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Advocates & Notary

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Date : 21-03-2018

TITLE VERIFICATION REPORT

Having been engaged for preparing the Title Verification Certificate for the property specifically described in the schedule and apparently owned by **M/S. UNIVERSAL AYURVAID, A REGISTERED PARTNERSHIP FIRM AND HELD BY M/S. RAINBOW CONSTRUCTIONS ACTING THROUGH ITS PARTNERS (1) KAHID JOHAR S/O SHEIKH IBRAHIM BHAI GONDIAWALA AND (2) HAKIMUDDIN ABBAS BHAI SUNELWALA,** being **DEVELOPERS and ATTORNEYS** we do hereby report as under :-

1. That M/S. UNIVERSAL AYURVAID, A REGISTERED PARTNERSHIP FIRM is found to be the recorded owner of the property in question, (which is specifically described in the schedule written hereunder) in the records of City Survey Officer, Circle-I, Nagpur.

2. That as per the City Survey records, M/S. UNIVERSAL AYURVAID, A REGISTERED PARTNERSHIP FIRM acquired the title upon the property in question on purchasing the same vide two Registered Sale Deeds specified hereunder:-

(i) Sale Deed dated 28-10-1985 executed by Shri Zakariya Bhai s/o Mulla Ahsan Husain selling the land admeasuring 1500 Sq. Mtrs. which has been registered in Addl. Book No.1, Volume No.789, Pages 132 to 135 at Serial No.4203 (P) with Joint Sub Registrar, Nagpur City-1 on 29-10-1985.

(ii) Sale Deed dated 21-05-2009 executed by M/S. JULES & COMPANY PRIVATE LIMITED selling the land admeasuring 750 Sq. Mtrs. which has been registered in Book No.1, at Serial No.2562 with Joint Sub Registrar, Nagpur City No.1 on 21-05-2009.

3. The title history of the property in question for more than last twelve years from this date shows the following chain of transactions :-

> That as per relevant records all that land admeasuring about 3000 sq. mtrs. situated in Mouza Nagpur bearing City Survey No.102 of Sheet No.128, situated at Shanti Nagar, Nagpur Tahsil and District Nagpur i.e. the property in question was held and owned by (1) Mulla Yahyabhai Ahsan Husain and (2) Zakariya Bhai s/o Mulla Ahsan Husain being their ancestral property.



- That Zakariya Bhai s/o Mulla Ahsan Husain being the owner of all that land admeasuring about 1500 Sq. Mtrs. fallen to his share out of the total land admeasuring about 3000 sq. mtrs. situated in Mouza Nagpur bearing City Survey No.102 of Sheet No.128, situated at Shanti Nagar, Nagpur Tahsil and District Nagpur sold the same to M/S. H. JULES & CO. LTD. vide Sale Deed dated 28-10-1985 registered in Book No.A-1, Volume No.89, Pages 132 to 135 at Serial No.4203 with the Jt. Sub Registrar Nagpur on 28-10-1985.
- That Mulla Yahya Bhai s/o Mulla Ahsan Husain being the owner of all that land admeasuring about 1500 Sq. Mtrs. fallen to his share out of the total land admeasuring about 3000 sq. mtrs. situated in Mouza Nagpur bearing City Survey No.102 of Sheet No.128, situated at Shanti Nagar, Nagpur Tahsil and District Nagpur sold the same to M/S. UNIVERSAL MEDICAMENT PVT. LTD. vide Sale Deed dated 30-06-1989 registered in Book No.A-1, Volume No.1386, Pages 94 to 99 at Serial No.8417 with the Jt. Sub Registrar Nagpur on 30-06-1989.
- That M/S H.Jules & Co. Ltd sold the land admeasuring 750 Sqr.Mtrs to Universal Ayurved vide Sale deed dated 21-05-2009 which has been registered in Book NO.1 at Serial No.2582 with Jt. Sub-Registrar, Nagpur-1 on even date.
- That Universal Medicament Pvt Ltd sold their portion of land admeasuring 1500 Sqr.Mtrs to Universal Ayurved vide Sale deed dated 21-05-2009 which has been registered in Book NO.1 at Serial No.2581 with Jt.Sub-Registrar, Nagpur-1 on even date. Accordingly M/S Universal Ayurved became the exclusive owner of land admeasuring 2250 Sqr.Mtrs.
- That, the name of Universal Ayurved was jointly mutated with the other owners in City Survey No.102 of Mouza Nagpur and accordingly Universal Ayurved applied for sub-division of the land from the said city Survey No.102 of Mouza Nagpur, the said land was subdivided and name of Universal Ayurved came to be mutated in City Survey No.102/2 vide measurement carried out by city survey authorities on 28/08/2015, the area of the land as have been recorded in the property card is 2201.39 Sqr. Mtrs.
- That, M/S Universal Ayurved decided to develop the said property into a multi-storied building and as such applied for sanction for the construction over the said property to the authorities of Nagpur Municipal Corporation and accordingly the same was accorded vide Permit No.107/BP/Nagpur/TP/NMC/170 dated 24-03-2017.
- That M/S Universal Ayurved being unable to develop the said plot approached M/S Rainbow Constructions for the purpose of development of the said property in accordance with the sanction accorded by the Nagpur Municipal Corporation and accordingly executed an agreement of Development dated 20-01-2018 in favor of M/S Rainbow Construction which has been registered in Book No.1 at Serial NO.199 with Jt.Sub-Registrar, Nagpur-8 on even date.

