the same was duly registered with the Sub-Registrar Office, Nagpur in Book No. 1 at Sr. No. 2403 dated 07/05/1980.

f) That on 11/11/1986 (i) Shri Raghnuath Maroti Wankhede, (ii) Shri Bala Maroti Wankhede, (iii) Shri Gulab Maroti Wankhede, (iv) Shri Keshav Maroti Wankhede, (v) Ku. Sushila Mahadeo Wankhede through Pramila Baba Gawande, (vi) Shri Ramdas Raghnuath Wankhede, (vii) Shri Pandhari Raghnuath Wankhede, (viii) Shri Champat Raghnuath Wankhede, (ix) Shri Haridas Bala Wankhede, (x) Shri Arun Bala Wankhede, (xi) Shri Baban Gulab Wankhede, (xii) Shri Shrawan Gulab Wankhede, (xiii) Shri Chandu Gulab Wankhede, (xiv) Shri Madhu Keshav Wankhede, (xv) Shri Gajanan Keshav Wankhede, (xvi) Shri Suresh Keshav Wankhede Sr. No. 15 & 16 through their natural guardian Father Shri Keshav Maroti Wankhede, (xvii) Smt. Pramila W/o. Baba Gawande had sold out the said property to (i) Shri Sudhakar Bapurao Telrandhe, (ii) Shri Manohar Bapurao Telrandhe, (iii) Shri Chandrashekhar Bapurao Telrandhe, (iv) Shri Moreshwar Bapurao Telrandhe, by executing the registered Sale Deed, same was registered in the office of Sub-registrar, Nagpur No.3, in Book No.1, at Sr. No. 3121 dated 29/10/1986

g) That by virtue of the aforesaid Sale Deeds dated 07.05.1980 and Sale Deed dated 29.10.1986 01) Shri Sudhakar S/o Bapurao Telrandhe, 02) Shri Manohar S/o Bapurao Telrandhe, 03) Shri Chandrashekhar S/o Bapurao Telrandhe, 04) Shri Moreshwar S/o Bapurao Telrandhe becomes the Joint Legal Owners of the land bearing Kh. No. 72 admeasuring 3.06 HR and land bearing Kh. No. 73 admeasuring 1.88 HR further their names were duly mutated as a joint owners thereupon.

h) That 01) Shri Sudhakar S/o Bapurao Telrandhe, 02) Shri Manohar S/o Bapurao Telrandhe, 03) Shri Chandrashekhar S/o Bapurao Telrandhe, 04) Shri Moreshwar S/o Bapurao Telrandhe have jointly sold land bearing Kh.No.72 admeasuring 3.06 H.R. of Mouza-Sondapar and land bearing Kh. No. 73 admeasuring 1.88 H.R. to M/s Om Shivam Buildcon Pvt. Ltd. Acting through its Director Shri. Ravindra S/o Kisanrao Kapse by way of executing registered Sale Deed same was duly registered with the Sub-Registrar Office, Hingna in Book No. 1 at Sr. No. 2873 dated 20/05/2011 and by virtue of the said Sale Deed M/s Om Shivam Buildcon Pvt. Ltd. Acting through its Director Shri. Ravindra S/o Kisanrao Kapse becomes the absolute and full owner of entire land bearing Kh. No. 72 & 73.

i) That 01) Shri Sudhakar S/o Bapurao Telrandhe, 02) Shri Manohar S/o Bapurao Telrandhe, 03) Shri Chandrashekhar S/o Bapurao Telrandhe, 04) Shri Moreshwar S/o Bapurao Telrandhe had also executed the registered correction deed to the sale deed dated 20.05.2011 in favour of M/s Om Shivam Buildcon Pvt. Ltd. Acting through its Director Shri. Ravindra S/o Kisanrao Kapse which was duly registered with the Sub-Registrar Office, Hingna in Book No. 1 at Sr. No. 3793 dated 28.08.2012 thereby carried out the necessary corrections in respect of the area mentioned in the principal Sale.

j) **That, 17/10/2011 M/s Om Shivam Buildcon Pvt. Ltd. Acting through its Director Shri. Ravindra S/o Kisanrao Kapse had availed the financial assistance of Rs. 4,00,00,000/- by way of creating the Registered Mortgage over the land bearing Kh. No. 72 total admeasuring 3.06 H.R. along with land of Kh. No. 73 admeasuring 1.88 H.R. from The Yavatmal Urban Co-operative Bank Ltd., Branch At Deo Nagar Nagpur, accordingly the Mortgage Deed has been duly registered with the Sub-Registrar Office, Hingna in Book No. 1 at Sr. No. 5322/2011 Dtd: 17/01/2011 and upon payment of entire outstanding of the said financial institution, the said The Yavatmal Urban Co-operative Bank Ltd., Branch At Deo Nagar Nagpur, accordingly release the said property by way of executing the registered Release Deed of Mortgage and the same was duly registered with the Sub-Registrar Office, Hingna in Book No. 1 at Sr. No. 555/2017 Dtd: 18/02/2017.**

k) **That thereafter M/s Om Shivam Buildcon Pvt. Ltd. Acting through its Director Shri. Ravindra S/o Kisanrao Kapse had availed the financial assistance in form of Term Loan and cash credit limits aggregate limits of Rs. 10,70,00,000/- (Term Loan of Rs. 5,80,00,000/- + Cash Credit Limits of Rs. 4,90,000/-) from UCO Bank, Mid Corporate Branch, Ajni Square, Nagpur by way of creating equitable mortgage over the schedule property and upon payment of entire outstanding of the said financial institutions, the said financial institution had issued No Dues Certificate dated 04.01.2019 to that effect.**

