THAT on attaining the age of majority by him, the name of his Natural Guardian namely Smt. Anjanabai W/o Namdeo Ashtankar was deleted from the land Revenue Records and the same was entered in his name vide Mutation Entry No. 49 Dated 14-7-1988.

THAT the Sub Divisional Officer, Nagpur vide his Order No. पु.मो.यो. /त.अ./दु. आदेश/मौजासुमठाणा/एस.व्ही.आर.२३/एस.आर. २३९/११ Dated 10-2-2012 and the Collector, Nagpur vide his Order No. भु-५/एस.व्ही.२३/२०१२ Dated 17-4-2012 and the Tahsildar, Hingna vide his Order No. प्र.-२/तह.हिं./कावि-५२१/२०१२ Dated 6-6-2012 passed in Kami Jasta Patrak, the area of the aforesaid land bearing Survey No. 126/1 was rectified and corrected as 2.63 Hectares, Rental Rs. 5.26 and the same was mutated in his name in all relevant records vide Mutation Entry No. 370.

THAT Shri. Prakash S/o Namdeo Ashtankar lateron transferred the said Kh. No. 126/1 of Mouza – Sumthana having an area of 2.63 Hectares, Rental Rs. 5.26/- held in Bhogwatdar Class-1 Rights by way of Sale to Miss. Poonam S/o Paras Gundecha, by a Sale Deed Dated 5-9-2014, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3772 on even date. The said Sale Deed is duly consented by Shri. Pramod S/o Prakash Ashtankar, Shri. Amol S/o Prakash Ashtankar and Mrs. Pratibha W/o Pradeep Mahakalkar.

THAT a Piece of land having an area of 0.0871 Hectares out of the said Kh. No. 126/1 of Mouza – Sumthana has been acquired by Maharashtra Airport Development Authority for Expansion of Road. And accordingly a Sale Deed relating to the said acquired land is duly executed by Miss. Poonam Paras Gundecha in favour of the Maharashtra Airport Development Authority. The remaining Piece of land having an area of 2.5429 Hectares, Rental Rs. 5.09 was recorded in the name of Miss. Poonam D/o Paras Gundecha vide Mutation Entry No. 712.

THAT the said Miss. Poonam D/o Paras Gundecha further transferred the said Piece of land having an area of 2.5429 Hectares, Rental Rs. 5.09 out of Kh. No. 126/1 of Mouza – Sumthana by way of Sale to M/s. Shrivan Estates LLP by a Sale Deed Dated 31-3-2022, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3934 on 28-6-2022. The said Kh. No. 126/1 is specifically earmarked as "FINAL PLOT NO. 154" in Nagpur Improvement Trust's Sumthana-Kotewada-Sondapar-Jamtha-Parsodi proposed Improvement Scheme-2 Dated 27-2-2015.

THAT the said M/s. Shrivan Estates LLP lateron transferred the said Kh. No. 126/1 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

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KH. NO. 126/2

THAT ALL THAT Agricultural land bearing Kh. No. 126/2 of Mouza – SUMTHANA, having an area of 1.82 Hectares, Rental Rs. 3.55 held in Bhogwatdar Class -1 Rights, situate at Village – Sumthana, P.S.K. 72 in Tahsil and District – NAGPUR, Originally belonged to Master Vijay S/o Namdeo Ashtankar acting through his Natural Guardian Smt. Anjanabai W/o Namdeo Ashtankar being his separate property having been acquired the same by him by a Partition Deed Dated 19-8-1985 and the same was mutated in his name in all relevant records vide Mutation Entry No. 24 Dated 4-9-1985.

THAT on attaining the age of majority by him, the name of his Natural Guardian namely Smt. Anjanabai W/o Namdeo Ashtankar was deleted from the land Revenue Records and the same was entered in his name.

THAT the said Shri. Vijay S/o Namdeo Ashtankar had availed the Agricultural Loan from Allahabad Bank, Gumgaon Branch and mortgaged the aforesaid property alongwith his other properties to it by way of security for the repayment of loan by a Mortgage Deed Dated 15-7-2008, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 4141 on even date

THAT during the course of time the said Shri. Vijay S/o Namdeo Ashtankar repaid the entire amount of Agricultural Loan Togetherwith an interest accrued thereon to the aforesaid Mortgagee Bank i.e. Allahabad Bank and got the said property freed and discharged from its mortgage.

THAT the said Shri. Vijay S/o Namdeo Ashtankar lateron transferred the said Kh. No. 126/2 of Mouza – Sumthana by way of Sale to Miss. Poonam D/o Paras Gundecha, by a Sale Deed Dated 14-1-2011, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 220 on even date. The said Sale Deed is duly consented by Mrs. Kusum W/o Vijay Ashtankar, Shri. Sandip S/o Vijay Ashtankar, Shri. Dipak S/o Vijay Ashtankar, Mrs. Ashwini W/o Hemant Pahune and M/s. Pushkar Realtors through its Partners.

THAT the said Miss. Poonam D/o Paras Gundecha further transferred the said Kh. No. 126/2 of Mouza – Sumthana (i.e. FINAL PLOT NO. 153) by way of Sale to M/s. Shrivan Estates LLP by a Sale Deed Dated 31-3-2022, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3935 on 28-6-2022. The said Kh. No. 126/2 is specifically earmarked as "FINAL PLOT NO. 153" in Nagpur Improvement Trust's Sumthana-Kotewada-Sondapar-Jamtha-Parsodi proposed Improvement Scheme-2 Dated 27-2-2015.

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THAT the said M/s. Shrivan Estates LLP lateron transferred the said Kh. No. 126/2 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

KH NO. 127/1/A

THAT ALL THAT Agricultural land bearing Kh. No. 103/2A of Mouza – SUMTHANA, having an area of 1.30 Hectares, Rental Rs. 2.75 held in Bhogwatdar Class -1 Rights, situate at Village – Sumthana, P.S.K. 72 in Tahsil and District – NAGPUR, Originally belonged to Shri. Ashok S/o Madhavrao Ashtankar being his separate property having been acquired the same by him by a Partition Deed Dated 1-3-1983 held between himself and his brothers namely Shri. Sheshrao S/o Madhavrao Ashtankar and Shri. Yadav S/o Madhavrao Ashtankar.

THAT during the course of time Resurvey of the said Mouza – Sumthana was conducted and the said Kh. No. 103/2A was renumbered as Kh. No. 127/1 having an area of 1.49 Hectares, Rental Rs. 3/-.

THAT the said Shri. Ashok S/o Madhavrao Ashtankar breathed his last on 24-2-1989 and consequent upon his death/demise the aforesaid entire property devolved upon his widow Smt. Ashabai and 2 sons namely Master Surendra and Master Ravindra, by way of intestate succession, being the only legal heirs of the deceased.

