

Adv. Payal S. Kaware
Reg.No.MAH/5139/2016
Office at 301-A, Asha-Laxmi Apt,
Ravi Nagar Square, Amravati Road,
Nagpur-440033.

FORMAT A
Circular \no.28/21

To,
Maha RERA

LEGAL TITLE REPORT

- Sub: 1. Title clearance certificate with respect to plot/land within Local limits and jurisdiction of District Nagpur and Taluka-Kamathi, Village Mahalgaon, having total area- 2.53 Hector R'(25300Sq.Mtrs) having Mouza- Mahalgaon, PHN-20, Survey No. 246.**
- 2. Title clearance certificate with respect to plot/land within Local limits and jurisdiction of District Nagpur and Taluka-Kamathi, Village Mahalgaon, having total area- 1.37 Hector R'(13700Sq.Mtrs) having Mouza- Mahalgaon, PHN-20, Survey No. 255.**
- 3. Title clearance certificate with respect to plot/land within Local limits and jurisdiction of District Nagpur and Taluka-Kamathi, Village Mahalgaon, having total area- 2.79 Hector R'(27900Sq.Mtrs) having Mouza- Mahalgaon, PHN-20, Survey No. 256/1/A/1.**

1. I have investigated the title of the said plot on the request of Mukunda Keshavam Infraventures LLP on the basis of following documents i.e. -

1. Description of the property-

- i. 100% undivided agriculture land having an area of admeasuring about 2.53 Hector R'(25300Sq.Mtrs), bearing Survey No. 246, Rental Rs.12.75 held in Bhogwatdar Class I Rights, account no.17, situated at

* PHN-20, Mouza- Mahalgaon, Tahsil-Kamathi,
District- Nagpur.

- ii. 100% undivided agriculture land having an area of admeasuring about 1.37 Hector R'(13700Sq.Mtrs), bearing Survey No. 255, Rental Rs.10.50 held in Bhogwatdar Class I Rights, situated at PHN-20, Mouza- Mahalgaon, Tahsil-Kamathi, District- Nagpur.
- iii. 100% undivided agriculture land having an area of admeasuring about 2.79 Hector R'(27900Sq.Mtrs), bearing Survey No. 256/1/A/1, Rental Rs.14.79 held in Bhogwatdar Class I Rights, account no.2064, situated at PHN-20, Mouza- Mahalgaon, Tahsil-Kamathi, District- Nagpur.
- iv. **Title History of Survey No. 246, Mouza Mahalgaon-**
 - a. Initially entire land bearing Survey No. 246, having an area admeasuring about 2.53 Hector R'(25300Sq.Mtrs), bearing Survey No. 246, Rental Rs.12.75 held in Bhogwatdar Class I Rights, account no.17, situated at PHN-20, Mouza- Mahalgaon, Tahsil-Kamathi, District- Nagpur owned and possessed by Shravan Rama Ghodmare. This was ancestral property of Shravan Rama Ghodmare. Subsequently, he sold aforesaid land to Mr. Arjunbhai Lalajibhai Patel via sale deed dated 19/11/2004, Dast Kr. 3446/2004. Mr. Arjunbhai Lalajibhai Patel became an absolute owner of Khasra No. 246, Mouza Mahalgaon. Mr. Arjunbhai Lalajibhai Patel has sold this land to Mr. Ramswarup Shankarlal Sarda via sale deed dated 27/4/2005, Dast Kr. 1743/2005. Mr. Ramswarup Shankarlal Sarda has sold one half (50%) undivided share in the said land to

equivalent to 1.26.50He.Aar.Sq.Mtrs out of 2.53HR to Mukunda Keshavam Infraventures LLP through its designated partner Mr. Vrajesh S/o. Paresh Ved via sale deed dated 1/09/2023, dast kr. 4677/2023. Mr. Ramswarup Shankarlal Sarda is absolute owners of 1.26.50He.Aar.Sq.Mtrs out of 2.53HR land and Mukunda Keshavam Infraventures LLP through its designated partner Mr. Vrajesh S/o. Paresh Ved is absolute owners of 1.26.50He.Aar.Sq.Mtrs out of 2.53HR land.

v. **Title History of Survey No. 255, Mouza Mahalgaon**

a. Initially Mr. Ramswarup Shankarlal Sarda purchased the land of Kh. No. 255, admeasuring about 2.19 H.R. from Shri Subhash Raghunath Mahajan by Sale Deed dt. 13.04.2005 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 1483 dt. 13.04.2005 and the name of Mr. Ramswarup Shankarlal Sarda was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 628 dt. 31.05.2005.

