Exempt.

Sale Deed for Rs. 5815/- only

(Rueeps Five Thousand Eight Hundred Fifteen only)

Sale deed executed this 25th day of August 1972

for the Sale of plot No. 50

BETWEEN

VENDOR :—THE GREATER NAGPUR CO-OPERATIVE DEVELOPMENT AND HOUSING SOCIETY LTD. NAGPUR Registered under the Co-OPerative Secieties Act II of 1912, Registered No. 1226 of 1958 having its Registered Office at Nagpur. Tah. and District Nagpur, acting through its Honorary Secretary Shri Vyankatesh Narayan Kulkarni herein after called the "THE SOCIETY" the one part. Age - 57. Service, Residence - 328 Abhyankar Nagar - Nagpur - 10

AND

PURCHASER ~~Shri~~/Smt. Sneelalata ~~S/o~~/W/O. Dinkar Rao Mohard aged about 30 Years occupation

Resident of Nagpur Tah. Nagpur District Nagpur

hereinafter called "THE PURCHASER" of the other part.

WHEREAS The Society has been established for among other objects to buy or sell properties for members, to acquire Land by Purchase. Mortagage, Lease exchange Gift or otherwise, to layout lands into plots to suit the requirements of its members, to build or cause to be built residential houses or other buildings for the convenience of its member,

AND WHEREAS the purchaser is a member of the said society,

AND WHEREAS the said society after obtaining the sanction of the Nagpur Improvement Trust Nagpur to the layout of....9.00....Acres of land in Khasra No....22.... in Mouza..Khamla.. F. H. No.....9.....Tahsil and Dist. Nagpur in..Civil Station Expansion..... Scheme purchased by the said Society has agreed to sell the plot, fully described in the Schedule attached herewith to the Purchaser, who has agreed to purchase the said plot No....50..... of the sad Lay-Out. length.....m..... ft. (.....22.86.....M.) breadth.....m.....FT (.....15.00.....M.) and containing by admeasurement.....m..... square Ft (.....343.90...Sq.M.) or thereabout as shown in red colour in the Lay-Out Plan attached to this deed free of all encumbrances for a consideration of the sum of Rs..5815/-..... (Rupees..Five Thousand Eight Hundred Fifteen.....) only being the estimated cost of said plot after taking into consideration the present cost of said of the Development but subject to the condition that purchaser shall have to pay the proportionate amount of increase in the cost of development laying out roads lanes ect. and other facilities to be given by the said Society and further subject to performance, fulfilment and discharge by the Purchaser of all other covenants undertaking terms and conditions imposed by the Society from time to time by resolution of the Society, under the Bye-Law of the Society.

AND WHEREAS the Lay-Out of the Society has been approved by the Nagpur Improvement Trust and the purchaser has read all the conditions undertakings and covenants imposed upon the Society and by the Society under the agreement dated...5..7..1971..... between the Society and The Nagpur Improvement Trust, Nagpur and purchaser of the plot having approved of all the conditions and covenants and undertaking that are embodied in the agreement between the Society and the Nagpur Improvement Trust has hereunder agreed to abide by them as binding on him and further agreed to hold himself liable to the Society and through the Society to the Nagpur Improvement Trust, to comply with carryout, ~~perform~~ fulfil discharge all the terms and conditions as mentioned in, the said agrreement dated..5..7..71..with Nagpur Improvement Trust, Nagpur and for that to pay to the Society, what- ever charges demanded by the Society.

NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs..5815/-.....(Rupees..Five Thousand Eight Hundred Fifteen.....) paid by the Purchaser in cash to the Society before the registration of this deed (the receipt thereof the Society here by acknowledges) and in further consideration of the amount to be paid as would be determined by the Society in compliance and full discharge of the obligations on behalf of the Society. For the satisfaction of the terms, conditions, covenants and undertaking as embodied in the agreement entered in-to by the Society with the Nagpur Improvement Trust. Nagpur and further payment of all taxes, cesses, land revenue assessed or to be assessed by the competent authorities of the State or Local Bodies and which liabilities the purchaser has agreed to bear, the said "The GREATER NAGPUR CO-OPERATIVE DEVELOPMENT AND HOUSING SOCIETY Ltd. Nagpur as beneficial owner, does hereby convey, the land to ~~Shri~~/Smt..Sushalata W/o Dinkar Rao Mohril..... piece or parcel Purchaser ALL THAT of land bearing plot No.....50.....out of the Lay-Out of the Society Length.....m....ft (.....22.86 M.) Breadth.....m.....ft. (..15.00..Mt.) containing by admeasurement.....m.....Sq. ft. (.343.90...Sq. M.) of land more particularly shown in red colour in the plan attached herewith, and detailed in the shedule attached herewith as part and parcel and forming part of this deed. TO HOLD the same to the purchaser free from all encumbrances but in pursuance of fulfilment of covenants, undertakings and the payment of the charges to be incurred subject always to the conditions the obligations on behalf of the Society as per agreement entered into by it with the Nagpur Improvement Trust, Nagpur as has been agreed to by the Purchaser, and payment of all taxes, rates, cesses, land revenue or rent and all out goings whatever assessed and hereafter to be assessed.

