

Serial No. 1306 R
Presented at the office of the
Jt. Sub-Registrar, Nagpur III
between the hours of 1 and 2
on 11.7.1980

Hon. Secretary,
Narkesari Sahakari Gruha
Nirman Sanstha Ltd.
Nagpur Reg. No. 767

Joint Sub-Registrar-III
NAGPUR

Received fees for:— Rs.
Registration 80=00
Copy of Deed 1-00
Copy of Sanction 1-00
Postage 1-00
Total... 84=00

Joint Sub-Registrar-III
NAGPUR

SALE DEED FOR RS. 7236=00

(RUPEES Seven thousand two hundred
thirty six ONLY).

THIS SALE DEED executed this 11th day of July, 1980, by
"THE NARKESARI SAHAKARI GRUHA NIRMAN SANSTHA, LTD. NAGPUR",
Registered under the Maharashtra Co-operative Societies Act 1960. (Maharashtra Act XXIV
of 1961), Registered No., NGP/HSG/767 and having its Registered Office at Nagpur, Tahsil and
District, Nagpur, acting through its Secretary Shri. Pandurang Sitaramji
Jiwane, Service aged 47 years, resident of Nagpur, (hereinafter
called "The Society" which expression shall unless repugnant to the context or the meaning thereof
mean and include the said, "The Narkesari Sahakari Gruha Nirman Sanstha Ltd., Nagpur,"
its successors, assignees and Administrators) of the one part and Shri/Shrimati. Sudhatai
w/o Late Shri Manohar Yenukar, House-hold
aged 35 years, resident of Jiwari, Tahsil Nagpur and District Nagpur
as well as his/her heirs, executors, administrators and assignees) of the other part

(1) WHEREAS the said Society, has been established for among other objects, to carry on the
trade of building and of buying, selling, hiring, letting of lands to its members etc. AND

(2) WHEREAS the Purchaser is a Member of the said Society, and

(3) WHEREAS the said Society after obtaining the sanction of the Nagpur Improvement
Trust to the Lay-out of 10 acres of land in Khasra No. (old) 6/1 (new) 6/7 of Mouza Somalwada
purchased by the 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. 21
of the said lay-out, length 18 Mts., breadth 12 Mts. and containing
by measurement 216=00 Sqr. Mts. or thereabout, as shown in Red Colour in the Lay-Out
Plan annexed to this Sale Deed, free of all encumbrances, for a consideration of Rs. 7236=00
(RUPEES Seven thousand two hundred & thirty six only)
being the estimated cost of the said plot after taking into consideration the present cost of
development but subject to the condition that Purchaser shall have to pay the proportionate
amount in the event of increase in the cost of development, laying-out roads 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, undertakings terms and conditions imposed by the Society from
time to time by Resolution of the Society, under the bye-laws of the Society, and subject to the
Purchaser's obtaining from the said Society, prior sanction for any transfer by him and the terms
and conditions of transfer, imposed by the said Society.

(4) 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 14-9-77 between the Society and the Nagpur Improvement Trust, Nagpur and the Purchaser having approved of all the conditions and covenants and undertakings as are embodied in the agreement dated 14-9-77 and other subsequent agreements from time to time between the Society and the Nagpur Improvement Trust, has hereunder agreed to abide by them as binding on him / her and further agreed to hold himself / herself / liable to the Society and through the Society to the Improvement Trust, Nagpur, to comply with, carry out, perform, fulfil, discharge all the terms and conditions as mentioned in the said agreement with Nagpur Improvement Trust, Nagpur, and for that matter to pay to the Society, whatever charges demanded by the Society, which the Managing Committee of the Society will decide from time to time.

