

MAHARSHI KARVE STREE SHIKSHAN SAMSTHA, A Society duly Registered under the Societies Registration Act, 1860 bearing Registration No. 38 of 8-10-1898 and a Public Trust duly Registered under Mumbai Public Trust Act, 1950 bearing Registration No. F51 having its Registered Office at Karve Nagar, PUNE – 52 and acting through its Secretary SHRI. RAVINDRA S/o LAXMAN DESHPANDE, Aged 56 Years, Occupation - Service, Resident of Karvenagar, PUNE – 411 052 AND Chairman of Maharshi Karve Stree Shikshan Samstha, Nagpur Prakalp SHRI. SUDHAKAR S/o VISHWANATH KUNTE, Aged 66 Years, Occupation – Social Worker, Resident of 80/3, Ujwal Nagar, Nagpur, Tahsil and District - NAGPUR, hereinafter called the PURCHASER, which expression shall unless repugnant to the context or meaning thereof always mean and include the said SOCIETY, as well as, its executors, administrators, successors and assigns of the SECOND PART.

PAM No. A. AQ PD 8656 F

AND

SHRI. ANUP S/o RAM NERKAR, Aged 32 Years, Occupation – Business, Resident of Plot No. 7, Chhatrapati Nagar, Nagpur, Tahsil and District – NAGPUR, hereinafter called the CONSENTOR NO. 1, which expression shall unless repugnant to the context or meaning thereof always mean and include the said CONSENTOR NO. 1, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the THIRD PART.

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AND

(1) MRS. LATA W/o SHANKARRAO PARADKAR, Aged 45 Years, Occupation – Housewife; (2) SHRI. PRAVIN S/o SHANKARRAO PARADKAR, Aged 21 Years, Occupation – Agriculturist; (3) SHRI. LEELADHAR S/o SHANKARRAO PARADKAR, Aged 19 Years, Occupation – Agriculturist; (4) MISS. GOPIKA D/o SHANKARRAO PARADKAR, Aged 16 Years, Occupation – Student, Minor acting through her Natural Guardian/Mother MRS. LATA W/o SHANKARRAO PARADKAR, the aforesaid No. 1, the aforesaid Nos.1 to 4 all Residents of Koshtipura, Raipur, Hingna, Tahsil – Hingna, District – NAGPUR; (5) MRS. HOMESHWARI W/o SANJAY MATHURKAR, Aged 25 Years, Occupation – Housewife, Resident of Vrundawan Nagar, Shahu Mohalla, Nagpur, Tahsil and District – NAGPUR AND (6) MISS SONU D/o GAJANAN BHENDE, Aged 16 Years, Occupation – Student, Minor acting through her Natural Guardian/Mother MRS. MEERA W/o GAJANAN BHENDE, Aged 42 Years, Occupation – Agriculturist and Housewife, Resident of Raipur, Hingna, Tahsil – Hingna and District – NAGPUR, hereinafter all jointly called the CONSENTOR NO. 2, which expression shall unless repugnant to the context or meaning thereof always mean and include the said CONSENTOR NO. 2, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the FOURTH PART.

WHEREAS ALL THAT Agricultural land bearing Kh.No. 170/1 of Mouza – SUKALI, having an area of 5.15 Hectors, Rental Rs. 4.00 held in Bhogwatdar Class-1



THAT the Consentor No. 1 hereinabovenamed accords his Consent to the instant transaction of Sale. He declares that the Vendors are competent enough to sell the aforesaid property to the Purchaser. The Consentor No. 1 hereby further declares that the Purchaser is his nominee. The Consentor No. 1 hereby declares that the property hereby sold is free from encumbrances of all kinds whatsoever and also free from mortgage, charge, lien etc. The Consentor No. 1 hereby confirms the Title of the Purchaser to the property hereby sold to it as perfectly good, valid and marketable title. The Consentor No. 1 hereby discharges the Vendors from observing and fulfilling the covenants on their part as contained in the said Agreement Dated 12-2-2007.

(4) THAT the Consentor No. 2 do hereby jointly and severally declare that the property hereby sold belong to the Vendors hereinabovenamed only with heritable and transferable rights therein. The Consentor No. 2 hereby further jointly and severally declare that they are the only legal heirs of the Vendors hereinabovenamed and none except them are the legal heirs of the Vendors. They further jointly and severally declare that they have not acquired any right, title and/or interest of any kind whatsoever in respect of the aforesaid property hereby sold to the Purchaser. The Consentor No. 2 hereby further jointly and severally declare that this Sale Deed is binding upon them and their respective successors-in-title for all times to come. The Consentor No. 2 hereby jointly and severally confirm the title of the Purchaser to the property hereby sold to it as perfectly good, valid and marketable.

(5) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.

SCHEDULE REFERRED TO ABOVE

ALL THAT Agricultural land having an area of 11.00 Acres (OR 4.453 Hectors) comprising the WESTERN PORTION of the entire land bearing Kh.No. 170/1 of Mouza - SUKALI, having a total area of 5.15 Hectors, Rental Rs. 4.00 held in Bhogwatdar Class-1, Togetherwith 1 Electric Motor and Pump of 3 H.P. with Pipe Line, all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village - SUKALI, P.S.K. 45 in Tahsil - Hingna and District - NAGPUR and bounded as under :

ON THE EAST	-	REMAINING LAND OF KH.NO. 170/1.
ON THE WEST	-	PANDHAN.
ON THE NORTH	-	KH. NO. 169.
ON THE SOUTH	-	KH. NO. 171 AND NALLAH.

the instant transaction of Sale. They hereby
competent enough to sell the aforesaid property to the Purchaser. The Consentors
hereby further declare that the Purchaser is their nominee. The Consentors hereby
confirm the Title of the Purchaser to the property hereby sold to it as perfectly good,
valid and marketable. The Consentors hereby discharge the Vendors from observing
and fulfilling the covenants on their part as contained in the Agreements Dated 12-9-
2007 and 23-12-2007.

(4) THAT all expenses on account of preparation of this Sale Deed including the
cost of Stamp Duty and Registration Fees payable thereon have been borne and paid
by the Purchaser.

SCHEDULE REFERRED TO ABOVE

ALL THAT Agricultural land having an area of 0.76 Hectors comprising the
EASTERN PORTION of the entire land bearing Kh.No. 169/1 of Mouza – SUKALI
(GUPCHUP), having a total area of 1.97 Hectors, Rental Rs. 2.36 held in Bhogwatdar
Class-1, Togetherwith all kinds of Trees, Shrubs, Passage, Right of Pathways, Water
Courses and all other easementary rights appurtenant and belonging thereto, situate at
Village – SUKALI (GUPCHUP), P.S.K. 45 in Tahsil – Hingna and District – NAGPUR.
The aforesaid Kh.No. 169/1 is bounded as under :-

ON THE EAST	-	KH.NO. 169/5.
ON THE WEST	-	KH. NO. 169/2.
ON THE NORTH	-	HINGNA-KHAPRI ROAD.
ON THE SOUTH	-	KH. NO. 170/1.



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