CHANDRASHEKHAR JANBANDHU
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. LEVERAGE INFRACTRUCTURES PRIVATE LIMITED** having its office at S-9/10, Girish Heights, 2nd Floor, Near Bharat Talkies, Sadar, Nagpur- 440001 for my opinion in respect of their title of the following properties, I have gone through the papers supplied and have thoroughly inspected the same and of the considered opinion as under:

WHEREAS M/s. **SUPREME URBAN REALITIES PVT. LTD** is the legal and absolute owner of all those piece and parcel of land bearing Khasara No. 174/1 (New) corresponding to Khasara No. 207/1, 207/2 & 205/3 (Old), P. H. No. 12 A, Class - I, Jama Rs. 10.74, Khate No. 69 of Mouza Bokhara, admeasuring 4.35 Hectares (OR 10.74 Acres), situated at Mouza - Bokhara, within the limits of Gram Panchayat Bokhara, Tahsil and District Nagpur and more particularly described in the schedule written hereunder, having acquired the same by virtue of Sale Deed dated 31.01.2012, which is duly registered in the office of Jt. Sub Registrar, Nagpur Rural No.10 at Sr. No. NGP-439/2012 on even date executed between the Owner herein and Shri Nandkishor Tilakchand Baniya and others and since then the Owner herein is in legal and peaceful possession of the same.

AND WHEREAS the said Owners desirous of developing the above referred property into multi-storeyed residential-cum-commercial buildings/ independent bungalow / row houses /

duplexes / commercial complex etc., hereinafter referred to as "Scheme".

AND WHEREAS the Owners required participation of expert hands in executing the scheme, who is having expertise of construction industry with adequate finance and who can make necessary efforts for the execution of the scheme by way of a Joint Venture.

AND WHEREAS M/s. **LEVERAGE INFRASTRUCTURES PVT. LTD** possesses the requisite expertise in the field and is one of the renowned Builders of the City and as such the parties hereto have negotiated the project and have agreed for the mutual execution of scheme, as a result of which the owners agreed to complete the execution of the scheme by the Developer and the Developer agreed to execute the scheme for the owners on terms and conditions mutually decided upon as per the Agreement of Development dated 31st December, 2012 which is duly registered with Office of Sub-Registrar-10 (Rural) at Sr. No. 3683 – 2013 on 30th March, 2013. Few of the terms of the above Agreement of Development were revised and thereto the Deed of Correction to Agreement of Development was executed duly registered with Office of Sub-Registrar-10 (Rural) at Sr. No. 2471 – 2016 on 26th May, 2016.

AND WHEREAS, THE Developer/Owners has agreed to develop the above referred property jointly by way of converting the said land into Non-Agricultural, dividing into habitable residential plots and subsequent construction of a Duplexes/ Tenements /Row Houses and various Scheme consisting Shops and Apartments thereon, including hospitals, lawns, schools or any other public utility amenities on the said Plots as per the above referred Development Agreement.

AND WHEREAS, the Owners and Developers have agreed and the Owners has agreed to permit the Developer to develop the

said property jointly or individually by way of residential plots, construct the Tenements/Duplexes/Row Houses, Multi-Storied Complex on the conditions as agreed in between, the Owners have allowed and authorized the Developer to develop the said property by constructing proposed multi-storied Scheme thereon comprising of and Apartments for allotment to any person or persons by way of sale or otherwise exclusively for the mutual benefit and profits as agreed upon.

AND WHEREAS, THE Owners/Developer has accordingly approached the Hon'ble Competent Authority i.e. the Collector, Nagpur for conversion of the aforesaid agricultural land and use the same for non-agricultural purposes and the Hon'ble Collector upon inviting objections is pleased to convert the said land into non-agricultural vide it's order dated 11th February, 2013.

AND WHEREAS, the Developer has commenced the Development works as per Drawings duly approved by the Executive Engineer (North), NIT vide its Letter No. E.E. (North)/488 dated 1/7/13. The said Scheme proposed is popularly known as **"Leverage Greens"**

AND WHEREAS, as per the Sanction received, the property is clearly demarcated in separate plots and all the plots are having individual title, area and boundaries as defined in the aforesaid sanctioned map, which are proposed to be built, constructed, sold and assigned individually.

AND WHEREAS, the Owners have submitted the revised plan for the Layout with NIT and Nagpur Improvement Trust has accorded the sanction vide Letter dated 3rd July, 2014.

AND WHEREAS the Developer has approached the Competent Authority for the purpose of Sanction of Plan for the purpose of construction of 2 (Two) Six storied buildings and 1 (One) Seven Storied Building upon Plot No. 39 which has been accorded

sanction by the Nagpur Improvement Trust, Nagpur vide Building Permit No. B.E. (Metro)/ South/Nagpur (Rural)/ Case No. AB 1851/2016011214/773 dated 6th April, 2016.

AND WHEREAS, the Owners have executed the Deed of Declaration as required under the provisions of Maharashtra Ownership of Apartments Act, 1970 registered duly with the Office of the Sub-Registrar Nagpur (Rural) - 10 at Serial No. 6379/2016 executed on 5th December, 2016.

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. Supreme Urban Realities Pvt. Ltd,** is the absolute owner, and the owner entered into an agreement of development with the Developer i.e. **M/s. Leverage Infrastructures Pvt. Ltd** who is in possession of said properties and both owner and developers are 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 Land admeasuring 4284.880 sq. mtrs. bearing **Plot No. 39** sanctioned Scheme Popularly known and styled as '**TULIP**' under construction over all those piece and parcel of land bearing Khasara No. 174/1 (New) corresponding to Khasara No. 207/1, 207/2 & 205/3 (Old), P. H. No. 12 A, Class - I, Jama Rs. 10.70, Khate No. 69 of Mouza Bokhara, admeasuring 4.35 Hectares (OR 10.74 Acres), situated at Mouza - Bokhara, within the limits of Gram Panchayat Bokhara, Tahsil and District Nagpur and the respective plot is bounded as under:

ON THE EAST	: -	12 mtr Road
ON THE WEST	: -	Other Plot
ON THE NORTH	: -	Amenity Space 1
ON THE SOUTH	: -	Plot No. 38

Hence this report.

Nagpur
Dated : 18.7.2017

(CHANDRASHEKHAR JANBANDHU)
Advocate

CHALLAN
MTR Form Number-6

GRN	MH003599873201718E	BARCODE		Date	17/07/2017-18:45:43	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Search Fee	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	**Full Name**	ADV CHANDRASHEKHAR JANBANDHU
Location	NAGPUR		
Year	2017-2018 From 01/01/2005 To 17/07/2017	**Flat/Block No.**	POONAM CHAMBER
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	325.00	**Road/Street**	SADAR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 4
		Remarks (If Any)	MOUZA BHOKARA PLOT NO. 39 KH. NO. 174/1 P.H. NO. 12-A AREA 4284.880 SQ. MTR.
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	SYNDICATE BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03325352017071700089	7205200
Cheque/DD No.		Date		17/07/2017-18:46:26	
Name of Bank		Bank-Branch		SYNDICATE BANK	
Name of Branch		Scroll No. , Date		107 , 18/07/2017	

Mobile No. : 9175715750

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 18-07-2017 07:21:25