

93384

11.12.1995



R.133h57
National Treasury Office
MADRAS

29 DEC 1995

Handwritten notes in Marathi, including a circled '10' and a signature 'R. L. V. J.'.

Handwritten notes in Marathi, including a signature and the number '40/2'.

(14)

Handwritten signature and text: 'सुखम निबंधक, नागपुर-११'

Handwritten signature and text: 'सुखम निबंधक, पुणे' and 'बामिदाक (1,56,989/-)'

SALE DEED

(Valued at Rs.1,56,989/-)

THIS DEED OF SALE is made on this 29th day of DEC. 1995 at Nagpur between -

Smt. Kisanabai Laxminarayanrao Purohit
aged about 71 years, Occ. Household r/o
140, Abhyankar Nagar, nagpur, hereinafter
called the " VENDOR " OR " PARTY NO.1 " of the
FIRST PART;

AND

- 1) Shri Rajendra s/o Laxman Vyas, aged 58 yrs.
Occ. Service,
- 2) Shri Nitin s/o Rajendra Vyas, aged 26 yrs.,
Occ. Service,
- 3) Shri Nilesh s/o Rajendra Vyas, aged 24 yrs.
Occ. Business,

All r/o Quarter No.36, V.R.C.E.Campus, Nagpur, hereinafter jointly referred to as "PURCHASERS" or " PARTY NO.2" of the OTHER PART;

WHEREAS the Vendor is absolute owner in possession of Plot No.1B comprising of 208.25 M² of land from and out of Kh.No.63 and 42/1, Mouza Ambazari situated in the sanctioned and developed layout known as Purohit Layout in ward No. 73, Nagpur.

AND WHEREAS the aforesaid plot No.1-B and Plot No.1-A belonging to the Vendor in the said layout are plots under adjustments and as per the agreement with N.I.T. are required to be regularised with the adjoining land belonging to N.I.T. on the terms and conditions that may be imposed in this behalf by N.I.T.

AND WHEREAS the Party No.2 has offered to purchase the portion of the Plot No.1-B belonging to Party No.1 for total agreed valuable consideration of Rs.1,56,989 and as per the terms and conditions mutually agreed and settled by and between the parties.

NOW THEREFORE THIS SALE DEED WITNESSES THAT:

1) That in consideration of Rs.1,56,989/- paid by the purchasers to the Vendor in the manner appearing hereinbefore, the receipt of which the Vendor hereby acknowledges, the Vendor does hereby and herewith sale, transfer and assign UNTO. the Purchasers the said Plot No.1-B from and out of Kh.No.63 and 42/1, City Survey No. ~~74~~ Mouza Ambazari situated in sanctioned and developed layout known as Purohit Layout, Ward No. 73, Tq. and Dist.

Nagpur, comprising of 208.25 M² absolutely and for ever. The Vendor having divested all her right, title and interest in the demised property.

MANNER OF PAYMENTS MADE

- | | |
|----------------|--|
| a) Rs.11,000/- | paid on 6.9.94 by cash. |
| b) Rs.40,000/- | paid on 6.9.94 vide cheque No.744912 on SBI, VRCE Branch, Nagpur. |
| c) Rs.50,000/- | paid on 9.9.95 vide cheque No.018460 on SBI, VRCE Branch, Nagpur. |
| d) Rs.55,989/- | paid on 29.12.95 vide D.D No.320180 dt.29.12.95 on SBI, VRCE Branch, Nagpur. |

Rs.1,56,989/-	Total Consideration recd.
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- 2) That the Vendor has a clear valid and marketable title to the property hereby sold free from all encumbrances, charge, claim, lien, ordemand of any nature whatsoever.
- 3) That the Vendor has paid all taxes and cesses, revenue leviabale in respect of the demised property till the date of sale-deed. Future taxes, cesses, revenue etc. shall be borne and paid by the purchasers.
- 4) That the vendor has put the purchasers in clear vacant possession of the aforesaid plot No.1-B on the day of execution and registration of this Sale Deed.
- 5) The Purchasers have agreed to abide by the terms and conditions of the agreement between the Vendor and N.I.T. dated _____ and have further agreed to obtain allotment of land under adjustment from N.I.T. on payment

of cost or price to be fixed by N.I.T.

