





3533 Date 90.6.18  
Value Rs. 50 Name...

*Handwritten signature and text in Devanagari script.*

Judicial & Non-judicial  
Stamp Under  
**V. R. TIDKE**  
District Court, Nagpur  
*Omprakash*



( 2 )

Santi Road, Near Itwari High School, Nagpur- 2,  
hereinafter called 'the Vendor' , which expression  
shall unless excluded by or repugnant to the subject  
or context include Shri. Shridhar Narayenrao Saurkar,  
his heirs, executors, administrators, successors  
and assigns of the One Part;

A N D

Sow. Archana Ashok Deshmukh, aged about 34 years,  
Occupation--House-hold, resident of 2-B, Corporation  
Colony, Ambazari Road, Nagpur, hereinafter called  
'the Purchaser', which expression shall unless  
excluded by or repugnant to the subject or context  
include Sow. Archana Ashok Deshmukh, her heirs,

( 3 )

executors, administrators, successors and assigns of  
the Other Part;

WHEREAS the Vendor owns the land situate at  
Mouza Parsodi, in the Lay-out of Saraswati Co-oper-  
ative Housing Society Ltd., Nagpur, bearing Plot  
No. 139, , more particularly described in the Schedule  
hereunder, hereinafter called the 'said Plot';

AND WHEREAS the Purchaser is interested in  
purchasing the said Plot for her own residence;

AND WHEREAS the Purchaser had by an Agreement  
dated 22nd December 1983 agreed to purchase the said  
Plot for a total consideration of Rs.40,000/-

( Rupees Forty Thousand only)

AND WHEREAS the Vendor has agreed with the Purchaser for the sale to her the said Plot, free from any encumbrance for the said sum of Rs.40,000/- ( Rupees Forty Thousand only) which the Vendor has received as detailed below :-----

Rs.10,000/- ( Rupees Ten Thousand ) received by the Vendor as Earnest Money on 22nd Decr.83, Rs.30,000/- ( Rupees Thirty Thousand only) received by the Vendor from the Purchaser at the time of registration hereof, in presence of the Joint Sub-Registrar, Nagpur.

NOW THIS DEED OF SALE WITNESSES and it is agreed and declared as follows:--

THAT in pursuance of the said Agreement and in consideration of Rs.40,000/- ( Rupees Forty - Thousand only) paid by the Purchaser to the Vendor, the receipt of which the Vendor hereby acknowledges, the said Vendor does hereby convey, transfer and assign by way of absolute Sale unto the said Purchaser, all that Plot land measuring 216. 00 Sq. meters, held in Khumiswami Rights, bearing Plot No. 139 in Smt Saraswati Co-operative Housing Society Ltd., Nagpur Lay-out, and which is described in greater details in the Schedule hereunder and all his rights, title, interest, property claim and demand, whatsoever, of the Vendor into or upon the said Plot

and every thereof; TO HAVE AND TO HOLD the said Plot to the use of the Purchaser absolutely and for ever. THAT the Vendor has actually delivered the KHAS possession of the Plot conveyed under this Deed of Sale and in which the Purchaser shall hereafter quietly enter into and upon and peaceably hold, use and enjoy and the rents and profits received therefrom by the Purchaser as her own property without any hindrance, interruption, disturbance, claim or demand by or from the Vendor or any person claiming through or under him and without any lawful disturbance or interruption. AND THAT the Vendor and all persons claiming him shall and will from time to time upon the request of the Purchaser do and execute or cause to be done and executed at the cost of the Purchaser, all such acts, assurances, deeds and things whatsoever necessary for further and more perfectly assuring the said property and every part thereof unto the Purchaser, placing her and them in possession of the said Plot, according to the true intent and meaning of these presents and shall or may reasonably be required.