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l) That, on 14/08/2012 M/s Om Shivam Buildcon Pvt. Ltd. Acting through its Director Shri. Ravindra S/o Kisanrao Kapse had availed the financial assistance in form of Business loan (Cash Credit Limit, Working Capital Limit & Term Loan) of Rs. 15,30,00,000/- (by takeover of existing loan of The Yavatmal Urban Co-operative Bank Ltd., Branch At Deo Nagar Nagpur) by way of creating the Registered Mortgage over the Entire Industrial N.A. land bearing Kh. No. 72 total admeasuring 3.06 H.R. along with land of Kh. No. 73 admeasuring 1.88 H.R. from T.J.S.B. Cooperative Bank Ltd., Ramdaspeth Branch, Nagpur, accordingly the Mortgage Deed has been duly registered with the Sub-Registrar Office, Hingna in Book No. 1 at Sr. No. 3714. The Entry of the said charges was duly noted in the 7/12 Extract vide Mutation Entry No. 244 to that effect

m) That on 30/03/2013 M/s Om Shivam Buildcon Pvt. Ltd. Acting through its Director Shri. Ravindra S/o Kisanrao Kapse had repaid the entire loan liability / loan of Rs. 15,30,00,000/- of T.J.S.B. Cooperative Bank Ltd., (Wardha Road), Ramdaspeth Branch, Nagpur and the said bank has issued No-Dues Certificate dated 30.03.2013 and the said T.J.S.B. Cooperative Bank Ltd., acting through Shri Nitin Shankararo Lanjewar (Wardha Road), Ramdaspeth Branch, Nagpur had also executed the registered Reconveyance Deed to that effect, which was duly registered in the office of Sub-Registrar Hingna, at Sr. No. 3933/2019, dated 10.07.2019.

❖ History of Khasra No. 74 (Old Kh. No. 23/1, 23/2, 23/3)

a) That, originally, All that piece and parcel of entire Agricultural Land bearing Kh. No. 74 (old Kh. No. 23/3) admeasuring 0.65 H.R admeasuring 0.65 H.R. of Mouza-Sondapar was owned and possessed by Shri Anand S/o. Bhaduji Chaple being his ancestral property and entry to that effect is also reflected in records of rights i.e. Adhikar Abhilekh.

b) That, Shri Anand S/o. Bhaduji Chaple had left for heavenly abode on 09/02/1962 leaving behind him his following legal heirs namely i.e. (1) Shri Harishchandra S/o. Anandrao Chaple, (2) Shri Prakash S/o. Anandrao Chaple, (3) Mrs. Bhagirathi W/o. Amrutji Falke (Married Daughter) (Maiden Name Ku. Bhagirathi D/o. Anand Chaple) and accordingly the name s of the aforesaid legal heirs had duly recorded as the joint owners of the said property by virtue of intestate succession.

c) That thereafter T.I.L.R. (Tehsil Inspector Land Revenue) Department of Government of Maharashtra had conducted the resurvey and Remeasurement and as per the said resurvey said land admeasuring 0.65 H.R. of Kh. No. 23/3 has been renumbered as Kh. No. 74 and the same was recorded in the names of (1) Shri Harishchandra S/o. Anandrao Chaple, (2) Shri Prakash S/o. Anandrao Chaple, (3) Mrs. Bhagirathi W/o. Amrutji Falke (Married Daughter) (Maiden Name Ku. Bhagirathi D/o. Anand Chaple).

d) That, Mrs. Bhagirathi W/o. Amrutji Falke (Married Daughter) (Maiden Name Ku. Bhagirathi D/o. Anand Chaple) had relinquished her Undivided share and interest in the schedule land in favour of her real brothers (1) Shri Harishchandra S/o. Anandrao Chaple, (2) Shri Prakash S/o. Anandrao Chaple, without any consideration by way of executing the registered Deed of Relinquishment, same was duly registered with the Sub-Registrar Office, Hingna in Book No. 1 at Sr. No. 4524/2013 dated 22/10/2013 and by virtue of the Relinquishment Deed (1) Shri Harishchandra S/o. Anandrao Chaple, (2) Shri Prakash S/o. Anandrao Chaple, became the joint co-owners of the said property and their names were duly mutated in the records of rights i.e. 7/12 extract as aowners thereupon.

e) That (1) Shri Harishchandra S/o. Anandrao Chaple, (2) Shri Prakash S/o. Harishchandra Chaple, have jointly sold the land bearing Kh. No. 74 admeasuring 0.65 H.R. to M/s Om Shivam Buildcon Pvt. Ltd. acting through its Director Shri. Ravindra S/o Kisanrao Kapse by way of executing the registered Sale Deed and the same was duly registered with the Sub-Registrar Office, Hingna in Book No. 1 at Sr. No. 1994/2014 dated 12/05/2014 and by virtue of the said Sale Deed M/s Om Shivam Buildcon Pvt. Ltd. acting through its Director Shri. Ravindra S/o Kisanrao Kapse became the absolute and full owner of the land bearing Kh. No. 74 and its name is duly mutated in the records of 7/12 extract.

f) That the aforesaid owner initially availed the financial assistance from ICICI Bank Ltd., by executing the registered Deed of Mortgages which were duly registered in the office of Sub-Registrar Haveli No. 7, at Sr. No. 6747/2015, 9327/2016, 6746/2017 and 9032/2018 dated 14.03.2016, 23.12.2016, 26.07.2017 and 09.10.2018 respectively and the said charge was redeem by the aforesaid owner by paying entire outstanding and accordingly the ICICI Bank Ltd. had executed the

registered reconveyance Deed, which was duly registered in the office of Sub-Registrar Hingna, at Sr. No. 3866/2019, dated 06.07.2019.