b. Mr. Ramswarup Shankarlal Sarda has sold the western portion of land admeasuring about 0.82.00 He.Aar.Sq.Mtrs. to Mr. Mitesh Paresh Ved by eventuated Sale Deed registered dated 1/09/2023, dast kr. 4676/2023 with Sub-registrar, Kamathi and after sale of the said western portion, the Mr. Ramswarup Shankarlal Sarda remained the owner of land admeasuring about 1.37.00 HR portion of land.

c. Mr. Ramswarup Shankarlal Sarda has sold out 0.68.50 He.Aar.Sq.Mtrs. portion of land to Mukunda Keshavam Infraventures LLP through its designated

✶ partner Mr. Vrajesh S/o. Paresh Ved via sale deed dated 1/09/2023, dast kr. 4675/2023, before sub- registrar, Kamathi.

vi. **Title History of Survey No.256/1/A/1, Mouza Mahalgaon**

a. Ramsons Holdings Private Limited and Rajesh Ramswarup Sarda (HUF) were the co-owners of all that piece and parcel of Agricultural land bearing Field Kh. Survey No. 256/1/A/1, admeasuring about 2.79.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 14.79 per year, with Occupant Class I Bhumiswami rights, situated at P. H. No. 20, Mauza: MAHALGAON, Tahsil: KAMPTEE, District: NAGPUR and more particularly described in the Schedule here-under written.

b. Initially aforesaid land being portion of old Survey No. 187/1 and 193/1, in all admeasuring about 6.60 H. R. was owned by Shri Zilba Kisan Thakare and having been purchased from Mohammad Ibrahim by Sale Deed dt. 21.04.1961 as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1955, AND;

c. Shri Zilba Kisan Thakare partitioned the said land between himself and sons Babanrao Zilba Thakare and Vasudev Zilbaji Thakare on 25.04.1984 wherein, the portion of land admeasuring about 0.95 H.R. was retained by Shri Zilba Kisan Thakare for himself and the portion of lands each admeasuring about 2.83 H. R. was fallen in the shares of Babanrao Zibla Thakare and Vasudev Ziblaji Thakare and the same was recorded in revenue records vide Ferfar No. 102 dt. 14.09.1985. ✶

* d. Under the consolidation proceedings, the said land admeasuring about 2.83 Hectares fallen in the share of Babanrao Zibla Thakare was renumbered as New Survey Kh. No. 256/1.

e. The portion of land admeasuring about 0.04 H. R. is acquired for road widening and the same was recorded in revenue records by way of kami-jast Patrak vide Ferfar No. 1463 and the remained land admeasuring about 2.79 H. R. Was renumbered as New Survey Kh. No. 256/1/A/1.

f. Shri Babanrao Zibla Thakare expired on 07.07.2017 and on his death the said land was devolved upon widow son and daughters, namely Smt. Prabha Babanrao Thakare, Shri Moreshwar Babanrao Thakare, Ms. Archanal Babanrao Thakare, Smt. Vanita Shankar Mire and Smt. Durga Chatrapal Wankhede, by way of testamentary succession and their names were mutated in revenue records as the co-owners. of the said land.

g. Smt. Prabha Babanrao Thakare, Shri Moreshwar Babanrao Thakare, Ms. Archana Babanrao Thakare, Smt. Vanita Shankar Mire and Smt. Durga Chatrapal Wankhede, sold the said land of Kh. Survey No. 256/1/A/1 to Ramsons Holdings Private Limited and Rajesh Ramswarup Sarda (HUF) by Sale Deed dt. 11.09.2019 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 4958 dt. 11.09.2019, and the name of Ramsons Holdings Private Limited and Rajesh Ramswarup Sarda (HUF) were mutated in revenue records. as the co-owners of the said land vide Ferfar No. 5553 dt. 03.08.2023. *

- ✓ a. Ramsons Holdings Private Limited and Rajesh Ramswarup Sarda (HUF) has sold the land admeasuring about equivalent to 1.39.50 He.Aar.Sq.Mtrs being one half (50%) undivided share out of land bearing Field Kh. Survey No. 256/1/A/1, admeasuring about 2.79.00 He.Aar.Sq.Mtrs, Mouza Mahalgaon to Mukunda Keshavam Infraventures LLP through its designated partner Mr. Vrajesh S/o. Paresh Ved via sale deed dated 1/09/2023, Dast Kr. 4682/2023.

