I have taken out the "Pherphar Patrak" (Mutation Entries of the aforesaid transactions) in which the aforesaid transaction of Sale Deed dated 31/05/2007, registered at Serial No.03378 has been recorded and the names of M/s.Neerja Realtors Private Limited, M/s.Karamchand Realtech Private Limited and M/s.Kanika Developers Private Limited have been shown as owners of the said property under the hand and signature of the concerned revenue authority on 16/07/2007. In the said Pherphar Patrak the 1/3rd undivided right, title, share and interest of the aforesaid companies has also been recorded. Thereafter the transaction of Exchange Deed and dated 02/01/2013 by virtue of which M/s.Kanika Developers Private Limited exchanged its 1/3rd share in favour of M/s.Karamchand Realtech Private Limited is also recorded. Accordingly the said property being 2/3rd in favour of M/s.Karamchand Realtech Private Limited and 1/3rd in favour of M/s.Neerja Realtors Private Limited has also been recorded. I have seen the certified copy of the Pherphar Patrak pertaining to

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M/s.Neerja Realtors Private Limited and M/s.Karamchand Realtech Private Limited submitted an application to the Collector, Nagpur, dated 25/08/2016 pertaining to the reopening of N.A.Case bearing Revenue Case No.246/NAP-34/2016-1799 and submitted all No Objection Certificates of the concerned departments endorsing that they have No objection for conversion of land to non-agricultural purpose. The **Collector vide its Order dated 05/01/2018** included Khasra No.58/2 area admeasuring 1.21 Hectares (12100 Sq.Mtrs), Patwari Halka No.42, for Residential (Group Housing) u/s 42 A of Maharashtra Land Revenue Code 1966. I have seen the Original copy of the said Order under the hand and signature of the Collector, Nagpur.