

A.KUMAR & ASSOCIATES

Advocates

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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 Plot no. 40. The NMRDA, Nagpur has accordingly released Plot no. 40 having an aggregate area of 2403.451 Sq M.. vide Letter No. AE-I(NMRDA)/South/836 dated 03rd June, 2022.

SCHEDULE - I OF PROPERTY

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. The NMRDA, Nagpur has accordingly Sanctioned vide Building Permit No. BE(NMRDA)/SOUTH/NAG(R)/NO. 20076/2022060983/2727 dated 28/07/2022.

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, on the basis of documents provided to 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 Land **admeasuring 2,403.451 sq. mtrs.** bearing **Plot No. 40** sanctioned Scheme Popularly known and styled as **'LEVERAGE GREEN VILLAS - SKYVIEW** under construction over all those piece and parcel of land bearing Khasara 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 : Open Space, 12 Meter Road & Plot No.
ON THE NORTH : Amenity Space
ON THE SOUTH : Khasra No. 183

Hence this report.

For A.KUMAR AND ASSOCIATES
ADVOCATES

Nagpur

Dated : 29.07.2022

(M.Anilkumar)
Advocate

A KUMAR & ASSOCIATES
ADVOCATES,

GIRISH HEIGHTS, S-12, SECOND FLOOR,
LIC SQUARE, BESIDE OLD BHARAT CINEMA,
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