SALE DEED

THIS **DEED OF SALE** is executed on this ... 2... th day of February, 2008 at Nagpur.

BETWEEN

AND

[illegible] Agriculturist, R/o. [illegible] hereinafter referred to as the "OWNER" which expression shall repugnant with the context or meaning thereof shall always mean and include his said [illegible], his legal heirs, legal representatives, executors, assignees etc. of the SECOND PART.

AND

(1) [illegible] S/O. [illegible] Age: Major, Occ: Agriculture, R/o. Plot No. 31, "[illegible]", Kilpauk Towers, Nagpur. (2) [illegible] Age: Major, Occ: Agriculture, R/o. Plot No. 31, "[illegible]", Kilpauk Towers, Nagpur. (3) [illegible] Age: Major, Occ: Agriculture, R/o. Plot No. 31, "[illegible]", Kilpauk Towers, Nagpur, hereinafter collectively referred to as the PURCHASERS, which expression shall repugnant to the context or meaning thereof always mean and include the said PURCHASERS, their legal heirs, their legal representatives, executors, assigns etc. of the PURCHASERS PART.

AND [illegible] the VENDOR is the absolute owner of all that piece and parcel of agricultural land, admeasuring about 1.20 Hect. (or [illegible] as per 7/12 records) out of said land) admeasuring about 2.60 Hect. (or [illegible] as per 7/12 records), out of Khasra No.[illegible], Mauza / Shahkhedi, Tah. Hingna, Dist. Nagpur.

AND WHEREAS the Vendor, Shri Prabhuraj Kisanji Wadibhasme have given 4.80 Hect. of land to the VENDOR and 4.80 Hect. to his second wife out of his self acquired property of his shr. of land. The aforesaid land is out of the lands and accordingly the name of the VENDOR is recorded in all the aforesaid records to the sole owner of the aforesaid land.

AND WHEREAS the CONSIDERATION [illegible] is the sale of the VENDOR paid by Sub Rule a Special Civil Suit bearing No. [illegible] of [illegible] Judge, Senior Division, Nagpur against the VENDOR & others. However, the VENDOR and the CONSIDERATION [illegible] have amicably settled their dispute out of court and executed a compromise deed dated [illegible] and decided to withdraw the suit with and w.e.f. the matter's conduct thereto the [illegible] CONSIDERATION [illegible] is signing this document

as [redacted] and hereafter he shall not have any claim or right over the aforesaid property.

[redacted] as the [redacted] being interested to the aforesaid property and after going through the documents and being satisfied with the title have decided to purchase the aforesaid property. The [redacted] & the [redacted] also disclosed themselves the [redacted] were agreed to sell and the [redacted] have decided to purchase for a total consideration amount of Rs. [redacted]/- (Rs. One Crore Forty Eight Lakhs only).

[redacted]

1. That, in pursuance of the terms and conditions herein the [redacted] do hereby sell, transfer and convey all that piece and parcel of agricultural land, admeasuring about [redacted] Are.Sq.M. (as explainable as [redacted] Acres), out of total land admeasuring about [redacted] Hec. R. (as explainable as [redacted] Acres), out of Khasra No.[redacted], Mauza - Kuthe(Kh), P.H. No.46, Tah. Hingna, Dist. Nagpur, in favour of the [redacted], upon receipt of total consideration of Rs. [redacted]/- (Rs. One Crore Forty Eight Lakhs only).

That, the vendor released the [redacted] hereby acknowledges and admits the receipt of entire sale consideration amount of Rs. [redacted]/- (Rs. One Crore Forty Lakhs only) in the following manner given by the Purchaser Independently & Separately :-

a) Rs. 10,81,500/- (Rs. Rupees Ten Lakhs Eighty One Thousand and Five Hundred only) vide Cheque No.[redacted] dated 31.05.2007, drawn on Yavatmal Urban Co-operative Bank, Nagpur.

b) Rs. 10,81,500/- (Rs. Rupees Ten Lakhs Eighty One Thousand and Five Hundred only) vide Cheque No. [redacted] dated 19.06.2007, drawn on State Bank of India, Nagpur.

c) Rs. [redacted]/- (Rs. Seventeen Lakhs only) vide Cheque No. [redacted] dated 08.11.2007 drawn on The Akola Urban Co-op. Bank

