

**NISHANT V. POTDAR
ADVOCATE**

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

Dated: 27.01.2025

LEGAL TITLE REPORT
Format - A
(Circular No. 28/2021)

TO,
MAHARERA
NAGPUR DIVISION NAGPUR

SUBJECT : Title clearance Certificate with respect to property i.e. (1) All that piece and parcel of Agricultural land bearing Khasra No. 104 admeasuring about 3.88 H.R., of Mouza-KARLI(WANERI), (2) All that piece and parcel of Agricultural land bearing Northern Portion of land Khasra No. 109 admeasuring about 7.29 H.R., of Mouza-KARLI(WANERI), (3) All that piece and parcel of Agricultural land bearing Southern Portion of land Khasra No. 110/1 admeasuring about 1.38 H.R. out of 3.95 H.R., of Mouza-KARLI(WANERI), (4) All that piece and parcel of Agricultural land bearing Khasra No. 117 admeasuring about 0.98 H.R., of Mouza-KARLI, (5) All that piece and parcel of Agricultural land bearing Khasra No. 118 admeasuring about 1.20 H.R., of Mouza-KARLI, (6) All that piece and parcel of Agricultural land bearing Khasra No. 120 admeasuring about 1.93 H.R. out of 2.03 H.R., of Mouza-KARLI, situate within the limits of Grampanchayat Kalmeshwar, Tah. Dist.Nagpur.

I have investigated the title of the said plot on the request, MR. PRAVIN WAMANRAOJI BHOYAR and verify following documents i.e.:-

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

SCHEDULE OF PROPERTY-A
(in respect of land of Kh. No.104)

All that piece and parcel of Agricultural land bearing Khasra No. 104 admeasuring about 3.88 H.R., of Mouza-KARLI(WANERI), P.H. No. 24 , situated within the Grampanchayat Limits of Karli, Tahsil Kalmeshwar, District Nagpur easementary rights appurtenant and belonging thereto, situate within the limits of Grampanchayat Kalmeshwar, Tah. Dist. Nagpur and bounded as under:

East : Nallah
West : Kh. No.105
North : Kh. No.106
South : Kh. No.101 & Kh. No.102

SCHEDULE OF PROPERTY-B
(in respect of land of Kh. No.109)

All that piece and parcel of Agricultural land bearing Northern Portion of land Khasra No. 109 admeasuring about 7.29 HR., of Mouza-KARLI(WANERI), P.H. No. 24 , situated within the Grampanchayat Limits of Karli(waneri), Tahsil Kalmeshwar, District Nagpur easementary rights appurtenant and belonging thereto, situate within the limits of Grampanchayat Kalmeshwar, Tah. Dist. Nagpur and bounded as under:

East : Kh. No.110
West : Kh. No.124
North : Kh. Nos.123 & 118
South : Kh. No.109



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SCHEDULE OF PROPERTY-C
(in respect of land of Kh. No.110/1)

All that piece and parcel of Agricultural land bearing Khasra No. 110/1 admeasuring about 1.38 H.R. out of 3.95 H.R., of Mouza-KARLI(WANERI), P.H. No. 24, situated within the Grampanchayat Limits of Karli, Tahsil Kalmeshwar, District Nagpur easementary rights appurtenant and belonging thereto, situate within the limits of Grampanchayat Kalmeshwar, Tah. Dist. Nagpur and bounded as under:

East : Land of Kh. No.111 & 117
West : Land of Kh. No.98
North : Land of Kh No.109 &110
South : Land out of Kh No.110/1

SCHEDULE OF PROPERTY-D
(in respect of land of Kh. No.117)

All that piece and parcel of Agricultural land bearing Khasra No. 117 admeasuring about 0.98 H.R., of Mouza-KARLI, P.H. No. 24, situated within the Grampanchayat Limits of Karli, Tahsil Kalmeshwar, District Nagpur easementary rights appurtenant and belonging thereto, situate within the limits of Grampanchayat Kalmeshwar, Tah. Dist. Nagpur and bounded as under:

East : Land of Kh. No.119 and Pandhan
West : Land of Kh. No.110
North : Land of Kh. No.118
South : Land of Kh. No.111

SCHEDULE OF PROPERTY-E
(in respect of land of Kh. No.118)

All that piece and parcel of Agricultural land bearing Khasra No.118 admeasuring about 1.20 H.R., of Mouza-KARLI, P.H. No. 24, situated within the Grampanchayat Limits of Karli, Tahsil Kalmeshwar, District Nagpur easementary rights appurtenant and belonging thereto, situate within the limits of Grampanchayat Kalmeshwar, Tah. Dist. Nagpur and bounded as under:

East : Land of Kh. No.119 & 120
West : Land of Kh. No.110
North : Land of Kh. No.123
South : Land of Kh. No.117

SCHEDULE OF PROPERTY-F
(in respect of land of Kh. No.120)

All that piece and parcel of Non Agricultural land bearing Khasra No. 120/1 admeasuring about 1.93 H.R., of Mouza-KARLI, P.H. No. 24, situated within the Grampanchayat Limits of Karli(waneri), Tahsil Kalmeshwar, District Nagpur easementary rights appurtenant and belonging thereto, situate within the limits of Grampanchayat Kalmeshwar, Tah. Dist. Nagpur and bounded as under:

East : Ketapar-Kalambi Road
West : Kh. No.123
North : Kh. No.121
South : Kh. No.119



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2. The documents of the Properties :-

Document regarding Land of Kh. No.104

- Adhikar Abhilekh Panji in the year 1954-55
- Seven Twelve Extract in the year 1976-77
- Seven-Twelve Extract in the year 1989-90
- Ferfar Panji No.122 regarding death of Shri. Warlu Thakare
- Ferfar Panji No.31
- Ferfar Panji No.181 & Photocopy of Sale Deed dt.04.04.1985 Sr No.199
- Ferfar Panji No.424 & Photocopy of Sale Deed dt.15.05.1998 Sr No. (P)99
- Ferfar Panji No.430 & Photocopy of Sale Deed dt.17.05.2005 Sr No.913
- Ferfar Panji No.574 & Photocopy of Sale Deed dt.27.11.2008 Sr No.1881
- Ferfar Panji No.1049 & Photocopy of Sale Deed dt.03.10.2022 Sr No.2241

Document regarding Land of Kh. No.109

- Adhikar Abhilekh Panji in the year 1954-55
- Seven-Twelve Extract in the year 1976-77
- Ferfar Panji No.42 regarding Death of Shri. Pandurang Thakare
- Ferfar Panji No.81 regarding Sale Deed dt.03.09.1991 Sr No.4275
- Ferfar Panji No.86 & Photocopy Sale Deed dt.28.11.1991 Sr No.905(P)
- Photocopy of Power of Attorney dt. 21.06.2003
- Ferfar Panji No.408 & Photocopy Sale Deed dt.28.09.2004 Sr No.1367
- Photocopy of Power of Attorney dt.15.01.2011
- Ferfar Panji No.653 & Photocopy Sale Deed dt.31.07.2014 Sr No.1674
- Ferfar Panji No. 654 & Photocopy Sale Deed dt.31.07.2014 Sr No.1673
- Ferfar Panji No.715 & Photocopy Sale Deed dt.06.06.2015 Sr No.1264
- Photocopy of Power of Attorney dt.03.09.2015
- Ferfar Panji No.814 & Photocopy Sale Deed dt.05.09.2015 Sr No.1832
- Ferfar Panji No.950 & Photocopy Sale Deed dt.08.10.2020 Sr No.1246
- Ferfar Panji No.954 & Photocopy Sale Deed dt.20.10.2020 Sr No.1324
- Ferfar Panji No.998 & Photocopy Sale Deed dt.21.05.2021 Sr No.1026
- Ferfar Panji No.1000 & Original Sale Deed dt.21.05.2021 Sr No.1024
- Original Certificate from Revenue Authority dt.28.06.2023

