

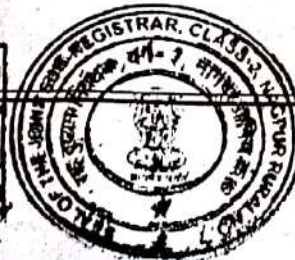
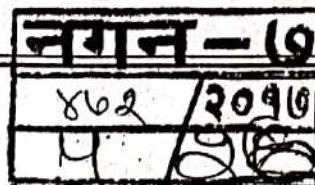
sale to i) Shri. Narendra S/o Shankarrao Mallelwar, ii) Shri. Rahul S/o Bandopant Mallelwar, and iii) Shri. Gopal S/o Maroti Waghmare, jointly by a Sale Deed Dated 3-9-2012, which is duly Registered in the Office of the Sub-Registrar, Nagpur, (Rural) -10, in Book No. 1 at Sr. No. 3895 on even date; AND

WHEREAS in the like ALL THAT Piece and parcel of land bearing Kh. No. 154/2 of Mouza – PIPLA, P.S.K. 38, having an area of 0.81 Hectors (OR 2.00 Acres) Rental Rs. 4.20, held in Bhogwatdar Class-1 Rights, situate at Village – PIPLA in Tahsil - NAGPUR (Rural) and District – NAGPUR, Originally belonged to i) Shri. Pradeep S/o Dinkarrao Tatawar, ii) Shri. Chandrakant S/o Baburao Suramwar iii) Mrs. Vinita W/o Jitendra Jain, iv) Mrs. Anuradha W/o Pravin Gulrandhe, v) Shri. Manoj S/o Baburaoji Suramwar and vi) Mrs. Swati W/o Pradeep Tatawar jointly, being their separate property having purchased the same by them from Shri. Shyam S/o Kashiprasad Borele by a Sale Deed Dated 21-12-2010, which is duly Registered in the Office of the Sub-Registrar, Nagpur, (Rural) -10, in Book No. 1 at Sr. No. 5739 on even date; AND

WHEREAS out of the aforesaid 6 Owners, the aforesaid Mrs. Vinita W/o Jitendra Jain and Mrs. Anuradha W/o Pravin Gulrandhe lateron in their turn jointly transferred the Undivided 2/6th share and interest in the aforesaid land by way of sale to i) Shri. Raju S/o Balaji Channawar, ii) Shri. Narendra S/o Shankarrao Mallelwar, iii) Shri. Rahul S/o Bandopant Mallelwar and iv) Shri. Gopal S/o Maroti Waghmare jointly by a Sale Deed Dated 13-4-2011, which is duly Registered in the Office of the Sub-Registrar, Nagpur, (Rural) -10, in Book No. 1 at Sr. No. 1802 on even date. As a result therefore the aforesaid i) Shri. Chandrakant S/o Baburao Suramwar, ii) Shri. Manoj S/o Baburaoji Suramwar, iii) Shri. Raju S/o Balaji Channawar iv) Shri. Narendra S/o Shankarrao Mallelwar v) Shri. Rahul S/o Bandopant Mallelwar vi) Shri. Gopal S/o Maroti Waghmare, vii) Shri. Pradeep S/o Dinkarrao Tatawar and viii) Mrs. Swati W/o Pradeep Tatawar have now become the Joint/Co-owners of the said property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records ; AND

WHEREAS the aforesaid i) Shri. Chandrakant S/o Baburao Suramwar, ii) Shri. Manoj S/o Baburaoji Suramwar, iii) Shri. Raju S/o Balaji Channawar iv) Shri. Narendra S/o Shankarrao Mallelwar v) Shri. Rahul S/o Bandopant Mallelwar vi) Shri. Gopal S/o Maroti Waghmare, vii) Shri. Pradeep S/o Dinkarrao Tatawar and viii) Mrs. Swati W/o Pradeep Tatawar lateron decided to develop the aforesaid land comprising Kh. No. 154/2 and 154/3, situate at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR into a layout by carving out various Plots of different sizes therein; AND

WHEREAS the aforesaid entire land comprising Kh. No. 154/2, and 3 of Mouza – PIPLA is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide its Order dated 11-09-2012 passed in Revenue Case No. 51/N.A.P-34/2012-2013; AND



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WHEREAS accordingly they prepared a Layout of the aforesaid land by carving out 5 (Five) separate Plots of different sizes therein and also provided an Open space for amenities, under Roads etc. and the said layout is duly sanctioned and approved with Development Agreement by the Assistant Director, Town Planning Nagpur Improvement Trust, Nagpur vide its Letter No. 2401 Dated 17-05-2012; AND

