

(14) THAT the parties hereto do hereby state and certify that the supplementary documents attached herewith, which forms part and parcel of this deed, are Genuine True copies and in case if the same found to be false, then we shall be liable for action contemplated under Section 82 of Registration Act, 1908.

(15) THAT the Vendor shall deliver all the Original documents relating to the property hereby agreed to be sold to the Purchaser at the time of Registration of the Sale Deed.

(16) THAT wherever in this deed the context so requires, words and expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.

(17) THAT all expenses on account of preparation of this Agreement and Sale Deed including the cost of stamp duty and registration fees payable thereon have been agreed to be borne by the Purchaser.

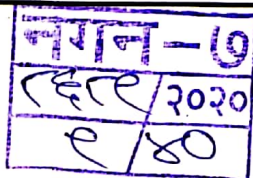
SCHEDULE REFERRED TO ABOVE

(AGRICULTURAL)

ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 45/3/C of MOUZA – SHANKARPUR, P.S.K. 42 having an area of 0.80 Hectares, Rental Rs. 2.86 Yearly, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – SHANKARPUR in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

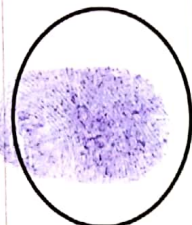
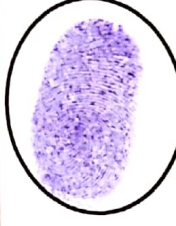
ON THE EAST	-	KH. NO. 45/2 & KH. NO. 45/4
ON THE WEST	-	KH. NO. 45/1 (PART)
ON THE NORTH	-	KH. NO. 45/3/B
ON THE SOUTH	-	SHIV PANDHAN

IN WITNESS WHEREOF the VENDOR and the PURCHASER FIRM hereinabovenamed have fully examined and read over this DEED OF AGREEMENT TO SELL before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any



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coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

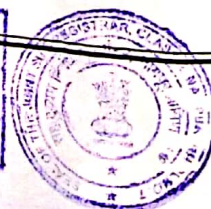
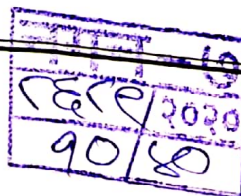
SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (PANKAJ CHANDRAKANT WAGHMARE) <u>VENDOR</u>
02			FOR M/S. TIRUPATI DEVELOPERS 1)  (PRASHANT MANOHARRAO BONGIRWAR)
03			2)  (RAHUL ARUNRAO UPGANLAWAR) Partners <u>PURCHASER</u>

WITNESSES :

Yungatwar
(1) Chishant V. Yungatwar




(2) Lateemjkanth Chumbhare



Contd. ...