

representatives, Successors in interest, his assignees, transferees etc) of the FIRST PART.

### IN FAVOUR OF

**SHRI. BABANRAO MAROTRAO CHAUDHARI** aged about 59 years, Occ.: Retired, R/o.: Plot No. 28, Vithoba Apartments, Swavlambi Nagar, Nagpur, hereinafter referred to as VENDEE/PURCHASER (which expression shall mean and include all her legal representatives, successors-in-interest, his assignees, transferees etc.) of the SECOND PART.

WHEREAS THE VENDOR SOCIETY has sold *All that piece and parcel of Residential Apartment bearing no. 3, situated on the Ground Floor of the building named and styled as VITHOBA APARTMENTS standing on NIT Plot No. 30, admeasuring 66.91 sq.mtrs. (720.00 sq.ft. super built up area), having built up area of 55.74 sq.mtrs., along with 8.33% undivided share and interest in the land, Plot admeasuring 7200 sq.ft., out of Kh. No. 97, bearing City Survey No. 37, Sheet No. 285/40, House No. 4201/B/30/3, Ward No. 75, Mouza : Bhamti, Swavlambi Nagar, Tah. and Dist. Nagpur.*

WHEREAS the said sale deed was duly registered in the office of Sub-Reg. Nagpur-1 at Sr. No. 1944 dtd. 19.6.2002. By virtue of the same the Purchaser of this deed has become the legal and absolute owner of the said Apartment No. 3 situated on the Ground Floor.

WHEREAS due to inadvertence and typographical mistake the floor of the said Apartment No. 3 was wrongly jotted down as First Floor in place of Ground floor. In the Deed of Declaration dtd. 11.8.1999 which is duly registered in the office of Sub-Reg. Nagpur, the apartment no. 3 is specifically mentioned on the ground floor of the said building.

WHEREAS to correct the mistake of the floor, the parties of this deed are executing the present deed of correction. There is no other correction other than the mistake of floor in the Principal Deed.

WHEREAS there is no other change in the contents of the sale deed dt. 19.6.2002.

Hence this correction deed.

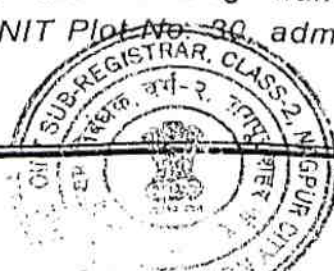
Now the schedule of property in Principal Deed shall be read and construed as under.

R. N. ...  
Advocate  
(H.B.)

### SCHEDULE OF PROPERTY

*All that piece and parcel of Residential Apartment bearing no. 3, situated on the Ground Floor of the building named and styled as VITHOBA APARTMENTS standing on NIT Plot No. 30, admeasuring 66.91 sq.mtrs. (720.00*

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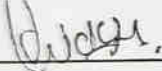
sq.ft. super built up area), having built up area of 55.74 sq.mtrs., along with 8.33% undivided share and interest in the land, Plot admeasuring 7200 sq.ft., out of Kh. No. 97, bearing City Survey No. 37, Sheet No. 285/40, House No. 4201/B/30/3, Ward No. 75, Mouza : Bhamti, Swavlambi Nagar, Tah. and Dist. Nagpur.

**BOUNDED AS FOLLOWS**

EAST	-	PLOT NO. 29
WEST	-	PLOT NO. 31
NORTH	-	9.00 MT. WIDE ROAD
SOUTH	-	STAIR CASE & FLAT NO. 1

In Witnesses Whereof the parties hereto have set their respective hands and signed this Deed of Correction on the date first above written and in presence of the attesting witnesses.

**WITNESSES:** <sup>Dated by - G. J. MOHARIR (IACM)</sup>

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2.  सतिश साठे

**PARTY NO. 1**

**M/S. VITHOBA GRUH NIRMAN SANSTHA LTD. NAGPUR**

Through its President/Vice President/Secretary

**SHRI. BABANRAO MAROTRAO CHAUDHARI**

**PARTY NO. 2**

**SHRI. BABANRAO MAROTRAO CHAUDHARI**



*T.C*

REGISTRAR, CLAS

*Advocate (L.B.)*

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7. Stamp Duty of Rs. \_\_\_\_\_/= and Registration fees of Rs. \_\_\_\_\_/= was paid at the time of Agreement of Construction of Flats For Members registered vide No. \_\_\_\_\_ dated \_\_\_\_\_.