WHEREAS as per the sanctioned layout plan out of the total area of 16200 Sq.Mtrs. an area of 9839.291 Sq.Mtrs. is provided for Plots, 1621.218 Sq.Mtrs. is for Open Space, 2438.262 Sq.Mtrs. is for Amenity Space 1906.749 Sq.Mtrs. under Road and 394.480 Sq.Mtrs. under Road Widening; AND

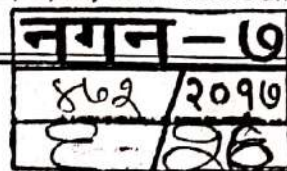
WHEREAS lateron the aforesaid i) Shri. Chandrakant S/o Baburao Suramwar, ii) Shri. Manoj S/o Baburaoji Suramwar, iii) Shri. Raju S/o Balaji Channawar iv) Shri. Narendra S/o Shankarrao Mallewar v) Shri. Rahul S/o Bandopant Mallewar vi) Shri. Gopal S/o Maroti Waghmare, vii) Shri. Pradeep S/o Dinkarrao Tatawar and viii) Mrs. Swati W/o Pradeep Tatawar between Partition of aforesaid Plots by a Partition Deed Dated 14-9-2012, which is duly Registered in the Office of the Sub-Registrar, Nagpur, (Rural) -10, in Book No. 1 at Sr. No. 4212 on even date; AND

WHEREAS the said i) Shri. Chandrakant S/o Baburao Suramwar, ii) Shri. Manoj S/o Baburaoji Suramwar, iii) Shri. Raju S/o Balaji Channawar iv) Shri. Narendra S/o Shankarrao Mallewar v) Shri. Rahul S/o Bandopant Mallewar vi) Shri. Gopal S/o Maroti Waghmare, the Releases hereinabovenamed allotted the said Plot Nos. 1, 2, 3 and 4.; AND

WHEREAS the said i) Shri. Pradeep S/o Dinkarrao Tatawar and ii) Mrs. Swati W/o Pradeep Tatawar, the Releases hereinabovenamed allotted the said Plot No. 5; AND

WHEREAS the Layout Plan of the said land is lateron Revised and the same is duly sanctioned and approved by the Executive Engineer(Metro), vide his Order No. 1/4755, Dated 01-04-2016;; AND

WHEREAS as per the said Revised sanctioned layout plan one Plot bearing Plot No. 6 having an Area of 806.37 Sq. Mtrs. is sanctioned and out of the total area of 16200 Sq.Mtrs. an area of 10645.66 Sq.Mtrs. is provided for Plots, 1621.218 Sq.Mtrs. is for Open Space, 1620.157 Sq.Mtrs. is for Amenity Space 1918.097 Sq.Mtrs. under Road and 394.868 Sq.Mtrs. under Road Widening. As a result therefore the aforesaid Releases have now become the Joint/Co-owners with the Releasees hereinabovenamed in the said land of Amenity Space containing by total admeasurement of 1620.157 Sq.Mtrs. having share of 27.88% in the 50% Area of the said land with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records. As a result therefore the Releases and the Releasees hereinabovenamed have now become the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein; AND



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WHEREAS in order to avoid conflicts and bitterness by claiming their share in the aforesaid property and in order to maintain peace and harmony among the family members the Releasors have now voluntarily decided to Release and Relinquish their rights, title and interest in respect of the aforesaid property in favour of the Releasees absolutely forever.

NOW THEREFORE THIS DEED OF RELEASE WITNESSES AS FOLLOWS:-

(1) THAT in pursuance of the said Agreement and in consideration of the aforesaid promises the RELEASORS do hereby voluntarily Release and Relinquish all their undivided rights, title and interest in respect of the aforesaid property comprising an Area of 225.84 Sq. Mtrs. in ALL THAT Piece and Parcel of Amenity Space land containing by total admeasurement 1620.157 Sq.Mtrs. being a portion of the entire land bearing Kh. No. 154/2/3 of Mouza – PIPLA, P.S.K. 38, situate at Village Pipla, within the limit of the Grampanchayat Pipla, in Tahsil – Nagpur(Rural) and District – NAGPUR, and more particularly described in the Schedule hereunder written, in favour of the Releasees absolutely forever.

(2) THAT the Releasors shall support any application made by the Releasees for mutation of name on the property hereby relinquished and shall render all necessary assistance for obtaining the mutation thereof in favour of the Releasees in all relevant records.

(3) THAT the Releasors do hereby declare that they have done no act whereby the property hereby relinquished is encumbered in any way or whereby they have debarred from relinquishing their rights, title and interest in respect thereof in favour of the Releasees.

(4) THAT the Releasors do hereby declare that the Releasees have now become exclusive, absolute and full Owners of the aforesaid entire property with heritable and transferable rights therein.

(5) THAT all expenses on account of preparation of this Release Deed including the cost of Stamp Duty and Registration Fees payable thereon and including also the Lawyer's Fees have been borne and paid by the Releasees.

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