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FORMAT - A

(Circular - 28/2021)

To,

MahaRERA

Nagpur

LEGAL TITLE REPORT

Sub : Title Clearance Certificate with Respect to Amalgamated Plot Nos. 237/1, 238/1, 238/2, 239, 241, 242, 247/1, out of sanctioned layout, containing by total admeasurements 121680 Sq. Mtrs. being a portion of the lands bearing Kh. Nos. 70/2, 71/2, 72/2, 73/2, 74/2, 75/2 (Part), 76/1/A/2 (Part), 76/1/B/2, 76/2/B, 76/3/B/1, 76/3/B/2 of Mouza-SONDAPAR, P.S.K. 72, including all other easementary rights appurtenant and belonging thereto, situated at village Sondapar, within the limits of the Grampanchayat Kotewada, in Tahsil Hingna, District Nagpur (hereinafter refered as the said Plot)

I have investigated the title of the said plot on the request of M/s Om Shivam Buildcon Private Ltd. Having its registered office at 03rd Floor, "ROHERA ARCADE", Wardha Road, Ajani Square, Nagpur acting through its Authorized Director Shri Chandrashekhar Kisanrao Kapse R/o 182/A, "Shiv Sadan", Pandey Layout, Khamla, Nagpur-440025 and following documents i.e.

1) **DESCRIPTION OF THE PROPERTY :**

All those pieces and parcels of land bearing Amalgamated Plot Nos. 237/1, 238/1, 238/2, 239, 241, 242, 247/1, out of sanctioned layout, containing by total admeasurements 121680 Sq. Mtrs. being a portion of the lands bearing Kh. Nos. 70/2, 71/2, 72/2, 73/2, 74/2, 75/2 (Part), 76/1/A/2 (Part), 76/1/B/2, 76/2/B, 76/3/B/1, 76/3/B/2 of Mouza-SONDAPAR, P.S.K. 72, including all other easementary rights appurtenant and belonging thereto, situated at village Sondapar, within the limits of the Grampanchayat Kotewada, in Tahsil Hingna, District Nagpur and same is bounded as under:-

East : 18 Mtr. Wide Road
West : Existing Mihan Road
North : other Khsara
South : 18 Mtr. Wide Road.

2) **DOCUMENTS OF THE ALLOTMENT OF PLOTS :-**

1. Copy of Registered Sale Deed executed by Shri Doma S/o. Ganu Chaple and Smt. Jani Wd/o. Ganu Chaple in favour of (i) Shri Sudhakar Bapurao Telrandhe, (ii) Shri Manohar Bapurao Telrandhe, (iii) Shri Chandrashekhar Bapurao Telrandhe, (iv) Shri Moreshwar Bapurao Telrandhe, same was registered in the office of Sub-Registrar, Nagpur No.3, in Book No.1, at Sr. No. 2403 dated 07/05/1980 [Kh. No. 24 (New Kh. No. 73) adm. 1.88 H.R.]
2. Copy of partition deed executed in between 1) Shri. Raghunath Maroti Wankhede and 1) Shri. Ramdas Raghunath Wankhede 2) Shri. Pandhari Raghunath Wankhede 3) Shri. Champat Raghunath Wankhede, dated 28.02.1982. [Kh. No. 76 (Old Kh. No. 26/2) adm. 4.98 HR]
3. Copy of Registered Sale Deed executed by 1) Shri. Panjabrao Ramaji Chaple 2) Sau. Babi Pundalikrao Jawnal 3) Sau. Vatsala Kisna Hiwarkar in favour of 1) Shri. Sudhakar Bapurao Telrandhe 2) Shri. Manohar Bapurao Telrandhe 3) Shri. Chandrashekhar Bapurao Telrandhe 4) Shri. Moreshwar Bapurao Telrandhe, same was duly registered in the office of Sub-Registrar Nagpur-3, at Sr. No. 3419, dated 18.05.1982. [Kh. No. 75 (Old Kh. No. 23/1, 23/2) adm. 1.34 HR]
4. Copy of Registered Sale Deed executed by (i) Shri Raghnuath Maroti Wankhede, (ii) Shri Bala Maroti Wankhede, (iii) Shri Gulab Maroti Wankhede, (iv) Shri Keshav Maroti Wankhede, (v) Ku. Sushila Mahadeo Wankhede through Pramila Baba Gawande, (vi) Shri Ramdas Raghnuath Wankhede, (vii) Shri Pandhari Raghnuath Wankhede, (viii)



