SACHIN RAMESH THAMKE
ADVOCATE
Office- H.No. 867,W. No.69, Opp. Nelson Mandela Hostel Road, L.I.T. Road Ramnagar, Nagpur-440030

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

a) All that undivided share and interest admeasuring about 0.74 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.

I have investigated the title of the said plots on the request of **M/s LEVERAGE SPACES LLP** having its office at FF-1/2/3, Fourth Floor, Girish Heights, Near Bharat Talkies , Sadar, Nagpur-440001, all residents of Nagpur and following documents i.e:-

1) Description of the property.

All that undivided share and interest admeasuring about 0.74 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.

2) The documents of allotment of plot.

i. Sale Deed dated 17/10/2017 for Kh. No. 152/1 executed by M/s Jagriti Suppliers Pvt Ltd., in favour of Levarage Spaces LLP duly registered with the Office of the Sub-Registrar, at Sr. No. 8532-2017

ii. Property Card Issued by 7/12 Mutation Entry vide Ferfar No. 3537 on dated 31-03-2022.

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion there is no litigation is pending in respect of Kh. No. 152/1 in any court or before any authority.
That the title of

i. **M/s LEVERAGE SPACES LLP**, is clear, Marketable and without any encumbrances.

Sachin Ramesh Thamke
Advocate
H. No.867, W.No.69, Opp.
Nelson MandelaHostel Road,
L.I.T. Road Ramnagar, NAGPUR-440030

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Owners of the Land

Owners of the land –

M/s LEVERAGE SPACES LLP, having its office at FF-1/2/3, Fourth Floor, Girish Heights, Near Bharat Talkies , Sadar, Nagpur-440001

The report reflecting the flow of the title of

M/s LEVERAGE SPACES LLP, having its office at FF-1/2/3, Fourth Floor, Girish Heights, Near Bharat Talkies, Sadar, Nagpur-440001 is enclosed herewith as annexure.

REMARKS :

Sachin Ramesh Thamke
Advocate
H. No.867, W.No.69, Opp.
Nelson MandelaHostel Road.
L.I.T. Road Ramnagar, NAGPUR-440

ENCL : ANNEXURE

Date : 17/06/2023

SACHIN RAMESH THAMKE
ADVOCATE
Office- H.No. 867,W. No.69, Opp. Nelson Mandela Hostel Road, L.I.T. Road Ramnagar, Nagpur-440030

FORMAT - A
(Circular No.:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract / PR Card as on date of application for Registration.

2) Mutation Entry No. 3537 dated 31-03-2022 for Kh. No. 152/1.

3) Search report for 30 years Taken from Sub-Registrar-1 office at Nagpur Vide Receipt vide GRN No. MH003631404202324E

NARRATION ON FLOW OF TITLE:

All that piece and parcel of Agricultural Land bearing Survey Khasra Gat No. 152/1, admeasuring about 0.74 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 02.02.2006 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 22.09.2008 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 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.

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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 5 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.200365/2022070155/2952.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Dated 17/06/2023

Sachin Ramesh Thamke
Advocate
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L.I.T. Road Ramnagar, NAGPUR-440