Document regarding Land of Kh. No.110/1

- Adhikar Abhilekh Panji in the year 1954-55
- Seven-Twelve Extract in the year 1976-77
- Seven Twelve Extract in the year 1979-80
- Ferfar Panji No.112 regarding Death of Shri. Raghoba Dewaji Dehankar
- Ferfar Panji No.920 regarding Death of Shri. Rajeram Ragho Dehankar
- Ferfar Panji No.984 regarding Death of Shri. Ramchandra Ragho Dehankar
- Ferfar Panji No.985 regarding Death of Shri. Namdeo Devaji Dehankar
- Ferfar Panji No.986 regarding Death of Shri. Bapurao Devaji Dehankar
- Ferfar Panji No.141 & Photocopy of Sale Deed dt.11.03.1995 (0.89 HR.) Sr No.227
- Ferfar Panji No.182 & Photocopy of Sale Deed dt.31.03.1995 (0.81 HR.) Sr No.53
- Ferfar Panji No.183 & Photocopy of Sale Deed dt.31.03.1995 (0.24 HR.) Sr No.54
- Ferfar Panji No.184 & Photocopy of Sale Deed dt.31.03.1995 (0.81 HR.) Sr No.55
- Ferfar Panji No.185 regarding Sale Deed dt.31.03.1995 (0.81 HR.) Sr No.52
- Ferfar Panji No.1017 & Original Sale Deed dt.24.09.2021 (3.95 HR.) Sr No.1941



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Document regarding Land of Kh. No.117

- Adhikar Abhilekh Panji i.e. record maintained by the revenue authority for the year 1954-55
- Seven Twelve Extract in the year 1976-77
- Ferfar Panji No.113 regarding Death of Shri. Bakram Fakira Dehankar
- Ferfar Panji No.197 regarding Sale Deed dt.07.07.1997 Sr No.1859
- Ferfar Panji No.388 & Photocopy of Sale Deed dt.06.05.2004 Sr No.735
- Photocopy of General Power of Attorney dt.04.10.2007
- Ferfar Panji No.710 & Photocopy of Sale Deed dt.03.07.2015 Sr No.454
- Ferfar Panji No.975 & Original Sale Deed dt.19.01.2021 Sr No.136

Document regarding Land of Kh. No.118

- Adhikar Abhilekh Panji i.e. record maintained by the revenue authority for the year 1954-55
- Seven Twelve Extract in the year 1976-77
- Ferfar Panji No.103 regarding Death of Shri. Maniram Ramji Dehankar
- Ferfar Panji No.103 regarding Sale Deed dt.19.12.1990 Sr No.867
- Ferfar Panji No.823 regarding Death of Shri. Vasudevrao Nagarao Meshram
- Ferfar Panji No.995 & Photocopy of Sale Deed dt.08.08.2018 Sr No.1710
- Ferfar Panji No.995 & Photocopy of Sale Deed dt.12.04.2021 Sr No.929

Document regarding Land of Kh. No.120

- Adhikar Abhilekh Panji i.e. record maintained by the revenue authority for the year 1954-55
- Seven Twelve Extract in the year 1976-77
- Ferfar Panji No.670 regarding Death of Shri. Madhv Sakham Patil & Smt. Indubai Ghanshyam Thool
- Photocopy of Power of Attorney dt.03.09.2015
- Ferfar Panji No.813 & Photocopy of Sale Deed dt.07.10.2015 Sr No. 1977
- Ferfar Panji No.819 & Photocopy of Sale Deed dt. 29.10.2016 Sr No.2412
- Ferfar Panji No.857 & Photocopy of Sale Deed dt. 11.05.2017 Sr No.975
- Ferfar Panji No.953 & Photocopy of Sale Deed dt.20.10.2020 Sr No.1323
- Ferfar Panji No.1001 & Photocopy of Sale Deed dt.21.05.2021 Sr No.1027

3. Seven Twelve extract (from On Line portal) it revealed that the Present titleholdenname is duly mutated in the record of rights
4. Search report for 30 years from 1993 to 2022
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 **MR. PRAVIN WAMANRAOJI BHOYAR** is clear, marketable and without any encumbrances and having right to develop said property by Sale Deeds.

Owners of the land

➤ **MR. PRAVIN WAMANRAOJI BHOYAR.**

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

Encl. Annexure

Date: 27.01.2025

Nishant V Potdar
Advocate



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FLOW OF THE TITLE OF THE SAID LAND

BRIEF HISTORY OF KH. NO.104

Original Ownership/ Death of Shri. Warlu Thakare

1. It seen from the record as well as documents supplied to me, originally land of Old Khasra No. 22, 23, 26 & 27 admeasuring 3.25 HR, 1.86 HR, 0.02 HR and 0.01 HR (i.e. 3.28 HR & 8.10 Acres) of entire land belonged to and mutated in the names of 1. Shri. Rama Warlu Thakare, 2. Shri. Balwant Warlu Thakare, 3. Mast. Ramkrushna Warlu Thakare through his Natural Guardian Smt. Gangu Warlu Thakare (Mother) and 4. Smt. Gangu Warlu Thakare, who acquired the same as an ancestral property after death of Warlu Thakare. *I have verified Adhikar Abhilekh Panji (Record maintained by the Revenue Authority for period of 1954-55 to 1976-1977) with respect to that. I have verified Seven Twelve Extract for the year 1976 -1977.*

Sale Deed in the name of Shri. Manohar Fakira Satpute

2. Thereafter, 1. Shri. Narayan Ramaji Thakare, 2. Shri. Dadarao Ramaji Thakare, 3. Shri. Vasanta Ramaji Thakare, 4. Shri. Suresh Ramaji Thakare, 5. Shri. Ramaji Warlu Thakare, 6. Shri. Balwant Warlu Thakare, 7. Ramkrushna Warlu Thakare and 8. Smt. Gangu Warlu Thakare have sold land of Kh.No.22, 23, 26 & 27/3 total admeasuring 3.28 HR. to Shri. Manohar Fakira Satpute by virtue of Sale Deed dt.05.02.1980, which is duly registered with the Sub-Registrar Office in Book No. 1, at Sr. No. 1/491. *Copy of the same is not supplied to me however Revenue authority has took mutation regarding the same by virtue of Ferfar Panji No.31. I have verified Ferfar Panji No.31.*

Sale Deed in the name of Smt. Kalavati Kamlakar Chaudhari

[Regarding Kh.No.22 & 23]

3. Thereafter, Shri. Manohar Fakira Satpute has sold land of Kh. No.22 & 23 admeasuring 3.25 HR. to Smt. Kalavati Kamlakar Chaudhari by virtue of Sale Deed dt.04.04.1985 which is duly registered with the Sub-Registrar Office Kalmeshwar in Book No. 1, at Sr. No. 199. *I have verified Ferfar Panji No.181.*

Re survey and Re measurement

4. It is submitted that, during the time, resurvey and re measurement had been done by the revenue authority and due to that land of old Kh. No. 22 & 23, admeasuring 3.25 HR. has been renumbered as new Khasra No. 104 admeasuring 3.88 HR. and said land has been continued in the ownership of Smt. Kalavati Kamlakar Chaudhari. *I have Verified Seven-Twelve Extract in the year 1989-90 with respect to that effect.*

Conversion of land from Class-II to Class-I

5. It is submitted that, by virtue of an order dated 19.04.2005 passed by the SDO, Sawner in Revenue Case No.262/LND-18-2004-2005, the said Khasra No.104 admeasuring 3.88 HR has been converted from Class-II to Class-I. *I have verified Ferfar Panji No. 424 with respect to that.*

Sale Deed in the name of Shri. Sudama Ramadhar Awasthi and arun Ramadhar Awasthi

6. Thereafter, Smt. Kalavati Kamlakar Chaudhari has sold land admeasuring 3.88 HR. of Kh. No.104 to Shri. Sudama Ramadhar Awasthi and Arun Ramadhar Awasthi by virtue of Sale Deed dt.15.05.1998 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, of its Vol. No.199 at Sr. No. (P) 99 Reg. No.99 from pages 257 to 263. *Revenue authority has took mutation regarding the same by virtue of Ferfar Panji No.425. I have verified Ferfar Panji No.425 with respect to that.*



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Sale Deed in the name of Smt. Vimal Shankarao Rode

7. Thereafter, Shri. Sudama Ramadhar Awasthi and Arun Ramadhar Awasthi have sold land of Khasra No.104 admeasuring 3.88 HR to Smt. Vimal Shankarao Rode by virtue of Sale Deed dt.17.05.2005 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 913. *Revenue authority has took mutation regarding the same by virtue of Ferfar Panji No.430. I have verified Ferfar Panji No.430 with respect to that.*