- through their natural guardian Father Shri Keshav Maroti Wankhede, (xvii) Smt. Pramila W/o. Baba Gawande in favour of (i) Shri Sudhakar Bapurao Telrandhe, (ii) Shri Manohar Bapurao Telrandhe, (iii) Shri Chandrashekhar Bapurao Telrandhe, (iv) Shri Moreshwar Bapurao Telrandhe, same was registered in the office of Sub-registrar, Nagpur No.3, in Book No.1, at Sr. No. 3121 dated 29/10/1986 [Kh. No. 25 (New Kh. No. 72 adm. 3.06 H.R.)]
5. Copy of registered Sale Deed executed by Shri. Champat Raghunath Wankhede in favour of (i) Shri Sudhakar Bapurao Telrandhe, (ii) Shri Manohar Bapurao Telrandhe, (iii) Shri Chandrashekhar Bapurao Telrandhe, (iv) Shri Moreshwar Bapurao Telrandhe, same was registered in the office of Sub-registrar, Nagpur No.11, in Book No.1, at Sr. No. 3678 dated 17.04.1995 [Kh. No. 76/1 adm. 1 H.R.]
 6. Copy of Registered Will Deed executed by Smt. Satyabhamabai Daulatrao Barai in favour of Master Prafull S/o. Laxmanrao Barai, same was registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 2030/2003 dated 23/09/2003. [Kh. No. 71 adm. 4.04 H.R. of Mouza - Sondapar]
 7. Copy of Registered Sale Deed executed by Smt. Satyabhamabai W/o. Daoulatrao Barai in favour of Shri Labhaji Kanthiram Jaipurkar, same was duly registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 182/2006 dated 10/01/2006. [Kh. No. 71 total adm 4.04 H.R. of Mouza - Sondapar]
 8. Copy of Judgment and order dated 29.03.2008 passed by 6th Joint Civil Judge Sr. Division Nagpur in Spl. C. S. No. 411/2006.
 9. Copy of Registered Sale Deed executed by (i) Sudhakar Bapurao Telrandhe, (ii) Shri Manohar S/o. Bapurao Telrandhe, (iii) Shri Chandrashekhar Bapurao Telrandhe, (iv) Shri Moreshwar Bapurao Telrandhe in favour of M/s. Om Shivam Buildcon Pvt. Ltd., through its Director Shri Ravindra S/o. Kisanrao Kapse, same was duly registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 2873/2011 dated 20/05/2011. [Kh. No. 72, 73 admeasuring 1.88 H.R. and 3.06 HR]
 10. Copy of Registered Agreement to Sell executed by Shri Pandhari S/o. Raghunath Wankhede in favour of Shri Ravindra S/o. Kisanrao Kapse Director of M/s. Om Shivam Buildcon Pvt. Ltd., same was registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 6271/2011 dated 07/12/2011. [Kh. No. 76/3 total adm 1.60 H.R. of Mouza - Sondapar]
 11. Copy of Registered Agreement to Sell executed by Shri Ramdas S/o. Raghunath Wankhede in favour of Shri Ravindra S/o. Kisanrao Kapse through its Director M/s. Om Shivam Buildcon Pvt. Ltd., same was registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 6272/2011 dated 07/12/2011. [Kh. No 76/2 adm. 1.78 H.R. of Mouza-Sondapar]
 12. Copy of Registered Agreement to Sell executed by Shri Labhaji Kanthiram Jaipurkar in favour of, (i) Shri Ravindra S/o. Kisanrao Kapse, (ii) Smt. Pallavi W/o. Ravindra Kapse, (iii) Shri Pramod Kisanrao Kapse, (iv) Smt. Vaishali W/o. Pramod Kapse, same was duly registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 6403/2011 dated 15/12/2011. [Kh. No. 71 total adm 4.04 H.R. of Mouza - Sondapar]
 13. Copy of Registered Sale Deed executed by Shri Champat Raghunath Wankhede in favour of Shri Chandrashekhar Kisanrao Kapse, same was duly registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 1189/2012 dated 16/03/2012. [Kh. No. 76/1/B adm. 0.60 H.R. of Mouza-Sondapar]
 14. Copy of Registered Sale Deed executed by Shri Labhaji Kanthiram Jaipurkar in favour of (i) Smt. Pallavi Ravindra Kapse, (ii) Smt. Vaishali Pramod Kapse, (iii) Shri Pramod Kisanrao Kapse, (iv) Shri Ravindra Kisanrao Kapse, same was duly registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 2769/2012 dated 21/06/2012. [Kh. No. 71adm. 4.04 H.R. of Mouza-Sondapar]
 15. Copy of Registered Correction Deed to Sale Deed at Sr. No. 2873/2011 executed by (i) Sudhakar Bapurao Telrandhe, (ii) Shri Manohar S/o. Bapurao Telrandhe, (iii) Shri Chandrashekhar Bapurao Telrandhe, (iv) Shri Moreshwar Bapurao Telrandhe in favour of M/s. Om Shivam Buildcon Pvt. Ltd., through its Director Shri Ravindra S/o. Kisanrao Kapse, same was registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 3793/2012 dated 28/08/2012. [Kh. No. 72 and 73].
 16. Copy of Registered Sale Deed executed by Shri Ramdas S/o. Raghunath Wankhede in favour of Shri Ravindra S/o. Kisanrao Kapse through its Director M/s. Om Shivam



- Pvt. Ltd., same was registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 3908/2012 dated 04/09/2012. [Kh. No. 76/3 total adm 1.60 H.R. of Mouza - Sondapar]
18. Copy of registered Sale Deed executed by Smt. Prabhavati Tukaram Tayde and Smt. Kusumbai Shridharrao Shahakar in favour of 1) Shri. Kisanrao Mahadevrao Kapse 2) Sau Suryakanta Kisanrao Kapse 3) Sau Laxmi Chandrashekhar Kapse, same was duly registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 5249/2012 dated 15/12/2012. [Kh. No. 77/1/A total adm 1.85 H.R. of Mouza - Sondapar]
 19. Copy of Order dated 20.12.2012 passed below Exh. 1 by Hon'ble Civil Judge Jr. Division Hingna in RCS No. 254/2012 (Daulat Vs. Chandrabhagabai and other) alongwith copy of plaint.
 20. Copy of NA Sanad issued by Tahasildar Hingna by its order passed in Rev. Case No. 03/NAP-34/2011-2012, dated 28.01.2013. [Kh. No. 71 and 76/1 adm. 4.04 HR and 0.60 HR]
 21. Copy of No Dues Certificate issued by TJSB Bank dated 30.03.2013.
 22. Copy of Registered Relinquishment Deed (without consideration) executed by Ku. Bhagerathi alias Bhagabai D/o. Anandrao Chaple (after Marriage Name Smt. Bhagirathi Anrutji Falke) in favour of (i) Shri Harichandra S/o. Anandrao Chaple, (ii) Shri Prakash S/o. Anandrao Chaple same was registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 4524/2013 dated 22/10/2013 [Kh. No. 74 (New) / Old Kh. No.23/3 adm. 0.65 H.R.].
 23. Copy of Registered Simple Mortgage Deed executed by M/s. Om Shivam Buildcon Pvt. Ltd through its Authorised Person (i) Shri Ravindra S/o. Kisanrao Kapse, (ii) Shri Kisanrao Mahadevrao Kapse, (iii) Smt. Suryakanta Kisanrao Kapse, (iv) Smt. Laxmi Chandrashekar Kapse in favor of Bhaichand Hirachand Raisonni Multistate Co-operative Credit Society Ltd., Branch at Navi Peth, Jalgaon, same was registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 482/2014 dated 29/01/2014.
 24. Copy of Complaint of Suit for Specific Performance of Contract filed before the Hon'ble Court of Civil Judge Senior Division, at Nagpur bearing S.C.S. No. 53 of 2014 filed by M/s. Om Shivam Buildcon Pvt. Ltd. Through its Auth. Representative Mr. Yuwraj Hiranman Dorle against the (i) Shri Janardan S/o. Waman Barai, (ii) Smt. Chandrabhagabai W/o. Waman Barai, (iii) Smt. Radhabai W/o. Devrao Muley, (iv) Shri Pandurang S/o. Laxman Dhoble, (v) Smt. Ambabai Wd/o. Gajanan Rewatkar, (vi) Smt. Shantabai W/o. Bhagwanji Bandre, (vii) Smt. Gangubai W/o. Bhayyaji Bawankar dated 24/02/2014
 25. Copy of Registered Sale Deed executed by (i) Shri Harichandra S/o. Anandrao Chaple, (ii) Shri Prakash S/o. Anandrao Chaple in favour of M/s. Om Shivam Buildcon Pvt. Ltd., through its Director Shri Ravindra Kisanrao Kapse, same was duly registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 1994/2014 dated 12/05/2014. [Kh. No. 74 adm 0.65 H.R. of Mouza - Sondapar]
 26. Copy of Registered Sale Deed executed by 1) Shri Janardhan S/o. Wamanrao Barai, 2) Smt. Chandrabhagabai W/o. Wamanrao Barai, 3) Smt. Radhabai W/o. Devrao Mule, as a owner and 1) Smt. Gangubai W/o. Bhaiyyaji Bawankar, 2) Smt. Ambabai W/o. Gajanan Revatkar, 3) Shri Pandurang S/o. Laxman Dhoble, 4) Smt. Shantabai Bhagwanji Bandre in favour of M/s. Om Shivam Buildcon Pvt. Ltd., through its Director Shri Chandrashekhar Kisanrao Kapse same was duly registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 43/2015 dated 02/01/2015. [Kh. No. 70 adm 4.82 H.R. of Mouza - Sondapar].
 27. Copy of Confirmation Deed executed by 1) Smt. Gangubai W/o. Bhaiyyaji Bawankar, 2) Smt. Ambabai W/o. Gajanan Revatkar, 3) Shri Pandurang S/o. Laxman Dhoble, 4) Smt. Shantabai Bhagwanji Bandre in favour of (i) Smt. Pallavi Ravindra Kapse, (ii) Smt. Vaishali Pramod Kapse, (iii) Shri Pramod Kisanrao Kapse, (iv) Shri Ravindra Kisanrao Kapse bearing notarial No. 102, dated 19.01.2015.
 28. Copy of Notarised Agreement of Development executed in between Om Shivam Buildcon Pvt. Ltd. Through its Directors, dated 29.06.2015. (Kh. No. 70)
 29. Copy of Notarised Agreement of Development executed in between (i) Smt. Pallavi Ravindra Kapse, (ii) Smt. Vaishali Pramod Kapse, (iii) Shri Pramod Kisanrao Kapse, (iv) Shri Ravindra Kisanrao Kapse, dated 29.06.2015. (Kh. No. 71)