2. Details of current land owner and promoters are –

1. Owner of Kh. 246

- b. Mr. Ramswarup Shankarlal Sarda
R/o. 14, Daga Layout, North Ambazari
Road, Nagpur-10
- c. Mukunda Keshavam Infraventures LLP
through its designated partner Mr. Vrajesh S/o. Paresh Ved
Office at. 251, Small Factory Area,
Bagadganj, Nagpur-08

2. Owner of Kh. 255

- a. Mr. Ramswarup Shankarlal Sarda
R/o. 14, Daga Layout, North Ambazari
Road, Nagpur-10
- b. Mukunda Keshavam Infraventures LLP
through its designated partner Mr. Vrajesh S/o. Paresh Ved
Office at. 251, Small Factory Area,
Bagadganj, Nagpur-08

3. Owner of Kh. 256/1/A/1

- a. Ramsons Holdings Private Limited
Office- 1st Floor, Ramson, 46, Humpyard Road,
Dhantoli, Nagpur-12 ✓

- ts* b. Rajesh Ramswarup Sarda (HUF)
R/o. 14, Daga Layout, North Ambazari Road,
Nagpur-10
- c. Mukunda Keshavam Infraventures LLP
through its designated partner Mr. Vrajesh S/o. Paresh Ved
Office at. 251, Small Factory Area,
Bagadganj, Nagpur-08

3. Document of allotment of land-

A. In respect of Kh. 246-

- a. Copy of latest extract of 7/12 and 8A showing name of present owner of the said property.
- b. Copy of sale deed dated 19/11/2004, Dast Kr. 3446/2004 in the office of Sub-Registrar, Kamthi.
- c. Copy of sale deed dated 27/4/2005, Dast Kr. 1743/2005 in the office of Sub-Registrar, Kamthi.
- d. Copy of sale deed dated 1/09/2023, dast kr. 4677/2023 in the office of Sub-Registrar, Kamthi.

B. In respect of Kh. 255-

- a. Copy of latest extract of 7/12 and 8A showing name of present owner of the said property.
- b. Copy Sale Deed dt. 13.04.2005 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 1483 dt. 13.04.2005.
- c. Copy Sale Deed registered dated 1/09/2023, dast kr. 4676/2023 with Sub-registrar, Kamathi.
- d. Copy sale deed dated 1/09/2023, dast kr. 4675/2023, before sub- registrar, Kamathi.

C. In respect of Kh. 256/1/A/1

- a. Copy of latest extract of 7/12 and 8A showing name of present owner of the said property. *ts*

- h* b. Copy of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1955.
- c. Copy Sale Deed dt. 11.09.2019 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 4958 dt. 11.09.2019.
- d. Copy of sale deed dated 1/09/2023, Dast Kr. 4682/2023.
4. 7/12 extract of the Property issued by Village panchayat Mahalgaon, Tahasil Kamathi, Dist. Nagpur obtained from Maharashtra Bhumi Abhilek.
5. Search report of Khasra No. 246 for 30 years from 1994 to 2024, mutation entry No. 5568 dated 10/10/2023.
6. Search report of Kharsa No. 255 for 30 years from 1994 to 2024, mutation entry No. 5581 dated 14/12/2023.
7. Search report of Khasra No. 256/1/A/1 for 30 years from 1994 to 2024, mutation entry No. 5585 dated 10/11/2023.
8. That, I have verified the index pertaining to the aforesaid transaction/s in respect of the said property.
9. That on perusal of the above-mentioned document and all other relevant documents relating to the title of the said property I, am of the opinion that title of the Mr. Ramswarup Shankarlal Sarda and Mukunda Keshavam Infraventures LLP are clear marketable and without any encumbrance's.

Owner of land Kh 246 -

- a. Mr. Ramswarup Shankarlal Sarda – Admeasuring 1.26.50He.Aar.Sq.Mtrs land, Kh. 246, Mouza Mahalgaon
- b. Mukunda Keshavam Infraventures LLP - Admeasuring 1.26.50He.Aar.Sq.Mtrs land, Kh. 246, Mouza Mahalgaon

Owner of land Kh 255 –

- a. Mr. Ramswarup Shankarlal Sarda – 0.68.50 He.Aar.Sq.Mtrs., Kh.255, Mouza Mahalgaon. *h*

-  b. Mukunda Keshavam Infraventures LLP - 0.68.50
He.Aar.Sq.Mtrs., Kh.255, Mouza Mahalgaon.