(5) NOW THIS DEED WITNESSES, that in pursuance of the said agreement and in consideration of the sum of Rs. 7,236=00 (Rupees Seven thousand two hundred and thirty six only) paid by the purchaser to the Society (the receipt whereof the Society hereby acknowledges) in further consideration of the amount to be paid as would be determined by the Managing Committee in compliance and full discharge of the obligations on behalf of the Society, for the satisfaction of the terms, conditions, covenants and undertakings as embodied in the agreements entered into by the Society with the Improvement Trust, Nagpur and further payments 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 Society, as beneficial owner, does hereby convey, to the said ~~Shri~~/Smt. Sudhatai w/o Late Shri Manohar Yenuwkar, 91wari, Bhandara Road, Nagpur purchaser All That piece or parcel of land, bearing Plot No. 21 of the Lay-Out of the Society, Length 18 Mts. Breadth 12 Mts. containing by admeasurement 216=00 Sqr. Mts. of land, more particularly described in Annexed Schedule and which has been particularly shown in **Red Colour** in the Lay-Out Plan attached herewith To Hold the same to the Purchaser, free from all encumbrances but subject all the same, to the conditions, covenants, undertakings, and to the payment of the charges to be incurred in pursuance of the fulfilment of the obligations on behalf of the Society as per agreement entered into with the Improvement Trust, Nagpur, as has been agreed to by the Purchaser, and payment of all taxes, rates, cesses, and revenue or rent and all outstandings whatever assessed and hereafter to be assessed.

THE SOCIETY DOES HEREBY COVENANT WITH THE PURCHASER

- (i) That it has got good and absolute title to the property conveyed to the Purchaser.
- (ii) That the Purchaser may hereafter peaceably and quietly enter upon, possess and enjoy the said Property, subject to the payment of all the charges or expenses to be incurred for the fulfilment of the agreement entered into by the Society with the Nagpur Improvement Trust Nagpur.
- (iii) That the Society further covenants to save harmless and keep indemnified the Purchaser from or against any prior encumbrances, charges and equities whatsoever, AND
- (iv) That it shall at the request and the cost of 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 preferably conveying and assuring the said property and every part thereof in the manner aforesaid.

THE PURCHASER HEREBY COVENANTS WITH THE SOCIETY

- (1) That he has noticed of and has read, understood and ratified.
 - (a) The agreement dated 14-9-77 regarding the development in Khasra Nos. (old) 6/1 (new) 6/7 of Mouza ... Nagpur. said Society on behalf of its Members

(5)

SCHEDULE (REFERRED TO WITHIN THIS)

ALL THAT piece or parcel of land bearing Plot No.....²¹..... in the Lay-out of THE NARKESARI SAHAKARI GRUHA NIRMAN SANSTHA LTD., NAGPUR, being a part or portion of the entire land bearing Khasra No. (old) 611 (new) 617 area.....¹⁰..... acres, Revenue Rs.....^{88 = 83}..... held in the Maliq Makbuza Rights and such other land of the adjoining owners as may have to be acquired for adjustment of Boundaries under terms No.....³..... of the agreement dated.....^{14.9.77}..... between the Society, and the Nagpur Improvement Trust, Nagpur situated in Mouza. Somalwada Tahsil Nagpur and District Nagpur, within the limits of the City of Nagpur Municipal Corporation Length.....¹⁸.....Mts. Breadth.....¹².....Mts. and containing by measurement.....^{216 = 00}.....Sqr. Mts. or thereabouts, more particularly described in the Lay-Out Plan Annexed hereto and delineated in RED COLOUR, and bounded as follows :

ON THE EAST : Plot No. 20

ON THE WEST : Plot No. 22

ON THE NORTH : Plot No. 14

ON THE SOUTH : 9 Meter wide Road

Note:- As per Govt. orders no permission is required to the coop. Housing Society under U.L.C. Act.

City Survey No. 107-Pl. No. 21
Sheet No. 251/27
Chalata No. 2
R.No. 11899 Dt. 19.2.80

FOR THE NARKESARI SAHAKARI
GRUHA NIRMAN SANSTHA LTD.
NAGPUR

WITNESS,

1. K. K. Kulkarni


SECRETARY
Hon. Secretary,
Narkesari Sahakari Gruha
Nirman Sanstha Ltd.
Nagpur Reg. No. 767