

5000RS.



Value Rs. 5000/- 24/4/92
Bona fide Chakrabhaskar Prasad Anand

[Handwritten signature]
Bona Fide

संगुण नं. १५००	रा. को
सं १९८२ वी १६४	मौजो को ५०००-००
से २८ कारवार २००० वी ३	मकौचो को ३-००
दस्तावेज संगुण निवांस, गाण्यूर	मरे को १-००
वर्षी कोर्त अण्वत दिना.	गाण्यूर गाण्यूर को १-००
	५००५-००
ग्राम निवांस <i>[Handwritten signature]</i>	ग्राम निवांस <i>[Handwritten signature]</i>
गाण्यूर <i>[Handwritten signature]</i>	गाण्यूर <i>[Handwritten signature]</i>

(Rupees Five Lakhs Seventy Thousand Only.)

THIS DEED OF SALE is made on this 28th day of April, 1992 between Dr. Varun Kumar s/o Dr. Chandra-prakash Bhargava, aged 40 years, Occupation - Medical

[Handwritten signature]



5000RS.

फोटो डो. क्र. 24/1/19
आमा. री. श्री. चंद्रशेखर आजीकर
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Practitioner and Dr.Mrs.AIke w/o Varun Bhargava, aged 37 years, both R/o. Rana Pratap Nagar, Nagpur, hereinafter called the VENDORS which expression unless repugnant to the context or meaning thereof, always mean and include the said Vendors, as well as, their heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART;

A N D

Dr.Chandrashekar s/o Mahadeorao Anjlikar, aged about 37 years, Occupation - Medical Practitioner, at present residing at Fujiarah, U.A.E, hereinafter called the PURCHASER, which expression shall, unless repugnant to the context or meaning thereof, always mean and include

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5000RS.



फाइल नं. 5200 24/4/19
 नं. 925
 सा. प्र. शंकराशास्त्रिक्या मंडळ

[Signature]
 Nagpur Theroary

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the said Purchaser, as well as his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART. *Both the Vendors and the Purchaser are the members of the Society mentioned below.*

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WHEREAS, the Vendors are the exclusive and

absolute owners and in possession of all that piece and parcel of land bearing plot No.15, admeasuring 450 sq.ft. in the sanctioned layout of the Shaskiya Karmachari Gruha Nirman Sahakari Samiti (Mydt.), Nagpur being a portion of the entire land bearing Kh.No.125/2 of Mouza PARSODI (Bhamti) P.S.K. 44, situate on Middle Ring Road, Rana Pratap Nagar, Nagpur having purchased the same by them from Dr. Theodore Sylvester Wilkinson by Sale Deed dt. 13th Sept., '88, which is duly registered in the office of the Jt. Sub-Registrar,

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2000RS.



Form No. 2000 29/6/97
B-926
आमदार श्री. सुधाकर एस. काटू अश्रिकर

[Signature]
Foggar, Dhewary

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Nagpur; AND

WHEREAS the Vendors assure the Purchasex that the said plot of land is the separate and self acquired property belonging to them alone having acquired the same by them exclusively from and out of their own savings and none except them have any right, title or interest whatsoever in respect of the same; AND

WHEREAS the Vendors being not now interested in constructing a house for their own use on the said plot of land, they have decided to sell the same and to utilise the sale proceeds thereof in their best interests and for the benefits of their family; AND

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1000RS.



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BANKER/TRANSMIT

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WHEREAS the Vendors being thus desirous of selling the said property and the Purchaser having also offered a fairly good price for it, the vendors have by an agreement dt.28th Nov., 1991 agreed to sell the same to the Purchaser for a total consideration of Rs.5,70,000/- only on the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :

1. THAT in pursuance of the said agreement and in consideration of a total sum of Rs.5,70,000/- (Rupees Five Lakhs Seventy Thousand Only) paid by the Purchaser to the Vendors in the manner appearing hereinbelow, the receipt ~~of~~ thereof the Vendors do hereby acknowledge, the Vendors as the full owners thereof do hereby grant, assign, convey and transfer by way of sale to the Purchaser

[Handwritten signature]

..6..

