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Shashikant B. Toal, Advocate
S-2, Second Floor, 'Parvati Smruti',
Plot No. 65,Chotti 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 bearing Plot No. P-67 in the Butibori Industrial Area situate at Village limits of Rengapar and outside the limits of Nagpur Municipal Council/Corporation, Taluka & Registration Sub District Nagpur (Rural) and Registration District: Nagpur.

Sir,

1. We have been asked to furnish a title verification & search report of the property consisting of MIDC Leasehold land bearing Plot No. P-67 admeasuring about 3792.00 Square Meters in the Butibori Industrial Area situate at Village limits of Rengapar and outside the limits of Nagpur Municipal Council/Corporation, Taluka & Registration Sub District Nagpur (Rural) and Registration 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 Dr. Dinkar Sopanrao Karad, trading as a Proprietor in the

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Firm name and style M/s. Dhanvantarey Multispecialty Hospital by executing an Agreement duly registered in the office of Joint Sub Registrar Nagpur (Rural) No. 10 bearing Document No. 912/2007 (Receipt No. 266) on 02/03/2007.

b) The period of raising constructions and securing Building Completion Certificate has been extended from 3 years to 5 years as Butibori Industrial Area has been included in "D+ Class" vide Circular No. 125/2010 dated 15/11/2010 and according MIDC has rectified the aforesaid Agreement by executing the Rectification Deed dated 27/04/2011 duly registered in the office of Joint Sub Registrar Nagpur (Rural) No. 10 bearing Document No. 2035/2011 (Receipt No. 2148) on 28/04/2011.

c) An application dated 03/05/2011 for change in use (activity) of said Plot from Hospital Building to Commercial Shopping Complex was agreed by the MIDC vide its Letter No. MIDC/RON/BB/P-67/390/2012 dated 18/01/2012.

d) Dr. Dinkar Sopanrao Karad Proprietor of M/s. Dhanvantarey Multispecialty Hospital has agreed to assign the said Plot to 1) Shri. Nanaji Laxmanrao Kondawar, Resident of 57, Harekrishna Enclave, Farmland, Ramdaspeth, Nagpur – 440010 2) Smt. Anita Pravin Ainchwar, Resident of Khare Town, Dharampeth, Nagpur-440025 and 3) Shri Gajanan Madhukarrao Ainchwar, Resident of Chamorshi, Tahsil: Chamorshi, District: Gadchiroli, collectively carrying out their business under Partnership Firm under the firm name and style as 'M/s. Vaibhav Warehousing' having its office/place at 602, Nikalas Tower, Central Bazar Road, Ramdaspeth, Nagpur – 440010 (M.S.) (Hereinafter collectively called to & referred as the Allottees / Lessees) by executing an Agreement to Assign dated 20/04/2012 and also empowered the Assignors/Transferors to execute any deed/document relating to said Plot by executing General Power of Attorney dated 08.08.2012 duly registered in the office of Joint Sub Registrar Nagpur (Rural) No. 10 bearing Document No. 3463/2012 on even date.

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e) The aforesaid Power of Attorney was adjudicated / impounded by the Collector of Stamps in 13.02.2012 vide case no. Adj. 231/2011-2012 submitted on 01.02.2012.

f) The building plan of proposed commercial complex submitted to MIDC was duly sanctioned by the Special Planning Authority & Executive Engineer, MIDC Division No. (1) Nagpur vide Letter/Building Permit No. DB/Plan/B-89191 dated 27/06/2014.

g) Pursuant to sub-clause (m) of Clause 3 of aforesaid Principal Agreement, the MIDC at the request of Dr. Dinkar Sopanrao Karad, a Proprietor of M/s. Dhanvantarey Multispecialty Hospital granted its consent to transfer, assignment or parting with aforesaid principal Agreement in favour of the Allottees / Lessees and also accepted them as Licensees/Lessees & agreed to execute final lease in favour of the Allottees / Lessees in place of Dr. Dinkar Sopanrao Karad Proprietor of M/s. Dhanvantarey Multispecialty Hospital by executing Supplementary Agreement dated 19/09/2016 duly registered in the office of Joint Sub Registrar Nagpur (Rural) No. 10 bearing Document No. 5139/2016 on 21/09/2016.

h) The MIDC has allotted the said Plot to the Allottees / Lessees by executing Lease Deed (Pre-Determined Lease) dated 29/12/2016 duly registered in the office of Joint Sub Registrar Nagpur (Rural) No. 10 bearing Document No. 88/2017 on 06/01/2017.