Sale Deed in the name of Shri. Gurubhau Visanaji Nardelwar

8. Thereafter, Smt. Vimal Shankarao Rode has sold land of Khasra No.104 admeasuring 3.88 HR to Shri.. Gurubhau Visanaji Nardelwar by virtue of Sale Deed dt.27.11.2008 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 1881. *Revenue authority has took mutation regarding the same by virtue of Ferfar Panji No.574. I have verified Ferfar Panji No.574 with respect to that.*

Sale Deed in the name of Shri. Pravin Bhoyar

9. Thereafter, Shri.. Gurubhau Visanaji Nardelwar has sold the said Khasra land No.104 admeasuring 3.88 HR to Shri.Pravin Wamanrao Bhoyar by virtue of Sale Deed dt.03.10.2022 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 2241. *Revenue authority has took mutation regarding the same by virtue of Ferfar Panji No.1049. I have verified Ferfar Panji No.1049 with respect to that.I have verified Original Deed on 11.03.2024.*

10. *It is submitted that, I have verified original sale deed dt.03.10.2022 in the name of present title holder however rest of the chain title deeds i.e. sale dt.05.02.1980, Sale Deed dt.04.04.1985, Sale Deed dt.15.05.1998, Sale Deed dt.17.05.2005 & Sale Deed dt.27.11.2008 are not available with the present title holder however name of the present title holder is duly mutated in the records of right, hence as per my opinion it is advisable to publish paper publication regarding non availability of above mentioned sale deeds.*

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BRIEF HISTORY OF KH. NO.109

Original Ownership

Death of Shri. Pandurang Thakare

1. It seen from the record as well as documents supplied to me, originally land of Old Kh. No.21, 50 and 51 admeasuring 4.95 HR, 3.93 HR and 2.67 HR respectively thus total admeasuring 11.55 HR i.e.28.54 Acres was belonged to and mutated in the names of Smt. Jani Pandurang Thakare, Shri. Daulat Pandya Thakare, Smt. Salu Maruti Raut (Wd of deceased Shri. Maruti Pandurang Thakare) and Shri. Shankar Maruti Raut, who acquire the same as an ancestral property after death of Shri. Pandurang Thakare. *I have Verified Adhikar Abhilekh Panji (Record maintained by the Revenue Authority for period of 1954-55 to 1976-1977) with respect to that. I have verified Seven Twelve Extract for the year 1976 -1977.*

Re survey and Re measurement

2. It is submitted that, during the time, resurvey and re measurement had been done by the revenue authority and due to that land of old Kh. No. 21, 50 and 51, admeasuring 4.95 HR, 3.93 HR and 2.67 HR respectively has been renumbered as new Kh. No.106 (old Kh. No.21) and Kh. No.104 (old Kh. No. 50 and 51) admeasuring 5.52 HR and 7.29 HR respectively and said land has been continued in the ownership of land owners. *I have Verified Seven-Twelve Extract for the year 1989-90 with respect to that effect.*



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Sale Deed in the name of Smt. Shakun Devidas Ingole AND Shri. Bandu Madhukar Raut and other 4

3. Thereafter, Smt. Jani Pandurang Thakare, Shri. Daulat Pandya Thakare, Smt. Salu Maruti Thakare (Wd of deceased Shri. Maruti Pandurang Thakare) have sold entire land of Kh. No.106 admeasuring 5.52 HR. and Kh. No. 109 admeasuring 7.29 HR. to Smt. Shakun Devidas Ingole AND Shri. Shankar Maruti Raut, Shri. Bandu Madhukar Raut, Shri. Sanjay Madhukar Raut, Smt. Kamlabai Madhukar Raut, Smt. Indubai (Wd of deceased Shri. Madhukar Raut) and Smt. Radhabai Madhorao Girhe and *revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 77. I have not verified Ferfar Panji No.77 as it is not available with the present title holder and not available with the Revenue Authority and concern incharge of the Record Room has issue Certificate dated 28.06.2003 with respect to that..*

Sale Deed in the name of Shri. Vitthalrao Laxman Pohankar

4. Thereafter, Smt. Shakun Devidas Ingole AND Shri. Bandu Madhukar Raut, Shri. Shankar Maruti Raut, Shri. Sanjay Madhukar Raut, Smt. Kamlabai Madhukar Raut, Smt. Indubai (wd of deceased Shri. Madhukar Raut) have sold entire land of Kh. No.106 admeasuring 5.52 HR. and portion of Kh. No. 109 (dividing by Northern and Southern, Western Portion of said land admeasuring 0.88 HR. out of 7.29 HR. to Shri. Vitthalrao Laxman Pohankar by virtue of Sale Deed dt.03.09.1991 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 4275. Copy of the same Deed isnot supplied to me however *revenue authority has took mutation regarding the same by virtue of Ferfar Panji No.81. I have verified Ferfar Panji No.81 with respect to that.*

Sale Deed in the name of Shri. Shriratan Jamnadas Daga and 5 others (in respect of entire land of Kh. No.109 adm.7.29 HR.)

5. Thereafter, Shri. Vitthalrao Laxman Pohankar (owner of 0.88 HR.) AND Shri. Shankar Maruti Raut, Smt. Radhabai Madhorao Girhe, Shri. Bandu Madhukar Raut, Shri. Sanjay Madhukar Raut, Smt. Kamlabai Madhukar Raut, Smt. Indubai Madhukar Raut (Owners of land admeasuring 6.41 HR. which is left remained after execution of sale deed in the name of Shri. Vitthalrao Laxman Pohankar) have sold the entire land of Kh. No.109 adm. 7.29 HR. to 1. Shri. Shriratan Jamnadas Daga, 2. Shri. Shivratan Jamnadas Daga, 3. Shri. Suryaratan Jamnadas Daga, 4. Smt. Ashabai Shriratan Daga, 5. Smt. Sudhabai Shivratan Daga, 6. Smt. Ushabai Suryaratan Daga by virtue of Sale Deed dt.28.11.1991 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 905(P) on even date and *revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 86. I have verified Ferfar Panji No.86 with respect to that.*

Conversion of land from Class-II to Class-I

6. It is submitted that, by virtue of an order dated 30.05.2003 passed by the SDO, Sawner in Revenue Case No.442/LND-18-2002-2003, the said Khasra No.109 admeasuring 7.29 HR has been converted from Class-II to Class-I and *revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 356.*

Death of Smt. Ashabai Shriratan Daga

7. Thereafter, Smt. Ashabai Shriratan Daga has left for heavenly abode on 18.06.2002 and after her death her share from the said land has been devolved upon her legal heirs namely 1. Shri. Adarsh Shriratan Daga and Shri. Vivek Shriratan Daga and they became absolute and joint owners of her share of land in said khasra land. *Revenue authority has took mutation regarding the same by virtue of Ferfar Panji No.359.I have verified Ferfar Panji No. 359 with respect to that.*



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Special Power of Attorney in the name of Shri. Adarsh Shriratan Daga and other 2

8. Thereafter, 1. Shri. Shriratan Jamnadas Daga, 2. Shri. Shivratan Jamnadas Daga, 3. Shri. Suryaratan Jamnadas Daga, 4. Smt. Sudhatai Shivratan Daga and 5. Smt. Ushabai Suryaratan Daga have executed **Special Power of Attorney dt.20.06.2003** in favour of Shri. Adarsh Shriratan Daga, Shri. Saurabh Shivratan Daga and Shri. Piyush Suryaratan Daga which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 4, at Sr. No. 2715 On 21.06.2003.

Sale Deed in the name of Shri. Shashvat Dilipsingh Ikhape
(in respect of Kh. No.109 adm.7.29 HR.)

9. Thereafter, 1. Shri. Shriratan Jamnadas Daga, 2. Shri. Shivratan Jamnadas Daga, 3. Shri. Suryaratan Jamnadas Daga, 4. Smt. Sudhatai Shivratan Daga and 5. Smt. Ushabai Suryaratan Daga through their power of attorney holders Shri. Adarsha Shriratan Daga, Shri. Saurabh Shivratan Daga and Shri. Piyush Suryaratan Daga have sold land of Kh. No.109 adm.7.29 HR. to Shri. Shashvat Dilipsingh Ikhape by virtue of **Sale Deed dt.28.09.2004** which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No.1367 on even date and **revenue authority has taken mutation regarding the same by virtue of Ferfar Panji No. 408**. I have verified Ferfar Panji No.408 with respect to that.