➤ That M/S Universal Ayurvaid also executed a Power of Attorney dated 20-01-2018 which has been registered in Book No.4 at Serial No.200 with Jt.Sub-Registrar, Nagpur-8 on even date authorizing the developers i.e Rainbow Construction to deal with the apartments/units to be constructed upon the said property. However, the said authority has been given specifically for the units/apartments which are not to be retained by the owner i.e M/S Universal Ayurvaid as have been mentioned in the Agreement of Development dated 20-01-2018.

➤ That in accordance with the agreement of Development dated 20-01-2018, the developers decided to construct the multi-storied building upon the said property to be named and styled as Baitus Saleheen and accordingly submitted the said building to the provisions of Maharashtra Apartment Ownership Act, 1970 vide Deed of Declaration dated 26-02-2018 which has been registered in Book No.1 at Serial No.571 with Jt.Sub-Registrar, Nagpur-8 on even date. As per the said declaration the said building shall consist of five floors and 40 apartments.

4. On the basis of search made and the documents placed, the property referred in the schedule is found to be held and owned by M/S. UNIVERSAL AYURVAID, A REGISTERED PARTNERSHIP FIRM and M/S Rainbow Construction being the developers have authority to transfer/sell/alienate the units to be constructed in the building named and styled as "BAITUS SALEHEEN" subject to the terms of Agreement of Development dated 20-01-2018.

5. That, all the relevant documents of title (not more than 13 years old) placed before us have been verified and tallied from the records of Registrar of Documents and/or from the records of appropriate authorities.

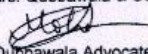
6. We are satisfied and confirm that the property is heritable and transferable and the transferors have right to transfer. All documents have desired effect. Facts and events material to title have been satisfactorily proved.

SCHEDULE OF PROPERTY

ALL THAT piece and of land bearing Plot Nos. 149/76 & 6/80 total admeasuring 2201.396 Sq. Mtrs, in Khasra Nos. 166/3, 167/53, Mouza Nagpur, bearing City Survey No. 102/2, Sheet No.128, Municipal House No. 166/A and 166/B/1, Ward No.22, situated at Shanti Nagar, Nagpur, within the limits of Nagpur Municipal corporation, Tehsil and District Nagpur and which is bounded as under :

North : Universal Compound
South : Masjid
East : Khidmat Hospital
West : Qutbi Colony

For M/s. Qubbawala & Co.


(M.G. Qubbawala Advocate)



CHALLAN
MTR Form Number-6

GRN	MHD12200945201718E	BARCODE			Date	22/03/2018-12:00:13	Form ID
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		Adv Mohammed Qubbawala	
Location NAGPUR				Flat/Block No.			
Year 2017-2018 From 22/03/2006 To 22/03/2018				Premises/Building			
Account Head Details			Amount in Rs.	Road/Street			
0030072201 SEARCH FEE			325.00	Area/Locality Civil Lines Nagpur			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				City Survey No 102 Mouza Nagpur			
				Amount In Three Hundred Twenty Five Rupees Only			
Total			325.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	00040572018032283848 IK00NLZHD1	
Cheque/DD No.				Bank Date	RBI Date	22/03/2018-12:00:38 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document. Mobile No. : Not Available
सदर फलान 'टाइप ऑफ पेमेंट' नस्ये नमुद करणस्यारीच लागू आहे. इतर कारणसारी किंवा नोंदणी न केल्यासय दस्तासारी लागू नाही.