g) *That M/s Om Shivam Buildcon Pvt. Ltd. Acting through its Director Shri. Ravindra S/o Kisanrao Kapse had availed the financial assistance of Rs. 20,00,00,000/- from ICICI Bank Ltd. Pune as a Project Finance against the Project "SHIV ELITE" by way of registered Mortgage being the collateral security and the said registered mortgage was duly registered with the Sub-Registrar Office, Nagpur-7 in Book No. 1 at Sr. No. 5315/2014 dated 09/09/2014 and all the original documents pertants to Kh. No. 74 is in the custody of the said ICICI Bank Ltd. Branch at Pune and the said Bank had also issued the List of Document dated 15/11/2018 to that effect. Further the charge of ICICI Bank Ltd is also reflected in the records of rights i.e. 7/12 Extract vide Mutation Entry No. 311 to that effect and upon payment of entire outstandings of the said financial institution, said financial institution had issued No Dues Certificate dated 23.05.2019.*

❖ **History of Khasra No. 75, (Old 23/1 and 23/2), 76/1/A, 76/1B, 76/2, 76/3 (Old Kh. No. 26/2)**

a) That, originally all that piece and parcel of entire agricultural land bearing Old Kh. No. 23/1 and 23/2 admeasuring 1.34 HR of Mouza-Sondapar belongs to 1) Shri. Panjabrao Ramaji Chaple 2) Sau. Babi Pundalikrao Jawnjal 3) Sau. Vatsala Kisna Hiwarkar, being their ancestral property.

b) That 1) Shri. Panjabrao Ramaji Chaple 2) Sau. Babi Pundalikrao Jawnjal 3) Sau. Vatsala Kisna Hiwarkar had sold out the aforesaid entire land to 1) Shri. Sudhakar Bapurao Telrandhe 2) Shri. Manohar Bapurao Telrandhe 3) Shri. Chandrashekhar Bapurao Telrandhe 4) Shri. Moreshwar Bapurao Telrandhe, by executing the registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur-3, at Sr. No. 3419, dated 18.05.1982.

c) That the aforesaid transaction was duly recorded in the records of Rights i.e. in 7/12 extract as the absolute owners of the schedule Kh. No. 23/1 and 23/2.

d) That, originally all that piece and parcel of entire agricultural land bearing Old Kh. No. 26/2 admeasuring 4.98 H.R. of Mouza - Sondapar owned and possessed by Shri Raghunath Maroti Wankhede having been acquired by him by virtue of Sale Deed and entry to that effect is duly reflected in the records of rights i.e. Adhikar Abhilekh Panji.

e) That, a family partition in respect of the aforesaid land has been taken place in between Shri Raghunath Maroti Wankhede and his three sons namely 1) Shri Ramdas S/o. Raghunath Wankhede, 2) Shri Pandhari S/o. Raghunath Wankhede, 3) Shri Champat S/o. Raghunath Wankhede, and as per the terms for the said partition, Shri Ramdas Raghunath Wankhede has got middle portion of the land admeasuring 1.78 H.R. and in the same like Shri Pandhari Raghunath Wankhede has got Southern portion of land admeasuring 1.60 H.R. and Shri Champat Raghunath Wankhede has got remaining Northern portion of land admeasuring 1.60 H.R. and accordingly the mutation entry to that effect has been recorded by the concern authority.

f) That, thereafter T.I.L.R. (Tehsil inspector Land Revenue) Department of Government of Maharashtra had conducted the resurvey and remeasurement and as per the said resurvey said Kh. No. 23/1 and 23/2 admeasuring 1.34 HR has been renumbered as Kh. No. 75, the Northern portion of land admeasuring 1.60 H.R of Kh. No. 26/2 has been renumbered as Kh. No. 76/1 and the same was recorded to be owned by Shri Champat Raghunath Wankhede in the same like manner the middle portion of the land admeasuring 1.78 H.R. of Kh. No. 26/2 has been renumbered as Kh. No. 76/2 and the same was recorded to be owned by Shri Ramdas Raghunath Wankhede and Southern portion of land admeasuring 1.60 H.R. of Kh. No. 26/2 has been renumbered as Kh. No. 76/3 the same was recorded to be owned by Shri Pandhari Raghunath Wankhede.

g) That, Shri Champat Raghunath Wankhede has sold land admeasuring 1.00 H.R. out of entire land admeasuring 1.60 H.R. said property and the land admeasuring 1.34 HR bearing **Kh. No. 75 (Old 23/1, 23/2)** to 1) Shri Sudhakar Bapurao Telrandhe, 2) Shri Manohar Bapurao Telrandhe, 3) Shri Chandrashekhar Bapurao Telrandhe, 4) Shri Moreshwar Bapurao Telrandhe by executing the registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur-11 at SR. No. 3678, dated 17/04/1995 and as a result of this Shri Champat Raghunath Wankhede has retain the land admeasuring 0.60 HR and 1) Shri Sudhakar Bapurao Telrandhe, 2) Shri Manohar Bapurao Telrandhe, 3) Shri Chandrashekhar Bapurao Telrandhe, 4) Shri Moreshwar Bapurao Telrandhe has been recorded as the owners of land