Notarised Power of Attorney in the name of Shri. Vijay Laxmanrao Pawar

10. Thereafter, Shri. Chandrakumar Madhusudan Jajodiya, Smt. Anita Chandrakumar Jajodiya, Smt. Radhadevi Madhusudan Jajodiya and Miss. Anchal Chandrakumar Jajodiya have executed **Power of Attorney dt.12.03.2014** for Purchase Power in favour of Shri. Vijay laxmanrao Pawar which is duly Notarized with Adv. N.V.Kolhatkar with N.R.S. No. A-649/2014.

Sale Deed in the name of Smt. Anita Chandrakumar Jajodiya
(in respect of Southern portion of land of Kh. No.109 adm. 3.64 HR. out of 7.29 HR)

11. Thereafter, Shri. Shashvat Dilipsingh Ikhape has sold Southern Portion of land of Kh. No.109 adm.3.64 HR. out of 7.29 HR. of land to Smt. Anita Chandrakumar Jajodiya through her power of attorney holder Shri. Vijay laxmanrao Pawar by virtue of **Sale Deed dt.31.07.2014** which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 1674 on even date and **revenue authority has taken mutation regarding the same by virtue of Ferfar Panji No. 653**. I have verified Ferfar Panji No.653 with respect to that.

Sale Deed in the name of Shri. Chandrakumar Madhusudan Jajodiya (HUF)
(in respect of Northern portion of land of Kh. No.109 adm. 3.65 HR. out of 7.29 HR)

12. Thereafter, Shri. Sashvat Dilipsingh Ikhape has sold land of Kh. No.109 adm.3.65 HR. out of 7.29 HR. (remaining land) to Shri. Chandrakumar Madhusudan Jajodiya (HUF) through his power of attorney holder Shri. Vijay laxmanrao Pawar by virtue of **Sale Deed dt.31.07.2014** which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 1673 on even date and **revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 654**. I have verified Ferfar Panji No.654 with respect to that.

- Thus by virtue of aforesaid sale deed, Smt. Anita Chandrakumar Jajodiya and Shri. Chandrakumar Madhusudan Jajodiya (HUF) and they became owners of entire land of Kh. No. 109 admeasuring 7.29 HR.



NISHANT V. POTDAR
ADVOCATE

OFFICE: FS-131, Shri.man 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. Vikas Surendraji kejriwal

13. Thereafter, Shri. Chandrakumar Madhusudan Jajodiya has executed Power of Attorney dt.04.10.2007 in favour of Shri. Vikas Surendraji kejriwal which is duly registered with the Sub-Registrar Office, Amravati in Book No. 4, at Sr. No. 2723.

Sale Deed in the name of Smt. Krushna Vivek Modi

(in respect of Northern portion of land of Kh. No.109 adm. 3.65 HR. out of 7.29 HR)

14. Thereafter, Shri. Chandrakumar Madhusudan Jajodiya through his power of attorney holder Shri. Vikas Surendraji kejriwal has sold land of Kh. No.109 adm.3.65 HR. out of 7.29 HR. of land to Smt. Krushna Vivek Modi by virtue of Sale Deed dt.06.06.2015 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 1264 on even date and *revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 715. I have verified Ferfar Panji No.715 with respect to that.*

Power of Attorney in the name of Shri. Aditya Chandrakumar Jajodiya

15. Thereafter, Smt. Anita Chandrakumar Jajodiya and Shri. Chandrakumar Madhusudan Jajodiya has executed Power of Attorney dt.15.01.2011 and 27.05.2011 in respect of their property in favour of Shri. Aditya Chandrakumar Jajodiya which is duly registered with the Sub-Registrar Office, Thane-5 & 2 in Book No. 4, at Sr. No. 55 & 227 respectively.

Power of Attorney in the name of Shri. Mukesh Shyamsundar Agrawal

16. Thereafter, Smt. Aditya Chandrakumar Jajodiya has executed Power of Attorney dt.28.10.2013 in favour of Shri. Mukesh Shyamsundar Agrawal which is duly registered with the Sub-Registrar Office, Thane-1 in Book No. 4, at Sr. No. 8007.

Power of Attorney in the name of Shri. Navratan Mangilal Somani

17. Thereafter, Shri. Sharad Navratan Somani has executed Power of Attorney dt.03.09.2015 for purchase of property in favour of Shri. Navratan Mangilal Somani which is duly registered with the Sub-Registrar Office, Amravati-1 in Book No. 4, at Sr. No. 3305.

Sale Deed in the name of Shri. Sharad Navratan Somani

(in respect of Southern portion of land of Kh. No.109 adm. 3.64 HR. out of 7.29 Hr)

18. Thereafter, Smt. Anita Chandrakumar Jajodiya through her power of attorney holder Shri. Aditya Chandrakumar Jajodiya has sold land of Kh. No.109 adm.3.64 HR. out of 7.29 HR. of land to Shri. Sharad Navratan Somani through his power of attorney holder Shri. Navratan Mangilal Somani by virtue of Sale Deed dt.05.09.2015 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 1832 on even date and *revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 814. I have verified Ferfar Panji No.814 with respect to that.*

Sale Deed in the name of Miss. Surbhi Rajendra Jain

(in respect of Northern portion of land of Kh. No.109 adm. 3.65 HR. out of 7.29 HR)

19. Thereafter, Smt. Krushna Vivek Modi has sold land of Kh. No.109 adm.3.65 HR. out of 7.29 HR. of land to Miss. Surbhi Rajendra Jain by virtue of Sale Deed dt.08.10.2020 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 1246 on even date. And *revenue authority has taken mutation regarding the same by virtue of Ferfar Panji No. 950. I have verified Ferfar Panji No.950 with respect to that. I have verified the Original Deed on 27.07.2023 & I have verified Original Deed on 11.03.2024.*



NISHANT V. POTDAR
ADVOCATE

OFFICE: F5-131, Shri.man Palace, Lokmat Square, Beside Mount Carmel Primary
School, Dhantoli, Nagpur-440010.
Mob. 9373491513, 9923002964, (O) 0712-2451743, Mail ID :- nishant.potdar1976@gmail.com

Sale Deed in the name of Miss. Surbhi Rajendra Jain

(in respect of Southern portion of land of Kh. No.109 adm. 3.64 HR. out of 7.29 HR)

20. Thereafter, Shri. Sharad Navratan Somani through his power of attorney holder Shri.. Navratan Mangilal Somani has sold land of Kh. No.109 adm.3.64 HR. out of 7.29 HR. of land to Miss. Surbhi Rajendra Jain by virtue of Sale Deed dt.20.10.2020 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 1324 on even date and **revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 954. I have verified Ferfar Panji No.954 with respect to that. I have verified the Original Deed on 27.07.2023 & I have verified Original Deed on 11.03.2024..**

➤ Thus by virtue of aforesaid sale deed Miss. Surbhi Rajendra Jain became the owner of entire KH. No.109 admeasuring 7.29 HR.

Power of Attorney in the name of Shri. Yogesh Narayan Shukla

21. Thereafter, Miss. Surbhi Rajendra Jain has executed Power of Attorney dt.31.03.2021 for purchase in favour of Shri. Yogesh Narayan Shukla which is duly registered with the Sub-Registrar Office, Thane-5 in Book No. 4, at Sr. No. 7402.

