CHALLAN

MTR Form Number-6

GRN MH007956691202122E	**BARCODE**	**Date** 25/10/2021-15:09:45	**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 S R THAMKE
Location NAGPUR			
Year 2021-2022 One Time		**Flat/Block No. Premises/Building**	KH NO 152/1
Account Head Details	**Amount In Rs.**	**Road/Street**	MOUZA PIPLA
0030072201 SEARCH FEE	325.00	**Area/Locality Town/City/District**	P H NO 38
		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.	00040572021102526522 CKR7719726
Cheque/DD No.		Bank Date	RBI Date	25/10/2021-15:24:12 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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 25-10-2021 03:12:16

TITLE VERIFICATION REPORT
TO WHOMSOEVER IT MAY CONCERN

Having been engaged by **M/s. LEVERAGE INFRASTRUCTURES PVT. LTD.** 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. 152/1

All that undivided share and interest admeasuring about 1.04 Acres (0.42 Hectares) in the entire property admeasuring about 1.16 Hectares, bearing Survey Khasra Gat No. 152/1, Land Revenue Rs. 5.16, with Occupant Class I, Bhumiswami Rights, situated at P.H. No. 38, Mauza: Pipla, Nagpur (Rural) Tahsil and District Nagpur.

KH. No. 152/1 (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 that piece and parcel of Agricultural Land bearing Survey Khasra Gat No. 152/1, admeasuring about 1.16 Hectares, Land Revenue Rs. 5.16, with Occupant Class I, Bhumiswami Rights, situated at P.H. No. 38, Mauza: Pipla, Tahsil Nagpur (Rural) District Nagpur was originally owned by Smt. Shantabai Santoshrao Wadalkar and others who by virtue of Registered Sale Deed dated 2.2.2006 which is duly registered with the Office of the Sub-Registrar, Nagpur (Rural) at Sr No. 657/2006 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 to M/s. Jagriti Suppliers Pvt. Ltd. hereto vide Registered Sale Deed dated 22nd September, 2008 which is duly registered with the Office of the Joint Sub-Registrar-7 at Sr. No. 6401.

AND WHEREAS, a minor discrepancy was noticed in the Sale Deed dated 22.9.2008 which is corrected by M/s. Jagriti Suppliers Pvt. Ltd. by obtaining the Deed of Correction dated 21st June, 2017 which is also duly registered with the Office of the Sub-Registrar-7 at Sr. No. 5938 dated 22.6.2017.

AND WHEREAS, after having purchased the property M/s. Jagriti Suppliers Pvt. Ltd., have mutated their names in all the records and have duly demarcated the property.

And whereas, the M/s. Jagriti Suppliers Pvt. Ltd. have disposed off the entire Property to Leverage Spaces LLP vide sale deed registered with the office of Sub Registrar, Nagpur (Rural – 7) at Sr. No. 8532 – 2017 dated 17th October, 2017 and thus M/s. Leverage Spaces LLP have become the absolute owners of the property.

AND WHEREAS, Leverage Spaces LLP has partially disposed off 1.04 acres (0.42 Hectares) out of the total land admeasuring about 2.86 Acres (1.16 Hectares) as described in the schedule to Leverage Infrastructures Pvt. Ltd. vide sale deed registered with the office of Sub Registrar, Nagpur (Rural – 10) at Sr. No. 1652 – 2019 dated 13th February, 2019.

That, M/s. Leverage Infrastructures Pvt. Ltd. And M/s. Leverage Spaces LLP with a joint intention to develop the above said properties have 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 14.07.2021 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/DPC/Agree/462 dated 5th August, 2021 and has entered into Development Agreement with the Vendor dated 5th August, 2021.

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.BUL-P-021/2021062262/2276 dated 25/10/2021.

AND WHEREAS, M/s. Leverage Infrastructures Pvt. Ltd. and M/s. Leverage Spaces LLP have applied for Sanctions in such a manner that the properties are clearly divisible and accordingly both the companies have decided to develop the property separately as per the land owned by them and have agreed to

incorporate such terms in the Deed of Declarations to be drafted individually by them with mutual consent.

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 Infrastructures Pvt. Ltd., 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.

X

SCHEDULE - I OF PROPERTY

All that undivided share and interest admeasuring about 1.04 Acres (0.42 Hectares) in the entire property admeasuring about 1.16 Hectares, bearing Survey Khasra Gat No. 152/1, Land Revenue Rs. 5.16, with Occupant Class I, Bhumiswami Rights, situated at P.H. No. 38, Mauza: Pipla, Nagpur (Rural) Tahsil and District Nagpur, with all rights whatsoever attached thereto and the entire property is bounded as under:

ON THE EAST	:	FIELD SURVEY NO. 152/2
ON THE WEST	:	FIELD SURVEY NO. 153
ON THE SOUTH	:	FIELD SURVEY NO. 152/3
ON THE NORTH	:	ROAD

Hence this report.

X

Nagpur

Dated : 26.10.2021

(SACHIN THAMKE)

Advocate