoti Dhantoli, Nagpur -12
Ph. No. - 0 - 0712-2421198, M - 9822231456
Email: toaltolani.associates@gmail.com,

By Email / Hand Delivery
Dated: 27/07/2017

To,
M/s. Vaibhav Warehousing
Office at 602, Nikalas Tower, Central Bazar Road,
Ramdaspeth, Nagpur – 440010 (M.S.)

Title Verification report of property consisting of MIDC Leasehold land known as Plot No. X-293 in the Butibori industrial Area, Situated at Village limits of Rengapar and within/outside the limits of Nagpur Municipal Council/Corporation, Tahsil : Nagpur (Rural), District : Nagpur.

Sir,

1. We have been asked to furnish a title verification report of the property consisting of MIDC Leasehold land known as Plot No. X-293 admeasuring about 3000 Sq. Mtrs. in the Butibori Industrial Area, Situated at Village limits of Rengapar and within/outside the limits of Nagpur Municipal Council/Corporation, Tahsil : Nagpur (Rural), District : Nagpur (Hereinafter referred as the said 'Plot' or 'Property' or 'Land' and more particularly described in the schedule hereunder written). Accordingly, we have examined the matter, based on the information given to us, photocopies of the documents placed before us, and Search taken in the office of Joint Sub Registrar subject to confines and limits.

2. As per the documents supplied to us, it is observed that:

a) The Maharashtra Industrial Development Corporation, A Corporation constituted under the Maharashtra Industrial Development Act, 1961 (MAH. III of 1962) having its Principal Office at Orient House, Adi Marzban Path, Ballard Estate, Mumbai – 400038 (Hereinafter referred as 'MIDC') has agreed to grant Lease of said Plot to Shri Kiran Vilasrao Dinde Proprietor of M/s Krishna Warehousing having its office/place of business at Flat No. A-3, Plot No. 5,

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Town Center, CIDCO No. 5, Aurangabad (M.S.) by executing an Agreement to Lease dated 20/05/2010 duly registered in the office of Joint Sub Registrar Nagpur (Rural) No. 10 bearing Document No. 2437/2010 on even date.

b) Shri Kiran Vilasrao Dinde Proprietor of M/s Krishna Warehousing submitted the building plan along with required document to the office of MIDC for approval and the Executive Engineer, MIDC approved the plans, Nagpur vides in Letter No. DB/Plan/1567 dated 26/07/2010,

c) The building was constructed as per plan approved by the MIDC accordingly a Building Completion Certificate was issued by MIDC vide its order/letter bearing No. DB/1730/of 2010 dated 23/08/2010.

d) Shri Kiran Vilasrao Dinde Proprietor of M/s Krishna Warehousing was not interested in retaining the said plot and has agreed to assign all his rights and interest in the said Plot to 1) Shri. Nanaji S/o Laxmanrao Kondawar 2) Smt. Anita W/o Pravin Ainchwar & 3) Shri. Gajanan Madhukarrao Ainchawar acting as partners for M/s Vaibhav Warhousing, (Hereinafter called toand referred as the said Allottees/Lessees) by executing Deed of Agreement of Assignment dated 05/10/2010.

e) Shri Kiran Vilasrao Dinde Proprietor of M/s Krishna Warehousing have also empowered and authorized the Assignees / Lessees to execute, register any deed or document on their behalf relaring to said Plot by execuging Generarl Power of Attronedy dated 05/10/2010 duly registered in the office of Joint Sub Registrar Nagpur (Rural) No. 10 bearing Document No. 4479/2010 on even date.

f) Shri Kiran Vilasrao Dinde Proprietor of M/s Krishna Warehousing has also requested the MIDC for the transfer of the said plot to Allottees/Lessees vide his Letter dated 31/08/2010.