THAT on attaining the age of majority by Master Surendra and Master Ravindra, the name of their Natural Guardian was deleted from the land Revenue Records and the same was entered in their names.

THAT the said Smt. Ashabai Wd/o Late Shri. Ashok Ashtankar, Shri. Surendra S/o Late Shri. Ashok Ashtankar and Shri. Ravindra S/o Late Shri. Ashok Ashtankar lateron effected a Partition of their aforesaid properties comprising Kh. No. 127/1 of Mouza – Sumthana and Kh. Nos. 58/1 and 177/1 in between them on 23-8-2001 and in terms of which the said Kh. No. 127/1 of Mouza – Sumthana having an area of 1.49 Hectares was allotted to the exclusive share of Shri. Surendra S/o Late Shri. Ashok Ashtankar absolutely forever with heritable and transferable rights therein vide Mutation Entry No. 76 Dated 7-1-2001.

THAT the said Shri. Surendra S/o Late Shri. Ashok Ashtankar lateron transferred a Piece of land having an area of 0.303 Hectares out of the said Kh. No. 127/1 of Mouza – Sumthana by way of Sale to Miss. Poonam D/o Paras Gundecha, by a Sale Deed

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Dated 14-1-2011, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 221 on even date. The said Sale Deed is duly consented by M/s. Pushkar Realtors.

THAT the Sub Divisional Officer, Nagpur vide his Order No. पु.मो.यो. /त.अ./दु. आदेश/मौजासुमठाणा/एस.व्ही.आर.२३/एस.आर. २३९/११ Dated 10-2-2012 and the Collector, Nagpur vide his Order No. भु-५/एस.व्ही.२३/२०१२ Dated 17-4-2012 and the Tahsildar, Hingna vide his Order No. प्र.-२/तह.हिं./कावि-५२१/२०१२ Dated 6-6-2012 passed in Kami Jasta Patrak, the area of the aforesaid land bearing Survey No. 127/1 was rectified and corrected as 1.30 Hectares, Rental Rs. 2.70 and the same was mutated in his name in all relevant records vide Mutation Entry No. 370 Dated 27-7-2012.

THAT the said Shri. Surendra S/o Late Shri. Ashok Ashtankar had availed the Agricultural Loan from Bank of India, Dongargaon Branch and mortgaged the said property to it by way of security for the repayment of Loan.

THAT a Piece of land having an area of 0.0712 Hectares out of Kh. No. 127/1 of Mouza – Sumthana has been acquired by Maharashtra Airport Development Authority for Expansion of Road. And accordingly a Sale Deed relating to the said acquired land is duly executed by Shri. Surendra S/o Late Shri. Ashok Ashtankar in favour of the Maharashtra Airport Development Authority on 3-11-2018, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 4647 on even date. The remaining Piece of land having an area of 0.966 Hectares, Rental Rs. 2.01/- out of the said Kh. No. 127/1 was recorded in the name of Shri. Surendra S/o Late Shri. Ashok Ashtankar and Piece of land having an area of 0.30 Hectares, Rental Rs. 0.62 was recorded in the name of Miss. Poonam D/o Paras Gundecha.

THAT the said Miss. Poonam D/o Paras Gundecha further transferred her Piece of land having an area of 0.30 Hectares out of the said Kh. No. 127/1 of Mouza – Sumthana (i.e. FINAL PLOT NO. 151) by way of Sale to M/s. Shrivan Estates LLP by a Sale Deed Dated 31-3-2022, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3930 on 28-6-2022. The said Piece of land having an area of 0.30 Hectares is now renumbered as Kh. No. 127/1A of Mouza – Sumthana. The said Kh. No. 127/1A is specifically earmarked as "FINAL PLOT NO. 151" in Nagpur Improvement Trust's Sumthana-Kotewada-Sondapar-Jamtha-Parsodi proposed Improvement Scheme-2 Dated 27-2-2015.

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THAT the said M/s. Shrivan Estates LLP lateron transferred the said Kh. No. 127/1/A by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

KH. NO. 127/2

THAT ALL THAT Agricultural land bearing Kh. No. 103/2B of Mouza – SUMTHANA having an area of 1.98 Hectares, Rental Rs. 3.73 held in Bhogwatdar Class -1 Rights, situate at Village – Sumthana, P.S.K. 72 in Tahsil and District – NAGPUR, Originally belonged to Shri. Sheshrao S/o Mahadevrao Ashtankar being his separate property having been acquired the same by him by a Partition Deed Dated 1-3-1983 held between himself and his brothers namely Shri. Ashok S/o Madhavrao Ashtankar and Shri. Yadav S/o Madhavrao Ashtankar.

THAT during the course of time Resurvey of the said Mouza – Sumthana was conducted and the said Kh. No. 103/2B was renumbered as Kh. No. 127/2 having an area of 1.98 Hectares, Rental Rs. 3.73/-.

THAT the said Shri. Sheshrao S/o Madhavrao Ashtankar lateron transferred a Piece of land having an area of 0.607 Hectares out of the said 127/2 of Mouza – Sumthana by way of Sale to Miss. Poonam D/o Paras Gundecha by a Sale Deed Dated 14-1-2011, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 222 on even date. The said Sale Deed is duly consented by Shri. Rahul S/o Sheshrao Ashtankar and M/s. Pushkar Realtors.

THAT the Sub Divisional Officer, Nagpur vide his Order No. पु.मो.यो. /त.अ./दु. आदेश/मौजासुमठाणा/एस.व्ही.आर.२३/एस.आर. २३९/११ Dated 10-2-2012 and the Collector, Nagpur vide his Order No. भु-५/एस.व्ही.२३/२०१२ Dated 17-4-2012 and the Tahsildar, Hingna vide his Order No. प्र.-२/तह.हिं./कावि-५२१/२०१२ Dated 6-6-2012 passed in Kami Jasta Patrak, the area of the aforesaid land bearing Survey No. 127/2 was rectified and corrected as 1.80 Hectares, Rental Rs. 3.53 and the same was mutated in his name in all relevant records vide Mutation Entry No. 370 Dated 27-7-2012.

THAT the said Shri. Sheshrao S/o Madhavrao Ashtankar had availed the Agricultural Laon form Seva Sahakari Society, Gumgaon Branch and mortgaged the said property to it by way of security for the repayment of loan. The said Shri. Sheshrao S/o Madhavrao Ashtankar lateron repaid the entire amount of Loan Togetherwith an interest accrued thereon to the aforesaid Mortgagee i.e. Seva Sahakari Society, Gumgaon Branch and got the said property freed and discharged from its Mortgage

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THAT a Piece of land having an area of 0.0087 Hectares out of Kh. No. 127/2 of Mouza – Sumthana is acquired by Maharashtra Airport Development Authority for expansion of Road and a Sale Deed for the said land has been executed by Shri. Sheshrao S/o Madhavrao Ashtankar in favour of Maharashtra Airport Development Authority on 3-11-2018, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 4640 on even date. The remaining Piece of land having an area of 1.1913 Hectares is recorded in the name of Shri. Surendra S/o Late Shri. Ashok Ashtankar and a Piece of land having an area of 0.60 Hectares, Rental Rs. 1.18 has been recorded in the name of Miss. Poonam D/o Paras Gundecha.

