NISHANT V. POTDAR
ADVOCATE
OFFICE: FS-131, Shriman Palace, Lokmat Square, Beside Mount Carmel Primary School, Dhantoli, Nagpur-440010.
Mob. 9373491513, 9923002964, (O) 0712-2451743, Mail ID :- nishant.potdar1976@gmail.com

Dated : 09.01.2024

LEGAL TITLE REPORT

Format – A
(Circular No. 28/2021)

TO,
MAHARERA
NAGPUR DIVISION NAGPUR

Subject : **Title clearance Certificate with respect to ALL THOSE piece and parcel of lands/ properties in all admeasuring about 15.25.00 Hector R of Khasra Nos. 40/1/2, 41, 42/2, 42/3, 52/1, 52/2, 53/1 and 54 AND with Occupant Class-I Bhumiswami Rights, situated at MOUZA-MOHGAON, with Occupant Class-I Bhumiswami Rights, P. H. No. 74, Tahsil-Nagpur (Gamin) and District- Nagpur.**

I have investigated the title of the said plot on the request M/S KIRTISAGAR RALTY, [PAN: ABBFK 1242 J] a partnership concern having registered Office at 105, prince Castle, Gajanan Nagar, Wardha Road, Nagpur-440015 acting through Partners: (1) Shri. Pravin Ratanlalji Jain, aged about 50 years, Occ. Business, R/o Flat No. 601, Tranquil Apartment, Plot No. 72, Sathe Marg, Dhantoli, Nagpur-440012. [PAN: ADCPJ 6469 R & AADAHR: 3059-9406-9546], (2) Shri. Ashwin Siddharth Vairgad, aged about 36 years, Occ. Business, R/o Flat No. 302, Saket Apartment, Plot No. 65/A, Near Madhav Netralaya, Gajanan Nagar, Wardha Road, Nagpur-440012. [PAN: AFCPV 9131 N & AADHAR: 2695-1593-8256], (3) Shri. Pravin Natthuji Rahat, aged about 38 years, Occ. Business, R/o Flat No. D-202, Laxmi Vihar Complex, Somalwada, Wardha Road, Nagpur-440025. [PAN: AVLPR 1403 N & AADHAR: 8798-1753-5581] and (4) Shri. Pratik Rajsh Saraogi, aged about 32 years, Occ. Business, R/o Anandam Warld City, Ganeshpeth, Nagpur-4400018. [PAN: CKSPS 5018 J & AADHAR: 3068-7010-3995] and following documents i.e.:-

1. **Description of the property :-**

SCHEDULE OF PROPERTY

ALL THOSE piece and parcel of lands/ properties in all **admeasuring about 15.25.00 Hector R** with Occupant Class-I Bhumiswami Rights, situated at **MOUZA-MOHGAON**, with Occupant Class-I Bhumiswami Rights, P. H. No. 74, Tahsil-Nagpur (Gamin) and District- Nagpur.

Mouz-Mogaon, Tahsil-Nagpur (Gamin) and District- Nagpur				
Khasra No.	**Area in Hector R**	**Out of Hector R.**	**UL PIN No.**	**Land Revenue Rs.**
40/1/2	1.07.00	2.88.00	30640492537	2.41
41	0.93.00	2.56.00	13215217928	2.36
42/2	4.45.00	4.45.00	25935837027	10.93
42/3	1.21.00	1.21.00	24653241027	2.98
52/1	2.22.00	2.43.00	20960204592	8.22
52/2	0.89.00	0.89.00	19482311727	8.00
53/1	1.25.00	1.86.00	25628244721	5.15
54	1.44.00	2.49.00	26429330103	5.64
	13.46.00			

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Along–with the standing crops, trees and anything and everything standing thereon together with all easement rights like road, Dhura etc. and the same is bounded as under:-

Kh. No. 53 is bounded as under

On East	:-	Land Bearing Khasra No. 51, 52 and 54
On West	:-	Wardha Road
On North	:-	Land Bearing Khasra No. 56
On South	:-	Land Bearing Khasra No. 49, 50 and 51

Other lands/properties are jointly bounded as under

On East	:-	Bothali Shiv
On West	:-	Wardha Road
On North	:-	Lands Bearing Khasra No. 55, 54, 41 and 40
On South	:-	Land Bearing Khasra No. 45/2, 37, 43 and 44

Note : Description of property is as per Sale Deed dt. 30.11.2023 (Regd. On 05.12.2023) as well as on the basis of documents supplied to me.