THE SOCIETY does hereby covenant with the purchaser :—

i) That it has good and marketable title to the property conveyed to the Purchaser.

ii) That the Purchaser may hereafter peacefully and quietly enter upon, possess and enjoy the said property subject to the payment of all the charges and expenses to be incurred for the fulfilment of the agreement entered into by the Society with the Nagpur Improvement Trust, Nagpur.

iii) The property hereby sold is free from encumbrances and in the event of any claimant coming forth after the deed of sale the vendor agrees to indemnify the purchaser to the extent of the claim or the loss that he may be required to incur for ascertaining the title.
The Society further covnants with the purchaser that he has not done or been a party to any act of which this property is or may be under any charge or encumbrances and it has not been gifted or sold, mortagaged or alienated in any manner what so-ever.

iv) That it shall, at the request and at the cost of the Purchaser or any other person claiming through him, do or execute or cause to be done or executed all such lawful acts, deeds or things whatsoever for further and more perfectly conveying and assuring the said property and every part there of in the manner aforesaid.

The purchaser hereby covenants with the Society :—

1. That he/she has notice of, and has read, understood and ratified and agrees to abide by them as binding on him,

a) The agreement dated 5-2-1971 regarding development of land / ~~plot No.~~ in the Khasra No. 22 in the Mouza Khamla P. H. No. 9 Tah. & Distt. Nagpur in Civil Station Expansion Scheme between the Society on behalf of its members and the Nagpur Improvement Trust, Nagpur.

b) The sanction of the collector, Nagpur dated 30-3-1966 for the use of the land in Khasara No. 22 in Mouza Khamla P. H. No. 9 & Tah. & Distt. Nagpur in Civil Station Expansion Scheme for non-agricultural purpose AND

1) While so ratifying the said agreement, undertakes the responsibility whatever for fulfilling the said agreement and liability for payment of whatever amounts are demanded by the Society for fulfilment of the agreement sanction and for development, of the Lay-out in accordance with the agreement and sanction.

2) That the purchaser shall at all times hereafter duly perform and observe the covenants and undertakings by the Society under the agreement dated 5-2-1971 with the Nagpur Improvement Trust, Nagpur and the restrictive covenants PROVISOS terms and conditions of said agreement in relation to the property hereby sold and will at all times keeps the Society indemnified against all suits, proceedings costs, charges, claims and demands in respect of the said covenants and restrictive provisos and any of them against any FORFEITURE by default of the Purchaser.

3) The Purchaser shall at all times hereafter pay to the Society or any person named by the Society, proportionate amount of increase in the cost of development, betterment, contribution if any, levied by the Nagpur Improvement Trust, Nagpur hereafter (all costs of Maintenance of roads, Drains, public places, sewers, sewar lines, all charges on account of land revenue, rent corporation taxes, rates cesses and all costs, charges and expenses whatsoever incurred by the Society or proposed to be incurred by the Society according to the books of the Society, resolutions from time to time of the Society and every such payment whether incurred or proposed to be incurred shall be a charge on the property hereby transferred and sold and every part of the same.

3) If and when any Improvement of development scheme for the area in which the aforesaid plot No. 50 ...in Khasra No. 22 .... of Mouza Kharapi .....P. H. No. 9 ....Tah. & Distt. Nagpur are situated is sanctioned by the State Government that Purchaser shall be liable to pay to the Nagpur Improvement Trust Nagpur the betterment or abandonment charges which may be assessed on the plot in accordance with the provision of the Nagpur Improvement Trust. Act.

4) That the Purchaser shall use the plot for residential purpose only.

