2000Rs.



SALE DEED VALUED AT Rs. 1,55,000/- ONLY

(RS. ONE LAKH FIFTY FIVE THOUSAND ONLY)

THIS DEED OF SALE made this 1st day of January, 1990, at NAGPUR, BY AND BETWEEN :-

1) Shri Janak S/o Hazarilal Garg aged about 39 years Occupation agriculture.

2) Smt Madhu W/o Janak Garg aged about 38 years, Occupation agriculture.

....2

2000Rs.



Vendor
Nagpur Treasury

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3) Master Prabhat S/o Janak Garg aged about 15 years Occupation student.

4) Master Vikas S/o Janak Garg aged about 14 years occupation student.

5) Ku. Chandana D/o Janak Garg aged about 9 years, occupation student.

All Hindus & resident of Ganga Kutir, Clarke Town, Nagpur.

hereinafter called jointly as PURCHASERS which term shall unless repugnant to the context whereof mean and include their respective heirs, executors, administrators, representatives and assigns of one part,

AND

Shri Keshavrao son of Jangluji Makde, aged about 38 years,

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1000Rs.



...3...

occupation agriculturist, Hindu by caste & resident of Bhilgaon, Tahsil Kampttee, District Nagpur.

hereinafter called as SELLER which term shall unless repugnant to the context whereof mean and include his heirs, executors, administrators, representatives and assigns of the other part.

WHEREAS the aforesaid SELLER owns and possess agriculture land admeasuring 1.79 Hectares i.e. about 4.44 Acres being Eastern portion of Khasra No. 209 situate at Bhilgaon Tahsil Kampttee, District Nagpur. The aforesaid property is the ancestral property of the SELLER and obtained the same by family oral partition between father, brothers and SELLER. The aforesaid SELLER is in absolute possession of the above said property since then. The said property is more clearly defined in SCHEDULE hereinafter. The aforesaid SELLER sold the Western portion of agricultural land out of Khasra N. 209 area 2.25 Hectares i.e. about 5.56 Acres to the aforesaid PURCHASERS, vide sale deed Dt. 28.12.1989.

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200Rs.



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WHEREAS the aforesaid SELLER desired to sell the above property with an intension to buy a bigger agricltural field and contracted with the aforesaid PURCHASERS for the sale of the same for a consideration of Rs. 1,55,000/- (Rupee One Lakh Fifty Five Thousand Only).

NOW THIS DEED WITNESSETH THAT :-

1) In pursuance of the said agreement and in consideration of the sum of Rs. 1,55,000=00 (Rupees One Lakh Fifty Five Thousand Only) out of which amount the aforesaid PURCHASERS have paid a sum of Rs. 31,000=00 (Rs. Thirty One Thousand Only) to the aforesaid SELLER by Cheque No. 572011 dated 30.12.1989 of Canara Bank, Sadar Bazaar Branch, Nagpur on Dt. 28.12.89 as earnest money at the time of execution of the agreement, receipt of which amount the aforesaid SELLER

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200Rs.



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२००-००
श्री जनक [illegible] शर्मा
नागपुर का रबड़

Sau SC Jain

hereby acknowledges.

2. That the balance amount of Rs. 1,24,000/- (Rs.Lack one Twenty Four Thousand Only) has been agreed to be paid by the PURCHASERS before the Sub-Registrar, Nagpur as follows:-

(A) Cheque No. 567313 Dt. 1.1.90 for Rs. 31,000/- (Rs.Thirty One Thousand Only) drawn on Canara Bank, Sadar, Nagpur. (Paid by Janak)

(B) Cheque No. 567285 Dt. 1.1.90 for Rs. 31,000/- (Rs. Thirty One Thousand Only) drawn on Canara Bank, Sadar, Nagpur. (Paid by Madhu)

(C) Cheque No. 565574 Dt. 1.1.90 for Rs. 31,000/- (Rs. Thirty One Thousand Only) drawn on Canara Bank,



...6...

Sadar, Nagpur. (Paid by Prabhat)

(D) Cheque No. 567292 Dt. 1.1.90 for Rs. 31,000/- (Rs. Thirty One Thousand Only) drawn on Canara Bank, Sadar, Nagpur. (Paid by Chandana)

Which amount the aforesaid SELLER agrees to receive and does hereby sell, transfer, convey and assign ALL rights, title and interests in the said property unto the PURCHASERS absolutely and for ever.

3. Whatever rights in the soil or sub-soil appurtenant to the said property and hitherto enjoyed by the aforesaid SELLER and to which he was entitled to as the owner thereof, are hereby sold, transferred, conveyed and assigned to the PURCHASERS in amplification of any right, which the SELLER may have acquired under any law, usage or custom.