THAT the said Miss. Poonam D/o Paras Gundecha lateron transferred her Piece of land having an area of 0.60 Hectares out of the said Kh. No. 127/2 of Mouza – Sumthana (i.e. FINAL PLOT NO. 138) by way of Sale to M/s. Shrivan Estates LLP by a Sale Deed Dated 31-3-2022, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3931 on 28-6-2022. The said Kh. No. 127/2 is specifically earmarked as "FINAL PLOT NO. 138" in Nagpur Improvement Trust's Sumthana-Kotewada-Sondapar-Jamtha-Parsodi proposed Improvement Scheme-2 Dated 27-2-2015.

THAT the said M/s. Shrivan Estates LLP lateron transferred the said Kh. No. 127/2 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

KH. NO. 127/3

THAT ALL THAT Agricultural land bearing Kh. No. 103/2K of Mouza – SUMTHANA having an area of 1.30 Hectares, Rental Rs. 2.75 held in Bhogwatdar Class -1 Rights, situate at Village – Sumthana, P.S.K. 72 in Tahsil and District – NAGPUR, Originally belonged to Shri. Yadav Madhavrao Ashtankar being his separate property having been acquired the same by him by a Partition Deed Dated 1-3-1983 held between himself and his brothers namely Shri. Ashok S/o Madhavrao Ashtankar and Shri. Sheshrao S/o Madhavrao Ashtankar.

THAT during the course of time Resurvey of the said Mouza – Sumthana was conducted and the said Kh. No. 103/2K was renumbered as Kh. No. 127/3 having an area of 1.48 Hectares, Rental Rs. 3.72/-.

THAT the said Shri. Yadav S/o Madhavrao Ashtankar lateron transferred a Piece of land having an area of 0.303 Hector out of the said Kh. No. 127/3 of Mouza Sumthana

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by way of Sale to Miss. Poonam D/o Paras Gundecha by a Sale Deed Dated 14-1-2011, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 230 on even date. The said Sale Deed is duly consented by Shri. Dinesh Sheshrao Ashtankar and M/s. Pushkar Realtors.

THAT the Sub Divisional Officer, Nagpur vide his Order No. पु.मो.यो. /त.अ./दु. आदेश/मौजासुमठाणा/एस.व्ही.आर.२३/एस.आर. २३९/११ Dated 10-2-2012 and the Collector, Nagpur vide his Order No. भु-५/एस.व्ही.२३/२०१२ Dated 17-4-2012 and the Tahsildar, Hingna vide his Order No. प्र.-२/तह.हिं./कावि-५२१/२०१२ Dated 6-6-2012 passed in Kami Jasta Patrak, the area of the aforesaid land bearing Survey No. 127/3 was rectified and corrected as 1.30 Hectares, Rental Rs. 3.52 and the same was mutated in his name in all relevant records vide Mutation Entry No. 370 Dated 27-7-2012.

THAT a Piece of land having an area of 0.0380 Hector out of Kh. No. 127/3 of Mouza – Sumthana is acquired by Maharashtra Airport Development Authority for expansion of Road and accordingly a Sale Deed executed relating to the said land is executed by Shri. Yadav S/o Madhavrao Ashtankar in favour of Maharashtra Airport Development Authority on 3-11-2018, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 4643 on even date. The remaining Piece of land having an area of 0.9620 Hector was recorded in the name of Shri. Yadav S/o Madhavrao Ashtankar and a Piece of land having an area of 0.30 Hector, Rental Rs. 0.82 was recorded in the name of Miss. Poonam D/o Paras Gundecha.

THAT the said Miss. Poonam D/o Paras Gundecha further transferred her Piece of land having an area of 0.30 Hector out of the said Kh. No. 127/3 of Mouza – Sumthana (i.e. FINAL PLOT NO. 152) by way of Sale to M/s. Shrivan Estates LLP by a Sale Deed Dated 31-3-2022, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3932 on 28-6-2022. The said Kh. No. 127/3 is specifically earmarked as "FINAL PLOT NO. 152" in Nagpur Improvement Trust's Sumthana-Kotewada-Sondapar-Jamtha-Parsodi proposed Improvement Scheme-2 Dated 27-2-2015.

THAT the said M/s. Shrivan Estates LLP lateron transferred the said Kh. No. 127/3 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

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KH. NO. 147/1

THAT ALL THAT Agricultural land bearing Kh. No. 88/1-2-3 of Mouza – SUMTHANA having an area of 2.55 Hectares, Rental Rs. 8 held in Bhogwatdar Class-2 Rights situate at Village – Sumthana, P.S.K. 72 in Tahsil – Hingna and District – NAGPUR, Originally belonged to Shri. Rambhau S/o Upasrao Belkhode, Shri. Bhagwan S/o Upasrao Belkhode, Shri. Namdeo S/o Upasrao Belkhode, Master Shamrao S/o Upasrao Belkhode, Master Wasudeo S/o Upasrao Belkhode, both acting through their Natural Guardian/Mother Smt. Chandrabhagabai W/o Upasrao Belkhode and Smt. Chandrabhagabai W/o Upasrao Belkhode as a recorded Co-owners thereof, being their separate ancestral property having been acquired the same by them by an Oral Partition held in the year 1958 amongst themselves and Shri. Baliram, Shri. Tulshiram & Smt. Tulshi and the same was accordingly recorded in the Revenue Records of 1954-55.

THAT on attaining the age of majority by Master Shamrao S/o Upasrao Belkhode and Master Wasudeo S/o Upasrao Belkhode, the name of their Natural Guardian/Mother namely Smt. Chandrabhagabai W/o Upasrao Belkhode was deleted from the land Revenue Records and the same was entered in their names vide Entry No. 11 Dated 28-1-1983.

THAT the said Shri. Rambhau S/o Upasrao Belkhode, Shri. Bhagwan S/o Upasrao Belkhode, Shri. Namdeo S/o Upasrao Belkhode, Shri. Shamrao S/o Upasrao Belkhode, Shri. Wasudeo S/o Upasrao Belkhode and Smt. Chandrabhagabai W/o Upasrao Belkhode jointly lateron transferred the aforesaid property by way of Sale to Shri. Swithin Marian Domingo S/o Percyval Domingo and Shri. Paul Michael Gaigole jointly, by a Sale Deed Dated 23-7-1985, which is duly Registered at the Office of the Sub-Registrar, Nagpur City-1 in Book No. 1 at Serial No. 3374 on even date and the same was recorded in their names vide Entry No. 25 Dated 5-10-1985.

