

Flowchart Summary – Land Chain

Initial Ownership (Court Order – 2016)

- 6.04 Hectares total land (Khasra Nos. 1600, 1601, 1602, 1605)
- 1/6th Share (1.0067 Ha) → Allotted to Mr. Ramdev (Mutation No. 1459, dated 03-10-2016)
- Remaining → Other Co-owners (Devkinandan, Dashrathkumar, Maheshkumar, Ramavtar, Surendrakumar)



Partition / Sub-division (2022)

- Mutation No. 1869 (19-10-2022)
 - Mr. Ramdev's Holding:
 - Khasra No. 1605 – 0.84 Ha (whole)
 - Khasra No. 2642/1602 – 0.1667 Ha (north part)
 - Total = 1.0067 Ha
 - Other Co-owners:
 - 1602/2643 (4.9833 Ha south part), 1600 (0.02 Ha), 1601 (0.03 Ha)



Sale to M/s Madhav Builders & Developers (2023)

- Khasra Nos.: 1605 & 2642/1602
- Two registered sale deeds executed on 18-09-2023 (Nos. 202303327118808 & 202303327118809)
- Each deed = ½ Share (0.5033 Ha)
- Total purchased = 1.0067 Ha
- Mutation Record No. 1970 dated 30-11-2023



Conversion for Residential Use (2024)

- Applied for conversion from agriculture → residential for development of plotted scheme “Madhav Vihar-4”
- Converted Area:
 - 0.6823 Ha from Khasra 1605 → New Khasra 2735/1605
 - 0.0794 Ha from Khasra 2642/1602 → New Khasra 2737/2642
- Recorded in Mutation Record No. 2034 dated 21-07-2024



Approval from Nagar Parishad, Sikar (2025)

- Conversion & Project Development Approval Granted vide Order No. F.(11)/90A/2024-25/15703, dated 31-01-2025



Final Status (Present Ownership)

- M/s Madhav Builders & Developers hold clear, marketable, and saleable rights over:
 - Khasra No. 2735/1605 (0.6823 Ha)
 - Khasra No. 2737/2642 (0.0794 Ha)