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Value Rs. ..... No. 1187

Name .....

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Vendor

Nagpur Treasury

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4. The SELLER hereby declares that the property agreed to be sold, is free from all the encumbrances, mortgages, charges, liens, attachments, whatsoever, and if the PURCHASERS are put to any loss or suffer any damages, the SELLER shall indemnify the same to that extent to the PURCHASERS.

5. That there are no proceedings, either legal or otherwise, going on any where in any court or lawful authority in relation to the rights, liabilities or interests connected to the said property and that there is whatsoever no dispute between the family members of the SELLER on the sale of the property.

6. That the property agreed to be sold herewith is the absolute property of the SELLER. He has a full and absolute right to

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sell, convey, transfer and assign the above said property.No other person whatsoever has any right title or interest in the said property. In the event of any claim made by any person or any defect in title of the SELLER in respect of the said property, is found and the PURCHASERS are put to any loss or suffer any damages the SELLER shall indemnify the PURCHASERS to that extent.

7. That the SELLER has paid all arrears of Government and Semi-Government revenue, levies/liabilities in the form of tax, cess or otherwise till the date of execution of this sale deed. In the event of any arrears of tax required to be paid and paid by the PURCHASERS, the SELLER agrees to indemnify the same to that extent to the PURCHASERS.

8. That the SELLER has delivered vacant possession of the property to the PURCHASERS today. The PURCHASERS shall use and enjoy the said property as owners thereof in the manner they like, without any interruption or obstruction by the SELLER or any person claiming through or under him.

9. That the SELLER hereby covenants that he and all persons claiming through or under him shall and will from time to time and at all times to come hereafter, at the request of the PURCHASERS, do and execute and cause to be done or executed all acts, deeds and things necessary for the beneficial use and enjoyment of the property by the PURCHASERS.

10. That the above said property is a Agriculture land demarcated and shown in Agricultural Zone in the Nagpur Development Plan. Hence the Urban Land Ceiling and Regulations Act 1976 is not applicable.

SCHEDULE OF PROPERTY

All that piece of Agricultural Land admeasuring 1.79 Hectares i.e. about 4.44 Acres being Eastern Portion of Khasra No. 209, right Bhogwatdar 2, Land revenue Rs. 16.75,

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P.C. No. 15 situate at Bhilgaon, Tahsil Kampttee, District Nagpur and is bounded as under:

On the North :- Government Pandhan and field of Rambhau Bawankar

On the South :- Field of Tulsiram Wanjari

On the East :- Field of Govindrao Kumbhare and land of Mohammed Ali

On the West :- Field of PURCHASERS

With all standing crops, trees, shrubs, herbs, structures, fencing, water sources etc. etc. standing on/contained in the field are also transferred herewith.

The agricultural land sold under this sale deed is marked PQRS in red in the MAP-PLAN annexed and is a part and parcel of this sale deed.

IN WITNESS WHEREOF THE AFORESAID SELLER KESHAVRAO JANGLUJI MAKDE HAS PUT HIS HANDS AT NAGPUR ON THIS 1st DAY OF JANUARY 1990.

WITNESSES

1. _____

2. _____

Shri Keshavrao Jangluji Makde
(SELLER)

DRAFTED BY: Shri. Lalit Jaini, Advocate, R/o Golcha Marg, Sadar, Nagpur.

१- के.आर.के. अग्रवाल मार्फत
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ता. अमरावती

