Madan, Sau. Neha Atul Mashru, Shri Radheshyam Ghanshyamdas Chachada & Sau. Kanchan Sanjay Punyani became the absolute joint owners of the land at Kh. No. 79/2, total area admeasuring 0.82 HR of Mouza – Sukali (Gupchup) and accordingly their names are jointly mutated in the 7/12 revenue records vide Ferfar No. 371, dt.03/08/2006.

Thereafter then owner Smt. Kanchan Sanjay Punyani executed a registered Power of Attorney bearing No. NGN-3-2741-2006, dt.12/09/2006 in favour of Shri Subodh Prabhakarrao Kayarkar and the document is duly registered in Add Book No. 4 in the Office of the Sub Registrar Nagpur 3.

Thereafter the then joint owners Shri Anand Ramsharan Madan, Smt. Neha Atul Mashru, Shri Radheshyam Ghanshyamdas Chachada & Smt. Kanchan Sanjay Punyani through her POAH Shri Subodh Prabhakarrao Kayarkar transferred the said land at Kh. No. 79/2, total area admeasuring 0.82 HR of Mouza – Sukali (Gupchup) in favour of Sau. Kanchan Anil Kochar, Shri Vikas Ramvilasji Jain & Shri Deepak Ramvilasji Jain and accordingly executed a registered Sale Deed bearing No. HGN-6999-2007, dt.13/12/2007 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Hingna, thereby by virtue of the said registered Sale Deed Sau. Kanchan Anil Kochar, Shri Vikas Ramvilasji Jain & Shri Deepak Ramvilasji Jain became the absolute joint owners of the said land at Kh. No. 79/2, total area admeasuring 0.82 HR of Mouza – Sukali (Gupchup) and accordingly their names are mutated in the 7/12 revenue records vide Ferfar No. 611, dt.25/02/2008.

Whereas some land was required from the scheduled property by the Government and thereby the land acquisition proposal No. 48/A-65/97-98 the land was acquired. The Superintendent of Land Records Hingna vide his letter No. 1126, dt.01/03/2016 directed the Tahsildar Hingna to correct the records according to the Land Acquisition by the Government and make the corrected record changes in all the revenue records. Subsequently the Tahsildar Hingna vide his Letter dt.01/03/2016 directed the concern Talathi, Talathi No. 45 of Mouza Sukali (Gupchup) to make the Ferfar and prepared the correct the 7/12 today itself.

Whereas accordingly the mutations entries were taken in the Revenue records and 0.10 HR of land is shown to be acquired for the purpose of National Highways Authority bearing newly Kh. No. 79/2/B and the remaining land area admeasuring 0.72 HR is shown in the name of the above-named Vendors and the said Khasara is newly numbered as Kh. No. 79/2/A, area admeasuring 0.72 HR and is mutated in the 7/12 revenue records vide Ferfar No. 1340, dt.02/02/2022.

Thereafter the then joint owners Sau. Kanchan Anil Kochar, Shri Vikas Ramvilasji Jain & Shri Deepak Ramvilasji Jain transferred the said land Kh. No. 79/2/A, total area admeasuring 0.72 HR of Mouza – Sukali (Gupchup) in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar and accordingly executed a registered Sale Deed bearing No. HGN-1018-2022, dt.25/02/2022 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Hingna, thereby by virtue of the said registered Sale Deed M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar became the absolute joint owners of the said land at Kh. No. 79/2/A, total area admeasuring 0.72 HR of Mouza – Sukali (Gupchup).

The owners have submitted the scheduled property for its conversion into non-Agriculture land for Residential purpose and the property is coming under Nagpur Metropolitan Region Development Authority (NMRDA) and the Executive Engineer, Nagpur Metropolitan Region

VIJAY SADASHIV DESHPANDE ADVOCATE NAGPUR