

26/1 & 26/2) of Mouza – Besa, P.S.K. 38, having a total area of 1.685 Hectares, Rental Rs. 4.79 Yearly, held in Bhogwatdar Class 1 Rights, situated at Besa, in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to (i) Shri. Sandeep Girish Singh, (ii) Shri. Prashant Gajanan Tatiwar, (iii) Mrs. Varsha Madhav Shembekar, (iv) Mrs. Devyani Vijay Umalkar and (v) Mrs. Ketki Vishal Umalkar jointly, by a Sale Deed Dated 28-12-2015, which is registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 8939 on even date. While purchasing the said property the aforesaid persons contributed the sale consideration jointly and therefore as per their contribution their share in the aforesaid property was fixed viz; (i) Shri. Sandeep Girish Singh belongs to 25 Percent, (ii) Shri. Prashant Gajanan Tatiwar belongs to 25 Percent, (iii) Mrs. Varsha Madhav Shembekar belongs to 25 Percent, (iv) Mrs. Devyani Vijay Umalkar belongs to 12.5 Percent and (v) Mrs. Ketki Vishal Umalkar belongs to 12.5 Percent.

(10) THAT, the aforesaid land having an area of 0.40 Hectares out of Survey / Khasra / Gut No. 26/7 of MOUZA - BESA is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide its Order Dated 04-02-2017 passed in Revenue Case No. 198/NAP-34/2016-17.

(11) THAT, the aforesaid (i) Shri. Sandeep Girish Singh, (ii) Shri. Prashant Gajanan Tatiwar, (iii) Mrs. Varsha Madhav Shembekar, (iv) Mrs. Devyani Vijay Umalkar and (v) Mrs. Ketki Vishal Umalkar lateron jointly decided to develop the said Non Agricultural land into a Layout by carving out various Plots of different sizes therein.

(12) THAT, for the purpose of development of said land the aforesaid owners namely (i) Shri. Sandeep Girish Singh, (ii) Shri. Prashant Gajanan Tatiwar, (iii) Mrs. Varsha Madhav Shembekar, (iv) Mrs. Devyani Vijay Umalkar and (v) Mrs. Ketki Vishal Umalkar have jointly entered into an Agreement of Development with the Nagpur Improvement Trust on 15-03-2017 upon several terms and conditions contained therein.

(13) THAT, in terms of the said Agreement, the Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur has recommended and approved the layout Plan of said land vide its Letter No. EE/(Metro)/A.E.-1/7731 Dated 16-03-2017.

(14) THAT, out of the aforesaid five Persons, one Shri. Prashant Gajanan Tatiwar lateron in his turn transferred/sold his share in the aforesaid property comprising THE UNDIVIDED 25.00 PERCENT share and interest in ALL THAT Piece and Parcel of Residential Plot of land containing by admeasurement 2813.42 Sq. Mtrs. and Amenity space containing by admeasurement 403.41 Sq. Mtrs. thus total area of 3216.83 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 26/7 (Old No. 26/2) having a total area of 0.40 Hectare (OR 4000 Sq. Mtrs.) of Mouza – BESA, P.S.K. 38, situate at Besa, within the limits of the Grampanchayat – Besa in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to (i) Shri. Sandeep Girish Singh, (ii) Mrs. Varsha Madhav Shembekar, (iii) Mrs. Devyani Vijay Umalkar and (iv) Mrs. Ketki Vishal Umalkar, (All