- Buldcon Pvt. Ltd. Through its Directors, dated 29.06.2015. (Kh. No. 74)
32. Copy of Notarised Agreement of Development executed in between Chandrashekhar Kisanrao Kapse, dated 29.06.2015. (Kh. No. 76/1)
 33. Copy of Notarised Agreement of Development executed in between Shri. Ravindra Kisanrao Kapse a director of Om Shivam Buldcon Pvt. Ltd. Dated 29.06.2015. (Kh. No. 76/2, 76/3)
 34. Copy of Notarised Agreement of Development executed in between 1) Shri. Kisanrao Mahadevrao Kapse 2) Mrs. Suryakanta Kisanrao Kapse 3) Mrs. Laxmi Chandrashekhar Kapse, dated 29.06.2015. (Kh. No. 77/1/A)
 35. Copy of Final sanctioned Layout Plan approved by Nagpur Improvement Trust, Nagpur vide its letter bearing No. 3955, dated 02.01.2016.
 36. Copy of NA Sanad issued by the Tahasildar Hingna by its order passed in Rev. Case No. 1/NAP-34/2015-2016, dated 11.03.2016.
 37. Copy of Agreement of Development executed in between Nagpur Improvement Trust, Nagpur and Om Shivam Buldcon Pvt. Ltd. Through its Directors (i) Shri Ravindra S/o. Kisanrao Kapse, (ii) Mrs. Pallavi W/o. Ravindra Kapse (iii) Shri Pramod S/o. Kisanrao Kapse, (iv) Mrs. Vaishali W/o. Pramod Kapse, (v) Shri Chandrashekhar S/o. Kisanrao Kapse, (vi) Shri Kisanrao S/o. Mahadeorao Kapse, (vii) Mrs. Suryakanta W/o. Kisanrao Kapse, (viii) Mrs. Laxmi W/o. Chandrashekhar, dated 22.12.2016.
 38. Copy of sanctioned Layout Plan duly sanctioned and approved by Nagpur Improvement Trust Nagpur vide its Agreement dated 22.12.2016.
 39. Copy of Registered Re-Conveyance Deed executed by Bhaichand Hirachand Raisoni Multistate Co-operative Credit Society Ltd., Branch at Navi Peth, Jalgaon, same was registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 1103/2017 dated 23/03/2017.
 40. Copy of registered Sale Deed executed by 1) Shri. Sudhakar Bapurao Telrandhe 2) Shri. Manohar Bapurao Telrandhe 3) Shri. Chandrashekhar Bapurao Telrandhe 4) Shri. Moreshwar Bapurao Telrandhe, in favour of M/s. Om Shivam Buldcon Pvt. Ltd., through its Director Shri Ravindra Kisanrao Kapse, same was duly registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 3348/2017 dated 29.07.2017. [Kh. No. 76/1/A adm 1.00 HR and Kh. No. 75 Adm. 1.34 HR of Mouza - Sondapar]
 41. Copy of sanctioned building permit duly sanctioned and approved by the NMRDA bearing its Letter No. 858, dated 01.08.2018.
 42. Copy of NOC issued by City of corporation of Nagpur (Fire & Emergency Services) vide letter bearing No. FES/2082/CFO, dated 18.08.2018. (Building No. 14)
 43. Copy of NOC issued by City of corporation of Nagpur (Fire & Emergency Services) vide letter bearing No. FES/2083/CFO, dated 18.08.2018. (Building No. 11)
 44. Copy of NOC issued by City of corporation of Nagpur (Fire & Emergency Services) vide letter bearing No. FES/2084/CFO, dated 18.08.2018. (Building No. 9)
 45. Copy of NOC issued by City of corporation of Nagpur (Fire & Emergency Services) vide letter bearing No. FES/2085/CFO, dated 18.08.2018. (Building No. 10).
 46. Copy of Registered Power of Attorney (for Admission) executed by (i) Mrs. Pallavi W/o. Ravindra Kapse, (ii) Mrs. Vaishali W/o. Pramod Kapse, (iii) Shri Kisanrao Mahadevrao Kapse, (iv) Mrs. Suryakanta W/o. Kisanrao Kapse, (v) Mrs. Laxmi W/o. Chandrashekhar Kapse, (vi) Shri Pramod S/o. Kisanrao Kapse in favour of Shri Chandrashekhar S/o. Kisanrao Kapse, same was registered in the office of Sub-registrar, Nagpur No.4, in Book No.4, at Sr. No. 6079/2018 dated 11/10/2018
 47. Copy of Sanctioned Building Plan and permit duly sanctioned and approved by Nagpur Metropolitan Region Development Authority bearing Permit No. BE(NMRDA)/West/Hingna Tahsil/ No. MB-2542/ 20160407148/0002/249 Dated 29/10/2018
 48. Copy of (RERA) Registration Certificate of Project issued by Maharashtra Real Estate Regulatory Authority bearing its Registration No. P50500018424 dated 30/10/2018. (SHIV-KAILASA-PHASE-I)
 49. Copy of registered Deed of Declaration executed by (i) Shri Ravindra S/o. Kisanrao Kapse, (ii) Mrs. Pallavi W/o. Ravindra Kapse, (iii) Shri Pramod S/o. Kisanrao Kapse, (iv) Mrs. Vaishali W/o. Pramod Kapse, (v) Shri Chandrashekhar S/o. Kisanrao Kapse, (vi) Shri Kisanrao S/o. Mahadeorao Kapse, (vii) Mrs. Suryakanta W/o. Kisanrao Kapse, (viii) Mrs. Laxmi W/o. Chandrashekhar Kapse & (ix) Om Shivam Buldcon Pvt. Ltd. Through its Director Shri Chandrashekhar S/o. Kisanrao Kapse, all through their power