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admeasuring 1.00 H.R. out of Kh. No. 76/1, which was then renumbered as **76/1A adm 1.00 HR.**

h) That Shri. Pandhari Raghunath Wankhede had agreed to sell the entire land bearing Kh. No. 76/3 Adm. 1.60 H.R. to M/s. Om Shivam Buildcon Pvt. Ltd. Acting through its Director Shri Ravindra Kisanrao Kapse by way of executing the registered Agreement to Sell, same was duly registered in the office of Sub-Registrar, Hingna in Book No.1, at Sr. No. 6271/2011 dated 07/12/2011.

i) That in the same like manner Shri Ramdas Raghunath Wankhede had also agreed to sell the entire land bearing Kh. No. 76/2 admeasuring 1.78 H.R. to M/s. Om Shivam Buildcon Pvt. Ltd. acting through is Director Shri Ravindra S/o. Kisanrao Kapse, by executing the registered Agreement to sell and the same was duly registered in the office of Sub-Registrar, Hingna, at Sr. No. 6272/2011, dated 07/12/2011.

j) That, Shri Champat Raghunath Wankhede thereafter sold out the said land admeasuring 0.60 H.R. to Shri Chandrashekhar Kisanrao Kapse by way of executing the registered Sale Deed and the same was duly registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 1189/2012, dated 16/03/2012, by virtue of the said Sale Deed **Shri Chandrashekahr S/o. Kisanrao Kapse** became the absolute and full owner of the land admeasuring 0.60 HR out of Kh. No. 76/1 which was then renumbered as 76/1B and his name was also mutated in the Records of Right i.e. in 7/12 Extract.

k) That in pursuance of registered Agreement to sell dated 07.12.2011 Shri Ramdas Raghunath Wankhede had sold the entire land bearing Kh. No. 76/2 admeasuring 1.78 H.R. to M/s. Om Shivam Buildcon Pvt. Ltd. acting through its Director Shri Ravindra Kisanrao Kapse, by way of executing the registered Sale Deed and the same was duly registered in the office of Sub-Registrar, Hingna, at Sr. No. 3906/2012 dated 04/09/2012 and by virtue of the said Sale Deed **M/s. Om Shivam Buildcon Pvt. Ltd. acting through its Director Shri Ravindra Kisanrao Kapse** became the absolute and full owner of the schedule land and its name is duly mutated in the records of 7/12 extract.

l) That in pursuance of registered Agreement to sell dated 07.12.2011 Shri Pandhari Raghunath Wankhede had sold the entire land bearing Kh. No. 76/3 adm. 1.60 H.R. to M/s. Om Shivam Buildcon Pvt. Ltd. Acting through its Director Shri Ravindra Kisanrao Kapse by way of executing the registered Sale Deed, same was duly registered in the office of Sub-Registrar, Hingna in Book No.1, at Sr, No., 3908/2012 dated 04/09/2012 and by virtue of the said Sale Deed **M/s. Om Shivam Buildcon Pvt. Ltd. Acting through its Director Shri Ravindra Kisanrao Kapse** became the absolute and full owner of the land bearing Kh. No. 76/3 admeasuring 1.60 HR.

m) That 1) Shri. Sudhakar Bapurao Telrandhe 2) Shri. Manohar Bapurao Telrandhe 3) Shri. Chandrashekhar Bapurao Telrandhe 4) Shri. Moreshwar Bapurao Telrandhe, thereafter sold out the land bearing **Kh. No. 76/1/A adm 1.00 HR and Kh. No. 75 Adm. 1.34 HR of Mouza - Sondapar** to M/s. Om Shivam Buildcon Pvt. Ltd., through its Director Shri Ravindra Kisanrao Kapse, by executing the registered Sale Deed, same was duly registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 3348/2017 dated 29.07.2017.

n) That by virtue of the aforesaid Sale Deed dated 16.03.2012 **Shri Chandrashekahr S/o. Kisanrao Kapse** becomes the owner of land bearing Kh. No. 76/1B admeasuring 0.60 HR and by virtue of three separate registered Sale Deeds dated 04.09.2012, and Sale Deed dated 29.07.2017 **M/s. Om Shivam Buildcon Pvt. Ltd. Acting through its Director Shri Ravindra Kisanrao Kapse** becomes the owner of land bearing Kh. No. 75 admeasuring 1.34 HR, Kh. No. 76/1A admeasuring 1.00 HR, Kh. No. 76/2 admeasuring 1.78 HR and Kh. No. 76/3 admeasuring 1.60 HR and accordingly the mutation to that effect is also effected in the 7/12 Extract.

❖ <u>History of Khasra No. 77/1A (Old Kh. No. 22/4k, 27/1k) admeasuring 1.85 HR</u>

a) That, originally all that piece and parcel of entire land bearing Kh. No. 22/1K total adm. 4.25 H.R. of Mouza - Sondapar originally belongs to Shri Pandurang Ramchandra Pawase and entry to that effect is duly recorded in Adhikar Abhilekh Panji of the Year 1954 - 55.

b) That on 15/01/1986 Shri Pandurang Ramchandra Pawase had sold out the land adm. 1.21 H.R. out of entire land adm. 4.25 H.R. to Shri. Kishor Dharmaji Wange and Smt. Jintubai Dharmaji Wange by way of executing the registered Sale Deed, same was duly registered in the office of Sub Registrar, Nagpur in BOOK NO. 1, at Sr. No. 95 dated 13/10/1986 and as a result of the aforesaid Sale Deed now Shri

Pandurang Ramchandra Pawase was left remain with land adm. 3.04 H.R. out of the said Kh. No. 22/1K.