2. The documents of allotment of Khasra:-

In respect of Khasra No.40/1

- Seven-Twelve extract for the year 1977-1978
- Ferfar Panji No. 127 regarding Death of Shri. Sadashiv Tumaji Bhoyar and Smt. Premlata Sadashiv Bhoyar
- Ferfar Panji No.128 regarding Relinquishment Deed dated 04.09.1999
- Ferfar Panji No.142 regarding Conversion of Land
- Sale Deed dated 25.09.2006 and Ferfar Panji No.167

In respect of Khasra No.40/2

- Seven-Twelve extract for the year 1977-1978
- Ferfar Panji No. 127 regarding Death of Shri. Sadashiv Tumaji Bhoyar and Smt. Premlata Sadashiv Bhoyar
- Ferfar Panji No.128 regarding Relinquishment Deed dated 04.09.1999
- Ferfar Panji No.142 regarding Conversion of Land
- Original Sale Deed dated 25.09.2006 and Ferfar Panji No.165

In respect of Khasra No. 41

- Seven-Twelve extract for the year 1977-1978
- Ferfar Panji No.116 regarding Conversion of Land
- Original Sale Deed dated 15.09.2006 and Ferfar Panji No.151

In respect of Khasra No. 42/2

- Seven-Twelve extract for the year 1977-1978
- Ferfar Panji No.121 Death of Shri. Mahadeo Durgaprasad Tiwari and Smt. Ramrati Mahadeo Tiwari
- Copy of Power of Attorney dated 25.03.2006
- Copy of Power of Attorney dated 25.03.2006
- Copy of Power of Attorney dated 28.03.2006
- Copy of Power of Attorney dated 28.03.2006
- Original Sale Deed dated 31.03.2006 and Ferfar Panji No.122
- Original Sale Deed dated 26.04.2006 and Ferfar Panji No.123

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In respect of Khasra No. 42/3

- Seven-Twelve extract for the year 1977-1978
- Ferfar Panji No.121 Death of Shri. Mahadeo Durgaprasad Tiwari and Smt. Ramrati Mahadeo Tiwari
- Copy of Power of Attorney dated 25.03.2006
- Copy of Power of Attorney dated 25.03.2006
- Copy of Power of Attorney dated 28.03.2006
- Copy of Power of Attorney dated 28.03.2006
- Certified Copy Sale Deed dated 30.08.2007 and Ferfar Panji No.435
- Original Sale Deed dated 26.09.2007 and Ferfar Panji No.436

In respect of Khasra No. 52/1

- Seven-Twelve extract for the year 1977-1978
- Ferfar Panji No.119 regarding Conversion of Land
- Original Sale Deed dated 16.09.2006 and Ferfar Panji No.156

In respect of Khasra No. 52/2

- Seven-Twelve extract for the year 1977-1978
- Ferfar Panji No.119 regarding Conversion of Land
- Original Sale Deed dated 16.11.2006 and Ferfar Panji No. 917

In respect of Khasra No. 53/1

- Seven-Twelve extract for the year 1977-1978
- Ferfar Panji No.51 regarding Conversion of Land
- Original Sale Deed dated 06.11.2006 and Ferfar Panji No. 166

In respect of Khasra No. 53/2

- Seven-Twelve extract for the year 1977-1978
- Ferfar Panji No. 52 regarding Conversion of Land
- Original Sale Deed dated 10.10.2006

In respect of Khasra No. 54

- Seven-Twelve extract for the year 1977-1978
- Ferfar Panji No. 118 regarding Conversion of Land
- Original Sale Deed dated 14.09.2006 and Ferfar Panji No. 152