Sale Deed in the name of Shri. Pravin Wamanrao Bhoyar

22. Thereafter, Miss. Surbhi Rajendra Jain through her power of attorney holder Shri.. Yogesh Narayan Shukla has sold the land of Kh. No.109 adm.3.64 HR. out of 7.29 HR to Shri. Pravin Wamanrao Bhoyar by virtue of Sale Deed dt.31.03.2021 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 1026 registered on dt.21.05.2021 and **revenue authority has taken mutation regarding the same by virtue of Ferfar Panji No. 998. I have verified Ferfar Panji No.998 with respect to that. I have verified the Original Deed on 27.07.2023 .**

Sale Deed in the name of Shri. Pravin Wamanrao Bhoyar

23. Thereafter, Miss. Surbhi Rajendra Jain through her power of attorney holder Shri. Yogesh Narayan Shukla has sold the land of Kh. No.109 adm.3.65 HR. out of 7.29 HR to Shri. Pravin Wamanrao Bhoyar by virtue of Sale Deed dt.31.03.2021 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 1024 registered on dt.21.05.2021 and **revenue authority has taken mutation regarding the same by virtue of Ferfar Panji No. 1000. I have verified Ferfar Panji No.1000 with respect to that. I have verified the Original Deed on 27.07.2023 & Original Verified Deed on 11.03.2024.**

24. It is submitted that, I have verified original sale deed dt. 21.05.2021 in the name of present title holder however rest of the chain title deeds i.e. Sale Deed in the names of Smt. Shakun Devidas Ingole AND Shri. Shankar Maruti Raut, Shri. Bandu Madhukar Raut, Shri. Sanjay Madhukar Raut, Smt. Kamlabai Madhukar Raut, Smt. Indubai (Wd of deceased Shri. Madhukar Raut) and Smt. Radhabai Madhorao Girhe, Sale Deed dt.03.09.1991, Sale Deed dt.28.11.1991, Photocopy of Power of Attorney dt. 21.06.2003, Sale Deed dt.28.09.2004 Sr No.1367, Power of Attorney dt.15.01.2011, Sale Deed dt.31.07.2014 Sr No.1674, Sale Deed dt.31.07.2014 Sr No.1673, Sale Deed dt.06.06.2015 Sr No.1264, Power of Attorney dt.03.09.2015, Sale Deed dt.05.09.2015 Sr No.1832 & Sale Deed dt.21.05.2021 Sr No.1026 are not available with the present title holder however name of the present title holder is duly mutated in the records of right.

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**NISHANT V. POTDAR
ADVOCATE**

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

BRIEF HISTORY OF KH. NO.110/1

Original Ownership

1. It seen from the record as well as documents supplied to me, originally land of Old Kh. No.49 and 52/1 admeasuring 3.71 HR.and 1.04 HR. respectively thus total admeasuring 4.75 HR i.e.11.74 Acres was belonged to and mutated in the names of Shri. Devaji Rajeram Dehankar and Shri. Ramchandra Ragho Dehankar who acquired the same as an ancestral property. *I have Verified Adhikar Abhilekh Panji for the year 1954-1955. I have verified Seven Twelve Extract for the year 1976 -1977.*

Death of Shri. Devaji Ragho Dehankar

2. Thereafter, Shri. Devaji Ragho Dehankar has left for heavenly abode on 24.01.1981 and after his death his share from land of KH No.49 adm. 3.71 HR. and Kh No.52/1 adm. 1.04 HR. has been devolved upon his legal heirs namely Shri. Raghoba Devaji Dehankar, Shri. Namdeorao Devaji Dehankar and Shri. Bapurao Devaji Dehankar and they became joint and absolute owners of the said land and *revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 112. I have verified Ferfar Panji No.112 with respect to that.*

Re survey and Re measurement

3. It is submitted that, during the time, resurvey and remeasurement had been done by the revenue authority and land of Old Kh. No. 49 and 52/1 has been renumbered as new Khasra No. 110 admeasuring 4.84 HR. and said land has been continued in the ownership of Shri. Rajeram Ragho Dehankar, and Shri. Ramchandra Ragho Dehankar, Shri. Raghoba Devaji Dehankar, Shri. Namdeorao Devaji Dehankar and Shri. Bapurao Devaji Dehankar. *I have Verified Seven-Twelve Extract in the year 1979-80 with respect to that effect.*

**Sale Deed in the name of Shri. Vasudeorao Meshram and Shri. Nilesh Meshram
(in respect of land of Kh. No.110 adm. 0.89 HR. out of 4.84 HR)**

4. Thereafter, Shri. Bapurao Devaji Dehankar, Shri. Namdeorao Devaji Dehankar, Shri. Ragho Devaji Dehankar, Shri. Rajeram Ragho Dehankar and Shri. Ramchandra Ragho Dehankar have sold land of Kh. No.110 admeasuring 0.89 HR. out of 4.84 HR. of land to Shri. Vasudeorao Nagorao Meshram and Shri. Nilesh Vasudeo Meshram by virtue of Sale Deed dt.11.03.1995 which is duly registered with the Sub-Registrar Office at Sr. No. 227 on even date Copy of the said Deed is not available with the owner however *revenue authority has taken mutation regarding the same by virtue of Ferfar Panji No. 141. I have verified Ferfar Panji No.141 with respect to that.*

**Sale Deed in the name of Mast.Sandip Premkishor Gandhi
(in respect of land of Kh. No.110 adm. 0.81 HR. out of 4.84 HR)**

5. Thereafter, Shri. Rajeram Ragho Dehankar, Shri. Ramchandra Ragho Dehankar, Shri. Bapurao Devaji Dehankar, Shri. Namdeorao Devaji Dehankar and Shri. Ragho Devaji Dehankar, have sold land of Kh. No.110 admeasuring 0.81 HR. out of 4.84 HR. of land to Mast. Sandip Premkishor Gandhi and Mast. Swarnesh Premkishor Gandhi through their Natural Gaurdian Shri. Premkishor Mohanlal Gandhi by virtue of Sale Deed dt.31.03.1995 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 53 on even date and *revenue authority has taken mutation regarding the same by virtue of Ferfar Panji No. 152. I have verified Ferfar Panji No.152 with respect to that.*



NISHANT V. POTDAR
ADVOCATE

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

Sale Deed in the name of Smt Uma Rajendra Rath

(in respect of land of Kh. No.110 adm. 0.24 HR. out of 4.84 HR)

6. Thereafter, Shri. Rajeram Ragho Dehankar, Shri. Ramchandra Ragho Dehankar, Shri. Bapurao Devaji Dehankar, Shri. Namdeorao Devaji Dehankar and Shri. Ragho Devaji Dehankar, have sold land of Kh. No.110 admeasuring 0.24 HR. out of 4.84 HR. of land to Smt Uma Rajendra Rath by virtue of Sale Deed dt.31.03.1995 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, Vol. No. 108, Page No. 179 to 180 at Sr. No. 54 on even date *and revenue authority has taken mutation regarding the same by virtue of Ferfar Panji No. 153. I have verified Ferfar Panji No.153 with respect to that.*

Sale Deed in the name of Shri. Premkishor Mohanlal Gandhi

(in respect of land of Kh. No.110 adm. 0.81 HR. out of 4.84 HR)

7. Thereafter, Shri. Rajeram Ragho Dehankar, Shri. Ramchandra Ragho Dehankar, Shri. Bapurao Devaji Dehankar, Shri. Namdeorao Devaji Dehankar and Shri. Ragho Devaji Dehankar, have sold land of Kh. No.110 admeasuring 0.81 HR. out of 4.84 HR. of land to Shri. Premkishor Mohanlal Gandhi and Shri Chandresh Premkishor Gandhi by virtue of Sale Deed dt.31.03.1995 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, Vol No. 108, page No. 181 to 182 at Sr. No. 55 on even date *and revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 154. I have verified Ferfar Panji No.154 with respect to that.*

Sale Deed in the name of Mast.Nakul Suresh Chandak

(in respect of land of Kh. No.110/1 adm. 1.38 HR. out of 3.95 HR)

8. Thereafter, Shri. Raghoba Devaji Dehankar, Shri. Namdeorao Devaji Dehankar, Shri. Bapurao Devaji Dehankar, Shri. Rajeram Raghoba Dehankar and Shri. Ramchandra Raghoba Dehankar have sold land of Kh. No.110 admeasuring 1.38 HR. out of 3.95 HR. of land to Mast. Nakul Suresh Chandak through his Natural Guardian Shri. Vitthaladas Chandak by virtue of Sale Deed dt.31.03.1995 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 58 on even date *and revenue authority has taken mutation regarding the same by virtue of Ferfar Panji No. 155. I have verified Ferfar Panji No.155 with respect to that.*