known as "Hardeol", Tower No.3 known as "Dunagiri", Tower No.4 known as "Tirsuli"]

50. Copy of registered Deed of Declaration executed by (i) Shri Ravindra S/o. Kisanrao Kapse, (ii) Mrs. Pallavi W/o. Ravindra Kapse, (iii) Shri Pramod S/o. Kisanrao Kapse, (iv) Mrs. Vaishali W/o. Pramod Kapse, (v) Shri Chandrashekhar S/o. Kisanrao Kapse, (vi) Shri Kisanrao S/o. Mahadeorao Kapse, (vii) Mrs. Suryakanta W/o. Kisanrao Kapse, (viii) Mrs. Laxmi W/o. Chandrashekhar Kapse & (ix) Om Shivam Buldcon Pvt. Ltd. Through its Director Shri Chandrashekhar S/o. Kisanrao Kapse, all through their power of attorney for admission Shri Chandrashekhar S/o. Kisanrao Kapse, same was registered in the office of Sub-registrar, Hingna, in Book No.1, at Sr. No. 4568/2018 dated 31/10/2018 [Building No.10 of 5 separate Towers identified as Tower No.1 known as "Amboli", Tower No.2 known as "Bhilar", Tower No.3 known as "Arvalam", Tower No.4 known as "Kapila", Tower No.5 known as "Girna"]
51. Copy of registered Deed of Declaration executed by (i) Shri Ravindra S/o. Kisanrao Kapse, (ii) Mrs. Pallavi W/o. Ravindra Kapse, (iii) Shri Pramod S/o. Kisanrao Kapse, (iv) Mrs. Vaishali W/o. Pramod Kapse, (v) Shri Chandrashekhar S/o. Kisanrao Kapse, (vi) Shri Kisanrao S/o. Mahadeorao Kapse, (vii) Mrs. Suryakanta W/o. Kisanrao Kapse, (viii) Mrs. Laxmi W/o. Chandrashekhar Kapse & (ix) Om Shivam Buldcon Pvt. Ltd. Through its Director Shri Chandrashekhar S/o. Kisanrao Kapse, all through their power of attorney for admission Shri Chandrashekhar S/o. Kisanrao Kapse, same was registered in the office of Sub-registrar, Hingna, in Book No.1, at Sr. No. 4569/2018 dated 31/10/2018 [Building No.14 consists of 2 separate Towers identified as Tower No.1 known as "Shivalik", Tower No.2 known as "Kangchenjunga"]
52. Copy of registered Deed of Declaration executed by (i) Shri Ravindra S/o. Kisanrao Kapse, (ii) Mrs. Pallavi W/o. Ravindra Kapse, (iii) Shri Pramod S/o. Kisanrao Kapse, (iv) Mrs. Vaishali W/o. Pramod Kapse, (v) Shri Chandrashekhar S/o. Kisanrao Kapse, (vi) Shri Kisanrao S/o. Mahadeorao Kapse, (vii) Mrs. Suryakanta W/o. Kisanrao Kapse, (viii) Mrs. Laxmi W/o. Chandrashekhar Kapse & (ix) Om Shivam Buldcon Pvt. Ltd. Through its Director Shri Chandrashekhar S/o. Kisanrao Kapse, all through their power of attorney for admission Shri Chandrashekhar S/o. Kisanrao Kapse, same was registered in the office of Sub-registrar, Hingna, in Book No.1, at Sr. No. 4570/2018 dated 31/10/2018 [Building No.11 consists of 5 separate Towers identified as Tower No.1 known as "Purna", Tower No.2 known as "Penganga", Tower No.3 known as "Pranhita", Tower No.4 known as "Manjira", Tower No.5 known as "Wainganga"]
53. Copy of registered Power of attorney for admission executed by 1) Shri Ravindra Kisanrao Kapse 2) Mrs. Pallavi Ravindra Kapse 3) Shri Pramod Kisanrao Kapse 4) Mrs. Vaishali Pramod Kapse 5) Shri Chandrashekhar Kisanrao Kapse 6) Shri Kisanrao Mahadevrao Kapse 7) Mrs. Suryakanta Kisanrao Kapse 8) Mrs. Laxmi Chandrashekhar Kapse, and 9) M/s Om Shivam Buildcon Private Ltd. Acting through its director Shri Ravindra Kisanrao Kapse and Shri Chandrashekhar Kisanrao Kapse in favour of 1) Shri. Sarvesh Pramodrao Bhoyar 2) Shri. Sameer Rameshwar Masram 3) Shri. Harish Manoharrao Vaidya 4) Mr. Hamidullah Samiullah Khan, same was duly registered in the office of Sub-Registrar Nagpur-4, at Sr. No. 6606/2018, dated 02.11.2018.
54. Copy of No Dues Certificate issued by UCO Bank Nagpur dated 04.01.2019.
55. Copy of registered Joint Development Agreement executed by 1) Shri Ravindra Kisanrao Kapse 2) Mrs. Pallavi Ravindra Kapse 3) Shri Pramod Kisanrao Kapse 4) Mrs. Vaishali Pramod Kapse 5) Shri Chandrashekhar Kisanrao Kapse 6) Shri Kisanrao Mahadevrao Kapse 7) Mrs. Suryakanta Kisanrao Kapse 8) Mrs. Laxmi Chandrashekhar Kapse, in favour of M/s Om Shivam Buildcon Private Ltd. Acting through its director Shri Ravindra Kisanrao Kapse, same was duly registered in the office of Sub-Registrar Hingna, at Sr. No. 3398/2019, dated 17.06.2019.
56. Copy of registered Power of Attorney executed by 1) Shri Ravindra Kisanrao Kapse 2) Mrs. Pallavi Ravindra Kapse 3) Shri Pramod Kisanrao Kapse 4) Mrs. Vaishali Pramod Kapse 5) Shri Chandrashekhar Kisanrao Kapse 6) Shri Kisanrao Mahadevrao Kapse 7) Mrs. Suryakanta Kisanrao Kapse 8) Mrs. Laxmi Chandrashekhar Kapse, in favour of M/s Om Shivam Buildcon Private Ltd. Acting through its director Shri Ravindra Kisanrao Kapse, same was duly registered in the office of Sub-Registrar Hingna, at Sr. No. 3399/2019, dated 17.06.2019.
57. Copy of registered Reconveyance Deed executed by T.J.S.B. Cooperative Bank Ltd., acting through Shri Nitin Shankararo Lanjewar (Wardha Road), Ramdaspeth Branch,