Common Documents

- Power of Attorney dated 27.01.2023
- Original Sale Deed dated 23.03.2023
- Original Sale Deed dated 30.11.2023

3. **7/12 extract From Online it revealed that the Present titleholder names are duly mutated in the record of rights**
4. **Search report for 30 years from 1994 to 2023**

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of - M/s Kirtisagar Ralty acting through Partners 1. Shri. Pravin Ratanlalji Jain, 2. Shri. Ashwin Siddharth Vairgad, 3. Shri. Pravin Natthuji Rahat and 4. Shri. Pratik Rajsh Saraogi is clear, marketable and without any encumbrances and having right to develop said property by Sale Deed.

NISHANT V POTDAR ADVOCATE

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Owners of the land

- **land bearing Khasra Nos. 40/1/2, 41, 42/2, 42/3, 52/1, 52/2, 53/1 and 54 of Mouza: Mohgaon, owned by M/s Kirtisagar Ralty acting through Partners 1. Shri. Pravin Ratanlalji Jain, 2. Shri. Ashwin Siddharth Vairgad, 3. Shri. Pravin Natthuji Rahat and 4. Shri. Pratik Rajsh Saraogi.**

The report reflecting the flow of the title of the owner/company on the said land is enclosed herewith as annexure.

NISHANT V POTDAR ADVOCATE

Encl. Annexure

Date : 09.01.2024

Nishant V Potdar
Advocate

NISHANT V. POTDAR
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Format – A
(Circular No. 28/2021)
FLOW OF THE TITLE OF THE SAID LAND

TRACING OF TITLE
(History of Khasra No. 40/1 admeasuring 1.87)
ORIGINAL OWNERSHIP
Deaths of Shri. Sadashiv Tumaji Bhoyar and Smt. Premlata Sadashiv Bhoyar

1. It seen from the records as well as on the basis of documents supplied to me for verification, originally land of Khasra No.40/1 admeasuring 1.87 H.R. was belonged to and mutated in the name of Shri. Sadashiv Tumaji Bhoyar, I have verified Seven Twelve Extract for the year 1990-1991. Thereafter, Shri. Sadashiv Tumaji Bhoyar and his wife Smt. Premlata Sadashiv Bhoyar was died on 27.08.1999 and 08.03.1993 respectively and after their deaths said property has devolved upon their legal heirs namely 1. Shri Sandeep Sadashiv Bhoyar, 2. Smt. Sandhya Padmakar Bhagole, 3. Smt. Saroj Prakash Janjal and 4.Smt. Seema Avinash Nivruti and their names have been duly mutated in the record of rights i.e. Seven Twelve extract. ***I have verified Ferfar Panji No. 127 with respect to that.***

Relinquishment Deed in the names of Smt. Saroj Prakash Janjal and Shri. Sandeep Sadashiv Bhoyar

2. Thereafter, Smt. Sandhya Padmakar Bhagole and Smt. Seema Avinash Nivruti have relinquished their respective rights from the said property/land in favour of Smt. Saroj Prakash Janjal and Shri. Sandeep Sadashiv Bhoyar by virtue of *Relinquishment Deed dated 04.09.1999*, and the same is duly registered with the Sub Registrar Office, Nagpur Gramin in Book No. 1 at Sr. No. 2502. ***Copy of the same is not supplied to me hence I could not verify the same however on the basis of said Deed, Revenue Authority has took mutation with respect to that. I have verified Ferfar Panji No.128 with respect to that.***

Conversion of Land from Class-II to Class-I

3. It is submitted that land of Khasra No. 40/1 admeasuring 1.87 HR. and Khasra No. 40/2, admeasuring 1.01 H.R. has been converted from Class- II to Class- I by virtue of an **Order dated 16.09.2006** passed by the S.D.O Nagpur in Revenue Case No. 15/LND-18/2005-06. ***I have verified Ferfar Panji No.142 with respect to that.***

Sale Deed in the name of M/s Jagdamba Township Pvt. Ltd. Through its Director Shri. Vishal Nanaji Kondawar
(In respect of Khasra No. 40/1, admeasuring 1.87 H. R.)