c) That Shri Pandurang Ramchandra Pawase left for heavenly abode on 22/11/1987 and his wife Smt. Saraswati Pandurang Pawase had also died leaving behind them, following legal heirs namely 1) Smt. Prabhavati Tukaram Tayade, 2) Smt. Kusumbai Shridharrao Shahakar and the names of the aforesaid legal heirs had duly recorded as the joint owners of the said property by virtue of intestate succession.

d) That, after the resurvey and remeasuremt of the said land adm. 3.04 H.R. has been renumbered as Kh. No. 77/1 and same was recorded to be owned and possess by 1) Smt. Prabhavati Tukaram Tayade, 2) Smt. Kusumbai Shridharrao Shahakar.

e) That on 15/12/2012 Smt. Prabhavati Tukaram Tayade and Smt. Kusumbai Shridharrao Shahakar have jointly sold out land adm. 1.85 H.R. out of entire land adm. 3.04 H.R. of KH. No. 77/1 to 1) Shri Kisanrao Mahadeorao Kapse 2) Mrs. Suryakanta Kisan Kapse 3) Smt. Laxmi Chandrashekhar Kapse by way of executing the registered Sale Deed, same was duly registered in the office of Sub-Registrar, Hingna, in Book No. 1, at Sr. No. 5249/2012 dated 15/12/2012 and by virtue of said Sale Deed 1) Shri Kisanrao Mahadeorao Kapse 2) Mrs. Suryakanta Kisan Kapse 3) Smt. Laxmi Chandrashekhar Kapse became the joint co-owners of the said land admeasuring 1.85 HR which was then renumbered as Kh. No. 77/1A and same was recorded in the name of 1) Shri Kisanrao Mahadeorao Kapse 2) Mrs. Suryakanta Kisan Kapse 3) Smt. Laxmi Chandrashekhar Kapse.

f) *That M/s. Om Shivam Buildcon Pvt. Ltd. Acting through its Director Shri Ravindra Kisanrao Kapse had availed the financial assistance from Bhaichand Raisoni Multistate Co-operative Credit Society Ltd., Navipeth, Jalgaon by way of creating the registered Mortgage over the Land bearing Kh. No. 76/2 and 76/3 and Kh. No. 77/1A and the same was duly registered in the office of Sub-Registrar, Hingna, in Book No.1, at Sr. No. 482/2014 dated 29/01/2014 and upon payment of the entire outstanding of the said financial institution, the Bhaichand Raisoni Multistate Co-op Credit Society Ltd. Navipeth, Jalgaon had issued the No Dues Certificate dated 22/01/2017 and further release the said property from its charge by way of executing registered Re-Conveyance Deed, same was duly registered in the office of Sub-Registrar, Hingna, in Book No. 1, at Sr. No. 1103/2017 dated 23/03/2017.*

That as per the aforesaid transactions the following persons are the owners of their respective Khasaras;

Sr. No.	Khasara Number	Area	Title Document Details	Owner
1	70	4.82 HR	Registered Sale Deed SRO Hingna at Sr. No. 43/2015 date 02.01.2015	M/s Om Shivam Buildcon Pvt. Ltd.
2	71	4.04 HR	Registered Sale Deed SRO Hingna Sr. No. 2769/2012 date 21.06.2012	(1) Shri Ravindra Kisanrao Kapse, (2) Smt. Pallavi Ravindra Kapse (3) Shri Pramod Kisanrao Kapse and (4) Smt. Vaishali Pramod Kapse
3	72	3.06 HR	Registered Sale Deed SRO Hingna Sr. No. 2873 dated 20/05/2011	M/s Om Shivam Buildcon Pvt. Ltd.
4	73	1.88 HR	Registered Sale Deed SRO Hingna Sr. No. 2873 dated 20/05/2011	M/s Om Shivam Buildcon Pvt. Ltd.
5	74	0.65 HR	Registered Sale Deed SRO Hingna, Sr. No. 1994/2014 dated 12/05/2014	M/s Om Shivam Buildcon Pvt. Ltd.
6	75	1.34 HR	Registered Sale Deed SRO-Hingna, at Sr. No. 3048/2017, dated 29.07.2017.	M/s Om Shivam Buildcon Pvt. Ltd.
7	76/1/A	1.00 HR	Registered Sale Deed SRO-Hingna, at Sr. No.	M/s Om Shivam Buildcon Pvt. Ltd.

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			3348/2017, dated 29.07.2017.	
6	76/1B	0.60 HR	Registered Sale Deed SRO at Sr. No. 1189/2012, dated 16/03/2012	Shri Chandrashekahr Kisanrao Kapse
7	76/2	1.78 HR	Registered Sale Deed SRO Hingna Sr. No. 3906/2012 dated 04/09/2012	M/s. Om Shivam Buildcon Pvt. Ltd.
8	76/3	1.60 HR	Registered Sale Deed, SRO Hingna at Sr. No. 3908/2012 dated 04/09/2012	M/s. Om Shivam Buildcon Pvt. Ltd.
9	77/1A	1.85 HR	Registered Sale Deed, SRO Hingna Sr. No. 5249/2012 dated 15/12/2012	1) Shri Kisanrao Mahadeorao Kapse 2) Mrs. Suryakanta Kisan Kapse 3) Smt. Laxmi Chandrashekhar Kapse
Total Area		**22.62 HR**		