THAT during the course of time Resurvey of the said Mouza – Sumthana was conducted and the property held by Shri. Swithin Marian Domingo S/o Percyval Domingo and Shri. Paul Michael Gaigole bearing Kh. No. 88/1-2-3 of Mouza – Sumthana, having an area of 2.55 Hectares was identified as Kh. No. 218 and thereafter 147 (New) of Mouza – Sumthana having an area of 2.55 Hectares, Rental Rs. 8 Yearly, held in Occupancy Class-2 Rights.

THAT the said Shri. Swithin Marian Domingo S/o Percyval Domingo and Shri. Paul Michael Gaigole lateron partitioned the aforesaid property comprising Kh. No 147 of Mouza – Sumthana, having an area of 2.55 Hectares, Rental Rs. 8 in between them and accordingly they filed an application to the Tahsildar Hingna for sub-division, separate possession and separate 7/12 Extract of the aforesaid property.

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THAT in pursuance to Section 85 of the Maharashtra Land Revenue Code, 1966, the Tahsildar, Hingna vide his Order Dated 17-3-2015 passed in Revenue Case No. 5/S.R.V.-43/2014-15 Sub-divided the said land in 2 parts and thereby the Southern Portion of the said Kh. No. 147 having an area of 1.28 Hectares was allotted to the exclusive share of Shri. Swithin Marian Domingo absolutely forever having heritable transferable rights therein.

By the same Order Dated 17-3-2015 a Piece of land having an area of 1.27 Hectares comprising Northern Portion of the said Khasra No 147 was allotted to the exclusive share of Shri. Paul Michael Gaigole absolutely forever having heritable and transferable rights therein. Accordingly the said properties were mutated in their names vide entry No. 479 Dated 30-3-2015.

THAT the aforesaid land comprising Kh. No. 147 of Mouza Sumthana is lateron converted from Bhogwatdar Class-2 Rights to Bhogwatdar Class-1 Rights by the Sub-Divisional Office vide his Order Dated 24-7-2015 passed in Revenue Case No. 290/LND-18/2014-15. An Entry No. 511 to that effect is reflected on 7-9-2015.

THAT in pursuance to Order of Tahsildar, Hingna Dated 17-3-2015, the Deputy Superintendent, Land Records, Hingna vide his Letter No. Durusti/Akarfod/Mouza-Sumthana/Kavi/2015 Outward No. 3879 Dated 5-11-2015, the aforesaid land bearing Khasra No. 147 was sub divided into two parts. A Piece of land having an area of 1.27 Hectares comprising Northern Portion of Kh. No. 147 held by Shri. Paul Michael Gaigole was identified as Khasra No. 147/1 having an area of 1.27 Hectares, Rental Rs. 4, held in Occupancy Class-1 Rights and the remaining land of 1.28 Hectares comprising the Southern Portion of Kh. No. 147 held by Shri. Swithin Marian Domingo was identified as Khasra No. 147/2 having an area of 1.28 Hectares, Rental Rs. 4 Yearly, held in Occupancy Class-1 Rights.

THAT the aforesaid Shri. Paul Michael Gaigole lateron transferred the said Khasra No. 147/1 of Mouza – SUMTHANA, having area of 1.27 Hectares, Rental Rs. 4 (i.e. "FINAL PLOT NO. 121") to M/s. Shrivan Estates LLP, by Sale Deed Dated 9-3-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 1809 on even date.

THAT the said M/s. Shrivan Estates LLP lateron transferred the said Kh. No. 147/1 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

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KH. NO. 147/2

THAT ALL THAT Agricultural land bearing Kh. No. 88/1-2-3 of Mouza – SUMTHANA having an area of 2.55 Hectares, Rental Rs. 8 held in Bhogwatdar Class-2 Rights situate at Village – Sumthana, P.S.K. 72 in Tahsil – Hingna and District – NAGPUR, Originally belonged to Shri. Rambhau S/o Upasrao Belkhode, Shri. Bhagwan S/o Upasrao Belkhode, Shri. Namdeo S/o Upasrao Belkhode, Master Shamrao S/o Upasrao Belkhode, Master Wasudeo S/o Upasrao Belkhode, both acting through their Natural Guardian/Mother Smt. Chandrabhagabai W/o Upasrao Belkhode and Smt. Chandrabhagabai W/o Upasrao Belkhode as a recorded Co-owners thereof, being their separate ancestral property having been acquired the same by them by an Oral Partition held in the year 1958 amongst themselves and Shri. Baliram, Shri. Tulshiram & Smt. Tulshi and the same was accordingly recorded in the Revenue Records of 1954-55.

THAT on attaining the age of majority by Master Shamrao S/o Upasrao Belkhode and Master Wasudeo S/o Upasrao Belkhode, the name of their Natural Guardian/Mother namely Smt. Chandrabhagabai W/o Upasrao Belkhode was deleted from the land Revenue Records and the same was entered in their names vide Entry No. 11 Dated 28-1-1983.

THAT the said Shri. Rambhau S/o Upasrao Belkhode, Shri. Bhagwan S/o Upasrao Belkhode, Shri. Namdeo S/o Upasrao Belkhode, Shri. Shamrao S/o Upasrao Belkhode, Shri. Wasudeo S/o Upasrao Belkhode and Smt. Chandrabhagabai W/o Upasrao Belkhode jointly lateron transferred the aforesaid property by way of Sale to Shri. Swithin Marian Domingo S/o Percyval Domingo and Shri. Paul Michael Gaigole jointly, by a Sale Deed Dated 23-7-1985, which is duly Registered at the Office of the Sub-Registrar, Nagpur City-1 in Book No. 1 at Serial No. 3374 on even date and the same was recorded in their names vide Entry No. 25 Dated 5-10-1985.

THAT during the course of time Resurvey of the said Mouza – Sumthana was conducted and the property held by Shri. Swithin Marian Domingo S/o Percyval Domingo and Shri. Paul Michael Gaigole bearing Kh. No. 88/1-2-3 of Mouza – Sumthana, having an area of 2.55 Hectares was identified as Kh. No. 218 and thereafter 147 (New) of Mouza – Sumthana having an area of 2.55 Hectares, Rental Rs. 8 Yearly, held in Occupancy Class-2 Rights.

THAT the said Shri. Swithin Marian Domingo S/o Percyval Domingo and Shri. Paul Michael Gaigole lateron partitioned the aforesaid property comprising Kh. No 147 of Mouza – Sumthana, having an area of 2.55 Hectares, Rental Rs. 8 in between them and accordingly they filed an application to the Tahsildar Hingna for sub-division, separate possession and separate 7/12 Extract of the aforesaid property.

