SACHIN AGRAWAL
Advocate

OFFICE: **C/o. Om Shakti Legal Services LLP. Chamber No. 101, 1st Floor Poonam Chambers, Byramji Town, Sadar, Nagpur- 440013 M/b. 9175715750**

TITLE VERIFICATION REPORT

TO WHOMSOEVER IT MAY CONCERN

Having been engaged by **M/S. VIDARBHA INFOTECH PVT. LTD**. Office address 14, PUSHPAKUNJ, Central Bazar Road, Ramdaspeth, Nagpur – 440010 (PAN NO. AABCV2557M) for my opinion in respect of their title of the following propertY, I have gone through the papers supplied and have thoroughly inspected the same and of the considered opinion as under:

That, M/s. Vidarbha Infotech Pvt. Ltd. Are the owner and in possession of All that piece and parcel of land admeasuring 9883.78 sq.mts, out of total land bearing Khasra No.43-51,53,96 bearing Ward No.74 situated in Mouza : Parsodi, City Survey No.301, Sheet No. 21 , within the Limits of Nagpur Improvement trust ,together with all rights, appurtenants, attachment attached thereto was originally owned, possessed and held by NAGPUR IMPROVEMENT TRUST, NAGPUR. That NIT advertised the Request for Proposal document (RFP) vide advt. No.: SE./292/1 dated 25.10.2011 inviting proposals from prospective Bidders to implement the said project and after evaluation of the Proposals received, the NIT had accepted the Proposal of the present Owner and issued Letter of Intent (Letter No. A.E. (Tech)/offer/I.T. Park/476) dated 28.12.2011 and executed the concession Agreement within 60 Days

from the issuance of Letter of Intent which was duly executed on 21.02.2012.

AND WHEREAS, the Nagpur Improvement Trust, Nagpur executed the Indenture of Lease dated 16.05.2012 for a term / period commencing from 21.02.2013 to 20.02.2042 in favour of the present Owner. The same is duly registered in the Office of the Sub-Registrar of Assurances, Nagpur - 1 on 16.05.2012 in Book No. 1 at Serial No. 3181/2012

AND WHEREAS, acting on the said Concession Agreement and Lease Deed. The Owner/Devloper hereto has commenced the construction of a IT PARK consist of THREE WINGS, A WING, B WING and C WING. A WING- I Park, is reserved for IT purpose, B WING- ICON is reserved for Convention Centre, while C WING- I RES is meant for Service apartments pursuant to the Building Permit No. (N)17/txe.No/201206145 dated 24.05.2013 granted by the Nagpur Improvement Trust .

AND WHEREAS, THE Present Owner has accordingly started the construction work of proposed IT-PARK building as per Building Plan duly sanctioned as aforesaid and out of three Wing, Wing-C is commonly known as I-RES (Service Apartment) and the said C-Wing is popularly known as VIDARBHA INFOTECH'S I-RES/I-PARK.

WHEREAS, the Owner/Developer and the does hereby state and declare that there are no impediments attached to the said Project Land. There are no Tenants or illegal encroachment on the said Project Land and the Owner/Developer has clear possession of the said Project Land. The said Project Land is freehold property and presently

for establishing title, no separate permission is required to be obtained from Government or any other Authority;

WHEREAS the Owner is in possession of the project land and the Developer / Owner is entitled and enjoined upon to construct building(s) on the project land in accordance with the recitals hereinabove;

AND WHEREAS, the Owner/Developer have executed the Declaration Deed as required under the provisions of Maharashtra Ownership of Apartments Act, 1970 duly registered with the Office of the Sub-Registrar Nagpur - 3 at Serial No. 4577 dated 13.09.2013 and amendment/Correction to the Deed of Declaration is also registered with the office of Sub-registrar Nagpur – 3 at Serial No. 3374/2015 dated 21-05-2015 the proposed construction of the IT-PARK i.e. superstructure is submitted to the provisions of said Act on the conditions contained therein.

AND WHEREAS, the Owner/Developer has started the construction of proposed IT-PARK building consisting of THREE WINGS, A WING, B WING and C WING. A WING- I Park, is reserved for IT purpose, B WING- ICON is reserved for Convention Centers, while C WING- I RES is meant for Service apartments. All the WINGS are capable of individual utilization on account of having their own exit to common areas for the purpose of transferring the same along with rights relating to undivided share in the said piece of land in favour of any person or persons and further to negotiate and receive the consideration amount from prospective buyers, for their benefits and profits exclusively.

That, I have verified the relevant entries in the records of Sub Registrar, Nagpur, pertaining to the property in question having paid the necessary search fees. The receipts in original are enclosed herewith.

That, the Indentures referred above have been executed and registered as per law and proper stamp duty, registration fees has been paid thereon. The said property appears to be free from all kinds of encumbrances such as mortgage, sale, gift etc. In view of the aforesaid, I am of the considered opinion from the study of the documents and on the basis of information supplied to me after having carefully examined and inspected the Indenture and Sale Deeds and other documents supplied to me, the Transferor hereinto has good, valid and marketable title over the said property.

That, in view of verification done by me and on the basis of documents provided before me, it is submitted that said **M/S. VIDARBHA INFOTECH PVT. LTD,** is the absolute owner, and is in possession of said properties and owner is having full rights and authority to transfer to any person or persons by way of assignment, mortgage or otherwise as per law, and the Purchasers would get absolute title on execution of Sale Deed. The original receipts evidencing are enclosed herewith.

SCHEDULE OF PROPERTY

All that piece and parcel of land admeasuring 9883.78 sq.mts, out of total land bearing Khasra No.43-51,53,96 bearing Ward

No.74 situated in Mouza : Parsodi, City Survey No.301, Sheet No. 21 as per the annexed plan which shall form part and parcel of this document, within the Limits of Nagpur Improvement trust ,together with all rights, appurtenants, attachment attached thereto and is bounded as under :

TOTAL PLOT 9833.780 SQ.MTRS.

ON THE EAST	: Road of 15 Mts.
ON THE WEST	: Residential Area
ON THE NORTH	: Road of 15 Mts.
ON THE SOUTH	: Reserved NIT Plots

Hence this report.

Nagpur
Dated: 29.7.2017

(Sachin Agrawal)
Advocate

CHALLAN

MTR Form Number-6

GRN	MH004012324201718E	BARCODE		Date	29/07/2017-21:12:44	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	ADV SACHIN AGRAWAL
Location	NAGPUR		
Year	2017-2018 From 01/01/2005 To 29/07/2017	**Flat/Block No. Premises/Building**	POONAM CHAMBER
Account Head Details	**Amount In Rs.**	**Road/Street**	SADAR
0030072201 SEARCH FEE	325.00	**Area/Locality Town/City/District**	NAGPUR
		PIN	4 4 0 0 1 4
		Remarks (If Any)	MOUZA PARSODI CTS NO. 301 KH. NO. 43 51 53 96 WARD NO. 74 AREA 9883.78 SQ. MTR.
Total	325.00	**Amount In Words**	Three Hundred Twenty Five Rupees Only

Payment Details	SYNDICATE BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03325352017073000002	5883900
Cheque/DD No.		Bank Date	RBI Date	29/07/2017-21:13:43	Not Verified with RBI
Name of Bank		Bank-Branch		SYNDICATE BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 8888442424

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 लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.