200RS.



Form No. 202 24/11/19 928
 Name of the holder: Shri. Shri. Shri. Anshul

Rs. 1000
 Received by: [Signature]

..6..

ALL THAT piece and parcel of land bearing plot No.15, containing by measurement 450 sq.mt. In the sanctioned layout of the Shaskiya Karmachari Gruha Nirman Sahakari Samiti (Mydt.), Nagpur, being a portion of the entire land bearing Kh.No.125/2 of mouza .PARSODI (Bhamti), P.S.K. 44 situate on Middle Rind Road, Rana Pratap Nagar, within the limits of the Nagpur Municipal Corporation, Tah. & Distt. Nagpur and more particularly described in the Schedule hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute owner thereof forever, free from encumbrances of all kind whatsoever and also free from payment of non-agricultural assessment, Corporation Taxes, Cessess, and all other outgoing levels thereon and payable upto date.

Bringing here

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MANNER OF PAYMENT :

1. Rs. 45,000/- (Rs. Fortyfive Thousand Only) paid by the purchaser to the vendors as earnest money by cheque No.144821, dt.28.11.91 drawn on Canara Bank, Gandhinagar Branch, Nagpur the receipt and payment thereof is hereby acknowledged by the Vendors.

2. Rs.1,00,000/- (Rs. One Lakh Only) paid by the purchaser to the Vendors by cheque No.144822 dt.1.1.92, drawn on Canara Bank, Gandhinagar Branch, Nagpur, the receipt and payment thereof is hereby acknowledged by the Vendors.

3. Rs. 50,000/- (Rs. Fifty Thousand Only) paid by the purchaser to the vendors by cheque No.144823 dt.25.3.92, drawn on Canara Bank, Gandhinagar Branch, Nagpur, the receipt and payment thereof is also hereby acknowledged by the Vendors.

4. Rs.3,75,000/- (Rs. Three Lakhs Seventyfive Thousand Only) paid by the purchaser to the vendors by ^{Pay Order} cheque No. 443/92, dt. 28/4/92, drawn on Canara Bank, Gandhinagar Branch, Nagpur, the receipt whereof is also hereby acknowledged by the Vendors.

Total Rs.5,70,000/-
(Rupees Five Lakhs Seventy Thousand Only.)

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2. The VENDORS do hereby covenant with the PURCHASER as follows :-

1. THAT the Vendors have a good, valid and market-able title and full authority and absolute right to transfer the property hereby sold, to the purchaser absolutely forever with heritable and transferable right therein.

11. THAT the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and the profits received therefrom by the purchaser, without any interruption or disturbance by the vendors or any person claiming through, under or in trust for them and without any lawful disturbance or interruption by any other person whatsoever.

111. THAT the property hereby sold is free from encumbrances of all kind whatsoever and also free from payment of Non-agricultural assessment Corporation Taxes, and cesses, etc., levied thereon and payable upto date and in the event if it is discovered that there remain any arrears to be paid, the Vendors undertake to pay the same to the purchaser.

1V. THAT the Vendors shall at the cost of the purchaser do all acts and things as may be necessary for further and more perfectly assuring the property hereby sold, unto the purchaser for ever.

v. THAT the vendors assure to the purchaser that they have done no act whereby the property

hereby sold is encumbered in any way whereby they are debarred from transferring the same by way of sale to the purchaser absolutely forever.

vi. THAT the Vendors have delivered the actual physical possession of the property hereby sold to the purchaser in vacant condition on 1st January, 1992.

vii. THAT the Vendors will support any application made by the Purchaser for mutation of names of the property hereby sold and will render necessary assistance for obtaining the mutation thereof in favour of the Purchaser in all relevant records.

viii. THAT the Vendors have obtained the N.O.C. from the Nagpur Improvement Trust and produced the same alongwith this Sale Deed.