१. [illegible] मार्फत
बोडखे, मनोज नागपुरे

२. [illegible] / अलोणे
तेलखेडे शाखा, अमरावती
ता. अमरावती

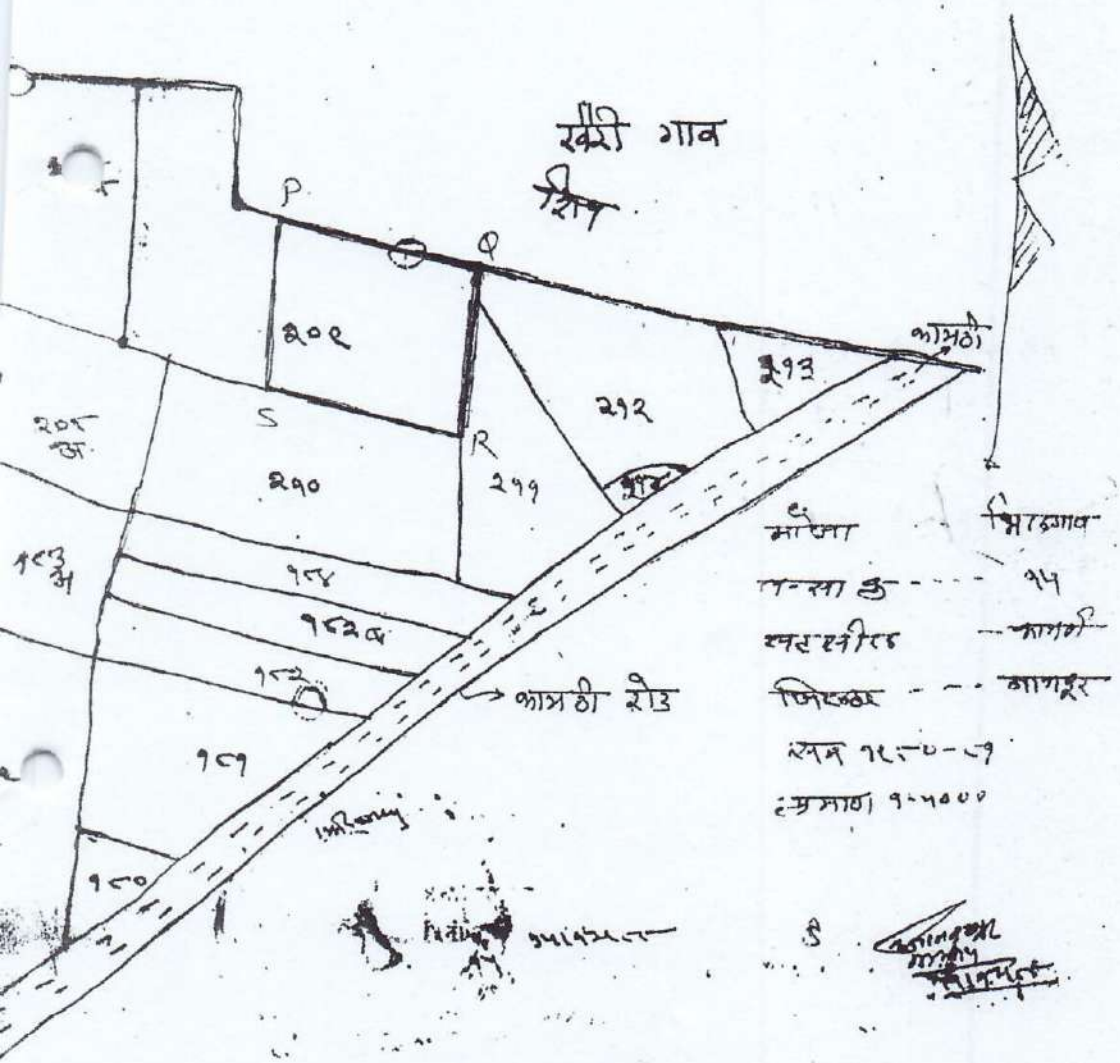
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च.नं. 565514 दि. 1-1-90 रु 31,000/-
" 567313 " " रु 31,000/-
" 567285 " " रु 31,000/-
" 567292 " " रु 31,000/-
एकूण रक्कम रु. १२४०००/- (बारा लाख चाळीस हजार)
फक्त

[redacted]

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२ Mukund
दि. १-१-१९९०

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भारडगाव
माळशा
खरसरीत
जिल्हा
नागपूर
स्वत १९-०-८१
इ.स.साठ १-५०००

VENDOR

Western

2.25 Hectares i.e. about 5.56 Acres being ~~Eastern~~ Portion of Khasra No. 209, right Bhogwatdar 2, Land revenue Rs. 16.75, P.C. No. 15 situate at Bhilgaon, Tahsil Kamptee, District Nagpur and is bounded as under:

On the North:- Government Pandhan and field of Rambhau Bawankar

On the South:- Field of Tulsiram Wanjari

On the ~~East~~ West :- Field of ~~Govindrao Kumbhare and Land of Mohammad Nisr~~ Umrao Makde

On the ~~West~~ East :- Field of Vendor.

With all trees, shrubs, herbs, structures etc. etc. standing on the field are also transferred herewith.

The agricultural land sold under this sale deed is marked ABCDEin red in the MAP-PLAN annexed and is a part and parcel of this sale deed.

IN WITNESS WHEREOF THE AFORESAID SELLER KESHAVRAO JANGLUJI MAKDE HAS PUT HIS HANDS AT NAGPUR ON THIS 28 DAY OF DECEMBER 1989.

WITNESSES

1. Moroney
Dinesh D. Moroney

2. Mukund

Shri. Keshavrao Jangluji Makde
(SELLER)

DRAFTED BY: Shri. Lalit Jaini, Advocate, R/o Golcha Marg, Sadar, Nagpur.