AND WHEREAS the Vendor hereby covenant with the Purchaser that the Vendor has good title to convey the said Plot hereby conveyed unto the Purchaser as under :---

(1) That the Saraswati Co-operative Housing Society Ltd., Nagpur had purchased from Shri. Bhalchandra

Tukaram Padole and others, land of Khasra Nos. 80/ 1, 82/2, 84/4, 80/1, 80/1, 80/2, 82/1, 80/2, 80/ 3, 80/2 admeasuring 16- 63 acres of Mouza Ehamti (Parsodi), of Patwari Haika No.44, vide Sale Deeds dated -- 27-3-68, 25-10-68, 2-8-68, 30-3-68, 15-11-68, 1-4-69, 31-3-69 and 10-4-69 and obtained the sanction of the Nagpur Improvement Trust to the Lay-out of the aforesaid land. , vide an Agreement dated 12th June 1970 between the said Society and the Nagpur Improvement Trust.

(2) The Vendor has purchased Plot No. 139 from the said Society vide a Sale Deed dated 8th April 1980 registered in Volume No.318 on pages 150 to 152, at Serial No. 776(P) .

(3) The Plot is recorded in the records of Nagpur Municipal Corporation and City Survey and is in continuous possession of the Vendor till date.

AND IT IS HEREBY ~~Y~~ FURTHER DECLARED that the said Property is free from all encumbrances, charges, claims or demands and that the Vendor, has done no act whereby the Plot hereby sold may be subject to any attachment or lien of any Court or person whatsoever, or whereby he is debarred from transferring it to the Purchaser and that the interest which is hereby transferred to the Purchaser subsists and that the Vendor has the power to transfer the same.

AND WHEREAS the Vendor does further covenant with the Purchaser that in the event of the Vendor's

title being found to be defective to the said Plot or part thereof of any kind whatsoever, the Purchaser suffers any loss of whatsoever kind or in the event of the Purchaser losing possession of the Plot or losing enjoyment or property interest or being required to pay any penalty on account of any other person on his behalf in completing the development, conversion etc. in accordance with the Sanction or Rules or any other account as contemplated by the aforesaid Deed of Sale or under any other Deed or Agreement, the Vendor hereby undertakes to indemnify the Purchaser of all losses with interest, damages and costs, if any, and the Vendor shall pay the penalties if any, levied by the Authorities. ( such as Municipal Corporation, Nagpur Improvement Trust, Nazul, Government or Semi-Government Authorities ).

THE VENDOR FURTHER AGREES that he shall help the Purchaser for mutation / of her name in the records of the Nagpur Improvement Trust, Nagpur Municipal Corporation, Nagpur, Office of the City Survey Officer, Nazul and other official records and shall at the cost of the Purchaser execute such documents as shall be required for obtaining mutation in favour of the Purchaser.

The Vendor hereby assures w the Purchaser th at all the taxes, ground rents, charges or demands on the said Plot hereby conveyed shall be paid up-to-the date by him, the Vendor, and the Purchaser shall pay or cause to be paid any taxes, charges, or



demand for the period subsequent to the present Deed of Sale.

That the Vendor hereby declares that he has not received any communication from the Competent Authority with reference to the Notice served under Sub-Section (1) of Section 26 of the Urban Land (Ceiling and Regulation) Act 1976 in U.L.C. Case No. 452/1984 .

That the Saraswati Co-operative Housing Society Ltd., Nagpur has accorded permission for transfer of the said Plot to the Purchaser, vide their letter dated 9- 4- 1984.

The Purchaser hereby covenants with the Vendor that the Purchaser shall abide by the terms and conditions of the Sale Deed dated 8th April 80 , the terms and conditions in the Agreement dated 12th June 1970 between the Nagpur Improvement Trust and the Society and also by the Bye-laws and rules of the aforesaid Housing Society.

Description of the Plot hereby sold.