58. Copy of Order passed by Tahasildar Hingna in Rev. Case No. 17/RTS-59/2019-20, dated 28.07.2020. (Order for acquiring 40 % of land from all Khasara's by NMRDA)
59. Copy of Order passed by Tahasildar Hingna in Rev. Case No. 22/RTS-59/2019-20, dated 21.12.2020. (Order correction in 7/12 extract)
60. Copy of Letter issued by NMRDA to Tahasildar Hingna Nagpur for Sub-Division of Plot/Kh. No. 76/3, bearing Letter No. 349, dated 27.04.2021.
61. Copy of Order passed by Tahasildar Hingna in Rev. Case No. 28/RTS-59/2019-20, dated 31.05.2021. (Order for separation of 7/12 extract of Kh. No. 76/3 as per letter dated 27.04.2021 issued by NMRDA)
62. Copy of revised sanctioned building plan and permit duly sanctioned and approved by Nagpur Metropolitan Region Development Authority, bearing its building permit No. B.E. (NMRDA)/West/Hingna Tahsil/No. MB-444/201807109/2043/719, dated 20.05.2021.
63. Copy of 7/12 Extract of Kh. No. 70/2 admeasuring 3998.59 Sq. Mtr. of Mouza - Sondapar in the name of M/s. Om Shivam Buildcon Pvt. Ltd., Dated 21.05.2021.
64. Copy of 7/12 Extract of Kh. No. 71/2 admeasuring 27531.36 Sq. Mtr of Mouza - Sondapar in the name of 1) Ravindra Kisanrao Kapse 2) Pallavi Ravindra Kapse 3) Pramod Kisanrao Kapse 4) Vaishali Pramod Kapse Dated 21.05.2021.
65. Copy of 7/12 Extract of Kh. No. 72/2 admeasuring 22287.95 Sq. Mtr.. of Mouza - Sondapar in the name of M/s. Om Shivam Buildcon Pvt. Ltd., Dated 21.05.2021.
66. Copy of 7/12 Extract of Kh. No. 73/2 admeasuring 18800 q. Mtr. of Mouza - Sondapar in the name of M/s. Om Shivam Buildcon Pvt. Ltd., Dated 21.05.2021.
67. Copy of 7/12 Extract of Kh. No. 74/2 admeasuring 6500 Sq. Mtr. of Mouza - Sondapar in the name of M/s. Om Shivam Buildcon Pvt. Ltd., Dated 21.05.2021.
68. Copy of 7/12 Extract of Kh. No. 75/2 admeasuring 13400 Sq. Mtr. of Mouza - Sondapar in the name of M/s. Om Shivam Buildcon Pvt. Ltd., Dated 21.05.2021
69. Copy of 7/12 Extract of Kh. No. 76/1/B/2 admeasuring 3674.74 Sq. Mtr. of Mouza - Sondapar in the name of Shri. Chandrashekhhar Kisanrao Kapse, Dated 21.05.2021.
70. Copy of 7/12 Extract of Kh. No. 76/2/B admeasuring 17800 Sq. Mtr. of Mouza - Sondapar in the name of M/s. Om Shivam Buildcon Pvt. Ltd., Dated 21.05.2021.
71. Copy of 7/12 Extract of Kh. No. 76/3/B/1 admeasuring 7687.36 Sq. Mtr. of Mouza - Sondapar in the name of M/s. Om Shivam Buildcon Pvt. Ltd., Dated 21.05.2021.
72. Copy of 7/12 Extract of Kh. No. 76/1/A/2 admeasuring 6453.44 Sq. Mtr. of Mouza - Sondapar in the name of M/s. Om Shivam Buildcon Pvt. Ltd., Dated 21.05.2021.
73. Copy of 7/12 Extract of Kh. No. 76/3/B/2 admeasuring 7686.56 Sq. Mtr. of Mouza - Sondapar in the name of M/s. Om Shivam Buildcon Pvt. Ltd., Dated 21.05.2021
74. Draft Agreement to sell

