The Final Measurement of the said Khasra No.58/2, admeasuring 1.21 Hectares, Mouza Shankarpur, Tahsil and District Nagpur, was carried out vide Measurement Case No.1182/17, on 11th day of July 2017 in accordance to which the area of the said property was ascertained in terms of Amenity Space, Open Space, Road and Cluster Housing. Original Copy of the Measurement Sheet was furnished to me for my verification.

In terms of the Order of the Collector dated 05/11/2017 the area of 1.21 Hectares was sub divided in four portions:-

i. Khasra No.58/2/1 in the name of M/s.Neerja Realtors Private Limited and M/s.Karamchand Realtech Private Limited area --- 7526.000 Sq.Mtrs
ii. Khasra No.58/2 Open Space in the name of Government of Maharashtra area --- 1188.000 Sq.Mtrs.
iii. Khasra No.58/2/Amenity in the name of M/s.Neerja Realtors Private Limited and M/s.Karamchand Realtech Private Limited area --- 1196.625 Sq.Mtrs.
iv. Khasra No.58/2/Road in the name of Government of Maharashtra area --- 1921.325 Sq.Mtrs.

The Original Pherphar Patrak of the aforesaid four 7/12 extracts is placed before me for verification in accordance to which the mutation entries were made.

Development Agreement dated 18th January 2018 was executed between Nagpur Metropolitan Regional Development Authority (NMRDA) of the First Part and M/s.Neerja Realtors Private Limited and M/s.Karamchand Realtech Private Limited of other Part.