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THAT in pursuance to Section 85 of the Maharashtra Land Revenue Code, 1966, the Tahsildar, Hingna vide his Order Dated 17-3-2015 passed in Revenue Case No. 5/S.R.V.-43/2014-15 Sub-divided the said land in 2 parts and thereby the Southern Portion of the said Kh. No. 147 having an area of 1.28 Hectares was allotted to the exclusive share of Shri. Swithin Marian Domingo absolutely forever having heritable transferable rights therein.

By the same Order Dated 17-3-2015 a Piece of land having an area of 1.27 Hectares comprising Northern Portion of the said Khasra No 147 was allotted to the exclusive share of Shri. Paul Michael Gaigole absolutely forever having heritable and transferable rights therein. Accordingly the said properties were mutated in their names vide entry No. 479 Dated 30-3-2015.

THAT the aforesaid land comprising Kh. No. 147 of Mouza Sumthana is lateron converted from Bhogwatdar Class-2 Rights to Bhogwatdar Class-1 Rights by the Sub-Divisional Office vide his Order Dated 24-7-2015 passed in Revenue Case No. 290/LND-18/2014-15. An Entry No. 511 to that effect is reflected on 7-9-2015.

THAT in pursuance to Order of Tahsildar, Hingna Dated 17-3-2015, the Deputy Superintendent, Land Records, Hingna vide his Letter No. Durusti/Akarfod/Mouza-Sumthana/Kavi/2015 Outward No. 3879 Dated 5-11-2015, the aforesaid land bearing Khasra No. 147 was sub divided into two parts. A Piece of land having an area of 1.27 Hectares comprising Northern Portion of Kh. No. 147 held by Shri. Paul Michael Gaigole was identified as Khasra No. 147/1 having an area of 1.27 Hectares, Rental Rs. 4, held in Occupancy Class-1 Rights and the remaining land of 1.28 Hectares comprising the Southern Portion of Kh. No. 147 held by Shri. Swithin Marian Domingo was identified as Khasra No. 147/2 having an area of 1.28 Hectares, Rental Rs. 4 Yearly, held in Occupancy Class-1 Rights.

THAT the aforesaid Shri. Swithin Marian Domingo lateron transferred the said Khasra No. 147/2 of Mouza – SUMTHANA, having area of 1.28 Hectares, Rental Rs. 4 held in Bhogwatdar Class-1 Rights (i.e. "FINAL PLOT NO. 121") to M/s. Shrivan Estates LLP, by Sale Deed Dated 9-3-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 1811 on even date.

THAT the said M/s. Shrivan Estates LLP lateron transferred the said Kh. No. 147/2 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

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KH. NO. 150

THAT ALL THAT Agricultural land bearing Kh. No. 150 of Mouza – SUMTHANA having an area of 1.46 Hectares, Rental Rs. 5.05 held in Bhogwatdar Class -2 Rights, situate at Village – Sumthana, P.S.K. 72 in Tahsil and District – NAGPUR, Original belonged to Shri. Kisan S/o Ganpati Patil being his separate property.

THAT the said Shri. Kisan S/o Ganpati Patil had availed the Agricultural Loan from Allahabad Bank, Gumgaon Branch and mortgaged the said property to it by way of security for the repayment of loan vide Mutation Entry No. 138 Dated 1-8-2005.

THAT the aforesaid land comprising Kh. No. 150 is lateron converted from Bhogwatdar Class-2 Rights to Bhogwatdar Class-1 Rights by the concerned Revenue Department vide Mutation Entry No. 235 Dated 5-11-2008.

THAT during the course of time the said Kisan S/o Ganpati Patil repaid the entire amount of Agricultural land Togetherwith an interest accrued thereon to the aforesaid Mortgagee Bank i.e. Allahabad Bank, Gumgaon Branch and got the said property freed and discharged from its Mortgage and accordingly the same is recorded vide Entry No. 237 Dated 5-11-2008.

THAT the said Shri. Kisan S/o Ganpati Patil lateron transferred the said Kh. No. 150 of Mouza – Sumthana by way of Sale to Miss. Poonam D/o Paras Gundecha by Sale Deed Dated 14-1-2011, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 224 on even date. The said Sale Deed is duly consented by Shri. Devidas S/o Kisan Patil, Shri. Narayan S/o Kisan Patil, Shri. Gajanan S/o Kisan Patil and M/s. Pushkar Realtors.

THAT in pursuance of the aforesaid Sale Deed Dated 14-1-2011 the said Shri. Kisan S/o Ganpati Patil had also executed a General Power of Attorney relating to the aforesaid property in favour of Shri. Gopal S/o Kapurchand Sharma on 14-1-2011, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 4 at Sr. No. 233 on even date.

THAT a Piece of land having an area of 0.0712 Hector out of Kh. No. 150 of Mouza – Sumthana is acquired by Maharashtra Airport Development Authority for expansion of Road and accordingly a Sale Deed relating to the said land is executed by Miss. Poonam D/o Paras Gundecha in favour of Maharashtra Airport Development Authority on 26-12-2018, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 5512 on 27-12-2018. The remaining Piece of land having an area of 1.3888 Hectares was recorded in the name of Miss. Poonam D/o Paras Gundecha.

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THAT the said Miss. Poonam D/o Paras Gundecha further transferred her Piece of land having an area of 1.3888 Hectares out of the said Kh. No. 150 of Mouza – Sumthana (i.e. FINAL PLOT NO. 134) by way of Sale to M/s. Shrivan Estates LLP by a Sale Deed Dated 31-3-2022, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3937 on 28-6-2022. The said Kh. No. 150 is specifically earmarked as "FINAL PLOT NO. 134" in Nagpur Improvement Trust's Sumthana-Kotewada-Sondapar-Jamtha-Parsodi proposed Improvement Scheme-2 Dated 27-2-2015.

THAT the said M/s. Shrivan Estates LLP lateron transferred the said Kh. No. 150 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

KH. NO. 152

THAT ALL THAT Agricultural land bearing Kh. No. 152 of Mouza – SUMTHANA having an area of 2.22 Hectares, Rental Rs. 6.31 held in Bhogwatdar Class-1 Rights, situate at Village – Sumthana, P.S.K. 72 in Tahsil and District – NAGPUR, Original belonged to Shri. Tulshiram S/o Vithoba Deotale being his separate property.

THAT the said Shri. Tulshiram S/o Vithoba Deotale breathed his last on 26-12-1989 and consequent upon his death/demise the aforesaid entire property devolved upon his 2 widows namely Smt. Thakubai and Smt. Laxmibai and 4 daughters namely Mrs. Nanubai W/o Mahadeo Bajait, Mrs. Sunderbai W/o Rameshraoji Bongade, Mrs. Radhabai W/o Dinkarrao Tupkar and Mrs. Pushpabai W/o Tarachandji Talmale, by way of intestate succession, being the only legal heirs of the deceased and accordingly their names were recorded in the Revenue Records vide Mutation Entry No. 74 Dated 17-5-1990.

