Plot No. 7, House No. 867,
Ward No. 69, LIT Compound,
Ram Nagar, Nagpur - 440033

SACHIN THAMKE
ADVOCATE
+91 844 696 7828

TITLE VERIFICATION REPORT
TO WHOMSOEVER IT MAY CONCERN

Having been engaged by **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 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) 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) to 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, 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 Leverage Spaces LLP dated 15th October, 2019.

That, 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 was initially 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. Leverage Spaces LLP has revised the Building Plan and has therefore surrendered the above permit to Nagpur Metropolitan Region Development Authority, Nagpur, and has obtained the Revised Building Permit No. BE (NMRDA)/South/Nagpur(Rural)/No. 17112846/2020021422/1990 dated 12/10/2020.

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. That, the aforesaid land is encumbered with HDFC Ltd. vide registered Mortgage deed duly registered Mortgage deed duly registered at the office of the Sub – Registrar Nagpur City – 7 at Serial No. 3117-2020 on 13.07.2020.

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 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:

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 : 19/10/2020

(SACHIN THAMKE)

Advocate
Sachin Ramesh Thamke
Advocate
H. No.867, W.No.69, Opp.
Nelson MandelaHostel Road,
L.I.T. Road Ramnagar, NAGPUR-440022

CHALLAN

MTR Form Number-6

GRN	MH005722672202021E	BARCODE		Date	17/10/2020-12:35:04	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	ADV SACHIN THAMKE
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	KH 152/3 PH NO 38
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	MOUZA PIPLA
		Area/Locality	0.81 HR
		Town/City/District	
		PIN	4 4 0 0 3 4
		Remarks (If Any)	2008 TO 2020
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020101702501	CKO1529787
Cheque/DD No.		Bank Date	RBI Date	17/10/2020-12:24:40	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 0000000000

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 कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 17-10-2020 12:40:13