g) That aforesaid entire land is covered by the Metropolitan area declared by the Government vide Notification No. TSP-1899/1191/CR-80/99/UD-13 dated 23.07.1999 and Notification No. NIT/2202/4025/CR-493/2002/UD-26 dated 24.12.2002, Government of Maharashtra has extended the jurisdiction of the NIT to the Metropolitan area. Subsequent Notification No. TPS/2409/2890/CR-356/09/UD-09 dated 31.08.2010 by which the NIT has appointed as a Special Planning Authority for the said area and subsequently declared as Area Development Authority by Govt. of Maharashtra vide Notification No. TPS-2414/451/CR-231/2014/UD-9 dated 23.12.2004, and on basis of Public Participation Method, the Nagpur improvement Trust, Nagpur (Metro) Section had executed the Memorandum of Understaing thereby it was agreed on the terms and conditions of the said MOU, 60 % of land out of entire land of 22.62 HR was agreed to be retain by the aforesaid owners however the remaining 40 % agreed to be handed over to NIT.

h) That upon calculating the area in 60 : 40 ratio as per the Memorandum of Understaining the, the land 13.572 HR (60 %) which is agreed to be retain by the aforesaid owners then converted in to Plots bearing No. 237/1, 237/2, 238/1, 238/2, 239, 240, 241, 242, and 247/1.

i) That the Tahasildar Hingna had issued the NA Sanad in respect of the entire plotable land admeasuring 1,21,680 Sq. Mtrs. (12.1680 H.R.) bearing Plots No. 237/1, 238/1, 238/2, 239, 241, 242, and 247/1 (Exculding Plot No. 240 and 237/2 which is in respect of other project of owners by name Shiv Vistara) out of entire land admeasuring 13.572 HR being a portion of Khasra No. 70,71,72,73,74, 76/1B, 76/2, 76/3 and 77/1A of Mouza-Sondapar by its order passed in Rev. Case No. 1/NAP-34/2015-2016, dated 11.03.2016.

j) That the owner had executed the development Agreement with Nagpur Improvement Trust, Nagpur on 22.12.2016 in respect of entire land bearing Plot No. 237/1, 238/1, 238/2, 239, 241, 242 and 247/1 admeasuring 1,21,680 Sq. Mtrs. (12.1680 H.R.) being a portion of land bearing Khasra No. 70, 71, 72, 73, 74, 75, 76/1, 76/1B, 76/2, 76/3 and 77/1A of Mouza-Sumthana-Sondapar-Kotewada-Jamtha-Parsodi NIT Scheme and after completing all formalities, the competent authority of NIT has approved/sanctioned the layout prepared under the said khasra of land which consists of Plot No. 237/1, 238/1, 238/2, 239, 241, 242 and 247/1.

k) That, the aforesaid owners then decided to develop the aforesaid entire land bearing Plot No. 237/1, 238/1, 238/2, 239, 241, 242 and 247/1 having total area admeasuring 1,21,680 Sq. Mtr. by constructing the Township to be known and styled as "SHIV KAILASA" in phasewise manner and accordingly the owner prepared the proposed building plan of the building No. 9, 10, 11 and 14 to constructed in Phase- I which was duly sanctioned and approved by Nagpur Metropolitan Region Development Authority bearing Permit No. BE(NMRDA)/West/Hingna Tahsil/ No. MB-2542/ 20160407148/0002/249 Dated 29/10/2018.

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l) That the aforesaid owner then also registered the project "SHIV-KAILASA Phase-I" with Maharashtra Real Estate Regulatary Authority bearing its Registration No. P50500018424 dated 30/10/2018.

m) That, the aforesaid owners then submitted the propeosed Building No. 9 of the said Shiv Kailasa to the provisions of Maharashra Apartment Ownership Act, 1976 by executing the registered Deed of Declaration, executed by (i) Shri Ravindra S/o. Kisanrao Kapse, (ii) Mrs. Pallavi W/o. Ravindra Kapse, (iii) Shri Pramod S/o. Kisanrao Kapse, (iv) Mrs. Vaishali W/o. Pramod Kapse, (v) Shri Chandrashekhar S/o. Kisanrao Kapse, (vi) Shri Kisanrao S/o. Mahadeorao Kapse, (vii) Mrs. Suryakanta W/o. Kisanrao Kapse, (viii) Mrs. Laxmi W/o. Chandrashekhar Kapse & (ix) Om Shivam Buldcon Pvt. Ltd. Through its Director Shri Chandrashekhar S/o. Kisanrao Kapse, all through their power of attorney for admission Shri Chandrashekhar S/o. Kisanrao Kapse, same was registered in the office of Sub-registrar, Hingna, in Book No.1, at Sr. No. 4567/2018 dated 31/10/2018 [Building No.9 consist of Tower No.1 known as "Kangiri", Tower No.2 known as "Hardeol", Tower No.3 known as "Dunagiri", Tower No.4 known as "Tirsuli"]

n) That, the aforesaid owners then submitted the propeosed Building No. 10 of the said Shiv Kailasa to the provisions of Maharashra Apartment Ownership Act, 1976 by executing the registered Deed of Declaration executed by (i) Shri Ravindra S/o. Kisanrao Kapse, (ii) Mrs. Pallavi W/o. Ravindra Kapse, (iii) Shri Pramod S/o. Kisanrao Kapse, (iv) Mrs. Vaishali W/o. Pramod Kapse, (v) Shri Chandrashekhar S/o. Kisanrao Kapse, (vi) Shri Kisanrao S/o. Mahadeorao Kapse, (vii) Mrs. Suryakanta W/o. Kisanrao Kapse, (viii) Mrs. Laxmi W/o. Chandrashekhar Kapse & (ix) Om Shivam Buldcon Pvt. Ltd. Through its Director Shri Chandrashekhar S/o. Kisanrao Kapse, all through their power of attorney for admission Shri Chandrashekhar S/o. Kisanrao Kapse, same was registered in the office of Sub-registrar, Hingna, in Book No.1, at Sr. No. 4568/2018 dated 31/10/2018 [Building No.10 consist of 5 separate Towers identified as Tower No.1 known as "Amboli", Tower No.2 known as "Bhilar", Tower No.3 known as "Arvalam", Tower No.4 known as "Kapila", Tower No.5 known as "Girna]

