(b) Second Owner :-

Mr. Ashok S/O Anandrao Dhapodkar decided to develop the said land and therefore got the use of land converted from Agricultural to Non Agricultural use vide the Order from Hon'ble Collector, Nagpur vide its order No. 67/NAP-34/2006-07 dated 16/10/2007.

For the sale of said plots he appointed Mr. Ramesh S/O Danchand Vaswani as his lawful attorney and got the Power of Attorney registered in his favour in the office of Sub registrar Nagpur 3 at registration Serial No. /2007.

Thereafter he developed plots on the said land and sold plot Nos. 13 to 28 to Mr. Ramesh S/O Danchand Vaswani through his lawful attorney Mr. Ramesh S/O Danchand Vaswani on dated 31/05/2008 duly registered in the office of Sub Registrar Kamptee, at Serial No. 3345/2008.

In the same way he sold Plot Nos. 1 to 12 through his Power of Attorney holder Mr. Ramesh S/O Danchand Vaswani to Mrs. Meena W/O Ramesh Vaswani on dated 31/05/2008 duly registered in the office of Sub Registrar Kamptee, at Serial No. 3335/2008.

Later on Mr. Ashok S/O Anandrao Dhapodkar sold Plot Nos. 23 to 55 to Mr. Ramesh S/O Danchand Vaswani on dated 04/07/2008 duly registered in the office of Sub Registrar Kamptee, at Serial No. 3968/2008.

Thereafter it was found that in the above 3 Sale Deeds the area of the Plots were not as per the Sanctioned Map and therefore in all the 3 cases/Sale Deeds 3 Correction Deeds were executed and registered on dated 09/11/2012 duly registered in the office of Sub Registrar Kamptee, at Serial Nos. 5761, 5762,5763/2008 respectively. Since then they became the owners of Corrected area as per sanctioned map.

(c) Third Owner :-

In the meantime Mr. Ramesh S/O Danchand Vaswani was not interested in retaining the said Plots and was looking for a prospective buyer for the same and M/S. Aaditya Lifespaces And Infraventure Pvt. Ltd., a registered Company registered under the Indian Companies Act, 1956 approached him and expressed his desire to purchase the same. But Mr. Ramesh S/O Danchand Vaswani expired on 20/02/2013 and his legal heir i.e. his wife and children executed and registered the Sale Deed in favour of the Company at registration Serial Nos. 7977/2013 and 7978/2013 respectively on dated 28/11/2013. Since then the Company is the sole and absolute owner of the said Plots and its name is recorded in 7/12 extracts and Gram Panchayat records.

Since then M/S. Aaditya Lifespaces And Infraventure Pvt. Ltd. became the sole and absolute owner of said Plot 13- and its name is recorded in the 7/12 extracts and mutated in other relevant records. The said land has also come under the Nagpur Metro Region i.e. within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation and its name is also mutated with N.I.T.

The use of the said land has been converted from Agricultural use to Non-Agricultural use in Revenue Case No. 67/NAP-34/2006-07 vide Order dated 16/10/2007 passed by the Hon'ble Collector.

For the development of the said layout on the aforesaid land comprising Kh. No 84/8 the previous owner Mrs. Meena Ramesh Vaswani entered into Agreement of development with Nagpur Improvement Trust on 16/05/2012.

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