

iv) THAT the Vendors have paid upto this date all dues with respects to Land Revenue, Cesses and all other outgoings etc. levied on the property hereby sold and, in the event, if it is discovered that there remain any arrears to be paid, the Vendors undertakes to pay the same to the Purchaser or to the Competent Revenue Authority.

v) THAT the Vendors shall at the cost of the person requiring the same, execute a deed and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and its heirs, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchaser.

vi) THAT the Vendors have delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition and the Purchaser has taken over the possession of the same.

vii) THAT the Vendors shall support any application made by the Purchaser for mutation of name on the property hereby sold and shall render necessary assistance to the Purchaser in obtaining mutation thereof in favour of the Purchaser in all relevant Government Records.

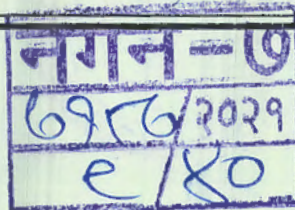
viii) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendors or of any encumbrance or charge to which this sale is not subject, the Vendors shall pay to the Purchaser by way of damages, the whole of sale price or such part of it, as shall bear the same proportion to the whole property, or as such part of the property shall bear to the whole property as the case may be.

ix) THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission is discovered the same shall not annul this sale nor any compensation will be allowed in respect thereof to the Purchaser but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.

x) THAT the Purchaser has now become the absolute and full owner of the aforesaid property with transferable rights therein.

xi) THAT the Purchaser has now right, title and absolute authority over the property hereby purchase and the Purchaser has now full liberty to deal with the same in its absolute discretion.

xii) THAT the Vendors covenant with the Purchaser that the property hereby agreed to be sold is not under any acquisition / requisitions of any scheme of Government nor any Court case is pending in any Civil / Revenue Courts. The Vendors further Covenant



Contd.

that they do not hold total agricultural land more than prescribed Ceiling Limits and nor it belong to any Tribal Community.

xiii) THAT the Vendors have done no act whereby the property hereby sold is encumbered in any manner or whereby they are debarred from transferring the same by way of sale to the Purchaser.

xiv) THAT the matter not specifically covered the provisions of the Transfer of Property Act shall apply.

xv) THAT the Purchaser shall mutate its name in revenue record as the absolute owner of the property hereby purchased.

(3) THAT all the expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration fees payable thereon have been born and paid by the Purchaser.

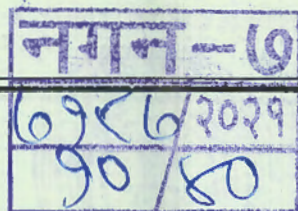
SCHEDULE OF PROPERTY REFERRED TO ABOVE

(AGRICULTURAL)

ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 87/1 of MOUZA – DONGARGAON, P.S.K. 73 having an area of 1.36 Hectares, Rental Rs. 1.73 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 – Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

ON THE EAST	-	BY PART OF KH. NO. 88,
ON THE WEST	-	BY PART OF KH. NO. 84,
ON THE NORTH	-	BY JAMTHA SHIV,
ON THE SOUTH	-	BY PART OF KH. NO. 87.

IN WITNESS WHEREOF the VENDORS and the PURCHASER hereinabovenamed have fully examined and read over this DEED OF SALE 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 coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at



Contd.