Owner of land Kh 256/1/A/1-

- a. Ramsons Holdings Private Limited – Admeasuring of 0.69.50.25
He.Aar.Sq.Mtrs, land of Kh. 256/1/A/1, Mouza Mahalgaon.
- b. Rajesh Ramswarup Sarda (HUF) - Admeasuring of 0.69.50.25
He.Aar.Sq.Mtrs, land of Kh. 256/1/A/1, Mouza Mahalgaon
- c. Mukunda Keshavam Infraventures LLP – Admeasuring of 1.39.50
He.Aar.Sq.Mtrs land of Kh. 256/1/A/1, Mouza Mahalgaon.

10. That Mr. Ramswarup Shankarlal Sarda and Mukunda Keshavam Infraventures LLP are entered into Agreement of Association of Persons with Ramsons Holdings Private Limited, Rajesh Ramswarup Sarda (HUF) and Rajesh Ramswarup Sarda for the purpose of development of layout upon the Survey No.246, 255 and 256/1/A/1, Mouza Mahalgaon, Tq. Kamathi, Dist. Nagpur. This Agreement of Association of Persons shall carried out their businesses in name and style of “**KARMABHOOMI**”. This Agreement of Association of Persons signed between the parties on 3/10/2023.

The following are the promoter of project land is as under:-

1. Mr. Ramswarup Shankarlal Sarda
 2. Mukunda Keshavam Infraventures LLP
 3. Ramsons Holdings Private Limited
 4. Rajesh Ramswarup Sarda (HUF)
 5. Rajesh Ramswarup Sarda
4. The report reflecting the flow of the title of the company is enclosed herewith. 

Schedule of property

(Khasra No. 246)

✓ All that piece and parcel of 100% undivided agriculture land having an area of admeasuring about 2.53 Hectar R'(25300Sq.Mtrs), bearing Survey No. 246, Rental Rs.12.75 held in Bhogwatdar Class I Rights, account no.17, situated at PHN-20, Mouza- Mahalgaon, Tahsil-Kamathi, District- Nagpur,

East – Khasra No. 256/1/1,

West – Pandhan,

North – Khasra No.217, 218,

South – Khasra No. 245

Schedule of property

(Khasra No. 255)

All that piece and parcel of 100% undivided agriculture land having an area of admeasuring about 1.37 Hectar R'(13700Sq.Mtrs), bearing Survey No. 255, Rental Rs.10.50 held in Bhogwatdar Class I Rights, situated at PHN-20, Mouza- Mahalgaon, Tahsil-Kamathi, District- Nagpur,

East – Khasra No. 256/1,

West – Khasra No. 246,

North – Khasra No.255

Sold to Mr. Mitesh Ved,

South – Khasra No. 247

Schedule of property

(Khasra No. 256/1/A/1)

All that piece and parcel of 100% undivided agriculture land having an area of admeasuring about 2.79 Hectar R'(27900Sq.Mtrs), bearing Survey No. 256/1/A/1, Rental Rs.14.79 held in Bhogwatdar Class I

Rights, account no.2064, situated at PHN-20, Mouza- Mahalgaon, Tahsil-
Kamathi, District- Nagpur,

North – Nagpur-Bhandara Road,

East – Pandhan,

West– Khasra No.256/A/B/1, 256/A/B/2/1,

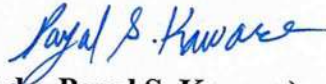
256/2/A/2/1, 256/2/A/2/2

South – Khasra No. 255.

Encl. Annexure:- A- Copy of the Index II, B- Copy of Challan, C-copy of
the 7/12 extract, D- Copy of AOP dated 3/10/2023

Date – 31/1/2024

Nagpur


(Adv. Payal S. Kaware)

Reg.No.MAH/5139/2016

Adv. Payal S. Kaware

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Nagpur-440033.

FORMAT A

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FLOW OF THE TITLE OF THE KHASRA NO.246 LAND.