3) 7/12 EXTRACT OF THE SCHEDULE OF PROPERTIES IS ISSUED BY TALATHI OF MOUZA- SONDAPAR, DATED 21.05.2021 IS IN THE NAME OF FOLLOWING PERSONS AND THEIR NAMES WERE MUTATED AS PER THE MUTATION ENTRY MENTIONED HEREIN BELOW :

Sr. No.	Khasara Number	Area in Sq. Mtr.	Owner	Mutation Entry No. with Date
1	70/2	3998.59	M/s Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 489, dated 12.02.2021
2	71/2	27531.36	(1) Shri Ravindra Kisanrao Kapse, (2) Smt. Pallavi Ravindra Kapse (3) Shri Pramod Kisanrao Kapse and (4) Smt. Vaishali Pramod Kapse	Mutation Entry No. 489, dated 12.02.2021
3	72/2	22287.95	M/s Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 489, dated 12.02.2021
4	73/2	18800	M/s Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 489, dated 12.02.2021
5	74/2	6500	M/s Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 489, dated 12.02.2021
6	75/2	13400	M/s Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 489, dated 12.02.2021
7	76/1/A/2	6453.44	M/s Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No.



7	76/2/B	17800	M/s. Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 489, dated 12.02.2021
8	76/3/B/1	7687.36	M/s. Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 503, dated 04.06.2021
9	76/3/B/2	7586.56	M/s. Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 503, dated 04.06.2021
Total Area		1,35,720 Sq. Mtr.		

4) SEARCH REPORT FOR 30 YEARS FROM 17.06.1991 TILL 17.06.2021

2/- On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion, that the title of the 1) Shri Ravindra Kisanrao Kapse 2) Mrs. Pallavi Ravindra Kapse 3) Shri Pramod Kisanrao Kapse 4) Mrs. Vaishali Pramod Kapse 5) Shri Chandrashekhar Kisanrao Kapse 6) Shri Kisanrao Mahadevrao Kapse 7) Mrs. Suryakanta Kisanrao Kapse 8) Mrs. Laxmi Chandrashekhar Kapse, 9) M/s Om Shivam Buildcon Private Ltd. acting through its director Shri Ravindra Kisanrao Kapse is clear, marketable, and without any encumbrances.

OWNERS OF THE LAND

1) M/s Om Shivam Buildcon Pvt. Ltd.

Kh. No. 70/2 adm. 3998.59 Sq. Mtr.
Kh. No. 72/2 adm. 22287.95 Sq. Mtr.
Kh. No. 73/2 adm. 18800 Sq. Mtr.
Kh. No. 74/2 adm. 6500 Sq. Mtr.
Kh. No. 75/2 adm. 13400 Sq. Mtr.
Kh. No. 76/1/A/2 adm. 6453.44 Sq. Mtr.
Kh. No. 76/2/B adm. 17800 Sq. Mtr.
Kh. No. 76/3/B/1 adm. 7687.36 Sq. Mtr.
Kh. No. 76/3/B/2 adm. 7586.56 Sq. Mtr.

TOTAL AREA ADM. 1,04,513.9 SQ. MTR.
Kh. No. 71/2 adm. 27531.36 Sq. Mtr.

2) (1) Shri Ravindra Kisanrao Kapse,
(2) Smt. Pallavi Ravindra Kapse
(3) Shri Pramod Kisanrao Kapse and
(4) Smt. Vaishali Pramod Kapse

TOTAL AREA 27531.36 SQ. MTR.

3) Shri Chandrashekhar Kisanrao Kapse

Kh. No. 76/1/B/2 adm. 3674.74 Sq. Mtr.

TOTAL AREA ADM. 3674.74 SQ. MTR.

4) Qualifying Comments/Remark (if any): NA

3/-

The report reflecting the flow of the title of the present owners of the property i.e. 1) Shri Ravindra Kisanrao Kapse 2) Mrs. Pallavi Ravindra Kapse 3) Shri Pramod Kisanrao Kapse 4) Mrs. Vaishali Pramod Kapse 5) Shri Chandrashekhar Kisanrao Kapse 6) Shri Kisanrao Mahadevrao Kapse 7) Mrs. Suryakanta Kisanrao Kapse 8) Mrs. Laxmi Chandrashekhar Kapse, 9) M/s Om Shivam Buildcon Private Ltd. acting through its director Shri Ravindra Kisanrao Kapse on the said land is enclosed herewith as Annexure.

Encl. : Annexure : Flow of the title of the present owners of the property

NAGPUR

Date : 18.06.2021



(Signature)
Sunil S. Shinde
Advocate

Office Address : S-14, Samrudhhi Apart., Saraswati Vihar Complex, Nr. Lohar, Samaj Bhavan, Rama Nagar,
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ANNEXURE**FORMAT - A****(Circular 28/2021)****FLOW OF THE TITLE OF THE SAID LAND****❖ History of Survey No. 70 (Old 26/4) and 71 (Old 26/1, 26/3 and 26/4B)**