i) The proposed Multi-storied Commercial Shopping Complex to be constructed on the said Plot is named and styled as "Vaibhav Heights - 2" and same is submitted to the provisions of the Maharashtra Apartments Ownership Act, 1970 by executing Deed of Declaration dated 17/01/2017, duly registered in the office of the Joint Sub-Registrar, Nagpur (Rural) No. 10 bearing Document No. 299/2017 on even date as required under the provisions of Maharashtra Apartments Ownership Act, 1970 (Hereinafter called to and referred as the said 'Scheme' or 'Commercial Complex').

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j) 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.	Dilip Premshankar Tiwari	B-43	22.02.2017	1249/2017	10
2.	Amit Pradeep Mishra	B-42	22.02.2017	1250/2017	10
3.	Shivjiram Kisanlal Jat	F-4	31.3.2017	2721/2017	10
4.	Ramnarayan Jat Yadav	F-17	31.3.2017	2722/2017	10
5.	Satyanarayan Jat	F-11	31.3.2017	2723/2017	10

k) 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.	Nisha Bajaj	G-01	31.7.2014
2.	Anmol Gaikwad	G-02	25.06.2015
3.	Mangesh Ambatkar	G-03	06.03.2013
4.	Anand Agrawal	G-04	22.02.2013
5.	Mujib Sheiifkh	G-05,06	01.09.2014
6.	Arif Bera	G-07	15.03:2013
7.	Mustafa Bera	G-08	15.03.2013
8.	Gajanan Butke	G-09	15.03.2013
9.	Rita Pampattiwar	G-10	21.08.2014
10.	Shafiq Ahmed	G-11	29.08.2014
11.	Jaqir Pathan	G-12	07.08.2014
12.	Gajanan Yerekar	G-13	08.08.2014
13.	Gajanan Badwaikar	G-14	23.02.2013
14.	Dinesh Yadav	G-15	05.08.2014
15.	Poonamchand Vishnui	G-16	26.07.2014
16.	Moin Bera	G-17	24.08.2014

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17.	Archana Singh	G-40	13.01.2016
18.	Sunil Shidurkar	G-41	12.05.2014
19.	Amit Duddalwar	G-42	15.05.2014
20.	Toliram Patle	G-43	07.01.2016
21.	Abhay Sambre	G-44,45	10.11.2016
22.	Sunil Dabke	G-46	05.09.2014
23.	Jamil Ahmed	G-47,48	17.09.2014
24.	Vaishali Khadekar	G-38,39	27.06.2016
25.	Vinod Irkhede	F-14	04.06.2017
26.	Poonamchand Vishnui	F-15,16	11.05.2017

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 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. 8417 on 25/07/2017. The Original Receipt is attached with this search 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. We could not found any entry of mortgage/encumbrances. 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 Ainchwar 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 - 2' 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

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which they 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 Search Report.

SCHEDULE OF THE PROPERTY

ALL THAT Piece and parcel of property consisting of MIDC Leasehold land known as Plot No. P-67 admeasuring about 3792.00 Square Meters in the Butibori Industrial Area situate at Village limits of Rengapar and outside the limits of Nagpur Municipal Council/Corporation, Taluka & Registration Sub District Nagpur (Rural) and Registration District: Nagpur together with all easementrary rights appurtenant and belonging thereto and the Plot is bounded as under:

ON THE NORTH	-	60.00 Mtrs. R/W
ON THE SOUTH	-	Plot No. P- 62
ON THE EAST	-	MIDC Road.
ON THE WEST	-	MIDC Road.

Shashikant B. Toal
ADVOCATE

Enclosure: Receipt No. 8417 dated 25/07/2017

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Tuesday,25 July 2017 6:07 PM

इतर पावती

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

पावती क्रं.: 8417 दिनांक: 25/07/2017

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-0-2017
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अँड शशिकांत टोळ
वर्णन शोध अर्ज क्रं 1243/2017, मौजा रेगापार प्लॉट नं P-67 आराजी 3792 चौ मी शोध वर्ष 2005 ते 2017 (13 वर्ष)

शोध व निरीक्षणे रु. 325.00

एकूण: रु. 325.00

NGR10

सह दुय्यम निबंधक, वर्ग-२,
नागपूर मनपा क्र. १० नागपूर

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