6) With this demise the purchasers are now free to make use of and enjoy of the said property or deal with it in any manner whatsoever as absolute owner thereof, without any obstructions hindrance or objections from the Vendor or anybody claiming through or under her. Any mis-statement or error in the description of the property hereby sold shall not in any way annul this deed, nevertheless the same shall be rectified at the cost of the Vendor.

7) All expenses on account of stamp duty, registration charges, legal fees and other out of pocket expenditure for this sale deed has been incurred by the purchasers.

8) The expressions Vendor and Purchasers wherever they appear hereinbefore shall always mean and include their respective heirs, successors, assignees, legal representatives, administrators etc.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land bearing plot No.1 B(part) area 208.25 M² (2241 sq.ft.) together with temporary structure standing thereon, out of Kh.No.63 and 42/1, Mz.Ambazari, Purohit Layout, Ward No. 73, Nagpur and bounded as under:

On the EAST	:	Plot No.1
On the WEST	:	Plot No.1-A
On the NORTH	:	Plot No.14,15
On the SOUTH	:	Road.

1000Rs.



No. 973 Date 2/9/2014

Value R. 9000/- Name राजे लुपुकाद व्यास कवाडगा.

S. A. HARDE
 Judicial & Non Judicial
 Stamp Vender
 S. A. HARDE
 Dist Court, Nagpur.



Handwritten signature and scribbles.

Handwritten signature: A. R. S.

500Rs.



J. B. PORKUTE
 Stamp Vendor
 Collector Compound
 NAGPUR

96000 400/- 27/9/44
 No. Rise Date.....

Name.....
 राजेश प्रसाद लक्ष्मणराव व्यास, नागपुर



[Large handwritten signature]

[Handwritten signature]
 Rs 400

50 Rs.



J. B. PORKUTE
Stamp Vendor
Collector Compound
NAGPUR

No. 9688 Price 40/- Date 21/12/14

Name... श्री अशोक साहू मकान 012 019 धात, नागपुर

[Large handwritten signature]

[Handwritten signature]



IN WITNESS whereof the parties hereto have signed this Sale Deed on the day, month and year first above written in presence of following witnesses at Nagpur.

WITNESSES:

1. दादरामाचरण
2. [Signature]

विशनाबाई
VENDOR.

[Signature]
[Signature]
[Signature]

PURCHASERS.

1. श्रीमती किशनाबाई
लक्ष्मीनारायण पुरोहित
७६ धरम, अंधकूर नगर
नागपुर

2. श्री राजेन्द्र लक्ष्मण व्यास
५८ नौकरी

3. श्री मिनिन राजेन्द्र व्यास
२६ नौकरी

4. श्री निलेश राजेन्द्र व्यास
२४ व्यापार
सर्वे स वी.आ.सी.ए.
नागपुर

9. लक्ष्मीनारायण संगम
पुरोहित व्यास
श. अंधकूर नगर
नागपुर

10. उदय कुमार रामनारायण
व्यास व्यापार अंधकूर
नगर नागपुर
1. २२०६ अंधकूर नगर नागपुर
2. २२०७ अंधकूर नगर नागपुर
3. २२०८ अंधकूर नगर नागपुर

11. लक्ष्मीनारायण

12. [Signature]

दि ०३/११/६६

किशनाबाई
[Signature]

किशनाबाई
[Signature]
N.R. 4445

नागपुर
[Signature]
3228/15/24/14
[Signature]

अध्यापक, नागपुर-११
दि ०३/११/६६
पृष्ठ १० (१)

य पत्र की क्र. = डिप्लोम
व पंजाब
प्राप्ति दिनांक ३/११/६६

नारायण लक्ष्मण
१६ से २४
महाराष्ट्र



दि ३ श १ वन ११/६६