Sale Deed in the name of Shri. Pravin Wamanrao Bhoyar

(in respect of land of Kh. No.110/1 adm. 1.38 HR. out of 3.95 HR)

9. Thereafter, Shri. Nakul Suresh Chandak has sold 1.38 Hr. out of 3.95 Hr. land of Kh. No.110/1 to Shri. Pravin Wamanrao Bhoyar by virtue of Sale Deed dt.24.09.2021 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 1941. *And revenue authority has taken mutation regarding the same by virtue of Ferfar Panji No. 1017. I have verified Ferfar Panji No.1017 with respect to that. I have verified the Original Deed on 27.07.2023 and Verified Original Deed on 11.03.2024.*

- *It is submitted that, I have verified original sale deed dt. 24.09.2021 in the name of present title holder however rest of the chain title deeds i.e. Ferfar Panji No.141 & Photocopy of Sale Deed dt.11.03.1995 (0.89 HR.) Sr No.227, Sale Deed dt.31.03.1995 (0.81 HR.) Sr No.53, Sale Deed dt.31.03.1995 (0.24 HR.) Sr No.54, Sale Deed dt.31.03.1995 (0.81 HR.) Sr No.55, Sale Deed dt.31.03.1995 (0.81 HR.) Sr No.52, Sale Deed dt.24.09.2021 are not available with the present title holder however name of the present title holder is duly mutated in the records of right.*

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**NISHANT V. POTDAR
ADVOCATE**

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

BRIEF HISTORY OF KH. NO.117

Original Ownership

1. It is seen from the record as well as documents supplied to me, originally land of Old Khasra No. 52/3 admeasuring 1.03 HR. (i.e.2.55 Acres) belonged to and mutated in the name of Shri. Bakaram Fakira Dehankar and he acquired the said land as an ancestral property. *I have Verified Adhikar Abhilekh Panji in the year 1954-55 with respect to that effect and I have verified Seven Twelve Extract in the year 1976-77.*

Death of Shri. Bakaram Fakira Dehankar

2. Thereafter, Shri. Bakaram Fakira Dehankar has left for heavenly abode on dt.24.01.1992 and after his death said land of Khasra has been devolved upon his legal heirs namely Shri. Prahalad Bakaram Dehankar, Shri. Mahadev Bakaram Dehankar, Shri. Vithoba Bakaram Dehankar and Smt Saraswati Yadavrao Chimote and they became absolute and joint owners of the said khasra land. *Revenue authority has took mutation regarding the same by virtue of Ferfar Panji No.113. I have verified Ferfar Panji No. 113.*

Re survey and Re measurement

3. It is submitted that, during the time, resurvey and remeasurement had been done by the revenue authority and land of Old Kh. No. 52/3 has been renumbered as new Khasra No. 117 admeasuring 0.98 HR. and said land has been continued in the ownership Shri. Prahalad Bakaram Dehankar, Shri. Mahadev Bakaram Dehankar, Shri. Vithoba Bakaram Dehankar and Smt Saraswati Yadavrao Chimote. *I have verified Seven-Twelve Extract in the year 1989-90 with respect to that.*

Conversion of land from Class-II to Class-I

4. It is submitted that, by virtue of an order dated 25.11.1998 passed by the SDO, Sawner in Revenue Case No.133/LND-18-1997-98, the said Khasra No.83 and 117 admeasuring 2.01 Hr. and 0.98 Hr. has been converted from Class-II to Class-I and *revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 196.*

Sale Deed in the name of Shri. Ghanshyam Hazarilal Sharma and Shri. Shivaji Sitaramji Sharma

5. Thereafter, Shri. Prahalad Bakram Dehankar, Shri. Mahadev Bakram Dehankar, Shri. Vithoba Bakram Dehankar, and Smt Saraswati Yadavrao Chimote have sold lands of Kh.No.83 and 117 admeasuring 2.99 HR. to Shri. Ghanshyam Hazarilal Sharma and Shri. Shivaji Sitaramji Sharma by virtue of Sale Deed dt.07.07.1997 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 1859 and copy of Sale Deed is not available with the Owner however *revenue authority has took mutation regarding the same by virtue of Ferfar Panji No.197. I have verified Ferfar Panji No.197 with respect to that.*

Sale Deed in the name of Smt Harsha Jaideep Shah and other 2

6. Thereafter, Shri. Ghanshyam Hazarilal Sharma and Shri. Shivaji Sitaramji Sharma have sold land of Kh.No.78/79/80/2, 99, 117, 102 and 83 admeasuring 0.15, 4.60, 0.98, 2.08 and 2.01HR. (i.e. total 9.82Hr. & 24.27Acres) to Smt Harsha Jaideep Shah, Smt Jyotsna Vyankatesh chari and Smt Rashmi Milind Als by virtue of Sale Deed dt.06.05.2004 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 735 and *revenue authority has taken mutation regarding the same by virtue of Ferfar Panji No.388. I have verified Ferfar Panji No.388 with respect to that.*



NISHANT V. POTDAR ADVOCATE

OFFICE: FS-131, Shri.man 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. Vikas Surendraji Kejariwal

7. Thereafter, Shri. Chandrakumar Madhusudan Jajodiya has executed **General Power of Attorney dt.04.10.2007** in favour of Shri. Vikas Surendraji Kejariwal which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 4, at Sr. No. 2723 on even date.

Sale Deed in the name of Shri. Chandrakumar Madhusudan Jajodya (HUF)

8. Thereafter, Smt Harsha Jaideep Shah, Smt Jyotsna Vyankatesh chari and Smt Rashmi Milind Alsi has sold the land of Kh. No.117 admeasuring 0.98 HR. to Shri. Chandrakumar Madhusudan Jajodya (HUF) through its POA holder Shri. Vikas Surendraji Kejariwal by virtue of **Sale Deed dt.03.07.2015** which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 454 **and revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 710. I have verified Ferfar Panji No. 710 with respect to that.**

Power of Attorney in the name of Shri. Vijay Laxmanrao Pawar

9. Thereafter, Shri. Chandrakumar Madhusudan Jajodya has executed **Power of Attorney dt.29.03.2014** in favour of Shri. Vijay laxmanrao Pawar which is duly registered with the Sub-Registrar Office, Amravati-2 in Book No. 4, at Sr. No. 727 on 29.03.2014.

Sale Deed in the name of Shri. Pravin Wamanrao Bhoyar

10. Thereafter, Shri. Chandrakumar Madhusudan Jajodya (HUF) through POA holder Shri. Vijay laxmanrao Pawar has sold land of Kh. No.117 admeasuring 0.98 HR. to Shri. Pravin Wamanrao Bhoyar by virtue of **Sale Deed dt.19.01.2021** which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 136 and **revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 975. I have verified Ferfar Panji No. 975 with respect to that. I have verified the Original Deed on 27.07.2023 and I have verified Original Deed on 11.03.2024.**

- It is submitted that, I have verified original sale deed dt. 19.01.2021 in the name of present title holder however rest of the chain title deeds i.e. Sale Deed dt.07.07.1997 Sr No.1859, Sale Deed dt.06.05.2004 Sr No.735, General Power of Attorney dt.04.10.2007 and Sale Deed dt.03.07.2015 Sr No.454 are not available with the present title holder however name of the present title holder is duly mutated in the records of right, hence as per my opinion It is advisable to publish paper publication regarding non availability of above mentioned sale deeds.

BRIEF HISTORY OF KH. NO.118

Original Ownership

1. It is seen from the record as well as documents supplied to me, originally land of Old Khasra No. 48, 52/4 admeasuring 2.51 HR. and 1.00 HR. respectively and thus total admeasuring 3.51 HR i.e. 8.67 Acres belonged to and mutated in the name of Shri. Maniram Ramaji Dehankar and he acquired the said land as an ancestral property. I have Verified Adhikar Abhilekh Panji in the year 1954-55 with respect to that effect and I have verified Seven Twelve Extract in the year 1976-77 with respect to that effect.

