

5. **SANCTION OF BUILDING PLAN**

- 5.1 It appears that for the purpose of construction of a building on the said plot comprising of various self-contained flat/apartments, the present owner got sanction of a building plan which has been sanctioned and approved by the NMRDA for construction, vide building plan/permit No. B.E(NMRDA) / North / Nagpur (Rural) / Case No. MB-12017091817 / 2017091813 / 1078 dated 15/11/2017.

6. **APPLICATION OF MAHARASHTRA APARTMENT OWNERSHIP ACT.**

- 6.1 In case the building is required to be submitted to the provisions of Maharashtra Apartment Ownership Act, 1970 then a Declaration Deed shall have to be registered in the office of the Sub Registrar, Nagpur. The said multi-storied building is known and styled as **"SATYAM ROSE"**.

7. **LEGAL OPINION**

- 7.1 I have gone through the true copies documents produced before me. It is also informed to me that various flats/apartments of the said complex are to be sold out to individual buyer/s.
- 7.2 On the basis of verification of relevant record and the documents produced before me & the statements of party, it is opined that the said present owner is owner of the said property and has rights to float flat scheme and to sell various apartments to individual desiring buyers subject to necessary permissions etc., of local authorities and other, if required.
- 7.3 There is no registration of any encumbrance over the above said plot in record of rights as such it appeared to be free from encumbrances, or any registered charge on the basis of documents produced before me.
- 7.4 The prospective buyer/s of the apartments will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions of local authorities as may be required.
- 7.5 The said owner, **M/S. OM SATYAM BUILDCON PVT. LTD.** is lawfully authorized and empowered to float the scheme and further to sale apartments etc. with rights relating to undivided share in said land to any person or persons and further to receive consideration amount from prospective purchasers. This property, as per documents produced before me, appears to be free from all encumbrances and is having clear marketable title. The prospective purchasers will get good and marketable title subject to all clearances and NOCs as may be required as per law.

Hence, this report.