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g) After payment of necessary transfer charges, the MIDC vide Letter No. MIDC/RO(NGP)/BTR/LMS-1375/5061/2010 dated 25/10/2010 granted its consent to transfer and assignment of his interest to the Allottees/Lessees.

h) A Supplemental Agreement to that effect was proposed between all concerned parties, whereby an Agreement dated 20/05/2010 was construed and declared as if the MIDC has entered into the said Agreement with Allottees/Lessees upon the stipulations and conditions contained in the said Agreement. The Supplemental Agreement has been adjudicated from Collector of Stamp, Nagpur (City) and as per the Assessment order the Allottees / Lessees have paid Stamp Duty of Rs. 1,70,400/- on 21/12/2010. The said Supplementary Agreement was executed on 05/01/2011, duly registered in the office of Joint Sub Registrar Nagpur (Rural) No. 7 bearing Document No. 142/2011 on 07/01/2011

i) The Allottees/Lessees have proposed to develop the said property by constructing multi-storied commercial complex thereon consisting of various units, to be known and style as "VAIBHAV HEIGHTS" (Hereinafter called to and referred as the said 'Scheme' or 'Commercial Complex') thereon and accordingly requested for change of use of said Plot to the MIDC. The MIDC vide its Letter bearing No. /MIDC/RON/BB, X-293/3180 dated 30/06/2011 has permitted to change the use of Land from Warehousing to Commercial Complex.

j) The Allottees / Lessees have submitted revised building plan for construction of Commercial Complex on said Plot, which was duly sanctioned by the Special Planning Authority & Executive Engineer, Maharashtra Industrial Development Corporation Division No. (1) Nagpur vide Building Permit No. DB/Plan/2706 of 2012 Dated 10/05/2012; AND

k) The MIDC has executed a Final Lease Deed dated 30/11/2011 in respect of the said Plot in favour of the Allottees / Lessees for period of Ninety Five years commencing from 01/07/2007 by virtue of a Deed of Lease which is

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registered at Serial No. 5337/2011 in the office of the sub Registrar 10, Nagpur on 02/12/2011.

l) The said Commercial Complex is submitted to the provisions of the Maharashtra Apartments Ownership Act, 1970 by executing Deed of Declaration dated 19/09/2013, duly registered in the office of the Sub-Registrar, Nagpur – 7 bearing Document No. 4729/2013 on even date as required under the provisions of Maharashtra Apartments Ownership Act, 1970; AND

m) The Allottees/Lessees have assigned / transferred Various Commercial Units of the said Scheme to different persons by executing an Agreement to Assign / Transfer, which are also duly registered in the office of concerned Joint Sub Registrar Nagpur as per the details mentioned below in the chart.

Sr. No	Name	Unit No.	Execution/ Registration Date	Document No.	Registrar Office No.
1.	Maa Vaishnavi Hotel	37	27.11.2013	5898/2013	07
2.	Maa Vaishnavi Hotel	36	27.11.2013	5897/2013	07
3.	K G Enterprises	Unit 1	01.04.2014	2042/2014	07
4.	Ramesh Bichayat Kendra	29	30.04.2014	2633/2014	07
5.	Maharashtra Emporium	22, 23, 26, 27 & Hall	30.04.2014	2605/2014	07
6.	Karan Anaj Bhandar	2, 31	30.04.2014	2631/2014	07
7.	Sapna Electricals	45	30.04.2014	2628/2014	07
8.	Rahul Dairy	6	30.04.2014	2634/2014	07
9.	Gajanan Electricals	7	30.04.2014	2619/2014	07
10.	Maa Ambe Restaurant	39	30.04.2014	2626/2014	07
11.	Karadbhajne Dairy Products	34	30.04.2014	2627/2014	07
12.	Jagruti General Stores	47	30.04.2014	2624/2014	07
13.	Roshan Printing Press	30	30.04.2014	2630/2014	07
14.	Yerne Kirana & General Stores	9	06.09.2014	5268/2014	07
15.	Nishit Enterprises	18	06.09.2014	5267/2014	07
16.	Sanjay Oil Trading	33	06.09.2014	5270/2014	07