4. Thereafter, Smt. Saroj Prakash Janjal and Shri. Sandeep Sadashiv Bhoyar have sold said Khasra No. 40/1, admeasuring 1.87 H. R. of Mouza-Mohgaon to M/s Jagdamba Township Pvt. Ltd. Through its Director Shri. Rajendra /shivkishan Agrawal by virtue of **Sale Deed dated 25.09.2006**, and the same is duly registered with the Sub Registrar Office, Nagpur- 10 in Book No. 1 at Sr. No. 4693. ***I have verified Ferfar Panji No.167 with respect to that.*** **I have verified Seven-Twelve extract for the year 1994-1995.** *I have verified Original Deed on 29.12.2023.*

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(History of Khasra No. 40/2 admeasuring 1.01 HR)

ORIGINAL OWNERSHIP

1. It seen from the records as well as on the basis of documents supplied to me for verification, originally land of Khasra No. 40/2 admeasuring 1.01 H.R. was belonged to and mutated in the name of Shri. Jagan Maroti Wankhede. **I have verified Seven-Twelve extract for the year 1991-1992. *Thereafter said land has been transferred by* Shri. Jagan Maroti Wankhede in favour of *Shri. Prakash Krushnarao Janjal and Shri. Sandeep Sadashiv Bhoyar. However copy of the same is not supplied to me and Ferfar Panji regarding the same is also not available with the Revenue Authority however names of Shri. Prakash Krushnarao Janjal and Shri. Sandeep Sadashiv Bhoyar has been duly mutated in the record of right in respect of Kh.No.40/2 by virtue of Ferfar Panji No.18 dated 13.12.1991.***

Conversion of Land from Class-II to Class-I

2. It is submitted that land of Khasra No. 40/1 admeasuring 1.87 HR. and Khasra No. 40/2, admeasuring 1.01 H.R. has been converted from Class- II to Class- I by virtue of an **Order dated 16.09.2006** passed by the S.D.O Nagpur in Revenue Case No. 15/LND-18/2005-06. ***I have verified Ferfar Panji No.142 with respect to that.***

Sale Deed in the name of M/s Jagdamba Township Pvt. Ltd. Through its Director Shri. Vishal Nanaji Kondawar

(In respect of Khasra No. 40/2, admeasuring 1.01 H. R.)

3. Thereafter, Shri. Prakash Krushnarao Janjal and Shri. Sandeep Sadashiv Bhoyar have sold said Khasra No. 40/2, admeasuring 1.01 H. R. of Mouza-Mohgaon to M/s Jagdamba Township Pvt. Ltd. through its Director Shri. Vishal Nanaji Kondawar by virtue of **Sale Deed dated 25.09.2006**, and the same is duly registered with the Sub Registrar Office, Nagpur- 10 in Book No. 1 at Sr. No. 4694. ***I have verified Ferfar Panji No.165 with respect to that.*** **I have verified Seven-Twelve extract for the year 1996-1997.** *I have verified Original Deed on 29.12.2023.*

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(History of Khasra No. 41 admeasuring 2.56 HR)

ORIGINAL OWNERSHIP

1. It is seen from the records as well as on the basis of documents supplied to me, originally land bearing old Khasra No. 73/1 total admeasuring 2.63 H.R. of Mouza-Mohgaon was belonged to and mutated in the name of Shri. Sheshrao Vithodaji Tekade. ***I have verified Seven Twelve Extract for the year 1977-1978.***

