OBSERVATIONS AND OPINION

1. On verification and search it is revealed that all relevant and available original documents pertaining to the said property, relating to title of past and present owners/s such as Sale Deeds, Deed of Corrections, Agreement of Development and Correction, General Power of Attorney, Deed of Declaration and other documents like N.A. Order, Release Letters, Amalgamation Letter, Building Permit, Building Plan, City Survey (Property Card), Patwari 7/12 extract and Nagar Parishad Tax Receipts are verified by me from the offices of Sub - Registrars, Collector Office, Town Planning Department, Nagar Parishad Office, Tahsil Office and other Revenue Authorities, Government Offices and Courts at Nagpur and on verification those deeds and documents were found to be legitimate and genuine.

2. On verification and search it is revealed that the names of 1) Shri Ashimkumar Nonigopal Ghosh and 2) Shri Dnyaneshwar Shankarao Gawande being joint co-owners of the said Plots is mutated in the records of City Survey (Property Card) Patwari 7/12 extract and Nagar Parishad.

3. The records and documents reveal the chain of transactions occurred in respect of said property and how the present owners acquired tile of the said property.

4. On verification and search it is revealed that the present owners have 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 the present owners have not signed or executed 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 and / or any other deed or document purporting or confirming to be sale / assignment / transfer / conveyance of the said which may amount to conveyance / transfer or confer any right, title or third party interest in any manner of the said property or part thereof to / in favour of any person, firm, company, society, trust, agency, association, institution, bank or statutory authority, hereinbefore and the title of the present owners is clear and there is no charge, encumbrance, incumbent or defect in title of the present owners.

5. On verification and search it is revealed that the present owners i.e. 1) Shri Ashimkumar Nonigopal Ghosh and 2) Shri Dnyaneshwar Shankarao Gawande have jointly entered into an registered Agreement of Development and Promotion with Vanshree Infrastructure, acting through its Sole Proprietor, Shri Anil Vandeo Patil and by the same they have assigned development rights of the said Plots to Vanshree Infrastructure and they have also executed a deed of an Irrevocable General Power of Attorney in favour of Shri Anil Vandeo Patil, thereby specifically authorizing and empowering him to develop the Plots into a multi-storied Residential cum Commercial Apartment scheme and also to convey, assign, transfer, sell variable, proportionate and undivided share in the said Plots together with all Residential Apartments and Commercial Shops to prospective Purchasers in future.

6. On verification and search it is revealed that as on date no proceeding such as

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attachment / auction, involving the said Plots is pending before the Debts Recovery Tribunal or the Collector, Nagpur.

7. On verification and search it is revealed that the there is no adverse possession of any person, firm, company, society, trust institution or authority who can claim his / her / their right, share, title, interest or possession in the said Plots.

8. On verification and search it is revealed that the there is no interest of minor/s who is / are yet to attain majority and thereafter who can claim his / her / their right, share, title or interest in the said Plots.

9. On verification and search it is revealed that the said Plots is not subjected to acquisition, reservation or requisitions from Government and Public Plots Acquisition Authorities.

10. On verification and search it is revealed that No official liquidator or receiver has been appointed involving the said Plots in any recovery or attachment proceedings pending before any revenue authority, tribunal or court.

11. On verification and search it is revealed that No execution of decree or attachment proceeding is pending in any court involving the said Plots or the present owners.

12. On verification and search it is revealed that No injunction for selling or disposing has been granted by any court of law in connection with the said Plots or against the present owners.

13. On verification and search it is revealed that No money suit or suit affecting title of the said Plots is pending in any court of law.

14. On verification and search it is revealed that No proceedings relating to attachment, auction or sale of the said Plots are pending before any court of law or statutory authorities for realization of arrears of revenue, statutory dues, taxes, rent etc. or against the present owners.

15. On verification and search it is revealed that the said Plots are not prohibited for transfer under any law of Maharashtra, which prevents fragmentation of Plots and encourages consolidation of holdings.

16. On verification and search it is revealed that the said Plots does not belong to any Charitable / Public Trust or to a member of Schedule Caste or Schedule Tribe and as such there is no need to obtain No-Objection Certificate from the Charity Commissioner or the Collector, Nagpur permitting the present owners to transfer or sell the said Plots.

17. On verification and search it is revealed that there is nothing prejudicial or undesirable in any document/s relating to the title of the present owners and all contents of each deed / documents are explicit. Facts and events material to the title of the said Plots have been satisfactorily proved.

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