Death of Shri. Maniram Ramaji Dehankar

2. Thereafter, Shri. Maniram Ramaji Dehankar has left for heavenly abode on dt.18.12.1961 and after his death the said land of Khasra has been devolved upon his legal heirs namely Shri. Tejram Maniram Dehankar, and Smt Janabai Maniram Dehankar and they became absolute and joint owners of the said khasra land. **Revenue authority has took mutation regarding the same by virtue of Ferfar Panji No.189.**



NISHANT V. POTDAR
ADVOCATE

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

Re survey and Re measurement

3. It is submitted that, during the time, resurvey and re measurement had been done by the revenue authority and land of Old Kh. No. 52/4, admeasuring 1.00 HR. has been renumbered as new Khasra No. 118 admeasuring 1.20 HR. and said land has been continued in the ownership of Shri. Tejram Maniram Dehankar, and Smt Janabai Maniram Dehankar. I have Verified Seven-Twelve Extract in the year 1989-90 with respect to that effect.

Sale Deed in the name of Shri. Vasudeo Nagorao Meshram and Nilesh Vasudeo Meshram

4. Thereafter, Shri. Tejram Maniram Dehankar and Smt Janabai Maniram Dehankar have sold land of Kh.No.118 admeasuring 1.20 HR. to Shri. Vasudeo Nagorao Meshram and Nilesh Vasudeo Meshram by virtue of Sale Deed dt.19.12.1990 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, Vol. No.57, pages 191 to 194 at Sr. No. 867(P) and *revenue authority has taken mutation regarding the same by virtue of Ferfar Panji No.103. I have verified Ferfar Panji No. 103 with respect to that.*

Conversion of land from Class-II to Class-I

5. It is submitted that, by virtue of an order dated 20.01.2001 passed by the SDO, in Revenue Case No.166/LND/2000-2001, the said Khasra No.118 admeasuring 1.20 Hr. has been converted from Class-II to Class-I. and *revenue authority has taken mutation regarding the same by virtue of Ferfar Panji No. 253.*

Death of Shri. Vasudeo Nagorao Meshram

6. Thereafter, Shri. Vasudeo Nagorao Meshram has left for heavenly abode on dt.08.10.2016 and after his death the said land of Khasra No.118 has been devolved upon his legal heirs namely Shri. Rajesh Vasudeo Meshram, Shri. Nilesh Vasudeo Meshram, Smt Ashwini Hiralal Khobragade, Smt Madhuri Parkash Dupare and Smt. Deepali Vasudeo Meshram they became absolute and joint owners of the said khasra land. *Revenue authority has took mutation regarding the same by virtue of Ferfar Panji No.823.*

Sale Deed in the name of Shri. Manohar Bhaurao Ghodmare

7. Thereafter, Shri. Rajesh Vasudeo Meshram, Shri. Nilesh Vasudeo Meshram, Smt. Ashwini Hiralal Khobragade, Smt. Madhuri Parkash Dupare and Smt. Deepali Vasudeo Meshram have sold land of Kh.No. 118 admeasuring 1.20 Hr. to Shri. Manohar Bhaurao Ghodmare by virtue of Sale Deed dt.08.08.2018 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 1710 and *revenue authority has taken mutation regarding the same by virtue of Ferfar Panji No.897 I have verified Ferfar Panji No. 897 with respect to that. I have verified the Original Deed on 27.07.2023 and I have verified Original Deed on 11.03.2024..*

Sale Deed in the name of Shri. Pravin Wamanrao Bhojar

8. Thereafter, Shri. Manohar Bhaurao Ghodmare has sold land of Kh. No.118 admeasuring 1.20 HR. to Shri. Pravin Wamanrao Bhojar by virtue of Sale Deed dt.12.04.2021 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 929 and *revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 995. I have verified Ferfar Panji No. 995 with respect to that. I have verified the Original Deed on 27.07.2023 and Verified Original Deed on 11.03.2024.*



NISHANT V. POTDAR ADVOCATE

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

- It is submitted that, I have verified original sale deed dt. 12.04.2021 in the name of present title holder however rest of the chain title deeds i.e. Sale Deed dt. 19.12.1990 Sr No.867 are not available with the present title holder however name of the present title holder is duly mutated in the records of right, hence as per my opinion it is advisable to publish paper publication regarding non availability of above mentioned sale deeds.

BRIEF HISTORY OF KH. NO.120

Original Ownership

1. It is seen from the record as well as documents supplied to me, originally land of Old Khasra No. 10 admeasuring 2.34 HR. (i.e. 5.78Acres) out of entire land admeasuring 7.02 HR. (i.e. 17.37Acres) belonged to and mutated in the name of Shri. Madho Sakharan Patil and he acquired the said land by virtue of partition. I have Verified Adhikar Abhilekh Panji in the year 1954-55.

Re survey and Re measurement

2. It is submitted that, during the time, resurvey and re measurement had been done by the revenue authority and land of Old Kh. No. 10, admeasuring 2.34 HR. has been renumbered as new Khasra No. 120 admeasuring 2.03 HR. and said land has been continued in the ownership of Shri. Madho Sakharan Patil. I have Verified Seven-Twelve Extract in the year 1989-90 with respect to that effect.

Death of Shri. Madho Sakharan Patil & Smt. Indubai Ghanshyam Thool (Daughter)

3. Thereafter, Shri. Madho Sakharan Patil has left for heavenly abode on dt.30.09.1982 and his daughter Smt. Indubai Ghanshyam Thool has left for heavenly abode on dt.01.07.1989 and after their deaths said land of Khasra has been devolved upon their legal heirs namely 1. Shri. Pradeep Madhorao Patil, 2. Smt. Rewtabai Ramkrushna Barhate, 3. Smt. Indubai Ghanshyam Thool (dead) 4. Smt. Vanmala Vyankatrao Kambale 5. Smt. Jyoti Chanduji Kambale, 6. Smt. Ujjwala haridas Wankhede and after death of Smt. Indubai Ghanshyam Thool the said Khasra land has been devolved upon her legal Heirs namely 1. Shri. Anand Ghanshyam Thool 2. Smt. Bharti Omraj Wasnik & 3. Smt. Karuna Ghanshyam Thool and they became absolute and joint owners of the said khasra land and revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 670. I have verified Ferfar Panji No. 670 with respect to that.

Power of Attorney in the name of Shri. Navratan Mangilal Somani

4. Thereafter, Shri. Sharad Navratan Somani has executed General Power of Attorney dt.03.09.2015 for Presentation in favour of Shri. Navratan Mangilal Somani which is duly registered with the Sub-Registrar Office, Amravati-1 in Book No. 4, at Sr. No. 3305.

Sale Deed in the name of Shri. Sharad Navratan Somani

5. Thereafter, Shri. Pradeep Madhorao Patil, Smt. Rewtabai Ramkrushna Barhate, Smt. Vanmala Vyankatrao Kambale, Smt. Jyoti Chanduji Kambale, Smt. Ujjwala Haridas Wankhede, Shri.. Anand Ghanshyam Thool, Smt. Bharti Omraj Wasnik and Smt. Karuna Ghanshyam Thool have sold land of Kh.No.120 admeasuring 2.03 HR. to Shri. Sharad Navratan Somani through his power of attorney holder Shri. Navratan Mangilal Somani by virtue of Sale Deed dt.07.10.2015 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 1977 and revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 813. I have verified Ferfar Panji No. 813 with respect to that.



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ADVOCATE

OFFICE: F5-131, Shri.man Palace, Lokmat Square, Beside Mount Carmel Primary
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Sale Deed in the name of Shri. Rahul Liladhar Meshram
(in respect of land of Kh. No.120 adm. 0.10 HR. out of 2.03 HR)

6. Thereafter, Shri. Sharad Navratan Somani and Shri. Vijay Laxmanrao Pawar has sold land of Kh. No.120 admeasuring 0.10 Hr. out of 2.03 Hr. to Shri. Rahul Leeladhar Meshram by virtue of Sale Deed dt.29.10.2016 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 2412 and revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 819. I have verified Ferfar Panji No. 819 with respect to that.

Sale Deed in the name of Shri. Bhagwan Devnath Kambale
(in respect of entire land of Kh. No.120 adm. 0.10 HR.)

7. Thereafter, Shri. Rahul Leeladhar Meshram has sold entire land admeasuring 0.10 HR. out of of Kh. No.120 adm. 2.03 HR to Shri. Bhagwan Devnath Kambale by virtue of Sale Deed dt.11.05.2017 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 975 and revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 857. I have verified Ferfar Panji No. 857 with respect to that.