Resurvey and Re-measurement & Ekatrikaran

2. It is submitted that, thereafter, during the time, resurvey and re-measurement has been conducted by the revenue authority and after completing all formalities, said land of Khasra No. 73/1, admeasuring 2.63 H.R. has been renumbered as new Khasra No. 79, admeasuring 2.56 H.R. and name of Shri. Sheshrao Vithodaji Tekade was continued as the owner of the said property. Further due to Ekatrikaran, said Kh.No.79 has been re numbered as new Khasra No. 41 admeasuring about 2.56 HR and name of Shri. Sheshrao Vithodaji Tekade was continued as the owner of the said property. ***I have verified Old Seven Twelve Extract with respect to that and also verified Seven Twelve Extract for the year 1990-1991.***

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Conversion of Land from Class-II to Class-I

3. It is submitted that land of Khasra No. 41 admeasuring 2.56 HR. and Khasra No. 56/2, admeasuring 1.03 H.R. has been converted from Class- II to Class- I by virtue of an **Order dated 27.04.2006 passed by the S.D.O Nagpur in Revenue Case No. 600/LND-18/2005-06.** ***I have verified Ferfar Panji No.116 with respect to that.***

Sale Deed in the name of M/s Jagdamba Township Pvt. Ltd. Through its Director Shri. Vishal Nanaji Kondawar

(In respect of Khasra No. 41, admeasuring 2.56 H. R.)

4. Thereafter, Shri. Sheshrao Vithodaji Tekade has sold said Khasra No. 41, admeasuring 2.56 H. R. of Mouza-Mohgaon to M/s Jagdamba Township Pvt. Ltd. Through its Director Shri. Satishkumar Lakhamichand Jain by virtue of **Sale Deed dated 15.09.2006**, and the same is duly registered with the Sub Registrar Office, Nagpur- 10 in Book No. 1 at Sr. No. 4578. ***I have verified Ferfar Panji No.151 with respect to that.*** **I have verified Seven-Twelve extract for the year 1995-1996.** *I have verified Original Deed on 29.12.2023.*

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(History of Khasra No. 42/2 admeasuring 4.45 HR)

ORIGINAL OWNERSHIP

1. It is seen from the records as well as on the basis of documents supplied to me, originally land bearing old Khasra No. 72/1 total admeasuring 6.56 H.R. of Mouza-Mohgaon was belonged to and mutated in the names of Shri. Mahadeo Durgaprasad Tiwari and Shri. Murlidhar Mahadeo Tiwari. ***I have verified Seven Twelve Extract for the year 1977-1978.***

Resurvey, Re-measurement & Ekatrikaran

2. It is submitted that, thereafter, during the time, resurvey and re-measurement has been conducted by the revenue authority and after completing all formalities, said land of Khasra No. 72/1, admeasuring 6.56 H.R. has been renumbered as new Khasra No. 81, admeasuring 6.56 H.R. and only name of Shri. Mahadeo Durgaprasad Tiwari was continued as the owner of the said property. Further due to Ekatrikaran, said land of Khasra No. 81, admeasuring 6.56 H.R. has been re numbered as new Khasra No. 42 admeasuring about 6.56 HR name of Shri. Mahadeo Durgaprasad Tiwari was continued as the owner of the said property. ***I have verified Old Seven Twelve Extract and Seven twelve extract for the year 1991.***

Deaths of Shri. Mahadeo Durgaprasad Tiwari and Smt. Ramrati Mahadeo Tiwari

3. Thereafter, Shri. Mahadeo Durgaprasad Tiwari and his wife Smt. Ramrati Mahadeo Tiwari was died on 01.06.1988 and 10.02.2004 respectively and after their deaths said property/land has devolved upon their legal heirs namely 1. Shri. Murlidhar Mahadeo Tiwari, 2. Smt. Sunita Yagynarayan Shukla, 3. Smt. Sadhna Rakeshratan Shukla, 4. Smt. Savita Gopichand Mishra and 5. Smt. Sarita Dhananjay Mishra and their names have been duly mutated in the record of rights i.e. Seven Twelve extract. ***I have verified Ferfar Panji No. 121 with respect to that.***

Power of Attorney in the name of Shri. Murlidhar Mahadeo Tiwari

4. It is further relevant that, Smt. Sunita Yajnarayan Shukla has execute **Notarized Power of Attorney dated 25.03.2006** in favour of Shri. Murlidhar Mahadeo Tiwari regarding sign and execution in respect of said Property.

