

Suman Namdev Umate after marriage Sau. Suman Rajesh Jivtode in favour of Shri Dilip Bakshomal Aaswani & Shri Zaman Godhumal Gehani.

7. Copy of Ferfar Nondvahi vide Ferfar No. 286, dt.03/08/2005.
8. Copy of registered Sale Deed bearing No. HGN-3082-2006, dt.25/05/2006 between Shri Dilip Bakshomal Aaswani & Shri Zaman Godhumal Gehani in favour of Smt. Sarala Ramsharan Madan, Smt. Neha Atul Mashru, Shri Radheshyam Ghanshyamdas Chachada & Smt. Kanchan Sanjay Punyani.
9. Copy of Ferfar Nondvahi vide Ferfar No. 372, dt.03/08/2006.
10. Copy of Ferfar Nondvahi vide Ferfar No. 610, dt.03/08/2006.
11. Copy of Computerized 7/12 for Kh. No. 89/2 mutated in the name of Shri Anil Gyanchand Kochar, Shri Vikas Ramvilasji Jain & Shri Deepak Ramvilasji Jain.
12. Copy of Bhag Nakasha & Zone Dakhla vide Letter No. क्रमांक नर/भान/नामप्रविप्रा/१३६०२, dt.09/02/2022 issued by the Town Planner NMRDA Nagpur that the scheduled property is coming under Residential, West A-EC01025 (Educational Complex), 18.00 M. Road Widening.
13. Copy of registered Sale Deed bearing No. HGN-1894-2022, dt.01/04/2022 between Shri Anil Gyanchand Kochar, Shri Vikas Ramvilasji Jain & Shri Deepak Ramvilasji Jain in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.
14. Copy of Letter bearing No. का.अभि./नामप्रविप्रा/६६४२ dt.10/02/2022 for recommendation of the Layout by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA).
15. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 10/02/2022.
16. Copy of NA order No. 174/NAP-34/Mouza-Sukali(Gupchup)/Hingna/2021-22, dt.31/03/2022 issued by the Collector Nagpur.
17. 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 the records of rights, as per Adhikar Abhilekh Panji, the records from 1954-55 indicates, that initially the agriculture land at Kh. No. 57, total area admeasuring 4.17 HR of Mouza – Sukali (Gupchup) with Occupant Class II rights, P. H. No. 45, Tahsil – Hingna & District Nagpur was owned & possessed by Shri Namdev Mahadev Umate & Smt. Tulsabai Wd/o. Mahadev Umate, being their ancestral land and their names are recorded in the Ferfar Panji vide Ferfar dt.06/01/1973.

Whereas during the consolidation the said Kh. No. 57, area admeasuring 4.17 HR is consolidated and newly numbered as Kh. No. 89, area admeasuring 4.16 HR of Mouza Sukali (Gupchup).

Whereas Shri Namdev Mahadev Umate left for heavenly abode on 21/03/1987 and his mother Smt. Tulsabai Mahadev Umate also expired on 02/09/1994 and consequent upon their death the said land at Kh. No. 89, total area admeasuring 4.16 HR of Mouza – Sukali (Gupchup) devolved upon his legal heirs namely Smt. Vacchalabai Namdev Umate, Shri Dilip Namdev Umate, Shri Arun Namdev Umate, Shri Subhash Namdev Umate, Ku. Sunanda Namdev Umate alias Sau. Sunanda Rajesh Dhote, Ku. Sulochana Namdev Umate alias Sau. Sulochana Subhash Rohankar & Ku. Suman Namdev Umate alias Sau. Suman Rajesh Jivtode and accordingly their names are jointly mutated in the 7/12 revenue records vide Ferfar No. 99, dt.22/12/1995.