4) That the Purchaser had read the Bye-Laws of the Society subject to which the plot is sold and they are binding on him.

5) That all amounts payable to the Society by the Purchaser on whatever account whether as incurred, proposed to be incurred and demanded by the Society as hereinbefore stated shall be a charge on the plot and the buildings thereon.

6) That the Society has delivered possession of the plot of land to the Purchaser.

7) That the plot hereby transferred, sold or conveyed shall not be sub-divided and building thereon shall be in accordance with the building and Zoning Regulations of Nagpur Improvement Trust, Nagpur in force when the permission is sought.

8) That the registration charges and the stamp duty required at the time of execution of this Sale Deed will be borne by the Greater Nagpur Co-Operative Development and Housing Society Ltd. Nagpur.

9) The purchaser, however, shall not sell his plot or plot and the house with previous permission of the Society. The Society however, may give such permission to sale or transfer on the following condition :—

"In the event of proposed transfer or sale of the plot or of the plot and the house construction thereon for whatever cause, the member purchased shall first offer to resell the plot or plot and house constructed thereon to the Society. The Society may purchase the plot or the plot and the house constructed thereon at the price mutually agreed between the Society and the member purchaser. In the event of disagreement regarding the price between the Society and the purchaser, the Society may permit the purchaser to transfer or to sale the plot or the plot and house constructed theron to any member or any person who will become a member of the Society before the sale deed provided that such persission for transfer to sell may be granted by the Society only on payment by the purchaser to the Society of sum equivalent to Rs. 0.10 paise per sq Ft. / (Rs. 1.07 .....sq. M) of the total area of the plot agreed to be sold as an additional considration for grant of such permission."

IN WITNESS WHERE OF THE vendor Society represented herein by the Hon. Secretary and the purchaser have set their hands and signed this DEED in the presence of the witnesses signing as such, this day first above written.

SCHEDULE (Referred to within this)

All that piece or parcel of land bearing plot No. 50 ....of the Lay-Out of The Greater Nagpur Co-Operative Development and Housing Society Ltd. Nagpur being a part or portion of the entire land bearing Khasra No. 77 ~~Plot No~~ ..... area 9.69 ....acres (~~Sq. Ft. Sq. M.~~) held ~~in M.M.~~ B. D. rights of Mouza ....Khamla..... P. H. No. 9 ..... Tah. & Distt. Nagpur and such other land of the adjoining owners as may have to be acquired for adjustment of boundaries under term of the agreement dated the 6.7.1971 between the Society and the Nagpur Improvement Trust Nagpur situated in Civil Station Extension Scheme, Tah. & Distt. Nagpur within the limits of the City of Nagpur Corporation, length ....x.... ft. (~~23.96 M.~~), breadth ..... ft. (15.55 M.) and containing by admeasurement .....x... Sq. ft. (347.96 Sq. M.) or thereabouts more particularly described in the map annexed hereto and delineated in the red colour and bounded as follows :—

On the North :- PLOT No. 49

On the South :- PLOT No. 51

On the East :- PLOT No. 53

On the West :- ROAD.....

NAGPUR
6. 6. 1986

Seal of the Society.

WITNESSES :-

1. .....

2. .....

VENDOR

Hon. Secretary,
For and on behalf of
The Greater Nagpur Co-Operative
Development and Housing Society
Ltd. Nagpur.

1. .....

2. .....

श्री मोहना दिनकरराव ठाकरे

Purchaser,
Member of
The Greater Nagpur Co-Operative
Development and Housing Society
Ltd. Nagpur.

(1) Shri Vyankatesh Nanaji Kinhikar Age 57 of Kishanganj Nagar Nagpur Ex. Hon. Secy of the Greater Nagpur Coop. Development & Housing Society Ltd Nagpur ——— Vendor

(2) Mrs. Snehlata W/o Dinkar Rao Mahakil Age 30 of Nagpur ——— Purchaser

Cir No 6.

Executing party

admit execution and the same called SALE deed

(1) Shri Ashok Gangadhar Rao Pimpalapure Age of Nagpur Bhikkal Chawk

(2) Shri. Bhalchandra Nilkanth Rao Madap Age of Mahal Nagpur

1 ———

State that they personally know the above executant and identify him.

1 ———

2 श्री सोहळा दिनकरराव मोहगिह

2 ———

1304 (P)

90 92 131

Petn. No. 1

25/8/72

Dt. 25th August 1972

Sub Registrar

REFERENCE

PLOT NO 50

DIMENSIONS	FT.	M.
AB		22.86
BC		15.00
CD		22.86
DA		15.00

AREA 343.90 sq.m.