THAT the said Smt. Laxmibai Wd/o Late Shri. Tulshiram Deotale left for heavenly abode on 30-12-1991 and consequent upon her demise, her share in the aforesaid property devolved upon her aforesaid legal heirs, by way of intestate succession.

THAT the said Mrs. Nanu W/o Mahadeo Bajait breathed his last on 3-4-2010 and consequent upon her death/demise her share in the aforesaid property devolved upon her 4 sons namely Shri. Ramesh, Shri. Chandrakant, Shri. Suresh and Shri. Raju and 2 married daughters namely Mrs. Indu W/o Devendra Rewatkar and Miss. Mala D/o Mahadeo Bajait (after Marriage known as Mrs. Mala W/o Haribhau Shendre), by way of intestate succession, being the only legal heirs of the deceased.

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THAT during the course of time the said Smt. Thakubai W/o Tulshiram Deotale left for heavenly abode on 31-10-2010 and consequent upon her demise, her share in the aforesaid property devolved upon her aforesaid legal heirs, by way of intestate succession.

THAT the said Mrs. Sunderbai Rameshraoji Bongade, Mrs. Radhabai Dinkarrao Tukkar, Mrs. Pushpabai Tarachandji Talmale, Shri. Ramesh Mahadeo Bajait, Shri. Chandrakant Mahadeo Bajait, Shri. Suresh Mahadeo Bajait and Shri. Raju Mahadeo Bajait, Mrs. Indu Devendra Rewatkar, Mrs. Mala Haribhau Shendare lateron jointly transferred the said Kh. No. 152 of Mouza – Sumthana by way of Sale to Miss. Poonam D/o Paras Gundecha, by a Sale Deed Dated 14-1-2011, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 231 on even date. The said Sale Deed is duly consented M/s. Pushkar Realtors.

THAT a Piece of land having an area of 0.2181 Hector out of Kh. No. 152 of Mouza – Sumthana is acquired by Maharashtra Airport Development Authority for expansion of Road and accordingly a Sale Deed relating to the said land is executed by Miss. Poonam D/o Paras Gundecha in favour of Maharashtra Airport Development Authority on 26-12-2018, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 5513 on 27-12-2018. The remaining Piece of land having an area of 2.0019 Hectares was recorded in the name of Miss. Poonam D/o Paras Gundecha.

THAT the said Miss. Poonam D/o Paras Gundecha lateron transferred her 2.0019 Hectares of land out of the said Kh. No. 152 of Mouza – Sumthana (i.e. FINAL PLOT NO. 134) by way of Sale to M/s. Shrivan Estates LLP by a Sale Deed Dated 31-3-2022, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3937 on 28-6-2022. The said Kh. No. 152 is specifically earmarked as "FINAL PLOT NO. 134" in Nagpur Improvement Trust's Sumthana-Kotewada-Sondapar-Jamtha-Parsodi proposed Improvement Scheme-2 Dated 27-2-2015.

THAT the said M/s. Shrivan Estates LLP lateron transferred the said Kh. No. 152 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

KH. NO. 153/1

THAT ALL THAT Agricultural land bearing Kh. No. 153 of Mouza – SUMTHANA having an area of 2.23 Hectares, Rental Rs. 7.19 held in Bhogwatdar Class-1 Rights, situate at Village – Sumthana, P.S.K. 72 in Tahsil and District – NAGPUR, Original belonged to Shri. Janglu S/o Maroti Patil, being his separate property.

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THAT the said Shri. Janglu S/o Maroti Patil breathed his last in the year 1975 and consequent upon his death/demise the aforesaid property devolved upon his sons namely Shri. Atmaram and Shri. Ramchandra and only daughter Mrs. Chindhabai W/o Chandrabhan Waghmare, by way of intestate succession, being the only legal heirs of the deceased. Their names were mutated vide Mutation Entry No. 90 Dated 26-6-1990.
THAT the said Mrs. Chindhabai W/o Chandrabhan Waghmare lateron relinquished all her rights, title and interests in the aforesaid Property in favour of Shri. Atmaram S/o Janglu Patil and Shri. Ramchandra S/o Janglu Patil, by a Deed of Release/Relinquishment Dated 28-8-1990 and accordingly their names were recorded in the Revenue Records vide Mutation Entry No. 96 Dated 25-12-1990.
THAT the said Shri. Atmaram S/o Janglu Patil and Shri. Ramchandra S/o Janglu Patil lateron effected a Partition of the said Kh. No. 153 of Mouza – Sumthana alongwith their other properties comprising Kh. Nos. 168 and 173 in between them on 9-12-2009 and in terms of which a Piece of land having an area of 1.11 Hectares comprising Northern Portion of Kh. No. 153, a Piece of land having an area of 0.77 Hectares comprising Eastern Portion of Kh. No. 168 and a Piece of land admeasuring 0.89 Hectares comprising Southern Portion of Kh. No. 173 of Mouza – Sumthana, was allotted to the exclusive share of Shri. Atmaram S/o Janglu Patil absolutely forever having heritable transferable rights therein and the same was accordingly recorded in the Revenue Records vide Mutation Entry No. 275 Dated 22-2-2011. The said Piece of land having an area of 1.11 Hectares comprising the Northern Portion of Kh. No. 153 is now renumbered as Kh. No. 153/1 of Mouza – Sumthana having an area of 1.11 Hectares, Rental Rs. 4.00/-. The said Deed of Partition Dated 9-12-2009, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 5531 on even date.

THAT the said Shri. Atmaram S/o Janglu Patil lateron transferred the said Kh. No. 153/1 of Mouza – Sumthana by way of Sale to Miss. Poonam D/o Paras Gundecha, by a Sale Deed Dated 14-1-2011, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 223 even date. The said Sale Deed is duly consented by M/s. Pushkar Realtors.

THAT a Piece of land having an area of 0.1206 Hectares out of Kh. No. 153/1 of Mouza – Sumthana is acquired by Maharashtra Airport Development Authority for expansion of Road and accordingly a Sale Deed relating to the said land is executed by Miss. Poonam D/o Paras Gundecha in favour of Maharashtra Airport Development Authority on 26-12-2018, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 5511 on 27-12-2018. The remaining Piece of land having an area of 0.9894 Hectares, Rental Rs. 3.57 was recorded in the name of Miss. Poonam D/o Paras Gundecha.

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THAT the said Miss. Poonam D/o Paras Gundecha lateron transferred her 0.9894 Hectares of land out of the said Kh. No. 153/1 of Mouza – Sumthana by way of Sale to M/s. Shrivan Estates LLP, by a Sale Deed Dated 31-3-2022, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3942 on 28-6-2022. The said Kh. No. 153/1 is specifically earmarked as "FINAL PLOT NO. 134" in Nagpur Improvement Trust's Sumthana-Kotewada-Sondapar-Jamtha-Parsodi proposed Improvement Scheme-2 Dated 27-2-2015.

