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

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TITLE VERIFICATION REPORT
TO WHOMSOEVER IT MAY CONCERN

Having been engaged by **M/s. Leverage Realities** 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. – 37/1/2/K/2

All that piece and parcel of Land situated at Mouza Shankarpur, P.H. No. 42, Tah. Nagpur (Rural), District: Nagpur, Class one having the following description:

Khasra/ Survey No.	Total Area	Revenue	Revenue account No.	Area Purchased
37/1/2/K/2	44000 Sq mtr	16.50	2177	16000 Sq mtr

KH. No. – 37/1/2/K/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, the aforesaid land is acquired by the Vendors from Shri Pankaj s/o Chandrakant Waghmare vide Registered Sale Deed dated 20.10.2015 which is duly registered with the Office of Sub-Registrar Nagpur (Rural) -10 at Sr. No. 7247-2015

AND WHEREAS, after having purchased the said property, the Vendors hereto have mutually utilized the property for their personal benefits and each Vendors hereto has agreed to take a collective decision in respect of the use of the property.

AND WHEREAS, considering the age of some of the Vendors and the distance factor, the Vendors hereto for the benefit of their families have collectively taken a decision to dispose off the property and have entered into an Oral Agreement with the Purchaser.

AND WHEREAS, during the pendency of the agreement and before finalization of this Sale Deed one of the Vendors namely Shri Praveen s/o Balkrishna Maloo expired on 07/09/2021.

WHEREAS Mr. Praveen Balkrishna Maloo before his death has executed a Registered Will dated 19.4.2018 which is duly registered with the Office of the Sub-Registrar, Amravati at Sr. No. 1431/2018 whereby he has bequeathed the share in the present property in favour of the Vendors Priya d/o Pravin Malu and Purva d/o Pravin Malu only.

WHEREAS, the Vendors Priya d/o Pravin Malu and Purva d/o Pravin Malu have further executed a Registered Power of Attorney in favour of Mr. Varun s/o Pranam Malu PAN NO. BMOPM4302A, AADHAR NO 9559 6853 9007. which is also duly registered with the Office of the Sub-Registrar Amravati at Sr. No. 3648/2021 dated 28.9.2021 and Sr. No. 3604/2021 dated 23.9.2021.

AND WHEREAS the parties hereto having performed their respective part of the commitments, time has become ripe for the Vendors to execute the Sale Deed of the said property more particularly described in the schedule hereunder and get the same registered to transfer, convey, abandon, assign and surrender all the rights, title and interest in the said property including the Leasehold rights in favour of the Purchaser(s) with the Sub-Registrar Nagpur -10 at Sr. No. 1783-2022 dated 25.03.2022

That, M/s. Leverage Realities 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 12.07.2022 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/730 and has entered into Development Agreement with the NMRDA, Nagpur dated 19.09.2022

That, M/s Leverage Realities 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. B.E. (NMRDA)/South/Nagpur (Rural)/ No. 090520225/2022052374/2916 dated 22.12.2022

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, in view of verification done by me and on the basis of documents provided before me, it is submitted that said Leverage Realities, 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 16,000 sq mtr.** bearing **Kh no. 37/1/2/K/2** sanctioned Scheme Popularly known and styled as **'Leverage Green Heights'** under construction over all those piece and parcel of land bearing Khasara No. **37/1/2/K/2** ,Shankarpur, admeasuring about 1.16 Hectares, with Occupant Class I, situated at Mauza: Shankarpur, Tahsil Nagpur (Rural), District Nagpur together with all rights whatsoever attached thereto and bounded as under:

ON THE EAST	:	Field No. 38(Part) and Survey No. 51
ON THE WEST	:	24-meter-wide Road
ON THE NORTH	:	37/1/2/K/1
ON THE SOUTH	:	Field No. 51, 52, 55 and 56

Hence this report.

Sachin Ramesh Thamke
Advocate
H. No.867, W.No.69, Opp.
Nelson MandelaHostel Road,
I.I.T. Road Ramnagar, NAGPUR-440033

Nagpur

Dated : 12.01.2023

Sachin Thamke

Advocate