Sale Deed in the name of Shri. Ankit Rajendra Jain
(in respect of land of Kh. No.120 adm. 1.93 Hr)

8. Thereafter, Shri. Sharad Navratan Somani though POA for presentation Shri. Navratan Mangilal Somani has sold remaining portion of land of Khasra No.120 admeasuring 1.93 Hr to Shri. Ankit Rajendra Jain by virtue of Sale Deed dt.20.10.2020 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 1323 and revenue authority has took mutation regarding the same by virtue of Ferfar Panji No. 953. I have verified Ferfar Panji No. 953 with respect to that. I have verified the Original Deed on 27.07.2023.

Sale Deed in the name of Shri. Pravin Bhoyar
(in respect of land of Kh. No.120 adm. 1.93 Hr)

9. Thereafter, Shri. Ankit Rajendra Jain has sold the entire land of Khasra No.120 admeasuring 1.93 Hr to Shri. Pravin Wamanrao Bhoyar by virtue of Sale Deed dt.31.03.2021 which is duly registered with the Sub-Registrar Office, Kalmeshwar in Book No. 1, at Sr. No. 1027 on 21.05.2021 and revenue authority has took mutation regarding the same by virtue of Ferfar Panji No.1001. I have verified Ferfar Panji No. 1001 with respect to that. I have verified the Original Deed on 27.07.2023.

- It is submitted that, I have verified original sale deed dt. 31.03.2021 in the name of present title holder however rest of the chain title deeds i.e. Power of Attorney dt.03.09.2015, Photocopy of Sale Deed dt.07.10.2015 Sr No. 1977, Sale Deed dt. 29.10.2016 Sr No.2412, Sale Deed dt. 11.05.2017 Sr No.975, are not available with the present title holder however name of the present title holder is duly mutated in the records of right, hence as per my opinion it is advisable to publish paper publication regarding non availability of above mentioned sale deeds.

- It is submitted that, I have verified original sale deed dt. 15.12.2020 in the name of present title holder however rest of the chain title deeds i.e. Partition deed dt.11.07.2008 Sr No.1320, Sale Deed dt.20.03.2009 Sr No.369, General Power of Attorney dt.02.07.2013, Sale Deed dt.02.09.2020 Sr No.1039, Sale Deed dt.02.09.2020 Sr No.1040 are not available with the present title holder however name of the present title holder is duly mutated in the records of right.



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<u>N. A. Order</u>		
<u>(in respect of Entire Land Admeasuring 156100.00 i.e. 15.61 HR. Sq. Mtr.)</u>		
11. Thereafter, Shri. Pravin Wamanrao Bhoyar has applied for conversion of said land from agricultural to non-agricultural i.e. residential use. Accordingly The Tahsildar, Nagpur vide his Order dated 25.08.2023 passed in Revenue Case No. 16/NAP-34/2022-2023 has converted the said land of Kh.No.104, 109, 110/1, 117, 118, 120 (Part) for non-agricultural i.e. residential use on various terms and conditions mentioned therein. It is submitted that, as per N.A. order, area of Kh. No. 90 has been classified as under:		
Gross Area Land/ Plot		HR.
As per Ownership Document 7/12 Extract	16.69	HR.
Area Under Prosal	15.00	HR.
As Per Measurement Sheet	15.00	HR.
As Per Site	15.00	HR.
Balance Agriculture Land	1.69	HR.
GROSS AREA LAND/PLOT		HR.
As per Ownership Document 7/12 Extract	15.61	HR.
Area Under Prosal	15.61	HR.
As Per Measurement Sheet	15.61	HR.
As Per Site	15.61	HR.
GROSS AREA LAND/PLOT		HR.
a) As per Ownership Document 7/12 Extract	32.30	HR.
b) Area Under Prosal	30.61	HR.
c) As Per Measurement Sheet	30.61	HR.
d) As Per Site	30.61	HR.
e) Balance Agriculture Land	1.69	HR.
Deduction For		Sq. Mtrs.
a) Proposed D.P./D.P. Road Area	0.000	Sq. Mtrs.
b) Any D. P. Reservation Area	0.00	Sq. Mtrs.
Total (a+b)	0.00	Sq. Mtrs.
Balance Area of Plot (1-2)	306100.00	Sq. Mtrs.
Amenity Space		Sq. Mtrs.
a) Required 5% on Industrial Zone	NIL	Sq. Mtrs.
b) Adjustment of 2 (b) if any	NIL	Sq. Mtrs.
c) Balance Proposed	NIL	Sq. Mtrs.
Net Plot Area (3-4 C)		
Recreational Open Space		
a) Required Park & Play Ground 10%	30310.00	Sq. Mtrs.
b) Proposed Park & Play Ground Given	14266.00	Sq. Mtrs.
c) Proposed Park & Play 10%	16363.15	Sq. Mtrs.
Ess & WTP Given	318.62	Sq. Mtrs.
ESS & WTP	326.13	Sq. Mtrs.
Internal Road Area Given	36956.51	Sq. Mtrs.
Internal Under Area	40796.88	Sq. Mtrs.
Area Under layout Plot Given	73691.68	Sq. Mtrs.
Area Under Layout Plots	74791.49	Sq. Mtrs.



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Pro-RATA factor For FSI calculations on Layouts Plot =5/9 306100.00/148483.17=2.06		
Area Under Road Widening Given	2263.40	Sq. Mtrs.
Area Under Road Widening	402.83	Sq. Mtrs.
Space for NMRDA		
a) Required	45915.00	Sq. Mtrs.
b) Proposed Given	22503.76	Sq. Mtrs.
c) Proposed	23419.52	Sq. Mtrs.
I have verified Original N.A.Order on 11.03.2023.		

Layout & Development Agreement with NMRDA

12. It is submitted that, thereafter, Owner has prepared a layout in the land of Kh. No. 104, 109, 110/1, 117, 118, 120 (Part) by demarcating various sized plots therein and said layout has been duly recommended for sanction and approved by the Nagpur Metropolitan Region Development Authority, Nagpur by virtue of its Letter No. EE/NMRDA/DPC/Agree/1493 dated 07.02.2024 on various terms and conditions mentioned therein. It is submitted that in view of terms and conditions, an Development Agreement dated 07.02.2024 has been executed in between the NMRDA and Shri. Pravin Wamanrao Bhoyar Jain on various terms and conditions mentioned therein.

Release Letter of the NMRDA

13. It is submitted that, as per the terms of development agreement and after completing an procedures, the Executive Engineer of NMRDA, Nagpur has released Plot Nos.3, 4, 5, 7, 8, 9, 10, 11, 28, 44, 61, 64, 65, 68, 76, 79, 83, 84, 89, 93, 96, 107, 108, 113, 121, 125, 131, 132, 134, 137, 138, 139, 140, 141, 144, 166, 173, 195, 197, 198, 199, 200, 201, 205, 206, 215, 229, 233, 234, 235, 237, 238, 240, 241, 248, 251, 252, 253, 261, 267, 268, 271, 276, 278, 295, 296, 300, 306, 309, 316, 319, 321, 328, 331, 343, 346, 352, 354, 355, 365, 366, 367, 370, 383, 403, 408, 413, 427, 428, 438, 442, 443, 445, 449, 461, 468, 473, 474, 478, 485, 495, 500, 501, 503, 504, 507, 513, 514, 516, 528, 531, 532, 533, 542, 549, 555, 558, 560, 561, 563, 574, 575, 579, 586 from and out of the sanctioned layout of Kh.No.104, 109, 110/1, 117, 118, 120 Part by virtue of Letter No.EE (NMRDA)/DPC/RL/1458 dt.08.02.2024 in the name of Shri. Pravin Wamanrao Bhoyar. that the said entire layout is known as "Maya Nagari-2"

1. 7/12 Extract (From On Line Portal)
2. Mutation Entry No. as mentioned in Seven Twelve extract
3. Search report for 30 years from 1995 to 2024 taken from Sub-Registrar Office at Nagpur
4. Any other relevant title- No
5. Litigations if any- No.

NAGPUR
DATE : 27.01.2025



NISHANT V. POTDAR
ADVOCATE