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Power of Attorney in the name of Shri. Murlidhar Mahadeo Tiwari

5. It is further relevant that, Smt. Sadhna Rakeshratan Shukla has execute **Notarized Power of Attorney dated 25.03.2006** in favour of Shri. Murlidhar Mahadeo Tiwari regarding sign and execution in respect of said Property

Power of Attorney in the name of Shri. Murlidhar Mahadeo Tiwari

6. It is further relevant that, Smt. Savita Gopichand Mishra has execute **Power of Attorney dated 28.03.2006** in favour of Shri. Murlidhar Mahadeo Tiwari regarding sign and execution in respect of said Property and the same is duly registered with the Sub Registrar Office, Nagpur- 8 in Book No. 4 at Sr. No. 1815.

Power of Attorney in the name of Shri. Murlidhar Mahadeo Tiwari

7. It is further relevant that, Smt. Sarita Dhananjay Mishra has execute **Power of Attorney dated 28.03.2006** in favour of Shri. Murlidhar Mahadeo Tiwari regarding sign and execution in respect of said Property and the same is duly registered with the Sub Registrar Office, Nagpur- 8 in Book No. 4 at Sr. No. 1816.

Sale Deed in the name of M/s Ashtavinayak Developers
(In respect of land admeasuring 4.45 H.R. of Khasra No. 42 out of the entire land admeasuring 6.56 H.R.)

8. Thereafter, 1. Shri. Murlidhar Mahadeo Tiwari, 2. Smt. Sunita Yajnarayan Shukla, 3. Smt. Sadhna Rakeshratan Shukla, 4. Smt. Savita Gopichand Mishra and 5. Smt. Sarita Dhananjay Mishra (No.2 to No.4) through Power of Attorney holder Shri. Murlidhar Mahadeo Tiwari have sold land admeasuring 4.45 H.R. from and out of Khasra No. 42 admeasuring 6.56 H.R. to M/s Ashtavinayak Developers acting through Partner Shri. Girish Motilal Jaiswal by virtue of **Sale Deed dated 31.03.2006**, and the same is duly registered with the Sub Registrar Office, Nagpur- 7 in Book No. 1 at Sr. No. 1463. ***I have verified Ferfar Panji No.122 with respect to that.*** *I have verified Original Deed on 29.12.2023.*

Sale Deed in the name of M/s Om Shiv Real Estate and Land Developers
(In respect of land admeasuring 2.11 H.R. of Khasra No. 42 out of the entire land admeasuring 6.56 H.R.) [Entry Is not relevant for the present Kh.No.42/2]

9. *Thereafter, 1. Shri. Murlidhar Mahadeo Tiwari, 2. Smt. Sunita Yajnarayan Shukla, 3. Smt. Sadhna Rakeshratan Shukla, 4. Smt. Savita Gopichand Mishra and 5. Smt. Sarita Dhananjay Mishra through Power of Attorney holder Shri. Murlidhar Mahadeo Tiwari have sold land admeasuring 2.11 H.R. of Khasra No. 42 out of the entire land admeasuring 6.56 H.R. of Mouza-Mohgaon to M/s Om Shiv Real Estate and Land Developers by virtue of* ***Sale Deed dated 31.03.2006****, and the same is duly registered with the Sub Registrar Office, Nagpur- 7 in Book No. 1 at Sr. No. 1464. That after execution of said Deed, land admeasuring 4.45 HR has been renumbered as Khasra No. 42/1.* ***I have verified Ferfar Panji No.141 with respect to that.***

Sale Deed in the name of M/s Jagdamba Township Pvt. Ltd. Through its Director Shri. Gopal Laxmanrao Kondawar
(In respect of Remaining land admeasuring 4.45 H.R. of Khasra No. 42)