A Plot of Land bearing Plot No. 139 , Length 18 meters and Breadth  $\frac{9 + 15}{2} = 12$  and containing by admeasurement 216 Sq. meters , in Padole Lay-out , Deendryal Nagar, within the limits of Nagpur Municipal Corporation, Nagpur Improvement Trust and Registration Sub-District Nagpur, in the Lay-out of the Saraswati Co-operative Housing Society Ltd., Nagpur, in the land bearing Khasras Nos. 80/1 = 0.76, 82/2 = 1.53, 80/4 = 2.03, 79, 80/1 = 2.31, 79, 80/1



No.	Rs.	Dt.	Name:	Sdt + illegible
1526	2000/-	10-7-84	Archana Ashole Deshmukh. Nagpur	Vender
1527	500/-	10-7-84	<del>_____</del>	<del>_____</del>
1528	100/-	<del>_____</del>	<del>_____</del>	<del>_____</del>



= 2.31, 78, 80/2 & 80/3 = 2.521, 82/1 = 0.77,  
 78, 80/2, 80/3 2.35, 78, 80/2, 80/3 = 2.03, having  
 a total area of 16.63 Acres of Ehumiswami rights. The  
 plot situate at Mouza Parsodi, Sheet No.  $\frac{276}{4}$  /34,  
 City Survey No. 1115. The Plot is bounded :----  
 On the East by Plot No. 140, on the West by Plot No.  
 138, On the North by 9 meter broad Road and on the  
 South by Plot No. 129 and 130.

IN WITNESS WHEREOF the Vendor and the Purchaser  
 aforesaid, have signed their names respectively on  
 this 12th day of July 1984 at Nagpur, in presence of  
 two witnesses, signing as such.

VENDOR Sd/- S.N. Salkar.

PURCHASER Sd/- Mrs. Archana D. Deshmukh

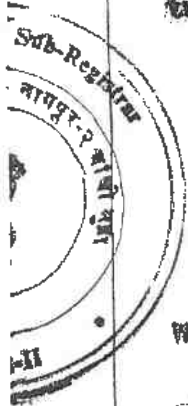
WITNESSES :--

1. Sd/- B. G. Deshmukh & Co.  
Mahal

2. Sd/- A.N. Deshmukh.  
2 B Corporation Colony  
Ambedkar Road - Nagpur

DRAFTED & TYPED BY

Sd/- G.H. Puranik.  
 (Gopal Hari Puranik)  
 Sewadham, Chitnavaspura,  
 Fate Wada, Nagpur--2.



① श्री. श्रीधर नारायणराव साहुरकर, नोकरी  
वय ५४ ना. नागपूर - विकठार

② सौ. अर्चना अशोक देशमुख  
धरकाम, ३४, नागपूर - येठार.

इस्तएवज करून देथा.

अथाकायत विक्रीपत्राचा

इस्तएवज करून दिव्वावे

इयुल कपदाव. व त्यांना

तळि: व - यांना - दु: गरी.

समोर रोख रक्कम

रुपये ३०,०००/- पिस

हजार मात्र विलेन.

① श्री. कळवंत गोविंद दयशहास्त्रे.  
शेली, मधल, नागपूर

② श्री. अशोक नारायणराव  
देशमुख, नोकरी, २ B  
कॉर्पोरेशन डोंलनी नागपूर.

इ इस्तएवज करून देणारास स्वतः

माळयत असल्याचे सांगतात व

बाकी आरख देतात.

१) sdt- S.N. Sathekar.

① sdt- B. G. Dahanhatkar.

२) sdt- Mrs. Archana A. Deshmukh.

② sdt- A.N. Deshmukh.

दिनांक. १२/७/१९९४  
सौ. ए. वि. बाडत.

श्री. बाबूराव उ. उ. Sathekar  
श्री. बाबूराव.  
श्री. बाबूराव देवा उ. अ. अ. भरीठ

१९९४ मधारी, नोकरी.  
१९७३ मधारी, नोकरी.  
सौ. ए. वि. बाडत  
क्या इस्तएवज दिव्वावे-५, नोकरी  
मधील १२ मधी ७ वय १९९४

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डिवाय  
जयराव बाबूराव बाबूराव  
१९९४  
दि. १२/७/१९९४