- a) That, originally old Kh. No. 26/1 admeasuring 2.02 H.R., 26/3 admeasuring 2.02 H.R. & 26/4 admeasuring 4.82 H.R. (Khasra No. 26/1, 26/3 renumbered as Kh. 71 & 26/4 renumbered as New Kh. No.70) total admeasuring 8.86 H.R. of Mouza-Sondapar was belongs Shri Doma Barai having been acquired by him by way of sale from Shri Shridhar Atmaram and entry to that effect is duly reflected in the records of rights i.e. Adhikar Abhilesh of the Year 1957.
- b) That Shri Doma Barai had left for heavenly abode in the year 1968 and upon his demise, said property devolved upon his following legal heirs namely 01) Smt. Laxmi wd/o Doma Barai 02) Shri Waman S/o Doma Barai, 03) Shri Daulat S/o Doma Barai, 04) Mrs. Baya Laxman Thombre (Married Daughter), 05) Mrs. Ambabai Gajanan Rewatkar (Married Daughter), 06) Mrs. Shanta Bhagwan Bandre (Married Daughter) and 07) Mrs. Gangu Bhaiyya Bawankar (Married Daughter) and by virtue of intestate succession and entry to that effect is also reflected in the records of rights vide Mutation entry No. 145 Dtd: 16/10/1975.
- c) That, Shri Waman Doma Barai has left for heavenly abode on 23.12.1979 and upon his demise, his share in the aforesaid property has devolved upon his following legal heirs namely 01) Smt. Chandrabhagabai Waman Barai, 02) Shri Janardhan Waman Barai, 03) Shri Wasudeo Waman Barai, & 04) Ku. Radhabai Waman Barai and by virtue of intestate succession and entry to that effect is also reflected in the records of rights vide Mutation entry No. 12 Dtd: 29/06/1980.
- d) That thereafter on 17/09/1984, 01) Smt. Baya Laxman Thombre 02) Smt. Ambabai Gajanan Rewatkar 03) Smt. Shanta Bhagwan Bondre 04) Smt. Gangu Bhaiyya Bawankar had relinquished their respective share & rights from the said property by virtue of Relinquishment Deed dated 17.09.1984.
- e) That on 17.09.1984, mutual partition has been taken place in between Shri Daulat Domaji Barai, and the legal heirs of Shri. Waman Barai i.e. Smt. Chandrabhagabai Waman Barai, Shri Janardhan Waman Barai and Shri Wasudeo Waman Barai and as per the terms of the said partition, Shri Daulat Domaji Barai has acquired land of old Kh. No. 26/1 admeasuring 2.02 H.R., Kh. No. 26/3 admeasuring 2.02 H.R. and land admesuring 1 acre from Kh. No. 26/4 AND the legal heirs of Shri. Waman Barai i.e. Smt. Chandrabhagabai Waman Barai and others got remaining 4.42 H.R. i.e. 11 Acres land out of Kh. No. 26/4.
- f) That on 27.03.1989 a mutual partition have been taken place in between Shri Daulat Doma Barai and Smt. Satyabhamabai Daulat Barai and by virtue of said partition the land bearing Kh. No. 26/1, 26/3 admeasuring 2.02 and 2.02 H.R. respectively and land admeasuring 1 acre out of Kh. No. 26/4 having total area 4.44 H.R. came to the share of Smt. Satyabhamabai Daulat Barai and accordingly her name was duly mutated in the revenue record.
- g) That Smt. Laxmi Doma Barai has left for heavenly abode as on 10.08.1992 and consequently upon her death, her share in the aforesaid property devolved upon the othere surviving legal heirs of the Doma Barai.
- h) That thereafter T.I.L.R. (Tehsil Inspector Land Revenue) Department of Government of Maharashtra had conducted the resurvey and Remeasurement and as per the said resurvey said land of Kh. No. 26/4 has been renumbered as Kh. No.



- i) That on 10/01/2006 Smt. Satyabhamabai Daulat Barai had sold land of Kh. No. 71, total admeasuring 4.04 H.R. to Shri Labhaji Kanthiram Jaipurkar executing the registered Sale Deed, which is duly registered with the Sub-Registrar Office, Hingna in Book No. 1 at Sr. No. 182/2006 dated 10/01/2006 and by virtue of the said Sale Deed Shri Labhaji Kanthiram Jaipurkar became the absolute and full owner of the said land bearing Kh. No. 71 and his name is duly mutated in the records of rights i.e. 7/12 extract.
- j) That (1) Smt. Gangubai Bhaiyyaji Bawankar, (2) Smt. Ambabai Gajanan Rewatkar, (3) Shri Pandurang Laxman Dhoble [legal heir of late Bayabai Laxman Dhoble] and (4) Smt. Shantabai Bhagwanji Bondre had filed Special Civil Suit No. 411/2006 before the 6th Joint Civil Judge, Senior Division, Nagpur on 28.04.2006 against Shri Janardhan Waman Barai, Sau. Radhabai Deorao Mule (Maiden name: Ku. Radhabai Waman Barai), Smt. Chandrabhagabai Waman Barai, Shri Daulat Doma Barai and Smt. Satyabhamabai Daulat Barai for partition and separate possession.
- k) That the said Civil Suit came to be decreed by the Hon'ble Civil Judge Sr. Division Nagpur by its Judgment and Decree dated 29.03.2008, thereby declared that Smt. Gangubai Bawankar and three others i.e. plaintiffs in the said suit are entitled for partition and separate possession to the extent of 1/6th share each in the land of Survey No. 70 and 71 and accordingly, preliminary decree has been drawn.
- l) That during the course of time Shri Wasudeo Waman Barai has left for heavenly abode on 12.04.2009 issueless and therefore his share in the scheduled property was devolved upon the other surviving legal heirs of Shri. Waman Barai.
- m) That on 15/12/2011 Shri Labhaji Kanthiram Jaipurkar had agreed to sell the land bearing Kh. No. 71, total admeasuring 4.04 H.R. to (1) Shri Ravindra Kisanrao Kapse, (2) Smt. Pallavi Ravindra Kapse (3) Shri Pramod Kisanrao Kapse and (4) Smt. Vaishali Pramod Kapse by executing the registered Agreement to sell same was duly registered with the Sub-Registrar Office, Hingna in Book No. 1 at Sr. No. 6403/2011 dated 15/12/2011.
- n) That in pursuance of registered Agreement to sell dated 15.12.2011 Shri Labhaji Kanthiram Jaipurkar had sold the entire land bearing Kh. No. 71, total admeasuring 4.04 H.R. to (1) Shri Ravindra Kisanrao Kapse, (2) Smt. Pallavi Ravindra Kapse (3) Shri Pramod Kisanrao Kapse and (4) Smt. Vaishali Pramod Kapse and the same by way of executing the registered Sale Deed, same was duly registered with the Sub-Registrar Office, Hingna in Book No. 1 at Sr. No. 2769/2012 dated 21/06/2012 and by virtue of the said Sale Deed (1) Shri Ravindra Kisanrao Kapse, (2) Smt. Pallavi Ravindra Kapse (3) Shri Pramod Kisanrao Kapse and (4) Smt. Vaishali Pramod Kapse became the joint co-owners of the land bearing Kh. No. 71 admeasuring 4.04 HR and accordingly their names are duly mutated in the records of 7/12 extract being the joint owners of the Kh. No. 71.
- o) That it is pertinent to note here that as per the partition dated 17.09.1984 took place in between the Daulat Barai and legal heirs of Waman Barai, the land admeasuring 1 acre out of Kh. No. 70 came to the share of Daulat Barai along with Kh. No. 71 and land admeasuring 4.42 HR out of Kh. No. 70 came to the share of Legal heirs of Waman Barai, despite this fact, the names of the legal heirs of the Waman Barai had mutated in entire Kh. No. 70 admeasuring 4.82 HR and therefore Shri. Daulat Barai apprehending that the legal heirs of the Waman Barai would take disadvantages of the mutation entry and would dispose off the said Kh. No. 70 and therefore on 18.10.2012 he had filed the Civil Suit bearing No. RCS 254/2012 (Daulat Vs. Chandrabhagabai and others) before the Hon'ble Civil Judge Jr. Division Hingna for redressing his grievance.
- p) That it is pertinent to note here that on 20.12.2012 Shri. Daulat Barai had unconditionally withdrawn the said civil Suit bearing No. 254/2012 (Daulat Vs. Chandrabhagabai and others) and as such same was accordingly disposed off by the order dated 20.12.2012 passed by Hon'ble Civil Judge Jr. Division Hingna.
- q) That 1) Shri Janardhan Waman Barai, 2) Sau. Radhabai Deorao Mule (Maiden name: Ku. Radhabai Waman Barai) 3) Smt. Chandrabhagabai Waman Barai with the consent of (1) Smt. Gangubai Bhaiyyaji Bawankar, (2) Smt. Ambabai Gajanan Rewatkar, (3) Shri Pandurang Laxman Dhoble [legal heir of late Bayabai Laxman