10. Thereafter, M/s Ashtavinayak Developers acting through Partner Shri. Girish Motilal Jaiswal has sold land admeasuring 4.45 H.R. of Khasra No. 42 of Mouza-Mohgaon to M/s Jagdamba Township Pvt. Ltd. Through its Director Shri. Gopal Laxmanrao Kondawar by virtue of **Sale Deed dated 26.04.2006**, and the same

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is duly registered with the Sub Registrar Office, Nagpur- 7 in Book No. 1 at Sr. No. 1903 on 27.04.2006. *That after execution of said Deed, land admeasuring 4.45 HR has been renumbered as Khasra No. 42/2.* ***I have verified Ferfar Panji No.123 with respect to that.*** **I have verified Seven-Twelve extract for the year 2006-2007.** *I have verified Original Deed on 29.12.2023.*

(History of Khasra No. 42/3 admeasuring 1.21 HR)

ORIGINAL OWNERSHIP

11. It is seen from the records as well as on the basis of documents supplied to me, originally land bearing old Khasra No. 72/1 total admeasuring 6.56 H.R. of Mouza-Mohgaon was belonged to and mutated in the names of Shri. Mahadeo Durgaprasad Tiwari and Shri. Murlidhar Mahadeo Tiwari. ***I have verified Seven Twelve Extract for the year 1977-1978.***

Resurvey, Re-measurement & Ekatrikaran

12. It is submitted that, thereafter, during the time, resurvey and re-measurement has been conducted by the revenue authority and after completing all formalities, said land of Khasra No. 72/1, admeasuring 6.56 H.R. has been renumbered as new Khasra No. 81, admeasuring 6.56 H.R. and only name of Shri. Mahadeo Durgaprasad Tiwari was continued as the owner of the said property. Further due to Ekatrikaran, said land of Khasra No. 81, admeasuring 6.56 H.R. has been re numbered as new Khasra No. 42 admeasuring about 6.56 HR name of Shri. Mahadeo Durgaprasad Tiwari was continued as the owner of the said property. ***I have verified Old Seven Twelve Extract and Seven twelve extract for the year 1991.***

Deaths of Shri. Mahadeo Durgaprasad Tiwari and Smt. Ramrati Mahadeo Tiwari

13. Thereafter, Shri. Mahadeo Durgaprasad Tiwari and his wife Smt. Ramrati Mahadeo Tiwari was died on 01.06.1988 and 10.02.2004 respectively and after their deaths said property/land has devolved upon their legal heirs namely 1. Shri. Murlidhar Mahadeo Tiwari, 2. Smt. Sunita Yagynarayan Shukla, 3. Smt. Sadhna Rakeshratan Shukla, 4. Smt. Savita Gopichand Mishra and 5. Smt. Sarita Dhananjay Mishra and their names have been duly mutated in the record of rights i.e. Seven Twelve extract. ***I have verified Ferfar Panji No. 121 with respect to that.***

Power of Attorney in the name of Shri. Murlidhar Mahadeo Tiwari

14. It is further relevant that, Smt. Sunita Yajnarayan Shukla has execute **Notarized Power of Attorney dated 25.03.2006** in favour of Shri. Murlidhar Mahadeo Tiwari regarding sign and execution in respect of said Property.

Power of Attorney in the name of Shri. Murlidhar Mahadeo Tiwari

15. It is further relevant that, Smt. Sadhna Rakeshratan Shukla has execute **Notarized Power of Attorney dated 25.03.2006** in favour of Shri. Murlidhar Mahadeo Tiwari regarding sign and execution in respect of said Property

Power of Attorney in the name of Shri. Murlidhar Mahadeo Tiwari

16. It is further relevant that, Smt. Savita Gopichand Mishra has execute **Power of Attorney dated 28.03.2006** in favour of Shri. Murlidhar Mahadeo Tiwari regarding sign and execution in respect of said Property and the same is duly registered with the Sub Registrar Office, Nagpur- 8 in Book No. 4 at Sr. No. 1815.

