

decided to Sell 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 to M/s. Choithani Developers Pvt. Ltd. through its Director Shri Mohan Dayaram Choithani upon the several terms & conditions. So also the then joint owners Shri Manohar Ramaji Shinde, Shri Kawdu Ramaji Shinde, Shri Ankush Ramaji Shinde, Smt. Sumitrabai Kashinath Thakre & Smt. Indubai Kashinath Khode executed a registered Irrevocable Power of Attorney bearing No. NGN-GRA-10-717-2005, dt.01/02/2005 in favour of M/s. Choithani Developers Pvt. Ltd. through its Director Shri Mohan Dayaram Choithani and the document is duly registered in Add Book No. 4 in the Office of the Sub Registrar Nagpur Gramin 10.

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 through their POAH M/s. Choithani Developers Pvt. Ltd. through its Director Shri Mohan Dayaram Choithani (Vendor) along with M/s. Choithani Developers Pvt. Ltd. through its Director Shri Mohan Dayaram Choithani (Consenter) transferred 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 to Mohan Dayaram Choithani (HUF) through its Karta Shri Mohan Dayaram Choithani and accordingly executed a registered Sale Deed bearing No. NGN-7-07225-2007, dt.15/12/2007 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur 7, thereby by virtue of the said registered Sale Deed Mohan Dayaram Choithani (HUF) through its Karta Shri Mohan Dayaram Choithani became the absolute owner of 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 and accordingly their names are mutated in the 7/12 revenue records vide Ferfar No. 584, dt.31/12/2008.

Whereas as per the Revenue records the area of the said Kh. No. 40/3 is 0.84 HR. However, inadvertently in old 7/12 extract the area of the said khasara was wrongly mentioned as 0.77 HR instead of 0.84 HR and thus the then owner have executed Sale Deed in favour of Mohan Dayaram Choithani (HUF) through its Karta Shri Mohan Dayaram Choithani on 15/12/2007 for 0.77 HR of land instead of 0.84 HR land.

Whereas the Revenue Authority later on resurveyed the Kh. Nos. 40, 41 & 42 of Mouza Shankarpur and thereby measurement and corrected the areas of the said Khasara and Sub Khasara thereof also and accordingly an Order to that effect is also passed by the Deputy Superintendent Land Records Nagpur (Rural) vide its Letter No. पु.मो.अ./त.क./क.जा.प. /८०८९/२०१६ dt.29/08/2016. As per the said order the area of the said Kh. No. 40/3 is shown and declared as 0.84 HR instead of 0.77 HR and thus the area of the said Kh. No. 40/3 is at present 0.84 HR of Mouza Shankarpur.

Whereas now the owners Mohan Dayaram Choithani (HUF) through its Karta Shri Mohan Dayaram Choithani decided to dispose of the scheduled property at Kh. No. 40/3, total area admeasuring 0.84 HR, at Mouza – Shankarpur to M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar and accordingly executed a registered Agreement to Sale bearing No. NGN-7-3562-2020, dt.29/07/2020. So also the owner Mohan Dayaram Choithani (HUF) through its Karta Shri Mohan Dayaram Choithani executed a registered General Power of Attorney bearing No. NGN-7-3563-2020, dt.29/07/2020 in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar and both the documents are duly registered in the Office of the Sub Registrar Nagpur 7.

