

Whereas as per the Order of the Tahsildar Nagpur in the Rev. Case No. 30/RTJ/64/2001-2002, dt.26/09/2002 the land record has been corrected vide Ferfar No. 280, thereby the agriculture land at Kh. No. 25, total area admeasuring 6.92 HR is divided by east west wise & northern portion, area admeasuring 1.62 HR of Mouza – Shankarpur has come to the share of Shri Kawadu Ramaji Shinde and is newly numbered as Kh. No. 25/1, area admeasuring 1.62 HR of Mouza Shankarpur; middle portion, area admeasuring 1.62 HR of Mouza – Shankarpur has come to the share of Shri Manohar Ramaji Shinde and is newly numbered as Kh. No. 25/2, area admeasuring 1.62 HR of Mouza Shankarpur & southern portion, area admeasuring 1.50 HR of Mouza – Shankarpur has come to the share of Shri Ankush Ramaji Shinde and is newly numbered as Kh. No. 25/3, area admeasuring 1.50 HR of Mouza Shankarpur and the said entry was mutated in the 7/12 revenue records vide Ferfar No. 280, dt.27/01/2003.

Thereafter the land at Kh. No. 25/1, area admeasuring 1.62 HR of Mouza Shankarpur, Bhogwatdar Class II rights was converted into Bhogwatdar Class-1 rights under section 29 Sub Section 2 (C) of the Maharashtra Land Revenue Code 1966 by the Sub Divisional Officer Nagpur vide its Order passed in the Rev Case No. 26/LND-18/2007-2008, dt.06/09/2007 and the said entry was mutated in the 7/12 revenue records vide Ferfar No. 539, dt.29/10/2007.

Thereafter the then owner Shri Kawdu Ramaji Shinde along with his legal heirs namely Shri Bhupesh Kawduji Shinde, Shri Mangesh Kawduji Shinde & Ku. Archana Kawduji Shinde executed a registered Power of Attorney bearing No. NGN-GRA-10-4-2374-2007, dt.30/05/2007 in favour of Shri Omprakash Jagumal Sacchani and the document is duly registered in Add Book No. 4 in the Office of the Sub Registrar Nagpur Gramin 10.

Thereafter the then owners Shri Kawdu Ramaji Shinde, Shri Bhupesh Kawduji Shinde, Shri Mangesh Kawduji Shinde & Ku. Archana Kawduji Shinde through their POAH Shri Omprakash Jagumal Sacchani transferred the said land at Kh. No. 25/1, area admeasuring 1.62 HR is divided by north south wise & eastern portion, area admeasuring 0.81 HR of Mouza Shankarpur to Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Vijay Kimatrai Ramani and accordingly executed a registered Sale Deed bearing No. NGN-GRA-10-05581-2007, dt.21/11/2007 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur Gramin 10, thereby by virtue of the said registered Sale Deed Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Vijay Kimatrai Ramani became the absolute owner of the said land area admeasuring 0.81 HR out of total area admeasuring 1.62 HR land at Kh. No. 25/1 of Mouza – Shankarpur and accordingly the said entry was mutated in the Ferfar Nondvahi vide Ferfar No. 653, dt.15/05/2008.

Thereafter the then owner Shri Kawdu Ramaji Shinde, Shri Bhupesh Kawduji Shinde, Shri Mangesh Kawduji Shinde & Ku. Archana Kawduji Shinde through their POAH Shri Omprakash Jagumal Sacchani also transferred the said land at Kh. No. 25/1, area admeasuring 1.62 HR is divided by north south wise & western portion, area admeasuring 0.81 HR of Mouza Shankarpur to Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Vijay Kimatrai Ramani and accordingly executed a registered Sale Deed bearing No. NGN-GRA-10-05902-2007, dt.06/12/2007 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur Gramin 10, thereby by virtue of the said registered Sale Deed Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Vijay Kimatrai Ramani became the absolute owner of the said land area admeasuring 0.81 HR out of total area admeasuring 1.62 HR land at Kh. No. 25/1 of Mouza – Shankarpur and accordingly the said entry was mutated in the Ferfar Nondvahi vide Ferfar No. 654, dt.15/05/2008.