NISHANT V. POTDAR * ADVOCATE *

NISHANT V. POTDAR
ADVOCATE
OFFICE: FS-131, Shriman Palace, Lokmat Square, Beside Mount Carmel Primary School, Dhantoli, Nagpur-440010.
Mob. 9373491513, 9923002964, (O) 0712-2451743, Mail ID :- nishant.potdar1976@gmail.com

Power of Attorney in the name of Shri. Murlidhar Mahadeo Tiwari

17. It is further relevant that, Smt. Sarita Dhananjay Mishra has execute **Power of Attorney dated 28.03.2006** in favour of Shri. Murlidhar Mahadeo Tiwari regarding sign and execution in respect of said Property and the same is duly registered with the Sub Registrar Office, Nagpur- 8 in Book No. 4 at Sr. No. 1816.

Sale Deed in the name of M/s Om Shiv Real Estate and Land Developers (In respect of land admeasuring 2.11 H.R. of Khasra No. 42 out of the entire land admeasuring 6.56 H.R.)

18. Thereafter, 1. Shri. Murlidhar Mahadeo Tiwari, 2. Smt. Sunita Yajnarayan Shukla, 3. Smt. Sadhna Rakeshratan Shukla, 4. Smt. Savita Gopichand Mishra and 5. Smt. Sarita Dhananjay Mishra through Power of Attorney holder Shri. Murlidhar Mahadeo Tiwari have sold land admeasuring 2.11 H.R. of Khasra No. 42 out of the entire land admeasuring 6.56 H.R. of Mouza-Mohgaon to M/s Om Shiv Real Estate and Land Developers by virtue of **Sale Deed dated 31.03.2006**, and the same is duly registered with the Sub Registrar Office, Nagpur- 7 in Book No. 1 at Sr. No. 1464. That after execution of said Deed, land admeasuring 4.45 HR has been renumbered as Khasra No. 42/1. **I have verified Ferfar Panji No.141 with respect to that.** *I have verified Certified Copy on 29.12.2023*

Sale Deed in the name of Shri. Rakesh Shankarrao Satpute (In respect of Western portion land admeasuring 1.21 H.R. of Khasra No. 42/1 out of the entire land admeasuring 2.11 H.R.)

19. Thereafter, M/s Om Shiv Real Estate and Land Developers through its properties has sold *Western portion land admeasuring 1.21 H.R. of Khasra No. 42/1 out of the entire land admeasuring 2.11 H.R. of Mouza-Mohgaon* to Shri. Rakesh Shankarrao Satpute by virtue of **Sale Deed dated 30.08.2007**, and the same is duly registered with the Sub- Registrar Office, Nagpur- 7 in Book No. 1 at Sr. No. 5311 on even ate. ***I have verified Ferfar Panji No.435 with respect to that.*** *I have verified Original Certified Copy on 29.12.2023. (said Deed has been executed on the basis of PDC hence ensure the said cheques has been duly honored). Original Deed is required if not available then advisable to publish paper advertisement in News Paper*

Sale Deed in the name of M/s Jagdamba Township Pvt. Ltd. Through its Director Shri. Rajendra Shivkishan Agrawal (In respect of Western Portion land admeasuring 1.21 H.R. of Khasra No. 42/1 out of the entire land admeasuring 2.11 H.R.)

20. Thereafter, Shri. Rakesh Shankarrao Satpute has sold *Western portion land admeasuring 1.21 H.R. of Khasra No. 42/1* out of the entire land admeasuring 2.11 H.R. of Mouza-Mohgaon to M/s Jagdamba Township Pvt. Ltd. Through its Director Shri. Rajendra Shivkishan Agrawal by virtue of **Sale Deed dated 26.09.2007**, and the same is duly registered with the Sub Registrar Office, Nagpur- 7 in Book No. 1 at Sr. No. 5725 on even date. *That after execution of said Deed, land admeasuring 1.21 HR has been renumbered as Khasra No. 42/3*. ***I have verified Ferfar Panji No. 436 with respect to that.*** **I have verified Seven-Twelve extract for the year 2013-2014.** *I have verified Original Deed on 29.12.2023.*

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NISHANT V. POTDAR ADVOCATE