

- (ii) Sale Deed Dated 28-12-2015 for 0.40 Hectares of land of Kh. No. 26/7 (Old Nos. 26/1 & 26/2) executed by Shri Khemchand Mahadeorao Meshram in favour of Shri Sandeep Girish Singh and others.
- (iii) Power of Attorney Dated 18-02-2017 executed by Mrs. Varsha Madhav Shembekar in favour of Mrs. Manjiri Sandeep Singh.
- (iv) Development Agreement Dated 15-03-2017 made by and between Nagpur Improvement Trust and Shri Sandeep Girish Singh and others.
- (v) Sale Deed for 25% share in Kh. No. 26/7 Dated 18-07-2017 executed by Shri Prashant Gajanan Tatiwar in favour of Shri Sandeep Girish Singh and others.
- (vi) Building Permit and sanctioned Map Dated 11-10-2017, issued by Building Engineer, Nagpur Metropolitan Region Development Authority, Nagpur.
- (vii) Property Card of Survey/Khasra No. 26/7 issued by Tahsildar, Nagpur.
- (viii) Property Card of Survey/Khasra Nos. 26/2 and 26/9, issued by Tahsildar, Nagpur.

(19) THAT, all these aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owner. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owner that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third party interest is created.

(20) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving in puts of Khasra/Survey Number 26/7 of Mouza - Besa for the period of last 13 (Thirteen) Years (i.e. for 2005 To 2017) by depositing necessary Search Fees in the Office of the Sub-Registrar, Nagpur vide GRN No. MH006348815201718E Dated 14-10-20167, only those available on line, however we did not found any adverse entry recorded in respect of the said property. The link of transfer in the title history of last 13 (Thirteen) years is verified on the basis of Index II of Sale Deeds available online.

(21) THAT, as during our online search we did not came across any adverse entry recorded relating to the aforesaid property, we are of the opinion that the aforesaid present Owners namely (i) Shri. Sandeep Girish Singh, (ii) Mrs. Varsha Madhav Shembekar, (iii) Mrs. Devyani Vijay Umalkar and (iv) Mrs. Ketki Vishal Umalkar, (All Partners of **M/s. Maxx Builder and Developers**), holds a good, valid and marketable title in respect of its/their aforesaid property.

(22) THAT, with the result we are of the opinion that the aforesaid Owners (i) Shri. Sandeep Girish Singh, (ii) Mrs. Varsha Madhav Shembekar, (iii) Mrs. Devyani Vijay Umalkar and (iv) Mrs. Ketki Vishal Umalkar, (All Partners of **M/s. Maxx Builder and Developers**), can very well execute various Agreements to Sell and Sale Deeds relating