**SACHIN THAMKE**
**Advocate**

**OFFICE: Plot No. 7, House No. 867, Ward No. 69, New LIT Compound, Ram Nagar, Nagpur - 440022**

## TITLE VERIFICATION REPORT
## TO WHOMSOEVER IT MAY CONCERN

Having been engaged by **M/s. LEVERAGE SPACES LLP** having its office at FF-1/2/3, Fourth Floor, Girish Heights, 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:

**KH. No. 152/3**

All that piece and parcel of Agricultural Land bearing Survey Khasra Gat No. 152/3, admeasuring about 0.81 Hectares, Land Revenue Rs. 3.61, with Occupant Class I, situated at P.H. No. 38, Mauza: Pipla, Tahsil Nagpur (Rural) District Nagpur and more particularly described in the schedule written hereunder.

**KH. No. 152/3 (History and Details of Property)**

From Further careful perusal of the documents supplied to me and the search taken from the relevant records, it reveals that, ALL those piece and parcel of Agricultural Field admeasuring about 0.81 Hectares, Land Revenue Rs. 3.61, with Occupant Class I, situated at P.H. No. 38, Mauza: Pipla, Tahsil Nagpur (Rural) District Nagpur and more particularly described in the schedule written hereunder, originally owned by Smt. Shantabai Santoshrao Wadatkar and others who by virtue of Registered Sale Deed dated 14th July, 2005 which is duly registered with the Office of the Sub-Registrar, Nagpur (Rural) - 10 in Book No. 1 at Sr No. 4446 have disposed off the said property to Shri Harish s/o Ramesh Gawai.

WHEREAS, the said Shri Harish s/o Ramesh Gawai has disposed off the aforesaid property (more particularly mentioned in Schedule herein below written) to Shri Manoj Kumar Ajitsaria and others vide Registered

Sale Deed dated 30th January, 2006 which is duly registered with the Office of the Sub-Registrar, Nagpur (Rural) - 7 at Sr. No. 00420-2006

WHEREAS, the said Shri Manoj Kumar Ajitsaria and others have disposed off the aforesaid property (more particularly mentioned in Schedule herein below written) to M/s. Leverage Spaces LLP, vide Registered Sale Deed executed on 30th October, 2017 which is duly registered with the Office of the Sub-Registrar, Nagpur – 7 at Sr. No. 8736-2017.

That, M/s. Leverage Spaces LLP with an intention to develop the above said properties had applied for the conversion of the use of the above said property. The user of the said lands were converted from Agricultural use into Non-Agriculture use i.e. Residential purpose by the Collector, Nagpur vide his order dated 14.08.2019 and the layout on the said lands under Group Housing is duly approved and sanctioned by Nagpur Metropolitan Region Development Authority, Nagpur vide Letter No. E.E/NMRDA/Agg/192 dated 15th October, 2019 and has entered into Development Agreement with the Vendor dated 15th October, 2019.

That, M/s Leverage Spaces LLP has approached Nagpur Metropolitan Region Development Authority, Nagpur for the purpose of Sanction of Building Plan on the aforesaid Land. The Building Plan has been sanctioned by Nagpur Metropolitan Region Development Authority, Nagpur vide Building Permit No. BE(NMRDA)/South/Nagpur(Rural)/No.-MB-PIB-5/2019071982/1814 dated 04/11/2019.

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 Leverage Spaces LLP, is the absolute owner and in possession of said properties and they have 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 - I OF PROPERTY**

All that piece and parcel of Agricultural Land bearing Survey Khasra Gat No. 152/3, admeasuring about 0.81 Hectares, Land Revenue Rs. 3.61, with Occupant Class I, situated at P.H. No. 38, Mauza: Pipla, Tahsil Nagpur (Rural) District Nagpur together with all rights whatsoever attached thereto and bounded as under:

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|---|---|---|
| ON THE EAST | : | Khasra No. 152/2 |
| ON THE WEST | : | Khasra No. 153 |
| ON THE SOUTH | : | Khasra No. 123 |
| ON THE NORTH | : | Khasra No. 152/1 |

Hence this report.

Nagpur
Dated : 04.11.2019

(SACHIN THAMKE)
Advocate