deed of **Irrevocable General Power of Attorney** in his favour which registered at **Serial No. 4877 / 2016** on **06-09-2016** in the office of **Sub-Registrar No. 10, Nagpur** (Gramin).

WHEREAS lateron, **1) Shri Ashimkumar Nonigopal Ghosh** and **2) Shri Dnyaneshwar Shankarao Gawande**, acting through their Power of Attorney Holder, **Shri Anil Vandeo Patil** got regularized **Plot Nos. 27, 33, 38 & 39**, total containing by admeasurement **651.29 Sq. Mtrs.** under the **Maharashtra Gunthewari Developments** (Regulation, Upgradation & Control) **Act, 2001** vide **Release Letter / Permit No. 50 / P.W.D. / 16 - 17**, dated **07-01-2017** issued by **Chief Officer, Nagar Parishad – Wadi.**

WHEREAS subsequently, the **1) Shri Ashimkumar Nonigopal Ghosh** and **2) Shri Dnyaneshwar Shankarao Gawande**, acting through their Power of Attorney Holder, **Shri Anil Vandeo Patil** got clubbed / amalgamated **Plot Nos. 27, 33, 38 & 39** from **Nagar Parishad - Wadi** in accordance with **Letter No. Ja. Kra. / Ba. Vi. / N.P.W. / 50 / 2017**, dated **07-01-2017** issued by **Chief Officer, Nagar Parishad – Wadi.**

WHEREAS lateron **Building Plan** of multi-storied **Residential** cum **Commercial Apartment scheme** proposed to be constructed on **Plots** was sanctioned by **Chief Officer, Nagar Parishad – Wadi** vide its **Building Permit No. Ja. Kra. / N.P.W. / Ba. Vi. 1214 / 2017**, dated **17-04-2017.**

WHEREAS subsequently, **1) Shri Ashimkumar Nonigopal Ghosh** and **2) Shri Dnyaneshwar Shankarao Gawande**, acting through their Power of Attorney Holder, **Shri Anil Vandeo Patil** (Grantors) executed a **Deed of Declaration** under **Section 2** of the **Maharashtra Apartment Ownership Act, 1970** and thereby subjected the entire scheme of **Gopal Enclave** to the provisions of Maharashtra Apartment Ownership Act, 1970 and bye -laws appended thereto. The said **Deed of Declaration** is registered at **Serial No. 5015 / 2017** on **13-06-2017** in the office of **Sub - Registrar No. 10, Nagpur** (Gramin). The said project will be governed by provisions of the Maharashtra Apartment Ownership Act, 1970 and all restrictive covenants and byelaws appended thereto, as stipulated in the Deed of Declaration as well as the provisions of the Maharashtra his successors in title.

THAT the **Promoter** of the said property i.e. **Vanshree Infrastructure**, acting through its Sole Proprietor, **Shri Anil Vandeo Patil** has approached me and requested me to ascertain title of the said property and provide its Title Verification & Non - Encumbrance report. **IN** compliance of the same, I have taken consent of **Shri Anil Vandeo Patil** on Vakalatnama and I have also taken an affidavit / undertaking from him in prescribed form, wherein he has affirmed that all deeds, documents and information supplied by him relating to the said property are genuine and correct. Further, I have also taken an Undertaking from him, stating therein that he has not entered into any deal / transaction / contract relating to the said property with any person, firm, company, society, trust institution or authority at any time, herein before. That he has also stated in the said Affidavit that he has not signed or executed any unregistered or registered deed or document of / or deed or document purporting to be token agreement / allotment deed / agreement to sell / power of attorney / sale deed / transfer deed / assignment deed / gift deed / partition deed / release deed / exchange deed / mortgage deed (simple or equitable) / confirmation deed / correction deed / will deed / lease deed / leave & licence deed

R. H. AGRAWAL * Regn No. Mah./2594/ 2000 * Advocate, Nagpur *

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