- ✓ 1. Mr. Shravan Rama Ghodmare was original owner of land being ancestral property and his name was mutated.
2. Mr. Shravan Rama Ghodmare sold aforesaid land to Mr. Arjunbhai Lalajibhai Patel via sale deed dated 19/11/2004, Dast Kr. 3446/2004.
3. Subsequently Mr. Arjunbhai Lalajibhai Patel has sold this land to Mr. Ramswarup Shankarlal Sarda via sale deed dated 27/4/2005, Dast Kr. 1743/2005.
4. Mr. Ramswarup Shankarlal Sarda has sold one half (50%) undivided share in the said land equivalent to 1.26.50He.Aar.Sq.Mtrs out of 2.53HR to Mukunda Keshavam Infraventures LLP through its designated partner Mr. Vrajesh S/o. Paresh Ved via sale deed dated 1/09/2023, dast kr. 4677/2023.
5. Mr. Ramswarup Shankarlal Sarda is absolute owners of 1.26.50He.Aar.Sq.Mtrs out of 2.53HR land and Mukunda Keshavam Infraventures LLP through its designated partner Mr. Vrajesh S/o. Paresh Ved is absolute owners of 1.26.50He.Aar.Sq.Mtrs out of 2.53HR land.
6. Now name of owners, Mr. Ramswarup Shankarlal Sarda and Mukunda Keshavam Infraventures LLP through its designated ✓

- partner Mr. Vrajesh S/o. Paresh Ved appeared in 7/12 and they are the legal owner of land in report.
7. 7/12 extract of the Property issued by Village panchayat Mahalgaon, Tahsil Kamathi, Dist. Nagpur dated 30/01/2024 obtained from Maharashtra Bhumi Abhilek.
 8. Mutation entry No. 5568 dated 10/10/2023.
 9. Search report of 30 years from 1994- 2024 taken from sub registrar office at Kamthi Tahasil.
 10. Agreement for Association of Persons entered between Mr. Ramswarup Shankarlal Sarda, Mukunda Keshavam Infraventures LLP, Ramsons Holdings Private Limited, Rajesh Ramswarup Sarda (HUF) and Rajesh Ramswarup Sarda for the purpose of development of land.
 11. The owners of land applied for the non-agricultural permission from the learned Tahsildar, Kamthi. The said permission has been granted via order RMK/33/NAP-34/Mouza-Mahalgaon/Kamathi/2023-24, JK-Prast-1/Tahsildar-Kamathi/Kavi-59/2024 dated 24/1/2024.
 12. Any other relevant Title- No.
 13. Litigations if any-No.

FLOW OF THE TITLE OF THE KHASRA NO.255 LAND.

1. Initially Mr. Ramswarup Shankarlal Sarda purchased the land of Kh. No. 255, admeasuring about 2.19 H.R. from Shri Subhash Raghunath Mahajan by Sale Deed dt. 13.04.2005 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 1483 dt. 13.04.2005 and the name of Mr. Ramswarup Shankarlal Sarda was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 628 dt. 31.05.2005. ↵

2. Mr. Ramswarup Shankarlal Sarda has sold the western portion of land admeasuring about 0.82.00 He.Aar.Sq.Mtrs. to Mr. Mitesh Paresh Ved by eventuated Sale Deed registered dated 1/09/2023, dast kr. 4676/2023 with Sub-registrar, Kamathi and after sale of the said western portion, the Mr. Ramswarup Shankarlal Sarda remained the owner of land admeasuring about 1.37.00 HR portion of land.
3. Mr. Ramswarup Shankarlal Sarda has sold out 0.68.50 He.Aar.Sq.Mtrs. portion of land to Mukunda Keshavam Infraventures LLP through its designated partner Mr. Vrajesh S/o. Paresh Ved via sale deed dated 1/09/2023, dast kr. 4675/2023, before sub- registrar, Kamathi.
4. Now name of owners, Mr. Ramswarup Shankarlal Sarda and Mukunda Keshavam Infraventures LLP through its designated partner Mr. Vrajesh S/o. Paresh Ved and Mr. Mitesh Paresh Ved appeared in 7/12 and they are the legal owner of land in report.
5. 7/12 extract of the Property issued by Village panchayat Mahalgaon, Tahsil Kamathi, Dist. Nagpur dated 30/01/2024 obtained from Maharashtra Bhumi Abhilek.
6. Mutation entry No. 5581 dated 14/12/2023.
7. Search report of 30 years from 1994- 2024 taken from sub registrar office at Kamthi Tahasil.
8. Agreement for Association of Persons entered between Mr. Ramswarup Shankarlal Sarda, Mukunda Keshavam Infraventures LLP, Ramsons Holdings Private Limited, Rajesh Ramswarup Sarda (HUF) and Rajesh Ramswarup Sarda for the purpose of development of land.
9. The owners of land applied for the non-agricultural permission from the learned Tahsildar, Kamthi. The said permission has

been granted via order RMK/33/NAP-34/Mouza-Mahalgaon/
Kamathi/2023-24, JK-Prast-1/Tahsildar-Kamathi/Kavi-
59/2024 dated 24/1/2024.

