CHALLAN
MTR Form Number-6

GRN	MH005279337202122E	BARCODE		Date	23/08/2021-16:56:24	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	2021-2022 One Time	Flat/Block No.	Kh No 180/2 P H No 38
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	Mouza Wela Harichandra
		Area/Locality	Khate No 55
		Town/City/District	
		PIN	4 4 0 0 3 4
		Remarks (If Any)	
		2009 to 2021	
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.	00040572021082328427	CKR2164399
Cheque/DD No.		Bank Date	RBI Date	23/08/2021-16:24:57	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 नोदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 23-08-2021 04:57:19

TITLE VERIFICATION REPORT

TO WHOMSOEVER IT MAY CONCERN

Having been engaged by **M/s. LEVERAGE HOMES 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. 180/2

All that piece and parcel of Agricultural Land bearing Khasra/Sheti Survey No.180/2 admeasuring 1.48 HR situated at Mouza-Wela (Harichandra) PH. No. 38, Assessment Rs.6.90, Occupancy Right Class-I, Khate No. 55, Tahsil Nagpur (Rural), District Nagpur and more particularly described in the schedule written hereunder.

KH. No. 180/2 (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 1.48 Hectares, with Occupant Right Class - I, Khate No. 55, situated at Khasra No. 180/2 Mauza: Wela (Harichandra), Tahsil Nagpur (Rural) District Nagpur and more particularly described in the schedule written hereunder, originally owned by Shri Bandu s/o Tukram Pisar and others who by virtue of Registered Sale Deed dated 15th December, 2006 which is duly registered with the Office of the Sub-Registrar, Nagpur (Rural) - 7 at Sr. No. 07076 - 2006 have disposed off the said property to Shri Ramesh s/o Jyotiramji Lokhande and others.



WHEREAS, the said Shri Ramesh s/o Jyotiramji Lokhande and others has disposed off the aforesaid property (more particularly mentioned in Schedule herein below written) to M/s. Leverage Homes LLP, vide 2 (two) Registered Sale Deeds, the details of which are as under:

1. 0.81 Hectares bearing Eastern Portion of Kh. No. 180/2 vide Registered Sale Deed dated 29.04.2019 executed with the Office of Sub – Registrar Nagpur (Rural) – 7 at Sr. No. 4060-2019.
2. 0.67 Hectares bearing Western Portion of Kh. No. 180/2 vide Registered Sale Deed dated 19.07.2019 executed with the Office of Sub – Registrar Nagpur (Rural) – 7 at Sr. No. 6575-2019.

That, M/s. Leverage Homes 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 30.06.2021 and the layout on the said land is duly approved and sanctioned by Nagpur Metropolitan Region Development Authority, Nagpur vide Letter No. E.E/NMRDA/DPC/Agree/451 dated 27th July, 2021 and has entered into Development Agreement with the NMRDA, Nagpur dated 27th July, 2021.

That, M/s. Leverage Homes LLP has further approached the NMRDA, Nagpur for release of 15 Plots along with the Amenity Space. The NMRDA, Nagpur has accordingly released 15 Plots having an aggregate area of 1667.19 Sq M. along with the Amenity Space admeasuring 780.089 Sq. M. vide Letter No. EE/NMRDA/DPC/RL/637 dated 29th July, 2021.

That, M/s Leverage Homes LLP has approached Nagpur Metropolitan Region Development Authority, Nagpur for the purpose of Sanction of Building Plan on the aforesaid Land.

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 Homes 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 No. 180/2, admeasuring about 1.48 Hectares, with Occupant Class I, situated at Mauza: Wela (Harichandra), Tahsil Nagpur (Rural), District Nagpur together with all rights whatsoever attached thereto and bounded as under:

ON THE EAST	:	Khasra No. 177
ON THE WEST	:	Khasra No. 180/1
ON THE NORTH	:	Khasra No. 178 & 179
ON THE SOUTH	:	Khasra No. 181 & 183

Hence this report.

Nagpur
Dated : 26.08.2021

(SACHIN THAMKE)
Advocate