Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Mb.9822936551
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Ashwin R. Patil
ADVOCATE

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

All that piece and parcel of Land situated at Kh. NO. 38 and 123, adm. 5988.38 Sq. Mtrs. (Plotable area as per Sanctioned Map dated 30.04.2024) Mouza : Shankarpur, Village : Shankarpur, Taluka : Shankarpur, Nagpur (Rural) and Dist. Nagpur-441108.

I have investigated the title of the said plots on the request of **M/s LEVERAGE REALITIES** having its office at FF-1/2/3, Fourth Floor, Girish Heights, Near Bharat Talkies , Sadar, Nagpur-440001, all residents of Nagpur and following documents i.e:-

1) Description of the property.

All that piece and parcel of Land situated at Kh. NO. 38 and 123, adm. 5988.38 Sq. Mtrs. (Plotable area as per Sanctioned Map dated 30.04.2024) Mouza : Shankarpur, Village : Shankarpur, Taluka : Shankarpur, Nagpur (Rural) and Dist. Nagpur-441108.

2) The documents of allotment of plot.

i. Sale Deed dated 25/03/2022 for Kh. No. 38 duly registered with the Office of the Sub-Registrar, at Sr. No. 1782-2022
ii. Sale Deed dated 25/03/2022 for Kh. No. 123 duly registered with the Office of the Sub-Registrar, at Sr. No. 1781-2022
iii. Property Card Issued by City Survey Officer- Nagpur Mutation Entry No. (1) vide Ferfar No. 5093 on dated 15/06/2024 for Kh. No. 38
iv. Property Card Issued by City Survey Officer- Nagpur Mutation Entry No. (1) vide Ferfar No. 5063 on dated 01/06/2024 for Kh. No. 123

3) Search Report for 30 years from the years 1994 to 2024 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion there is no litigation is pending in respect of Kh. No. 38 and 123 in any court or before any authority.

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That the title of

i. **M/s LEVERAGE REALITIES** ,is clear, Marketable and without any encumbrances.

Owners of the Land

Owners of the land –

M/s LEVERAGE REALITIES, having its office at FF-1/2/3, Fourth Floor, Girish Heights, Near Bharat Talkies , Sadar, Nagpur-440001

The report reflecting the flow of the title of

All that piece and parcel of Land situated at Kh. NO. 38 and 123, adm. 5988.38 Sq. Mtrs. (Plotable area as per Sanctioned Map dated 30.04.2024) Mouza : Shankarpur, Village : Shankarpur, Taluka : Shankarpur, Nagpur (Rural) and Dist. Nagpur-441108 for

M/s LEVERAGE REALITIES, having its office at FF-1/2/3, Fourth Floor, Girish Heights, Near Bharat Talkies , Sadar, Nagpur-440001 is enclosed herewith as annexure.

REMARKS : NIL

ENCL : ANNEXURE

Date : 18/07/2024

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ADVOCATE

FORMAT - A
(Circular No.:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract / PR Card as on date of application for Registration.

2) Mutation Entry No. 5093 dated 15/06/2024 for Kh. No. 38

3) Mutation Entry No. 5063 dated 01/06/2024 for Kh. No. 123

NARRATION ON FLOW OF TITLE:

KH. NO. 38

Whereas All that piece and parcel of Land situated at Kh. NO. 38 Mouza : Shankarpur, Village : Shankarpur, Taluka : Shankarpur, Nagpur (Rural) and Dist. Nagpur-441108 originally belonged to Shri Prabhakar S/o Jagoba Manekar.

Whereas Shri Prabhakar S/o Jagoba mankear with the consent of Shri Milind Dattatraya Mahajan transferred the above property to Shri Gopal S/o Narayandas Panpaliya, Shri Amol Ashok Soni, Shri Kartik S/o Bharat Kalantri , Shri Rameshwar S/o Shivprasad Gaggad, Shri Rajendra S/o Parasram Somani, Ms. Kumud W/o Vijay Kiri, Priya D/o Pravin Malu. Purva D/o Pravin Malu (Vendors) vide Registered Sale Deed dated 20.10.2015 which is duly registered with the Office of Sub- Registrar Nagpur (Rural)-10 at Sr. No. 7245-2015

AND WHEREAS, considering the age of some of the Vendors and the distance factor, the Vendors hereto for the benefit of their families have collectively taken a decision to dispose off the property and have entered into an Oral Agreement with M/s Leverage Realities

AND WHEREAS, during the pendency of the agreement and before finalization of this Sale Deed one of the Vendors namely Shri Praveen so Balkrishna Maloo expired on 07/09/2021.

WHEREAS Mr. Praveen Balkrishna Maloo before his death has executed a Registered Will dated 19.4.2018 which is duly registered with the Office of the Sub-Registrar, Amravati at Sr. No. 1431/2018 whereby he has bequeathed the share in the present property in favour of the Priya D/o Pravin Malu and Purva D/o Pravin Malu only.

