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 REALTORS PRIVATE LIMITED** 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:

I. KH. No. 149/1

All those piece and parcel of Agricultural Field admeasuring about 0.40 HR (Marked as ABEF in the map attached with Sale Deed) out of 0.74 HR (marked as ABCD in the map attached with Sale Deed) out of Kh. No. 149/1, Land Revenue Rs. 3.75, Class I PH No. 11, CS No. 477, Sheet No. 644/79 of Mouza: Nara, Nagpur (City) Tahsil and District Nagpur and more particularly described in the schedule I written hereunder,

II. KH. No. 149/4

ALL those piece and parcel of Agricultural Field admeasuring about 0.81 HR out of Kh. No. 149/4, Land Revenue Rs. 11.24 AND NOW Jama Rs. 4.00, Class I, PH No. 11, CS No. 477 & 476, Sheet No. 644/79 of Mouza : Nara, Nagpur (City) Tahsil and District Nagpur and more particularly described in the schedule II written hereunder.

I. KH. No. 149/1 (History and Details of Property)

From the careful study of the documents supplied to me and from verification thereof, it is found that the land on which the said property is situated, originally vested with Late Shri Gadi S/o. Laxmanrao Raipure, who was the owner of an Agricultural Land Bearing Kh./Survey No. 149/1, Land Revenue Rs. 11.25 Paisa Bhogwatdar Varga I PH No.11 admeasuring

about 2.23 HR (5.58 Acres) Situated at Mouza : NARA, Nagpur Tahsil & District Nagpur. Late Shri Gadi S/o. Laxmanrao Raipure expired at Nagpur leaving his legal heirs Viz; One son Namely Shri Bapurao S/o. Gadi Raipure, two daughters Namely Smt. Sakwarbai W/o. Pilaji Kunte and **Smt. Dhulibai @Anusuyabai Wd/o. Ganpatrao Khandare**. Bapurao S/o. Gadi Raipure also expired leaving his 5 legal heirs namely Dhanraj S/o. Bapurao Raipure, Rais S/o. Bapurao Raipure, Mukund S/o. Bapurao Raipure, Prakash S/o. Bapurao Raipure and Smt. Chandrabhagabai Wd/o. Bapurao Raipure.

The above said legal heirs of Late Shri Gadi Laxmanrao Raipure had filed the suit for partition and separate possession against legal heirs of Late Shri Bapurao S/o. Gaid Raipure bearing Regular Civil Suit no. 2062/1993 (Smt. Sakwarbai and one another Vs. Dhanraj and 4 other) on 21st Sept., 1998, the said civil suit was Decreed by the court of 3rd Joint Civil Judge, Junior Division, Nagpur in favour of **Smt. Dhulibai @Anusuyabai Wd/o. Ganpatrao Khandare**. and her sisters Viz. the Sakwarbai Wd/o. Pillaji Kute against the said Judgement and Decree Legal Heirs of Late Shri Bapurao S/o. Gadi Raipure had preferred an appeal before the District Judge, Nagpur Bearing Regular Civil Appeal No. 82/1999 10th ADHOC, Additional District Judge, Nagpur. However, it had been dismissed on 4th April 2005 and it was decided in favour of **Smt. Dhulibai @Anusuyabai Wd/o. Ganpatrao Khandare**. And her sisters viz the Sakwarbai Wd/o. Pillaji Kute. The legal heirs of Late Shri Bapurao S/o. Gadi Raipure had not preferred any appeal against the said judgements by virtue of said judgements dated 21st Sept., 1998 and 20th April 2005. **Smt. Dhulibai @Anusuyabai Wd/o. Ganpatrao Khandare** became the sole and absolute owner of 1/3rd share and interest in the said agriculture land bearing Kh. No. 149/1, Land Revenue Rs. 11.25 Paisa PH No. 11 Class No. I admeasuring total area about 2.23 HR (5.58 Acres) situated at Mouza: NARA Tahsil and District Nagpur in which the

1/3rd Share of **Smt. Dhulibai @Anusuyabai Wd/o. Ganpatrao Khandare** comes to 0.74 HR.