THAT the said M/s. Shrivan Estates LLP lateron transferred the said Kh. No. 153/1 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

KH. NO. 153/2

THAT ALL THOSE Agricultural lands bearing Kh. Nos. 61/1K, 62/2, 81, 84/1, 89/3, 90/3 and 91/3 of Mouza – SUMTHANA, having an area of 2.46 Hectares, 0.61 Hectares, 1.78 Hectares, 1.54 Hectares, 1.13 Hectares, 0.94 Hectares, and 0.16 Hectares respectively, Rental Rs. 4.11, 0.44, Rs. 5.25, Rs. 4.81, Rs. 4.09, Rs. 2.94 and Rs. 0.16, respectively all held in Occupancy Class-1 Rights, all situate at Village – Sumthana, P.S.K. 72 in Tahsil – Hingna and District - NAGPUR , Originally belonged to Shri. Janglu S/o Maroti Patil being his separate property.

THAT during the course of time the aforesaid Shri. Janglu S/o Maroti Patil breathed his last in the year 1975 and consequent upon his death/demise the aforesaid property devolved upon his widow Smt. Sita and 2 sons namely Shri. Atmaram and Shri. Ramchandra and only daughter Mrs. Chindhabai W/o Chandrabhan Waghmare, by way of intestate succession, being the only legal heirs of the deceased.

THAT the said Mrs. Chindhabai W/o Chandrabhan Waghmare lateron relinquished all her rights, title and interests in the aforesaid property in favour of Smt. Sita Wd/o Janglu Patil, Shri. Atmaram S/o Janglu Patil and Shri. Ramchandra S/o Janglu Patil, by a Deed of Release/Relinquishment Dated 27-8-1990 and accordingly their names were mutated in Revenue Records vide Entry No. 91 Dated 12-10-1990.

THAT the said Smt. Sita Wd/o Janglu Patil, Shri. Atmaram S/o Janglu Patil and Shri. Ramchandra S/o Janglu Patil lateron effected a partition their aforesaid properties comprising Khasra Nos. 61/1K, 62/2, 81, 84/1, 89/3, 90/3 and 91/3 of Mouza – Sumthana alongwith their other property bearing Kh. No. 1/2 of Mouza – Kotewada on

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28-11-1990. In terms of the said Partition Deed Dated 28-11-1990 the said Kh. Nos. 81, 84/1, 89/3, 90/3 and 91/3 of Mouza – Sumthana having an area of 1.78 Hectares, 1.54 Hectares, 1.13 Hectares, 0.94 Hectares and 0.16 Hectares respectively, Rental Rs. 5.25, Rs. 4.81, Rs. 4.09, Rs. 2.94 and Rs. 0.16 respectively all held in Bhogwatdar Class-1 Rights were allotted to the joint shares of Smt. Sita Wd/o Janglu Patil, Shri. Atmaram S/o Janglu Patil and Shri. Ramchandra S/o Janglu Patil absolutely forever having heritable and transferable rights therein.

THAT during the course of time Resurvey of the said Mouza – Sumthana was conducted and the said Kh. Nos. 89/3, 90/3 and 91/3 were renumbered as Kh. No. 153 having an area of 2.23 Hectares, Rental Rs. 7.19 held in Bhogwatdar Class-1 Rights.

THAT consequent upon the death of Smt. Sita Wd/o Late Shri. Janglu Patil her share in the aforesaid property devolved upon her 2 sons namely Shri. Atmaram S/o Janglu Patil and Shri. Ramchandra S/o Janglu Patil, by way of intestate succession, being the only legal heirs of the deceased.

THAT said Shri. Atmaram S/o Janglu Patil and Shri. Ramchandra S/o Janglu Patil lateron effected a Partition of the said Kh. Nos. 153, 168 and 173 of Mouza – Sumthana in between them on 9-12-2009 in terms of which a Piece of land having an area of 1.12 Hectares comprising the Southern Portion of Kh. No. 153, Piece of land having an area of 0.77 Hectares comprising Western Portion of Kh. No. 168 and a Piece of land having an area of 0.89 Hectares comprising Northern Portion of Kh. No. 173 were allotted to the exclusive share of Shri. Ramchandra S/o Janglu Patil absolutely forever with heritable transferable rights therein. The said Deed of Partition Dated 9-12-2009 is duly Registered at the Office of Sub-Registrar, Hingna in Book No. 1 at Sr. No. 5531 on even date. The said Piece of land having an area of 1.12 Hectares comprising the Southern Portion of Kh. No. 153 is now renumbered as Kh. No. 153/2.

THAT the said Shri. Ramchandra S/o Janglu Patil lateron transferred the said Kh. No. 153/2 of Mouza – Sumthana by way of Gift to Shri. Deepak S/o Ramchandra Patil, by a Gift Deed Dated 3-6-2015, which is duly Registered at the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 2718 on 4-6-2015.

THAT the said Shri. Deepak S/o Ramchandra Patil had availed the Agricultural Loan from Allahabad Bank, Gumgaon Branch and mortgaged the said property to it by way of security for the repayment of loan.

THAT a Piece of land having an area of 0.1344 Hectares out of Kh. No. 153/2 of Mouza – Sumthana is acquired by Maharashtra Airport Development Authority for expansion of Road and accordingly a Sale Deed relating to the said land is executed by Shri. Deepak S/o Janglu Patil in favour of Maharashtra Airport Development

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Authority on 3-11-2018, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 4642 on even date. The remaining Piece of land having an area of 0.9856 Hectares, Rental Rs. 3.52 was recorded in the name of Shri. Deepak S/o Ramchandra Patil.

THAT the said Shri. Deepak S/o Ramchandra Patil lateron transferred the said Kh. No. 153/2 of Mouza - Sumthana having an area of 0.9856 Hectares by way of Sale to M/s. Shrivan Estates LLP by Sale Deed Dated 21-3-2023 which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 2126 on even date. The said Kh. No. 153/2 is specifically earmarked as "FINAL PLOT NO. 139" in Nagpur Improvement Trust's Sumthana-Kotewada-Sondapar-Jamtha-Parsodi proposed Improvement Scheme-2 Dated 27-2-2015.

THAT the said M/s. Shrivan Estates LLP lateron transferred the said Kh. No. 153/2 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

KH. NO. 93

THAT ALL THAT Agricultural land bearing Kh. No. 93 of Mouza - SUMTHANA, having an area of 2.36 Hectares, Rental Rs. 1.12 held in Bhogwatdar Class-1 Rights, situate at Village - Sumthana, P.S.K. 72 in Tahsil - Hingna and District - NAGPUR, Originally belonged to Shri. Ganpatrao S/o Narayan Zade and Smt. Gangubai W/o Narayan Zade being their separate property, having acquired the same by them jointly in pursuance of the Partition Deed Dated 1-3-1970.