Thereafter the remaining portion of Kh. No. 25 partitioned as mentioned supra the Kh. No. 25/1, area admeasuring 1.62 HR is owned & possessed by Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Vijay Kimatrai Ramani. The other portion Kh. No. 25/2, area admeasuring 1.62 HR is owned & possessed by Shri Manohar Ramaji Shinde and Kh. No. 25/3, area admeasuring 1.50 HR is owned & possessed by Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Pahelaj Jaggumal Sacchani. These three parts of Kh. No. 25 viz. Kh. No. 25/1, 25/2, 25/3 vide Order of the Tahsildar Nagpur Gramin bearing No. कानुनगो/तह.



नागपूर गा.कावि/२५/२०१३, दि.२९/०१/२०१३, मा. उपविभागीय अधिकारी नागपूर यांचे आदेश क्र. पु.मो.यो. /त.अ./दु.आदेश/एसव्ही-२३/एसआर ३९५/२०१२ आदेश दि.१२/१२/२०१२ तसेच मा. उपअधिक्षक नागपूर यांचेकडील कमीजास्त पत्रकानुसार, these khasara are clubbed together and renamed as Kh. No. 25, area admeasuring 4.74 HR of Mouza Shankarpur and is mutated in the 7/12 revenue records vide Ferfar No. 1150, dt.20/02/2013. However, vide Ferfar No. 1875, the land admeasuring 1.62 HR owned & possessed by Shree Ganesh Buildhome Infrastructure Ltd. through its Director Shri Vijay Kimatrai Ramani.

Whereas during the course of time Shree Ganesh Buildhome Infrastructure Ltd. name has been changed to Shree Ganesh Builders Limited with effect from 10/04/2008 and accordingly a Certificate for Commencement of Business has been obtained from the Registrar of Companies Maharashtra.

Thereafter the then owner Shree Ganesh Buildhome Infrastructure Ltd. (Now change to Shree Ganesh Builders Ltd.) through its Director Shri Vijay Kimatrai Ramani transferred the land at Kh. No. 25, total area admeasuring 3.12 HR is divided by east west wise & northern most portion, area admeasuring 1.62 HR of Mouza – Shankarpur to M/s. Tirupati Developers, Acting through its Partner Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar and accordingly executed a registered Sale Deed bearing No. NGN-7-10371-2021, dt.22/07/2021. So also the owner Shree Ganesh Buildhome Infrastructure Ltd. (Now change to Shree Ganesh Builders Ltd.) through its Director Shri Vijay Kimatrai Ramani executed a registered General Power of Attorney bearing No. NGN-7-10372-2021, dt.22/07/2021 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. Thereby by virtue of the said registered Sale Deed M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar became the absolute owner of the said land at Kh. No. 25, total area admeasuring 3.12 HR is divided by east west wise & northern most portion, area admeasuring 1.62 HR of Mouza – Shankarpur and accordingly their names are mutated in the 7/12 revenue records vide Ferfar No. 2647, dt.05/10/2021.

Subsequently the owner M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Urganlawar have decided to develop the said land by converting it into Non Agriculture land for residential purpose and the said area is coming under the Metro Region of Nagpur Metropolitan Region Development Authority (NMRDA), and therefore prepared a Layout Plan for the same and submitted it to the Nagpur Metropolitan Region Development Authority (NMRDA), on due scrutiny of the said plan the Metro Region, Executive Engineer, Nagpur Metropolitan Region Development Authority, vide its Letter No. का. अभि./नामप्रविप्रा/५७९६ dt.11/08/2021 finally sanctioned the layout of the land at Kh. No. 25, total area admeasuring 1.62 HR of Mouza – Shankarpur.

4) Title of the Property:-

The scheduled property is owned & possessed by

M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Urganlawar. Report based on the Documents verified in Point No. 2 here in above.

5) Opinion: -

I have verified the records from the office of the Sub-Registrar Nagpur 7, on payment of necessary search fees by their Receipt No. MH009243807202122E, dt.25/11/2021 (Original Receipt enclosed herewith). However as per the searches made all that piece and parcel of agriculture land at Kh. No. 25, total area admeasuring 3.12 HR is divided by east west wise & northern most portion, area admeasuring 1.62 HR, Land Revenue Rs. 5.13 yearly with Occupant Class I rights, comprising of Plot No. 1 to 79, total plotable area of 9590.68 Sq. Mtrs., Mouza – Shankarpur, situated in the layout which is popularly known as “SILVERPARK - 9”, P. H. No. 42, Tahsil – Nagpur Gramin & District Nagpur is owned and