(xv) Rs. [illegible] (Rs. Five Lakhs only) vide Cheque No. [illegible] dated 04/10/2006 drawn on The Yavatmal Urban Co-op Bank

(xvi) Rs. 1,80,000/- (Rs. One Lakh and Eight Thousands only) vide Cheque No. 113965 dated 07.04.2007 drawn on The Yavatmal Urban Co-op. Bank

(xvii) Rs. 2,20,000/- (Rs. Two Lakhs and Twenty Thousands only) by Cash as on 07.04.2007

(xviii) Rs.75,0,000/- (Rs. Seventy Five Lakhs and Twenty Five thousand only) vide Cheque Nos. [illegible] dated 28.04.2007 drawn on [illegible] Co-op. Bank [illegible] Branch, Amravati in favour of "The Custodian Nanded/Akola"

Rs. 1,80,00,000/-

1. That, the [illegible] as mentioned [illegible] assures unto the [illegible] that the said property or any part thereof is neither is subject to any charge of acquisition or requisition nor they have received any notice in that regard till today.

2. That, the [illegible] & [illegible] hereby assures to the [illegible] that the said property is not subject matter of any dispute or pending litigation.

3. That, the [illegible] & [illegible] hereby assured unto the [illegible] that they have full and absolute authority to sell, transfer, convey the said property to the [illegible].

4. That, the [illegible] as the [illegible] assures unto the [illegible] that the title of the said property is clear and marketable and the same is free from all encumbrances, attachment, charges, demand of whatsoever nature and the same is not mortgaged.

5. That, the [illegible] & the [illegible] has delivered the actual and physical possession of the said plot to the [illegible] on the day of execution and registration of [illegible].

8. That, the PURCHASER having paid the consideration as aforesaid and the VENDOR at [illegible] hereby quietly, will, transfer and convey the said property to favour of the PURCHASER as fixture and to hold the same absolute and the VENDOR as may accept thereof, believe any interference, claim, hindrance from VENDOR or the [illegible] or any person claiming through or under them.

9. That, the PURCHASER has become the absolute owner of the aforesaid property and from they shall get their names entered in the records of rights, and the VENDOR at [illegible] shall render necessary co-operation in that behalf.

10. That, the Property sold is freehold and shall be used in the manner described in the Schedule hereunder written and if any inconsistencies arises in connection will always be subject to conditions by the parties hereto.

11. That, all the expenses towards stamp duty, registration charges, stamping and incidental expenses thereto are borne and paid by the PURCHASER.

SCHEDULE OF PROPERTY

All that piece and parcel of agricultural land admeasuring about 1.00 Hect.R. (or equivalent to 4.47 Acres), out of total land admeasuring about 1.00 Hect. R. (or equivalent to 11.00 Acres), out of Khasra No.413/1-413, Mouza – Kuthe(Kh.), P.H. No. 66, Tah. Mauda, Dist. Nagpur and her name is bounded as under:

East : Khasra No. 413/1/2,
West : Road
North : Khasra No. 413,
South : Khasra No.413/1/4/1

All the [illegible] measure the same or less about or Two Acres regardless the like, usually and usual mentioned hereinbefore or the premises of whatsoever.

VENDOR

[illegible]
Through her power of attorney

(Vikas Prabhurang Meshram (Dhatarkar))