DEDUCTION FOR CURVATURE NIL.

TOTAL AREA OF PLOT 343.90 sq.m.

PLOT ~~LEASED~~ sold OUT TO ~~SHRI~~ / SHRIMATI SNEHALATA w/o DIWAKAR MOHARIL

PURCHASER.

सौ. स्नेहलता दिवाकरराव मोहरील

MEMBER OF THE GREATER NAGPUR CO-OP. DEVELOPMENT AND HOUSING SOCIETY LTD. NAGPUR.

SELLER.

HON. SECRETARY.
THE GREATER NAGPUR CO-OP. DEVELOPMENT AND HOUSING SOCIETY LTD. NAGPUR.

Sd/- V. N. Tekhankar
HON. SECRETARY
THE GREATER NAGPUR CO-OP DEVELOPMENT AND HOUSING SOCIETY LTD. NAGPUR

PREPARED
Sd/- Tekhar
15-4-72
N.I.T.

Sd/- V. M. Sakharkar
CIRCLE ENGINEER

Sd/- R. V. Bhadsogaonkar
TRUST ENGINEER
NAGPUR IMPROVEMENT TRUST

SANCTIONED SUBJECT TO TERMS AND CONDITIONS MENTIONED IN THE AGREEMENT DATED 5-2-71 FOR LAY OUT OF KHASARA NO 22, MOUZA KHAMLA IN AJNI STREET SCHEME.

LAY OUT PLAN OF NO 22, MOUZA KHAMLA BELONGING TO THE GREATER NAGPUR CO-OP. DEVELOPMENT AND HOUSING SOCIETY LTD, NAGPUR. IN AJNI STREET SCHEME.

(वि. वि., नमुना क्र. १) (वि. नि., नमुना क्र. १ पहा)

सर्वसा. ११३ म. व. इ.
Gen. 113 m. & e.

मूळ प्रत
ORIGINAL COPY

[अहस्तांतरणीय]
(NOT TRANSFERABLE)

मालिका–' स '

शासनास केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place नागपूर दिनांक/Date 30/9/04 १९ /19

Received from M मोहिते यांच्याकडून

रु./Rs. 9 ६५/- (रु. अक्षरी/Rs. in words नऊशे पासष्ट रुपये)

on account of खाणकाम याकरिता मिळाले.

9५८५,९९

उपर भूमापन अधिकारी

नागपूर.

रोखपाल किंवा लेखापाल.
Cashier or Accountant.

सही व पदनाम.
Signature and Designation.

1584

आस्थायी पत्रिका

गाव क्रमांक	क्षेत्र	बुधारणा पद्धती	शासनाकडे भरणाऱ्या महसूलाच्या अधार मावजाच्या रकमेचा तपशील व ती पुनर्विनियोग केल्ला पान नंबर
१५८४	५२३३३.६	६	

अधिकार

धारक नाव (१५१)-- दि ग्रेटर नागपूर को. ऑप. हा. सो. लि. र. नं. १२२६ नागपूर

हक्काचे मूळ (उपलब्ध कागदपत्रांचे) -श्री व्ही. एन. चिन्धोकर

खरेदी हक्काने

पट्टेदार--

इतर भार--

इतर बोजे--

दिनांक	व्यवहार	नोंदणी क्रमांक	तपशील धारक (धा) पट्टेदार (प) इतर भार (भा)	शाखांकन
३१-५-८४	खरेदीने	११४६	श्री. अरविंद महादेव [illegible]	
	रोकडा	७८८६४		
		५	५०७५/-	
४-४-८५	खरेदी	२०१८	श्री. [illegible] चिन्धोकर	
१०-१-८६	[illegible]	[illegible]	श्री. डॉ. [illegible]	

सत्यप्रतिलिपी

[illegible]

[illegible]

मौजा: खामला. नमुना नं. १५८४.

