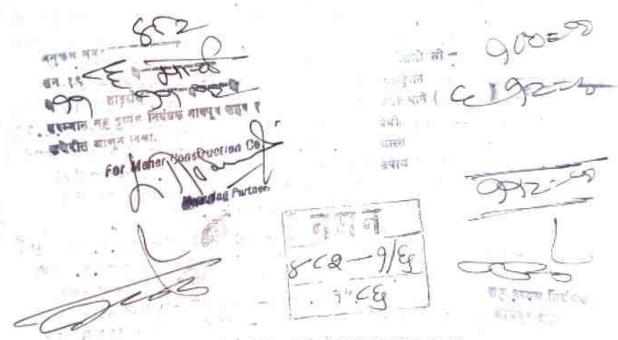


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SALE DEED FOR RS. 10000-00 (Rupees Ten Thousand only)

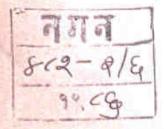
WITHIN THE JURISDICTION OF NACPUR MUNICIPAL CORPORATION AND NAGEUR INPROVEMENT TRUST NAGEUR.

PURCHASER: Preetirashmi w/o Vasudev Dhanwani, Aged about 34 years Occupation household work resident of Chhota Bazar, Chandrapur,

M/s. Meher Construction Company, Nagpur, through Managing Partner, Laxminarayan Tejram Joshi, VENDOR Aged about 59 years, Occupation Building Contractor, Bhagwaghar Colony, Dharampeth, Nagpur.

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The terms 'PURCHASER' and 'VENDOR' whereever they appear in this deed hereinafter shall unless repugnant to the context whereof mean of include their respective heirs, executors, administrators, representatives and assigns thereof.

Company, Nagpur, through its Managing Partner Shri Laxminarayan Tejram Joshi, resident of Dharampeth, Nagpur, purchased an area measuring 4.97 acres on the northern side from Survey No. 36 area 8.39 acre of village Somalwada Tahsil Nagpur from Shri Dulichand Bhadjuji Ragit and 5 others of Somalwada held by them as occupant thereof by a Registered sale deed dated 5.8.72 for a consideration of Rs. 45,000/-(Rupees Forty Five thousand only) with the intention of preparing layout of residential plots under the name of Meher Vihar Colony for sale to the needy persons after requisite development.

AND WHEREAS prior to the aforesaid sale dated 5.8, 1972 for Sub-Divisional Officer, Nagpur vide his order dated 22.6.19 in Revenue Case No. 30/A-2 of 1969-70 read with order dated 26.9.1971 in Revenue case No. 14/A-2 of 1970-71 had already granted permission to former owners-Dulichand Bhadujij Ragit and 5 others of Somalwada for conversion of the land to non-agricultural purpose.

AND WHEREAS the Nagpur Improvement Trust, Nagpur under its letter No. CES/6649 dated 23.2.1973 has accorded sanction to the layout and has developed the aforesaid land divided into 51 plets inclusive of plot No.30 under this sale for construction of residential houses thereon on payment of requisite development charges by the Vendor.

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AND WHEREAS IN furtherence of his intention the aforesaid & 'VENDOR' entered into an agreement with sale of Plot No. 30 described fully in the schedule here Under, for a consideration of Rs. 10,000/-.

AND WHEREAS the Nagpur Improvement Trust vide its letter No. CEIII/2273/05/14/Q dated 1.1.86 has released this plot No. 30.

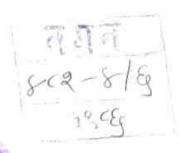
NOW THIS DEED WITNESSETH THAT :

eration of the sum of Rs. 10,000/- (Rupees Ten thousand only), which the 'VENDOR' having received the amount in full inclusive of development charges; the receipt of which the 'VENDOR' hereby acknowledges and there being no balance, the aforesaid 'Vendor' as beneficial owner does hereby sell, assign and transfer for property consisting of the plot No. 30 described fully in the schedule hereunder, together with all rights, title and interest to the aforesaid 'PURCHASER' absolutely.

2. Mhatever rights in the said property and partaining to the said property to which the aforesaid 'VENDOR' was otherwise entitled to as owner thereof are hereby specifically conveyed sold and transferred to the 'PURCHASER' cally conveyed sold and transferred to the 'PURCHASER' in amplification of any right that he may have acquired in amplification of any right that he may have acquired under any law, usese or custom.

It is further agreed that 'PURCHASER' shall have

3. and hold the said property absolutely for ever and the and hold twenty does hereby convenant that the said property said 'VENDOR' does hereby convenant that the said 'VENDOR' does hereby convenant the said 'VENDOR' does her



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is the self acquired property of the 'VENDOR' and 'VENDOR' has full and absolute right to sell, transfer and assign the said property consisting of the plot of land and the 'PURCHASER' shall peacefully hold, use and enjoy the same without any interruption, interference, hindrance, claim or demand by or from the 'VENDOR' or any person claiming under him.

- 4. That the said property together with all rights of easements whatsoever is sold and conveyed to the 'PURCHASER' free from all lien, encumbrances, charge, mortgage, whatsoever.
- claiming through him shall and will from time to time at all times to come hereafter do and execute or cause to be done or executed all acts, deeds and things whatsoever for further and more further assuring the said property or part thereof in possession of the same is may be reasonably required. The 'VENDOR' agrees to indemnify the 'PURCHASER' against all losses, damages, caused to him on account of any defect in the title of 'VENDOR' or on account of any lien charges, encumbrance or development charges whatsoever.
- delivered to the 'PURCHASER' by the 'VENDOR' today. The 'PURCHASER' shall use and endoy the said property in the manner he likes without any interference, hinderance, claim or demand by the 'VENDOR' or any person claiming through him.

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SCHEDULE OF PROPERTY

Plot No. 30 Admeasuring 275.79 sq.Metres -(East West 12-05 + 19-46 = 15-75 Metres; North-South 18-00 Metres) 275.79 M2 in the layout of 51 plots prepared over an area measuring 4.97 acres from Survey No. 36 of Village Somalwada. Tahsil and Distt. Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, the said property is bounded as under -

North

Plot No. 29

South

Road 30 feet

East

Plot No. 31

West

Road 30 feet.

IN WITNESS WHERBOF the aforesald 'VENDOR' has put his hands at Nagpur on this _____ day of ____

WITNESSES:

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VENDOR Microsoft Partitive

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