The above mentioned **Smt. Dhulibai @Anusuyabai Wd/o. Ganpatrao Khandare** after becoming the absolute owner of the 1/3rd share i.e. 0.74 HR had sold the said property to **Santosh Kumar S/o. Jethanand Advani (HUF) through its Karta Santosh Kumar Jethanand Advani**, wherein **Smt. Sakwarbai Wd/o. Pillaji Kute** has put her signature as Consenting party to the registered sale deed dated 16.11.2005 which is registered at serial No. 6718 with the office of Sub-Registrar Nagpur City - 2

AND the portion of the above said property i.e. 0.40 HR out of total Property admeasuring about 0.74 HR in Kh. No. 149/1 and remaining portion admeasuring about 0.34 HR was retained by the Owner i.e. **Santosh Kumar S/o. Jethanand Advani (HUF) through its Karta Santosh Kumar Jethanand Advani** who had sold the said portion i.e. 0.40 HR in Kh. No. 149/1 **(More particularly mentioned in the schedule I herein under written)** to **M/s. Leverage Realtors Pvt. Ltd.**, vide **registered Sale Deed dt. 07.07.2014** which is registered at **sr. No. 4228** with office of sub. Registrar Nagpur City-3

II. KH. No. 149/4 (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 HR out of Kh. No. 149/4, Land Revenue Rs. 11.24 AND NOW Jama Rs. 4.00, Class I, PH No. 11, CS No. 477& 476, Sheet No. 644/79 of Mouza : Nara, Nagpur (City) Tahsil and District Nagpur and more particularly described in the schedule II written hereunder, originally belongs to **Gujiya Hari Raipure** who had sold the said property to **Santosh Kumar S/o. Jethanand Advani (HUF) through its Karta Santosh**

Kumar Jethanand Advani vide registered sale deed **dated 20.03.1989** which is registered at **serial no. 4103 (P)** in **additional Book No. 1293** and **page no. 155 to 160** with the office of Sub-registrar Nagpur City.

AND the **Santosh Kumar S/o. Jethanand Advani (HUF) through its Karta Santosh Kumar Jethanand Advani** had sold the above said property (more particularly mentioned in Schedule II herein below written) to **M/s. Leverage Realtors Pvt. Ltd.**, vide **registered Sale Deed dt. 30.12.2014** which is registered at **sr. No. 6582** with office of sub. Registered Nagpur City-6

That, M/s. Leverage Realtors Pvt. Ltd. with an intention to develop the above said properties i.e. Kh. No. 149/1 & 149/4 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 in the **Rev. Case No. 59/NAP-34/2016-2017 dated 18.10.2016** and the layout on the said lands is duly approved and sanctioned by Nagpur Improvement Trust, Nagpur vide **letter No. ADTP/Pl./1805 dated 9th March, 2017.**

AND WHEREAS, the said Plot No. 3 was reserved for EWS/LIG Housing Scheme in the form of Tenaments of size ranging between 30 to 50 sq meters.and the same has been shown in the Layout sanctioned by Nagpur Improvement Trust dated 9th March, 2017. The Vendor has then approached MHADA for the Release of the Plot and accordingly, MHADA has given a NOC to the Vendor for the construction on the said Plot No. 3 vide its Letter No. 8720 dated 24th September, 2019.

That, in pursuance to the above said agreement dated 9th March, 2017 between M/s Leverage Realtors Pvt. Ltd. and Nagpur Improvement Trust, Nagpur Municipal Corporation has released Plot No. 3 vide Release Letter No. 3105 dated 30th March, 2021.

M/s. Leverage Realtors Pvt. Ltd. has approached the Nagpur Improvement Trust for the purpose of Sanction of Plan for the purpose of construction of 2 (Two) Seven storied buildings upon Plot No. 3 which has been accorded sanction by the Nagpur Improvement Trust, Nagpur vide Building Permit No. B.E. (North)/Case No. GUN-P-071/Tracking No. 2021092918/250 dated 15th December, 2021.

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 Realtors Private Limited, 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 those piece and parcel of Agricultural Field admeasuring about 0.40 HR (Marked as ABEF in the Map attached with sale deed) out of 0.74 HR (marked as ABCD in the map attached with sale deed) out of Kh. No. 149/1, Land Revenue Rs. 3.75, Class I PH No. 11, CS No. 477, Sheet No. 644/79 of Mouza : Nara, Nagpur (City) Tahsil and District Nagpur and bounded as under:

ON THE EAST	:	Part of Kh. No. 149/1
ON THE WEST	:	Kh. No. 149/3 and 149/4
ON THE NORTH	:	Part of Kh. No. 149/1
ON THE SOUTH	:	Kh. No. 148

SCHEDULE - II OF PROPERTY

ALL that Land admeasuring 1852.328 sq mtrs. Bearing Plot no. 3 sanctioned Scheme popularly known and styled as 'LEVERAGE GREEN PARKS – OPAL' under construction over all those piece and parcel of land bearing Kh No. 149/1(Part) & 149/4, P.H. No. 11, CTS No. 476, 477, Sheet No. 644/79, within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur and the respective plot is bounded as under:

ON THE EAST	:	Open Space
ON THE WEST	:	Kh. No. 138/1
ON THE NORTH	:	Kh. No. 149/3
ON THE SOUTH	:	Plot No. 1

Hence this report.

Nagpur
Dated:15/12/2021

(SACHIN THAMKE)

Advocate