३०/११/२००३	खरेदीने र.क्र. ५५९२ दि. ३/१०/०३ नुसारे रक्कम रु. १,६५,०००/- मध्ये बाईपास "सुमंगल अपार्टमेंट" मधील दुसरा माळा वरील गाळा क्र. ए-२ क्षेत्र ६६.०५ चौ.मी. व १५.२९% जा. हिस्सा उभय पक्षकार पासून.	मु. धारक विद्याधर आनंदराव देशपांडे	नोंदणीकृत नागपूर
१६/१२/०३	खरेदीने राशी रु. ३२१०/- दि. २९/३/९९ मध्ये रक्कम रु. २५,०००/- मध्ये १ ए. २१ क्षेत्र - २८५.१९ चौ.मी. प्लाट - दि ग्रेटर नागपूर को. हौ. सो. लि. नागपूर यांचे पासून	मु. धारक श्रीराम माधवराव अनीश्वर	क्र. २५९२
१६/१२/०३	खरेदीने राशी रु. ३५२०/- दि. ३१/१२/९७ मध्ये रक्कम रु. ३,३०,०००/- मध्ये "सेवेश्वर अपार्टमेंट" मधील दुसरा मजला वरील गाळा क्र. ए-६ क्षेत्र ५४.६१ चौ.मी. १/१६ जा. हि. सह. श्रीराम माधवराव अनीश्वर यांचे पासून खरेदीने	मु. धारक प्रसाद किशोरराव धुपे	नोंदणीकृत क्र. २५९३
१६/१२/०३	खरेदीने राशी रु. ३३०० मी.वि. २४/६/९२ रक्कम ५,५५५/- मध्ये रु. ६.५० क्षेत्र ३४२.८० चौ.मी. दि ग्रेटर नागपूर को. हौ. सो. लि. नागपूर यांचे पासून खरेदी नोंद	मु. धारक श्रीमती स्नेहलता [illegible] [illegible]	नोंदणीकृत नागपूर

नागपूर शहर मापन

मौजा खामला

सिट नकाशा .....

संलग्न नकाशा १५८४

- जि. नागपूर

30/9/04

30/9/04

30/9/04

30/9/04

30/9/04

01000490

अर्ज क्र.:- ०१०००४९०

कार्यालय, नागपूर महानगरपालिका

(कर आकारणी विभाग)

नामांतरण इतल्ला

झोन:- ०१-लक्ष्मीनगर मौजा:- सोमलवाडा तारीख :-

वार्ड :- ७५ घर क्र.:- २९४७/५० प्लॉट क्र.:- ५० फ्लॅट क्र.:-

बनाम:- श्री दिनकरराव केशवराव मोहरील

पत्ता :- खामला,नागपूर

यांस, कळविण्यात येत आहे की, (हल्लीचे नांव)

श्रीमती स्नेहलता दिनकरराव मोहरील,

ऐवजी तुम्ही तारीख ०६/०१/२००६ रोजी आपले नाव वर दर्शविलेल्या घराचे मालक म्हणून म्युनिसिपल रजिस्टरमधे दर्ज होण्यासाठी दरखास्त केली होती. तिचा विचार होऊन असा हुकूम झाला की, तारीख _____ पासून खाली दर्शविल्याप्रमाणे सदर्हु घराचे मालक म्हणून आपले नाव दाखल केले आहे. या नावा बद्दल तुमचा काही उजर असल्यास तीस दिवसाचे आत दरखास्ती व्दारे पेश करावे. मुदतीत उजर पेश न केल्यास इतल्याप्रमाणे नांव दर्ज केले जाईल व पुढे तुमचा उजर ऐकला जाणार नाही. त्याच प्रमाणे या परांडर असलेल्या सर्व करबाबत आपण जबाबदार राहाल.

- मालकी हक्काबाबत कसलाही वाद असल्यास किंवा भविष्यात उद्भवल्यास तो न्यायालयामार्फत सोडवावा.
- न्यायालयाचा निर्णय अर्जदारास व म.न.पा.स बंधनकारक राहील. नामांतरण हे फक्त भोगवटादार म्हणून कर वसुलीच्या दृष्टीने मंजूर करण्यात येत आहे म्हणजेच म.न.पा. अभिलेखावर नाव दर्ज झाले म्हणजे उक्त घराबाबत मालकी प्राप्त होत नाही.

दर्ज केलेली नावे :- श्री दिनकरराव केशवराव मोहरील श्री .अविनाश दिनकरराव मोहरील श्री अभिजीत दिनकरराव मोहरील,

कर आकारणी निरीक्षक

सहाय्यक कर निर्धारक/कर निर्धारक

नागपूर महानगरपालिका.

प्रति लिपी:- (१) कर अधीक्षक _____

(२) _____ यांचे माहीती करिता.