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17.	Sanjay Oil Trading	32	06.09.2014	5272/2014	07
18.	Vasanta Dairy Products	42	06.09.2014	5269/2014	07
19.	National Trading Company	44	06.09.2014	5271/2014	07
20.	Sharda Beauty Parlour	19	02.12.2014	7199/2014	07
21.	National Trading Company	38	02.12.2014	7194/2014	07
22.	Taj Dairy	40	02.12.2014	7196/2014	07
23.	Bikaner Misthnna Bhandar	03	02.12.2014	7198/2014	07
24.	Soma Pattern Works	17	02.12.2014	7195/2014	07
25.	Jaiswal Crane Services	13	23.10.2015	6980/2015	07
26.	Karan Anaj Bhandar	01	23.10.2015	6985/2015	07
27.	Jai Rani Sati Tradres	41	23.10.2015	6982/2015	07
28.	Sudhir Call Centre	10	04.03.2016	1729/2016	07
29.	Shubhangi Nitin Labade	25	04.03.2016	1730/2016	07
30.	Kishor Kirana & General Stores	24	04.03.2016	1728/2016	07
31.	Deepak Oil Trading	28	04.03.2016	1726/2016	07
32.	Jaiswal Crane Services	12	30.04.2016	3382/2016	07
33.	Komal Beauty Parlour	8	02.01.2017	17/2017	07
34.	R M Constructions	11	02.01.2017	18/2017	07

n) The Allottees/Lessees have assigned / transferred Various Commercial Units of the said Scheme to different persons by executing an Agreement to Assign / Transfer, which are not registered in the office of concerned Joint Sub Registrar Nagpur as per the details mentioned below in the chart.

Sr. No	Name	Unit No.	Execution Date
1.	Shiv Boot House	1, 2, 3, 4, 5	March 2016

3. We have examined the photocopies of deeds/documents as mentioned above except for unregistered Agreements to Assign. We have included information of unregistered Agreement on the basis of information & documents provided by the Allottees / Lessees. We have also taken search of Index II registers for the last 13 (Thirteen) years (only those made available and

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excluding the record not made available to me) in respect of said Plot by depositing necessary charges in the office of the Joint Sub-Registrar Nagpur (Rural) No. 10 vide Receipt No. 8415 on 25/07/2017. The Original Receipt is attached with this report as a part and parcel of this report.

4. Based on the aforesaid facts, events, evidence, information placed before us and on the basis of the inspection of the registration records & the documents provided to us for perusal, no adverse entry / circumstances / documents were noticed. We could not find any acquisition or reservation on said Plot. As per the documents made available to us, we state that presently 1) Shri. Nanaji Laxmanrao Kondawar, 2) Smt. Anita Pravin Ainchwar and 3) Shri Gajanan Madhukarrao Aainchwar Partners of 'M/s. Vaibhav Warehousing' are having all rights and interest in the said Plot including all rights and interest in the Commercial Units of the proposed Scheme named as 'Vaibhav Heights' on the said Plot but subject to compliance of terms & conditions imposed by the MIDC. The Allottees/Lessees have all rights to assign / transfer the Commercial Units of said Apartment Scheme except for Commercial Units for which they have executed & registered Assignment/Transfer Deed or have entered into an agreements as mentioned above subject to compliance of terms and conditions of Agreement by the Purchasers(s) and subject to compliance of terms & conditions imposed by the MIDC. The said Purchasers might have taken some financial assistance for Bank / Financial Institute etc. and might have proposed to mortgage the Commercial Units which they have agreed to purchase. The aspect is not covered under this Report.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of property consisting of MIDC Leasehold land known as Plot No. X-293 admeasuring about 3000 Sq. Mtrs. in the Butibori Industrial Area, Situated at Village limits of Rengapar and within/outside the limits of Nagpur Municipal Council/Corporation, Tahsil : Nagpur (Rural), District : Nagpur and the plot is bounded as under:

ON THE NORTH	-	Plot No. P-77
ON THE SOUTH	-	Plot No. P-66
ON THE EAST	-	MIDC 30.00 Mtrs. R/W.
ON THE WEST	-	MIDC 30.00 Mtrs. R/W.

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Shashikant B. Toal
ADVOCATE

Enclosure: Receipt No. 8415 dated 25/07/2017

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Tuesday,25 July 2017 6:04 PM

इतर पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 8415 दिनांक: 25/07/2017

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-0-2017
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अँड शशिकांत टोळ
वर्णन शोध अर्ज क्र 1242/2017, मौजा रेंगापार प्लॉट नं X-293 आराजी 3000 चौ मी शोध वर्ष 2005 ते 2017 (13 वर्ष)

शोध व निरीक्षणे रु. 325.00

एकूण: रु. 325.00

सह दुय्यम निबंधक, वर्ग-२, NGR10
नागपूर ग्रामीण क्र. १० ,नागपूर

1): देयकाचा प्रकार: By Cash रक्कम: रु 325/-

7/25/2017