SCHEDULE - I

(DESCRIPTION OF THE PROPERTY )

All that piece and parcel of land bearing Plot No. 30, situated at N.I.T. Layout ,Swawalambi Nagar Nagpur, being the portion of entire Khasra No. 97, Mouza - Bhamti, Tahsil & District Nagpur containing by admeasurement about 668.927 Sq. Mts. (7200 Sq. Ft.) within Nagpur Corporation and Nagpur Improvement Trust bearing House No. 420 Ward No. 75 (old) City Servey No. 37, sheet No. 28/40 Chalta No. \_\_\_\_\_ and bounded as under :

ON EAST BY : Plot No. 29  
ON WEST BY : Plot No. 31  
ON NORTH BY : 9 meter wide road  
ON SOUTH BY : 24 meter wide road

SCHEDULE - II

(DESCRIPTION OF THE PROPERTY HEREBY SOLD )

All that Residential / apartment bearing No. 7, situated on the Ground Floor of the building known and styled as VITHOBA APARTMENTS standing on Plot No 30. N.I.T. Layout ,Swawalambi Nagar Nagpur, admeasuring about 55.74 Sq. Mt. (600 Sq Ft.) together with 8.33% undivided share and interest in the land within Nagpur Corporation and Nagpur Improvement Trust. The apartment has the built-up area and rooms sizes according to the typical floor plan sanctioned by the Nagpur Improvement Trust and bounded as under :

ON EAST BY : Plot No. 29.  
ON WEST BY : Plot No. 31  
ON NORTH BY : ~~24, M. Road.~~ Flat No.2  
ON SOUTH BY : ~~Plot No. 2.~~ 24, M. Road.



**SCHEDULE-I**  
**(DESCRIPTION OF THE PROPERTY)**

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 30, situated at N.I.T. Layout, Swawalambi Nagar, Nagpur, being the portion of entire Khasra No. 97, Mouza-Bhamti, Tahsil & District Nagpur containing by admeasuring about 668.927 sq.mtrs. (7200 sq.ft.) within Nagpur Corporation and Nagpur Improvement Trust bearing House No. 420, Ward No. 75 (old), City Survey No. 37, Sheet No. 285/40 and bounded as under :

On East By : Plot No. 29,  
On West By : Plot No. 31,  
On North By : 9 meter wide road,  
On South By : 24 meter wide road.

**SCHEDULE-II**  
**(DESCRIPTION OF THE PROPERTY HEREBY SOLD)**

All that Residential/Apartment bearing No. 11, situated on the Third Floor of the building known and styled as VITHOBA APARTMENT standing on Plot No. 30, N.I.T. Layout, Swawalambi Nagar, Nagpur, admeasuring about 55.74 Sq.Mtrs. (600 Sq.Ft.) together with 8.33% undivided share and interest in the land within Nagpur Corporation and Nagpur Improvement Trust. The apartment has the built-up area and rooms sizes according to the typical floor plan sanctioned by the Nagpur Improvement Trust and bounded as under :

On East By : Plot No. 29  
On West By : Staircase/Plot No. 31  
On North By : Flat No. 12  
On South By : Flat No. 10

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**SCHEDULE REFERRED TO ABOVE**  
**(RESIDENTIAL)**

THE UNDIVIDED 8.33 PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 30 in Civil Station Expansion Scheme containing by admeasurement 7200 Sq. Ft. (OR 668.927 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 97 of Mouza – BHAMTI, P.S.K. 44 TOGETHERWITH the existing more than 19 Years Old entire R.C.C. Superstructure comprising Apartment No. 9 covering a Built-up area of 55.74 Sq. Mtrs. on the SECOND FLOOR of a building standing thereon and known and styled as "VITHOBA APARTMENTS" including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said Building, bearing Corporation House No. 4201/B/30/9, City Survey No. 37 and Sheet No. 285/39 of Mouza – BHAMTI, situate at Swawalambinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	PLOT NO. 29.
ON THE WEST	-	PLOT NO. 31.
ON THE NORTH	-	9 MTRS. WIDE ROAD.
ON THE SOUTH	-	ROAD.

IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabovenamed have hereto set their respective hands and signed this DEED OF SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written. *Dealt by Adv. A - S. Muraly*

**WITNESSES :**

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(DR. VIJAY DATTATRAYA GARGE)

VENDOR

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