10. Any other relevant Title- No.

11. Litigations if any-No.

FLOW OF THE TITLE OF THE KHASRA NO. 256/1/A/1LAND.

1. Initially aforesaid land being portion of old Survey No. 187/1 and 193/1, in all admeasuring about 6.60 H. R. was owned by Shri Zilba Kisan Thakare and having been purchased from Mohammad Ibrahim by Sale Deed dt. 21.04.1961 as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1955, AND;
2. Shri Zilba Kisan Thakare partitioned the said land between himself and sons Babanrao Zilba Thakare and Vasudev Zilbaji Thakare on 25.04.1984 wherein, the portion of land admeasuring about 0.95 H.R. was retained by Shri Zilba Kisan Thakare for himself and the portion of lands each admeasuring about 2.83 H. R. was fallen in the shares of Babanrao Zibla Thakare and Vasudev Ziblaji Thakare and the same was recorded in revenue records vide Ferfar No. 102 dt. 14.09.1985, AND;
3. Under the consolidation proceedings, the said land admeasuring about 2.83 Hectares fallen in the share of Babanrao Zibla Thakare was renumbered as New Survey Kh. No. 256/1.
4. The portion of land admeasuring about 0.04 H. R. is acquired for road widening and the same was recorded in revenue records by way of kami-jast Patrak vide Ferfar No. 1463 and the remained land admeasuring about 2.79 H. R. Was renumbered as New Survey Kh. No. 256/1/A/1. 

5. Shri Babanrao Zibla Thakare expired on 07.07.2017 and on his death the said land was devolved upon widow son and daughters, namely Smt. Prabha Babanrao Thakare, Shri Moreshwar Babanrao Thakare, Ms. Archanal Babanrao Thakare, Smt. Vanita Shankar Mire and Smt. Durga Chatrapal Wankhede, by way of testamentary succession and their names were mutated in revenue records as the co-owners. of the said land.
6. Smt. Prabha Babanrao Thakare, Shri Moreshwar Babanrao Thakare, Ms. Archana Babanrao Thakare, Smt. Vanita Shankar Mire and Smt. Durga Chatrapal Wankhede, sold the said land of Kh. Survey No. 256/1/A/1 to Ramsons Holdings Private Limited and Rajesh Ramswarup Sarda (HUF) by Sale Deed dt. 11.09.2019 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 4958 dt. 11.09.2019, and the name of Ramsons Holdings Private Limited and Rajesh Ramswarup Sarda (HUF) were mutated in revenue records. as the co-owners of the said land vide Ferfar No. 5553 dt. 03.08.2023.
7. Ramsons Holdings Private Limited and Rajesh Ramswarup Sarda (HUF) has sold the land admeasuring about equivalent to 1.39.50 He.Aar.Sq.Mtrs being one half (50%) undivided share out of land bearing Field Kh. Survey No. 256/1/A/1, admeasuring about 2.79.00 He.Aar.Sq.Mtrs, Mouza Mahalgaon via sale deed dated 1/09/2023, Dast Kr. 4682/2023.
8. Now name of owners, Ramsons Holdings Private Limited and Rajesh Ramswarup Sarda (HUF) and Mukunda Keshavam Infraventures LLP through its designated partner Mr. Vrajesh S/o. Paresh Ved appeared in 7/12 and they are the legal owner of land in report. *to*

9. 7/12 extract of the Property issued by Village panchayat Mahalgaon, Tahsil Kamathi, Dist. Nagpur obtained from Maharashtra Bhumi Abhilek.
10. Mutation entry No. 5585 dated 10/11/2023.
11. Search report of 30 years from 1994- 2024 taken from sub registrar office at Kamthi Tahasil.
12. Agreement for Association of Persons entered between Mr. Ramswarup Shankarlal Sarda, Mukunda Keshavam Infraventures LLP, Ramsons Holdings Private Limited, Rajesh Ramswarup Sarda (HUF) and Rajesh Ramswarup Sarda for the purpose of development of land.
13. The owners of land applied for the non-agricultural permission from the learned Tahsildar, Kamthi. The said permission has been granted via order RMK/33/NAP-34/Mouza-Mahalgaon/Kamathi/2023-24, JK-Prast-1/Tahsildar-Kamathi/Kavi-59/2024 dated 24/1/2024.
14. Any other relevant Title- No.
15. Litigations if any-No. *no*

Date: 31/1/2024

Nagpur



(Adv. Payal S. Kaware)

Reg.No.MAH/5139/2016