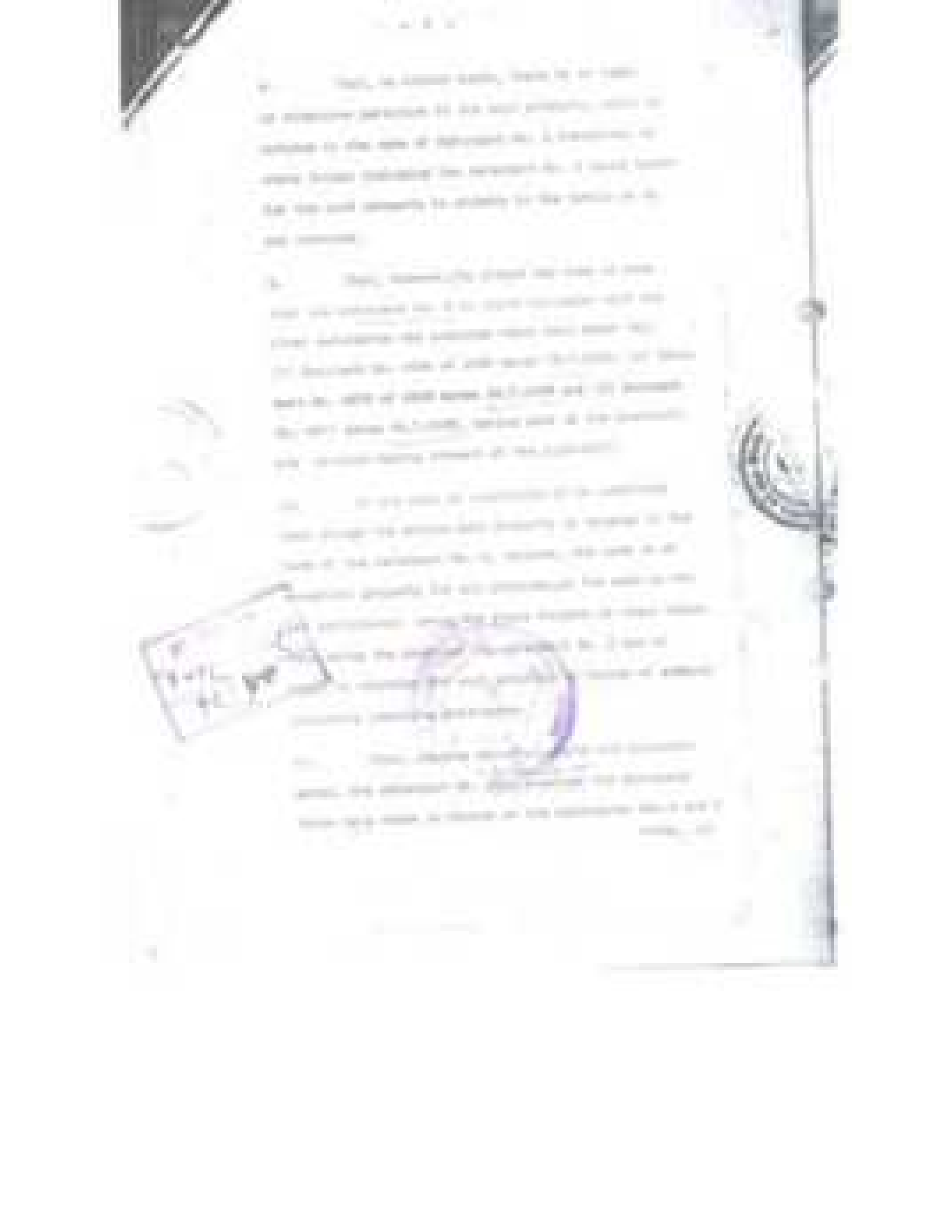
[illegible]

[illegible]

[illegible]

[illegible]

For Private use only



For Petitioner

जनहानी प्रमाणपत्र

उप पोलीसमुख्य अधिकारी कार्यालय, जयपुर

आज्ञानुसारबाबत पत्र

विषय :- [illegible]

विषय :- [illegible]

[illegible]

[illegible] अपराधाचे जबाब

[illegible] वैद्यक अधिकारी [illegible], [illegible] [illegible], [illegible] [illegible], [illegible] [illegible] [illegible]

[illegible] [illegible] [illegible] [

UNIYA URBAN CO-OP. BANK MYDT.

CUSTOMER COPY

Depositing Value	Rs.	500/-
Service Charges	Rs.	100/-
Total	Rs.	600/-

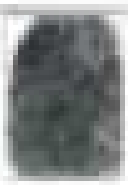
Name of Name duly paying party

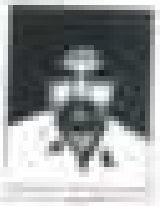
FOR BANK USE ONLY

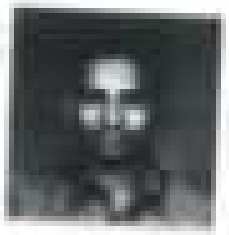
Voucher No.

Depositing Sl. No. 4811

नगरन - ५
३८६९/२००८
१७/१२







Form No.61

(See proviso to clause (a) of rule 114 C)

Form of Declaration to be filed by a person who has agricultural income and is not in receipt of any other income chargeable to income-tax in respect of transactions

Specified in clauses (a) to (e) of rule 114B

1. Full name and address of the declarant

2. Particulars of transaction

3. Details of documents being produced in support of address in column (1) (if any)

I hereby declare that my source of income is from agriculture and I am not required to pay income-tax on any other taxable (if any).

