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52-86 Issued General stamp worth Rs. 850/-  
= for eight hundred forty only do stamp.

क्रमांक नं. 852  
दिनांक 15/11/86  
सात सौ पचास रुपये  
सह कुलम निबंधक  
धारमपुर बाहर

मूल्य - 9000/-  
दिनांक 15/11/86  
व्यक्ति  
पता  
व्यवसाय

For Meher Construction Co.  
Managing Partner

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नं. 852-9/86  
11/86

*[Handwritten signature]*  
सह कुलम निबंधक  
धारमपुर बाहर

सह कुलम निबंधक  
धारमपुर बाहर

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

WITHIN THE JURISDICTION OF NAGPUR MUNICIPAL CORPORATION  
AND NAGPUR IMPROVEMENT TRUST NAGPUR.

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

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

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The terms 'PURCHASER' and 'VENDOR' wherever 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.

WHEREAS the aforesaid Vendor M/s. Meher Construction 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 the Sub-Divisional Officer, Nagpur vide his order dated 22.6.1970 in Revenue Case No. 30/A-2 of 1969-70 read with order dated 28.9.1971 in Revenue case No. 14/A-2 of 1970-71 had already granted permission to former owners-Dulichand Bhadjuji 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. GES/6649 dated 23.2.1973 has accorded sanction to the layout and has developed the aforesaid land divided into 51 plots 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 the aforesaid 'PURCHASER' on 6th October 1979 for the 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 :

1. In-pursuance of the said agreement and in consideration 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. Whatever rights in the said property and pertaining 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' in amplification of any right that he may have acquired under any law, use or custom.

3. It is further agreed that 'PURCHASER' shall have and hold the said property absolutely for ever and the said 'VENDOR' does hereby covenant that the said property

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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.

5. That the 'VENDOR' agrees that he and all persons 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.

6. That the possession of the said property has been delivered to the 'PURCHASER' by the 'VENDOR' today. The 'PURCHASER' shall use and enjoy the said property in the manner he likes without any interference, hinderance, claim or demand by the 'VENDOR' or any person claiming through him.



40 Rs.



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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)  $275.79 \text{ M}^2$  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 WHEREOF the aforesaid 'VENDOR' has put his  
hands at Nagpur on this \_\_\_\_\_ day of \_\_\_\_\_ 19

WITNESSES:

1. V. P. Pathak
2. Shri. ...

For Mahesh Construction Co.

VENDOR *[Signature]*  
Proprietor

PURCHASER

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V.P. Pathan

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