

Khode in favour of M/s. Choithani Developers Pvt. Ltd. through its Director Shri Mohan Dayaram Choithani.

11. Copy of registered Sale Deed bearing No. NGN-7-07225-2007, dt.15/12/2007 between Shri Manohar Ramaji Shinde, Shri Kawdu Ramaji Shinde, Shri Ankush Ramaji Shinde, Smt. Sumitrabai Kashinath Thakre & Smt. Indubai Kashinath Khode through their POAH M/s. Choithani Developers Pvt. Ltd. through its Director Shri Mohan Dayaram Choithani along with M/s. Choithani Developers Pvt. Ltd. through its Director Shri Mohan Dayaram Choithani and Mohan Dayaram Choithani (HUF) through its Karta Shri Mohan Dayaram Choithani.
12. Copy of Computerized 7/12 for Kh. No. 40/3 mutated in the name of Mohan Dayaram Choithani (HUF) through its Karta Shri Mohan Dayaram Choithani vide Ferfar No. 584, dt.31/12/2008.
13. Copy of registered Agreement to Sale bearing No. NGN-7-3562-2020, dt.29/07/2020 between Mohan Dayaram Choithani (HUF) through its Karta Shri Mohan Dayaram Choithani and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.
14. Copy of registered General Power of Attorney bearing No. NGN-7-3563-2020, dt.29/07/2020 executed by Mohan Dayaram Choithani (HUF) through its Karta Shri Mohan Dayaram Choithani in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.
15. Copy of E-search.

3) A link of chain of transfer of property: -

On verification of the above-mentioned documents and title search carried out by me, I am of the opinion that initially the agriculture land at Kh. No. 40/3, total area admeasuring 0.77 HR (As per revenue records area 0.84 HR) with Occupant Class II rights at Mouza – Shankarpur, P. H. No. 42, Tahsil – Nagpur Gramin & District Nagpur, was owned & possessed by Shri Ramaji Baju Shinde. During his lifetime Shri Ramaji Baju Shinde partitioned the said land at Kh. No. 40 amongst himself and his Two sons namely Shri Manohar Ramaji Shinde & Shri Ankush Ramaji Shinde by way of a Verbal Partition and accordingly the land at Kh. No. 40/1 is mutated in the name of Shri Ankush Ramaji Shinde, Kh. No. 40/2 in the name of Shri Manohar Ramaji Shinde and Kh. No. 40/3 in the name of Shri Ramaji Baju Shinde and accordingly it is mutated vide Ferfar No. 2, dt.13/07/1978 in the revenue records as Verbal Partition.

Whereas Shri Ramaji Baju Shinde left for heavenly abode on 01/06/1989 and his widow wife also expired on 25/01/1992 and consequent upon his death the said land at Kh. No. 40/3, total area admeasuring 0.77 HR (As per revenue records area 0.84 HR) at Mouza – Shankarpur, Tahsil - Nagpur Gramin & District Nagpur devolved upon his legal heirs namely Shri Manohar Ramaji Shinde, Shri Kawdu Ramaji Shinde, Shri Ankush Ramaji Shinde, Smt. Sumitrabai Kashinath Thakre & Smt. Indubai Kashinath Khode and accordingly their names are jointly mutated in the 7/12 revenue records vide Ferfar No. 300, dt.17/09/2003.

Whereas, the land at Kh. No. 40/3, total area admeasuring 0.77 HR (As per revenue records area 0.84 HR) at Mouza – Shankarpur, Bhogwatdar Class II rights was converted into Bhogwatdar Class-1 rights under section 29 Sub Section 2 (K) of the Maharashtra Land Revenue Code 1997 by the Sub Divisional Officer Nagpur vide its Order passed in the Rev Case No. 738/LND-18/2007-08, dt.28/09/2007.

Thereafter the then joint owners Shri Manohar Ramaji Shinde, Shri Kawdu Ramaji Shinde, Shri Ankush Ramaji Shinde, Smt. Sumitrabai Kashinath Thakre & Smt. Indubai Kashinath Khode