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WHEREAS, Priya D/o Pravin Malu. Purva D/o Pravin Malu have further executed a Registered Power of Attorney in favour of Mr. Varun s/o Pranam Malu PAN NO. BMOPM4302A, AADHAR NO 9559 6853 9007 which is also duly registered with the Office of the Sub-Registrar Amravati at Sr. No. 3648/2021 dated 28.9.2021 and Sr. No. 3604/2021 dated 23.9.2021

Whereas Shri Gopal S/o Narayandas Panpaliya, Shri Amol Ashok Soni, Shri Kartik S/o Bharat Kalantri , Shri Rameshwar S/o Shivprasad Gaggad, Shri Rajendra S/o Parasram Somani, Ms. Kumud W/o Vijay Kiri, Priya D/o Pravin Malu. Purva D/o Pravin Malu have transferred the above property to M/s Leverage Realities vide Sale Deed dated 25/03/2022 duly registered with the Office of the Sub-Registrar, at Sr. No. 1782-2022

KHASRA NO. 123

Whereas All that piece and parcel of Land situated at Kh. NO. 123 Mouza : Shankarpur, Village : Shankarpur, Taluka : Shankarpur, Nagpur (Rural) and Dist. Nagpur-441108 originally belonged to Shri Prabhakar S/o Jagoba Manekar originally belonged to Shri Prabhakar S/o Jagoba Manekar.

Whereas Shri Prabhakar S/o Jagoba mankear with the consent of Shri Milind Dattatraya Mahajan transferred the above property to Shri Gopal S/o Narayandas Panpaliya, Shri Amol Ashok Soni, Shri Kartik S/o Bharat Kalantri , Shri Rameshwar S/o Shivprasad Gaggad, Shri Rajendra S/o Parasram Somani, Ms. Kumud W/o Vijay Kiri, Priya D/o Pravin Malu. Purva D/o Pravin Malu (Vendors) vide Registered Sale Deed dated 20.10.2015 which is duly registered with the Office of Sub- Registrar Nagpur (Rural)-10 at Sr. No. 7246-2015

AND WHEREAS, considering the age of some of the Vendors and the distance factor, the Vendors hereto for the benefit of their families have collectively taken a decision to dispose off the property and have entered into an Oral Agreement with M/s Leverage Realities

AND WHEREAS, during the pendency of the agreement and before finalization of this Sale Deed one of the Vendors namely Shri Praveen so Balkrishna Maloo expired on 07/09/2021.

WHEREAS Mr. Praveen Balkrishna Maloo before his death has executed a Registered Will dated 19.4.2018 which is duly registered with the Office of the Sub-Registrar, Amravati at Sr. No. 1431/2018 whereby he has bequeathed the share in the present property in favour of the Priya D/o Pravin Malu and Purva D/o Pravin Malu only.

WHEREAS, Priya D/o Pravin Malu and Purva D/o Pravin Malu have further executed a Registered Power of Attorney in favour of Mr. Varun s/o Pranam Malu PAN NO. BMOPM4302A, AADHAR NO 9559 6853 9007. which is also duly registered with the Office of the Sub-Registrar Amravati at Sr. No. 3648/2021 dated 28.9.2021 and Sr. No. 3604/2021 dated 23.9.2021.

Whereas Shri Gopal S/o Narayandas Panpaliya, Shri Amol Ashok Soni, Shri Kartik S/o Bharat Kalantri , Shri Rameshwar S/o Shivprasad Gaggad, Shri Rajendra S/o Parasram Somani, Ms. Kumud W/o Vijay Kiri, Priya D/o Pravin Malu. Purva D/o Pravin Malu have transferred the above property to M/s Leverage Realities vide Sale Deed dated 25/03/2022 duly registered with the Office of the Sub-Registrar, at Sr. No. 1781-2022

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FOR KH. NO .38 AND KH. 123

M/s Leverage Realities have obtained layout approval From Nagpur Metropolitan Region Development Authority Vide Approval No. NMRDA/LF/2024/APL/00152 Dated 30/04/2024 For 50 plots admeasuring 5988.38 Sq. Mtrs. as per layout sanctioned map dated 30/04/2024, details of which are as follows :

#	Plot No.	Plot Area sanctioned (In Sq Mtrs)	Building Plan Proposed Sanctioned	Proposed Floors	Sanctioned Floors	Balance Sanctioned Floors
1	1	134.85	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
2	2	135.51	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
3	3	135.51	Row House	GF+FF+Terrace Floor	GF+FF+Terrace Floor	Nil
4	4	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
5	5	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
6	6	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
7	7	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
8	8	104.02	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
9	9	104.02	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
10	10	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
11	11	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
12	12	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
13	13	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
14	14	139.51	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
15	15	156.04	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
16	16	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
17	17	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
18	18	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor

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19	19	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
20	20	104.01	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
21	21	104.01	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
22	22	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
23	23	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
24	24	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
25	25	102.55	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
26	26	135.51	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
27	27	135.51	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
28	28	120.93	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
29	29	131.03	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
30	30	105	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
31	31	130.31	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
32	32	131.78	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
33	33	105	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
34	34	131.02	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
35	35	131.02	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
36	36	105	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
37	37	141.06	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
38	38	128.65	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
39	39	120	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
40	40	146.02	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
41	41	154.98	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
42	42	132.56	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
43	43	168.18	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor

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44	44	153.52	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
45	45	113.75	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
46	46	113.75	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
47	47	113.75	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
48	48	113.75	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
49	49	113.75	Row House	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
50	50	154.27	Semi Detached	GF+FF+Terrace Floor	Nil	GF+FF+Terrace Floor
Total		5988.38				

M/s Leverage Realities have also obtained a building/Row House approval vide no. NMRDA/B/2024/APL/00952 dated 12/07/2024 for Plot No.3 adm. 135.51 SqMtrs out of 50 plots admeasuring 5988.38 Sq. Mtrs as per sanctioned map dated 12/07/2024

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Dated 18/07/2024

ASHWIN R. PATIL
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