Date :

Place :

Signature of the Declarant

Verification

I, hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the day of

Place :

Instructions :- Documents which can produced in support of the address are :-

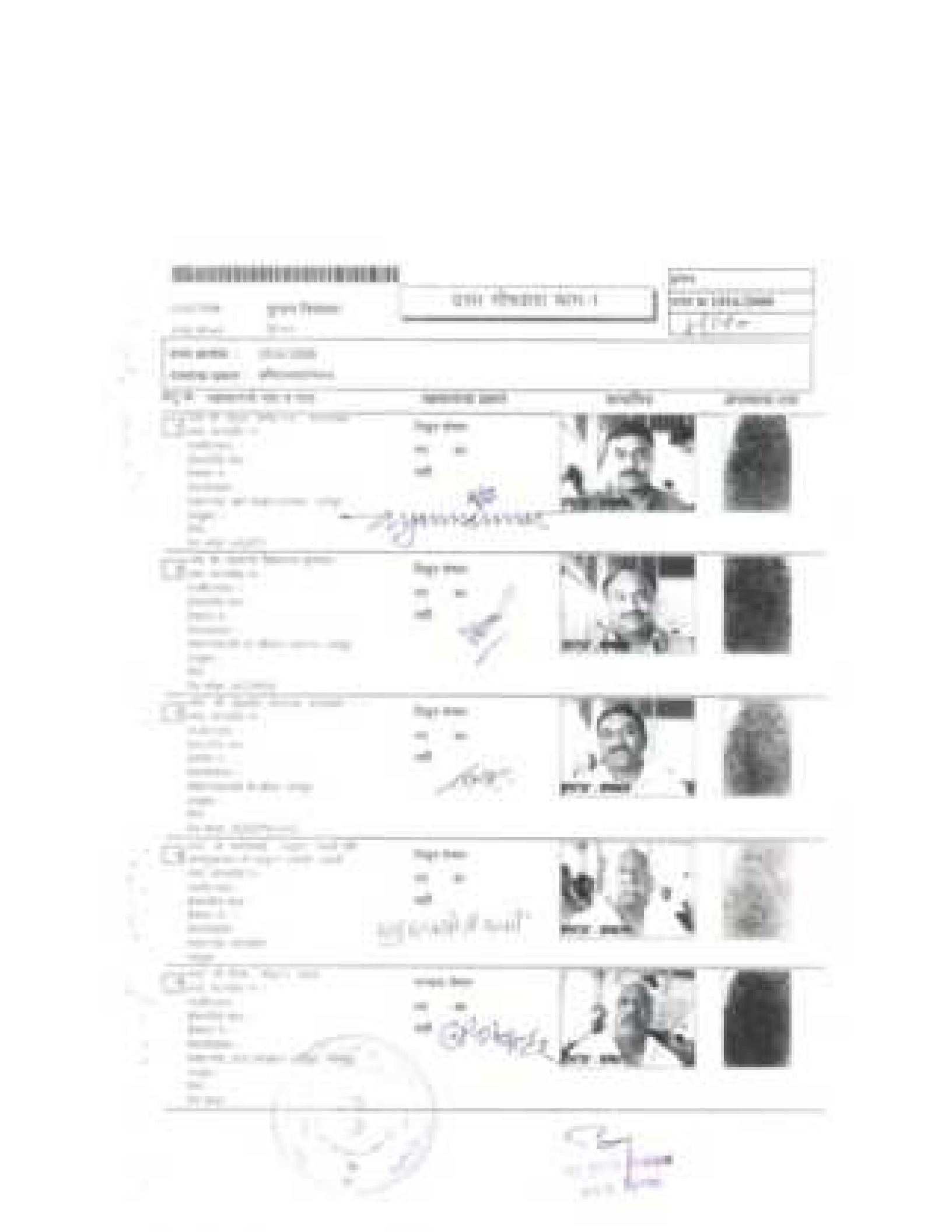
(a) Ration Card

(b) Passport

(c) Driving license

(d) Identity Card issued by any institution

(e) Copy of the electricity bill or telephone bill showing residential address

(f) Any document or communication issued by any authority of Central Government, State Government or local bodies showing residential address

(g) Any other documentary evidence in support of his address given in the declaration.