THAT consequent upon the death of Shri. Ganpatrao S/o Narayan Zade his share in the aforesaid property devolved upon his widow Smt. Sumitrabai and 3 sons namely Shri. Naresh, Shri. Kishor and Shri. Sunil and 7 daughters namely Mrs. Manda Chamat, Mrs. Kunda Dhawale, Mrs. Chanda Katekar, Mrs. Baby Nanda Wadas, Mrs. Sunanda Malewar, Miss. Devika Zade and Miss. Usha Zade, by way of instestate succession, being the only legal heirs of the deceased.

THAT the said Mrs. Manda Chamat, Mrs. Kunda Dhawale, Mrs. Chanda Katekar, Mrs. Baby Nanda Wadas, Mrs. Sunanda Malewar, Miss. Devika Zade and Miss. Usha Zade lateron jointly relinquished all their respective rights, title and interest in respect of the aforesaid property in favour of Smt. Gangubai W/o Narayan Zade, Smt. Sumitrabai Wd/o Late Shri. Ganpatrao Zade, Shri. Naresh S/o Late Shri. Ganpatrao Zade, Shri. Kishor S/o Late Shri. Ganpatrao Zade and Shri. Sunil S/o Late Shri. Ganpatrao Zade by a Deed of Release/Relinquishment Dated 22-11-1993.

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THAT the said Smt. Gangubai W/o Narayan Zade, Smt. Sumitrabai Wd/o Late Shri. Ganpatrao Zade, Shri. Naresh S/o Late Shri. Ganpatrao Zade, Shri. Kishor S/o Late Shri. Ganpatrao Zade and Shri. Sunil S/o Late Shri. Ganpatrao Zade lateron in their turn jointly transferred the said Kh. No. 93 by way of Sale to Shri. Arunabh S/o Santoshkumar Chaterjee by a Sale Deed Dated 27-4-1995, which is duly Registered in the Office of the Sub Registrar, Hingna in Addl. Book No. 1, Volume No. 1135 on Pages 22 to 33 at Sr. No. 4199(P) on even date.

THAT it was seen that some unknown person fraudulently posing himself as the Owner namely Shri. Arunabh S/o Santoshkumar Chaterjee lateron transferred the said Kh. No. 93 by way of Sale to Shri. Shravankumar Ramlal Malu, Shri. Ghasiram Jhumerlal Malu H.U.F., Shri. Vasudeo Bhawarlal Malu and Shri. Nagsen Ashok Shamkuwar by a Sale Deed Dated 10-8-2009, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3585 on even date.

THAT since someone has impersonated as Shri. Arunabh S/o Santoshkumar Chaterjee who fraudulently sold the said property to Shri. Shravankumar Ramlal Malu and others, the said owner lateron filed a Criminal Application No. 61/2011 before the Hon'ble High Court of Judicature at Bombay bench at Nagpur. The Hon'ble High Court lateron passed an Order on 31-3-2011 and thereby directed to delete the names of Shri. Nagsen Ashokrao Shamkuwar, Shri. Sanjay Amrutlal Malu, Shri. Shravankumar Ramlal Malu, Shri. Ghasiram Jhumerlal Malu and Shri. Wasudeo Bhawarlal Malu from the Revenue Records of the said property and the name of the aforesaid land Owner Shri. Arunabh S/o Santoshkumar Chaterjee was restored vide Entry No. 345 Dated 14-9-2011.

THAT the said Shri. Arunabh S/o Santoshkumar Chaterjee lateron transferred the said Kh. No. 93 by way of Sale to M/s. Hitesh Builders and Developers, by Sale Deed Dated 23-3-2010 which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1at Sr. No. 1416 on even date.

THAT the said M/s. Hitesh Builders and Developers further transferred the said Kh. No. 93 (i.e. FINAL PLOT NO. 128) by way of Sale to M/s. Rohit Iron and Steel India Private Limited, by Sale Deed Dated 8-3-2023 which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No.1772 on even date.

THAT the said M/s. Rohit Iron and Steel India Private Limited lateron transferred the said Kh. No. 93 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

Contd. . .

KH. NO. 94

THAT ALL THOSE Agricultural lands bearing Kh. Nos. 65/1 and 78/1 of Mouza - SUMTHANA, having an area of 3.96 Hectares and 3.40 Hectares respectively, Rental Rs. 1.87 and Rs. 7.50 respectively both held in Bhogwatdar Class-1 Rights, both situate at Village Sumthana, P.S.K. 72 in Tahsil - Hingna and District - NAGPUR, Originally belonged to Smt. Chandrabhaga W/o Ramchandra Mataru and Shri. Homdeo S/o Govinda Borikar, being their separate property.

THAT the said Smt. Chandrabhaga W/o Ramchandra Mataru left for heavenly abode on 7-5-1978 and consequent upon her death/demise, her name was deleted from the Revenue Records and the names of her legal heirs were recorded.

THAT the said Shri. Homdeo S/o Govinda Borikar and his son Shri. Shivshankar lateron effected a Partition of the said Kh. No. 65/1 of Mouza – Sumthana in between them on 5-11-1980 and thereby the aforesaid property was allotted to the exclusive share of Shri. Shivshankar S/o Homdeo Borikar absolutely forever with heritable and transferable rights therein and the same was recorded in his name vide mutation Entry No. 21 Dated 5-10-1984.

THAT the said Shri. Shivshankar S/o Homdeo Borikar lateron transferred the said Kh. No. 65/1 of Mouza – Sumthana by way of Sale to Shri. Bijesh S/o Vasantrao Dube by a duly Registered Sale Deed Dated 5-12-1989. The said Kh. No. 65/1 is now renumbered as Kh. No. 94 of Mouza – Sumthana.

THAT the said Shri. Bijesh S/o Vasantrao Dube lateron in his turn transferred a Piece of land having an area of 3.24 Hectares comprising the Southern Portion of Kh. No. 94 of Mouza – Sumthana by way of Sale to Smt. Anusayabai W/o Vyankatrao Tikate by a Sale Deed Dated 10-6-1992, which is duly Registered in the Office of the Sub Registrar, Nagpur in Book No. 1 at Sr. No. 886 on even date.

THAT in the like manner the said Shri. Bijesh S/o Vasantrao Dube lateron transferred the remaining Piece of land having an area of 0.72 Hector comprising the Northern Portion of Kh. No. 94 of Mouza – Sumthana by way of Sale to Smt. Anusayabai W/o Vyankatrao Tikate by a duly Registered Sale Deed Dated 5-1-1995.

THAT the said Smt. Anusayabai W/o Vyankatrao Tikate further transferred the said Kh. No. 94 of Mouza – Sumthana having an area of 3.96 Hectares by way of Sale to Miss. Poonam D/o Paras Gundecha by a Sale Deed Dated 14-1-2011, which is duly Registered in the Office of the Sub Registrar, Hingna in Book No. 1 at Sr. No. 219 on even date.

Contd. . .