o) That, the aforesaid owners then submitted the propeosed Building No. 14 of the said Shiv Kailasa to the provisions of Maharashra Apartment Ownership Act, 1976 by executing the registered Deed of Declaration executed by (i) Shri Ravindra S/o. Kisanrao Kapse, (ii) Mrs. Pallavi W/o. Ravindra Kapse, (iii) Shri Pramod S/o. Kisanrao Kapse, (iv) Mrs. Vaishali W/o. Pramod Kapse, (v) Shri Chandrashekhar S/o. Kisanrao Kapse, (vi) Shri Kisanrao S/o. Mahadeorao Kapse, (vii) Mrs. Suryakanta W/o. Kisanrao Kapse, (viii) Mrs. Laxmi W/o. Chandrashekhar Kapse & (ix) Om Shivam Buldcon Pvt. Ltd. Through its Director Shri Chandrashekhar S/o. Kisanrao Kapse, all through their power of attorney for admission Shri Chandrashekhar S/o. Kisanrao Kapse, same was registered in the office of Sub-registrar, Hingna, in Book No.1, at Sr. No. 4569/2018 dated 31/10/2018 [Building No.14 consists of 2 separate Towers identified as Tower No.1 known as "Shivalik", Tower No.2 known as "Kangchenjunga"]

p) That, the aforesaid owners then submitted the propeosed Building No. 11 of the said Shiv Kailasa to the provisions of Maharashra Apartment Ownership Act, 1976 by executing the registered Deed of Declaration executed by (i) Shri Ravindra S/o. Kisanrao Kapse, (ii) Mrs. Pallavi W/o. Ravindra Kapse, (iii) Shri Pramod S/o. Kisanrao Kapse, (iv) Mrs. Vaishali W/o. Pramod Kapse, (v) Shri Chandrashekhar S/o. Kisanrao Kapse, (vi) Shri Kisanrao S/o. Mahadeorao Kapse, (vii) Mrs. Suryakanta W/o. Kisanrao Kapse, (viii) Mrs. Laxmi W/o. Chandrashekhar Kapse & (ix) Om Shivam Buldcon Pvt. Ltd. Through its Director Shri Chandrashekhar S/o. Kisanrao Kapse, all through their power of attorney for admission Shri Chandrashekhar S/o. Kisanrao Kapse, same was registered in the office of Sub-registrar, Hingna, in Book No.1, at Sr. No. 4570/2018 dated 31/10/2018 [Building No.11 consists of 5 separate Towers identified as Tower No.1 known as "Purna", Tower No.2 known as "Penganga", Tower No.3 known as "Pranhita", Tower No.4 known as "Manjira", Tower No.5 known as "Wainganga"]

q) That on 17.06.2019, the onwers of the aforesaid entire land 1) Shri Ravindra Kisanrao Kapse 2) Mrs. Pallavi Ravindra Kapse 3) Shri Pramod Kisanrao Kapse 4) Mrs. Vaishali Pramod Kapse 5) Shri Chandrashekhar Kisanrao Kapse 6) Shri Kisanrao Mahadevrao Kapse 7) Mrs. Suryakanta Kisanrao Kapse 8) Mrs. Laxmi Chandrashekhar Kapse had executed the registered Joint Development Agreement with M/s Om Shivam Buldcon Private Ltd. Acting through its director Shri

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Ravindra Kisanrao Kapse, same was duly registered in the office of Sub-Registrar Hingna, at Sr. No. 3398/2019, dated 17.06.2019. thereby assigned the developments works of the entire land.

r) That, 1) Shri Ravindra Kisanrao Kapse 2) Mrs. Pallavi Ravindra Kapse 3) Shri Pramod Kisanrao Kapse 4) Mrs. Vaishali Pramod Kapse 5) Shri Chandrashekhar Kisanrao Kapse 6) Shri Kisanrao Mahadevrao Kapse 7) Mrs. Suryakanta Kisanrao Kapse 8) Mrs. Laxmi Chandrashekhar Kapse, had also executed the registered Power of Attoneny thereby constituted and nominated to M/s Om Shivam Buildcon Private Ltd. Acting through its director Shri Ravindra Kisanrao Kapse, the said power of attorney was duly registered in the office of Sub-Registrar Hingna, at Sr. No. 3399/2019, dated 17.06.2019.

s) That during the course of time, the Nagpur Metropolitan Region Development Authority had taken over the possession of the land to the extend of 40 % out of entire land as per Memorandum of Understaing by executing the Development Agreement with the owners on 25.11.2019.

t) That the Tahasildar Hingna by its order passed in Rev. Case No. 17/RTS-59/2019-20, dated 28.07.2020 had directed to separate the share of the NMRDA i.e. 40 % share from the shares of aforesaid owners i.e. 60% share by taking the entry in records of Rights i.e.in 7/12 extract. and as a result thereof all the original Khasars were devided in to two separate parts and accordingly the name of NMDRA was duly recored in the Records of Rights in respect of Kh. No. 70/1, 71/1, 72/1, 73/1, 74/1, 75/1, 76/1/A/1, 76/2/A, 76/3/A, 76/1/B/1 and 77/1/A/1.