ix. THAT an Income Tax Clearance Certificate under section 230-A (I) of the Income Tax Act, 1961 is obtained by the Vendors and produced the same alongwith the Sale Deed.

x. THAT the property hereby sold is believed and shall be taken to be currently described in the Schedule hereunder written and if any mis-statement, error and/or omission shall be discovered, the same shall not annul this sale nor shall any compensation be allowed in respect thereof to the purchaser, but all the same such mis-statement, error and omission

Will always be subject to correction by the parties hereto.

x1. THAT If the purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors, or in any encumbrance or charge on the same to which the same is not subject, the Vendors will pay to the purchaser by way of damages the whole amount of sale price or such part of it, as shall bear the same proportion to the whole, as such part of the property shall bear to the whole property, as the case may be.

x11. THAT the Vendors have obtained the NOC of the Shashkiya Karmachari Gruha Nirman Sahakari Samiti (Mydt.), Nagpur for this transfer by way of sale in favour of the Purchaser vide its letter dt.30.3.92.

x111. THAT all expenses on account of payment of stamp duty and registration fees payable in respect of this sale-deed have been borne by the Purchaser.

xiv. THAT the Purchaser shall abide by the covenants contained in the Principal Sale Deed Dt.19.5.82, and the same shall be binding upon the Purchaser.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of land bearing plot No.

15, admeasuring length 30 mt. and breadth 15 mt., equal to 450 sq.mt. in the sanctioned layout of the Shashkiya

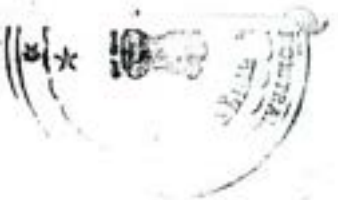
Wanpore
Jus

Karmachari Gruha Nirman Sahakari Samiti (Mydt.), Nagpur being a portion of the entire land bearing Kh.No.125/2 of mouza PARSODI (Bhamtl) P.S.G. 44, situate on Middle Ring Road, Ram Pratap Nagar, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No.74 Tah. and Distt. Nagpur and bounded as follows :

100
100

- ON THE NORTH : PLOT NO.20 & 21
- ON THE SOUTH : MIDDLE RING ROAD
- ON THE WEST : PLOT NO.14
- ON THE EAST : PLOT NO.16

IN WITNESS WHEREOF THE VENDORS hereinabove named have hereto set their hand and signed this 28th day of April, 1992 at Nagpur in presence of the atesting witnesses signing as such on the day first above written.



WITNESSES

1. Bhandarkar
(Adv. RAJSHREE ANAND)

Pranav
(Dr. Varunkumar Chandra-
prakash Bhargava)
VENDOR

2. Patil
(Adv. RAJANI DHOTRE)

Alka Bhargava
(Dr. Mrs. Alka Bhargava)
VENDOR

1) अ. वरुणकुमार कद अ. चंद्रप्रकाश

भागवि, वय-४०, वैद्यकीय

2) अ. सीमती, अलका ज. वरुणकुमार

भागवि, वय-३७, वैद्यकीय

बोवेली, रा० बागाप्रतापनगर

नागपुर

इसतएवज कल देवार

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समाकथित किरीया

दत्तः व कल दित्याये

नः कस्तात.

1 Banyana

2 Jua Bhargava

- 3) अ. रमि लमिण एने
वारीत, श्री. विमरमर नागपुर
- 1) Ms. Rajshree Auand, Adv.
R/o. Shantoli, Nagpur.
- 2) Ms. Rajani Dhote, Adv.
R/o. Dinkar Nagar,
Nagpur.

इति नागपुरात् जल देवाराम
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1) Raund
28/4/92

2) Dhote
28.4.92

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Ok

दुप्यम निबंधक
नागपुर

जमा. १ नंतरापी पुजावे
५१ शुल्कमावे २१८ व २२८ पुजावे
क्र. १४०१ नंतरा मोर...
दुप्यम निबंधक, नागपुर.
दि. २८.४.९२ नाहे ... ४ ... १९.९२