which was duly registered. Sr. No. 43/2015 on 02.01.2015 and virtue of said sale deed, M/s Om Shivam Buildcon Pvt. Ltd. becomes the full and absolute owner of the land bearing Kh. No. 70 admeasuring 4.82 HR and its name has been duly mutated in the record of right vide Mutation Entry No. 317 to that effect. That, the said sale deed is duly adjudicated by the Collector of Stamps, vide Adjudication Case No. 4600902/258/2014 dated 30.01.2014 and accordingly the M/s Om Shivam Buildcon Pvt. Ltd. had paid the required stamp duty vide challen No. 27/108, dated 31.12.2014.

- r) That 1) Smt. Gangubai W/o. Bhaiyyaji Bawankar, 2) Smt. Ambabai W/o. Gajanan Revatkar, 3) Shri Pandurang S/o. Laxman Dhoble, 4) Smt. Shantabai Bhagwanji Bandre had also executed the notarized confirmation deed to the all the previous sale transaction in respect of Kh. No. 71 including the registered Sale Deed, dated 10.01.2006, Agreement to Sell dated 15.12.2011 and Sale Deed dated 21.06.2012 in favour of (i) Smt. Pallavi Ravindra Kapse, (ii) Smt. Vaishali Pramod Kapse, (iii) Shri Pramod Kisanrao Kapse, (iv) Shri Ravindra Kisanrao Kapse bearing notarial No. 102, dated 19.01.2015.

- s) That it is pertinent to note here that (1) Shri Ravindra Kisanrao Kapse, (2) Smt. Pallavi Ravindra Kapse (3) Shri Pramod Kisanrao Kapse and (4) Smt. Vaishali Pramod Kapse initially availed the Financial Assistance of Rs. 4,80,00,000/- by way of creating the registered mortgage over the schedule property from The Yavatmal Urban Cooperative Bank, Deonagar Branch, Nagpur and accordingly they have executed four registered Mortgage Deeds dated 19.11.2013, which were duly registered with the Sub-Registrar Office, Hingna in Book No. 1 at Sr. No. 4861, 4862, 4863 and 4864, and upon payment of entire outstaings of the said financial institution, The Yavatmal Urban Cooperative Bank, Deonagar Branch, Nagpur has executed registered Re-conveyance Deed, which are duly registered with the Sub-Registrar Office, Hingna in Book No. 1 at Sr. No. 549, 552, 553, 554 dated 18.02.2017.

❖ History of Khasra No. 72 (Old Kh. No. 25) Adm. 3.06 HR and Khasra No. 73 (Old Kh. No. 24) adm. 1.88 HR

- a) That originally all that piece and parcel of Kh. No. 72 old Kh. No. 25 admeasuring 3.06 H.R. (7.55 acres) of Mouza-Sondapar was belongs to 01) Shri Mahadeo S/o Maroti Wankhede, 02) Smt. Tulsi Wd/o Maroti Wankhede 03) Shri Raghunath S/o Maroti Wankhede, 04) Shri Bala S/o Maroti Wankhede, 05) Shri. Gulab S/o Maroti Wankhede 06) Shri. Keshav S/o Maroti Wankhede being their ancestral property and an entry to that effect is duly reflected in the records of rights i.e. Adhikar Abhilekh Panji.
- b) That Shri Mahadeo Maroti Wankhede, and Shri Tulsi Maroti Wankhede were died somehow in the year 1973 & 1974 respectively and as a result therefore their share in the scheduled property was devolved upon their other surviving legal heirs alongwith legal heirs Shri Mahadeo Maroti Wankhede namely Ku. Sushila D/o Mahadeo Wankhede and Mrs. Pramila W/o Baba Gawande and entry to that effect is duly reflected in the records of Rights.
- c) That in the same like manner originally All That piece and parcel of Agricultural Land bearing Kh. No. 24 admeasuring 1.88 H.R. (4.64 acres) of Mouza-Sondapar was owned and possessed by Shri Doma Ganu Chaple and Smt. Jani Ganu Chaple being their separate property and entry to that effect is also reflected in the records of rights i.e. Adhikar Abhilekh Panji.
- d) That thereafter T.I.L.R. (Tehsil Inspector Land Revenue) Department of Government of Maharashtra had conducted the resurvey and Remeasurement and as per the said resurvey said land admeasuring 3.06 H.R. of Kh. No. 25 has been renumbered as Kh. No. 72 and land admeasuring 1.88 HR of Kh. No. No. 24 renumbered as Kh. No. 73.
- e) That Shri Doma Ganu Chaple and Smt. Jani Ganu Chaple have jointly sold said property Kh. No. 73 (New) old Kh. No. 24 admeasuring 1.88 H.R. (4.64 acres) of Mouza-Sondapar to (1) Shri Sudhakar Bapurao Telrandhe, (2) Shri Manohar Bapurao Telrandhe, (3) Shri Chandrashekhar Bapurao Telrandhe, (4) Shri Moreshwar Bapurao Telrandhe by way of executing the registered Sale Deed and