u) That Tahasildar Hingna by its order passed in Rev. Case No. 22/RTS-59/2019-20, dated 21.12.2020 had directed to carry out the necessary correction in area of 7/12 extract in view of the ratio of 60:40 as per the Memorandum of Understanding executed in between the owners and the development Authority.

v) That Tahasildar Hingna by its order passed in in Rev. Case No. 28/RTS-59/2019-20, dated 31.05.2021 had directed to carry out mutation in respect of separation of Kh. No. 76/3/B in two separate part i.e. Kh. No. 76/3/B/1 and 76/3/B/2 having area amdmeasuring 7687.36 Sq. Mtr. and 7586.56 Sq. Mtr. respectively in the name of Om Shivam Buildcon Pvt. Ltd.

w) That the original sanctioned building plan and permit in respect of Building No. 9, 10, 11 and 14 of Phase-I of the SHIV KAILASA was revised by adding the building of the Phase-II of Shiv Kailasa which was duly sanctioned and approved by Nagpur Metropolitan Region Development Authority, bearing its building permit No. B.E. (NMRDA)/West/Hingna Tahsil/No. MB-444/201807109/2043/719, dated 20.05.2021.

1) The 7/12 extract of the respective Khasras is in the name of present owners, i.e. **1) Shri Ravindra Kisanrao Kapse 2) Mrs. Pallavi Ravindra Kapse 3) Shri Pramod Kisanrao Kapse 4) Mrs. Vaishali Pramod Kapse 5) Shri Chandrashekhar Kisanrao Kapse 6) Shri Kisanrao Mahadevrao Kapse 7) Mrs. Suryakanta Kisanrao Kapse 8) Mrs. Laxmi Chandrashekhar Kapse, 9) M/s Om Shivam Buildcon Private Ltd. acting through its director Shri Ravindra Kisanrao Kapse, and presently all the Khasaras are amalgamated and same are now renumbered as Amalgamated Plot Nos. 237/1, 237/2, 238/1, 238/2, 239, 240, 241, 242, 247/1 and presently the new 7/12 extract in respect of the amalgamated Plots are yet to be prepared by the competent authority.**

2) Mutation Entry Numbers of the respective Khasaras of the schedule of property.

Sr. No.	Khasara Number	Area in Sq. Mtr.	Owner	Mutation Entry No. with Date
1	70/2	3998.59	M/s Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 489, dated 12.02.2021
2	71/2	27531.36	(1) Shri Ravindra Kisanrao Kapse, (2) Smt. Pallavi Ravindra Kapse (3) Shri Pramod Kisanrao Kapse and (4) Smt. Vaishali Pramod Kapse	Mutation Entry No. 489, dated 12.02.2021
3	72/2	22287.95	M/s Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 489, dated 12.02.2021
4	73/2	18000	M/s Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 489, dated 12.02.2021
5	74/2	6500	M/s Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 489, dated 12.02.2021

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6	75/2	13400	M/s Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 489, dated 12.02.2021
7	76/1/A/2	6453.44	M/s Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 489, dated 12.02.2021
6	76/1/B/2	3674.74	Shri Chandrashekahr Kisanrao Kapse	Mutation Entry No. 489, dated 12.02.2021
7	76/2/B	17800	M/s. Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 489, dated 12.02.2021
8	76/3/B/1	7687.36	M/s. Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 503, dated 04.06.2021
9	76/3/B/2	7586.56	M/s. Om Shivam Buildcon Pvt. Ltd.	Mutation Entry No. 503, dated 04.06.2021
Total Area		**1,35,720 Sq. Mtr.**		

3) Search Report for 30 years from 17.06.1991 till 17.06.2021 taken from the Sub-Registrar office at Hingna, Nagpur vide GRN No. **MH002379624202122E, dated 17.06.2021**

4) Any other relevant Title : NA

5) Litigation if any : NA

SUNIL S. SHINDE ADVOCATE

Sunil S. Shinde
Advocate

NAGPUR
Date : 17.06.2021

CHALLAN

MTR Form Number-6

GRN	MH002379924202122E	BARCODE		Date	17/06/2021-19:44:55	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Search Fee			TAX ID / TAN (If Any)	266		
				PAN No.(If Applicable)	EQLPS9450R		
Office Name	HGN_HINGNA SUB REGISTRAR			Full Name	Sunil Sahebrao Shinde		
Location	NAGPUR						
Year	2021-2022 From 17/06/1991 To 17/06/2021			Flat/Block No.	S 14 Samrudhhi Apartment Nr Lohar Samaj		
Account Head Details		Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE		750.00		Road/Street	Bhavan Beltarodi Road		
				Area/Locality	NAGPUR		
				Town/City/District			
				PIN		4 4 0 0 2 7	
				Remarks (If Any)			
				Kh.No.70/2-71/2 72/2-73/2-74/2-75/2Part 76/1/A/2 part-76/1/B/2-76/2/B-76/3/B/1-76/3/B/2 Mz SONDAPAR			
				Amount In Words	Seven Hundred Fifty Rupees Only		
Total		750.00					
Payment Details	BANK OF BARODA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02003942021061701516	1243994212
Cheque/DD No.				Bank Date	RBI Date	17/06/2021-19:46:06	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF BARODA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9545125288

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Print Date 17-06-2021 07:46:17