

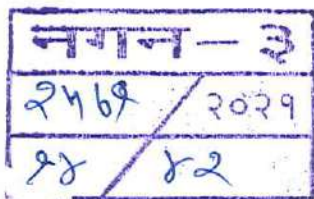
6) That, the property hereby sold shall be taken to the correctly described in the schedule hereunder written and if any mis-statement, error or omission shall be discovered the same shall not annul this sale nor shall any compensation be allowed in respect thereof but such mis-statement, error or omission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

7) That, the Vendor specifically undertakes and declares that the said property is free from sorts of encumbrances such as sale, charge, mortgage, lien, decree, litigation, acquisition/notification and attachment whatsoever. The Vendor has done no acts, deeds of things so as to curtail, restrict or prejudice its right to convey or prevent it from selling the schedule property in terms of this deed whereby the property hereby transferred and conveyed is encumbered in any manner, anywhere and the Vendor is debarred from transferring the same to the Purchaser.

8) That, the Vendor declares and assures to the Purchaser that the said property is not subject to any court dispute or litigation involving the Vendor.

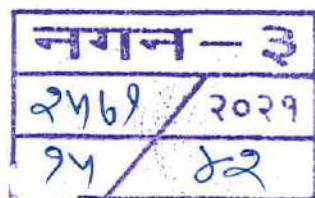
9) That, the Vendor specifically covenant that there are no outstanding encumbrances, mortgages, charges, rights of tenants, claims, liens, notices for acquisition, requisition, set-back or outstanding interest in or claim by any parties other than the Vendor in respect of the said property nor the said property is subject matter of any pending litigation or attachment.

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- 10) That, there is no prohibitory order appointing receiver in respect of the said property. The said property is also not given by the Vendor by way of Security or Guarantee anywhere and there is no impediment for transfer of the same by the Vendor to the Purchaser, if it observes hereafter the Vendor shall remain responsible for every loss, damages to the Purchaser.
- 11) That, the Vendor has delivered the actual physical possession of the said property hereby sold to the Purchaser in the vacant condition at the time of execution & registration of these Presents and the Purchaser has taken over the same.
- 12) That, the Vendor will support any application made by the Purchaser for mutation of name on the property (*including transfer of Electric Meter, water meter without any charges or deposits if installed*) hereby sold and will render necessary assistance for obtaining the mutation thereof in favour of the Purchaser in all relevant records such as City Survey, N.M.C., Nazul, etc.
- 13) That, the Vendor further assures to the Purchaser that the Vendor has not transferred its share in the said property by way of sale, gift, exchange, lease or in any other manner whatsoever to anybody else till date.
- 14) That, the Vendor has delivered the previous title documents, copy of original / xerox deeds and other papers, maps etc., pertaining to the said property to the Purchaser and the Purchaser has taken over the same.
- 15) That, the Purchaser hereinafter has and an absolute authority over the scheduled property and hence, the Purchaser has every right to alienate, transfer, hypothecate, lien, mortgage to any person.

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(14)

16) That, the Purchaser has full right to submit the Building Plan for construction of new Building on said plot of land in on its name, provided that, whatever the expenses incurred for the same is solely born by the Purchaser and the Purchaser will have every right to construct the building as per the plan.

17) That, the Vendor undertakes to the Purchaser that after the registration of these presents, either the Vendor or its legal representatives or any person related to Vendor shall have no rights, title, interest, claims, authority over the schedule Property.

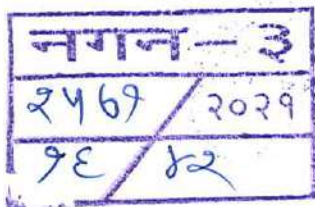
18) That, it is mutually agreed between the Vendor and the Purchaser that the matter which are not covered by these presents, shall be governed by the Provisions of The Transfer of Property Act, 1882.

19) That, the Purchaser undertakes to the Vendor that, all the above mentioned cheques will be clear on its due date.

20) That, the Vendor and the Purchaser have read and understood this Deed of Sale and satisfied themselves and executed this Instrument with their own will and free consent.

21) That, all expenses on account of preparation of this Sale Deed including the full stamp duty and the registration fees payable thereon as well as other expenses are to be borne and paid by the Purchaser alone, and accordingly have been so borne.

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Schedule of Property Hereby Sold

WHEREAS, the Vendor is the sole, full & an absolute owner of ALL THAT piece & parcel of freehold land bearing –

City Survey No. 1870/1 - Admeasuring 1622.8 Sq.Mtrs.

City Survey No. 1872 - Plot No. 102/2, Admeasuring 970.40 Sq.Mtrs.

i.e. containing by total admeasuring **2593.2 Sq.Mtrs. (or 27913.20 Sq.Ft.)** of **Mouza - Sitabuldi**, having **Mpl. Corporation House No. 59 & 59A, Sheet No. 29**, situated at - Circle No. 19/27, **Ward No. 65**, Kamptee Road, Sadar, Nagpur within the limits of the N.I.T & N.M.C., Nagpur, Sub-Dist. & Dist. Nagpur along with every part thereof together with the right, title and interest therein, with all the benefits advantages, concessions, licenses, hereditaments, easementary rights, equities, claims, demands, privileges, appurtenances or any other things hidden in the earth belonging to or appurtenant thereto etc., attached to belonging to and reputed to belong to and the same is bounded as under :-

Towards East : Kamptee Road

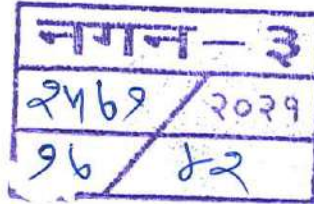
Towards West : Office of the Director of Public Health

Towards North : Mount Hotel

Towards South : Girish Heights

Share Full.

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A light micrograph of a single cell, likely a lymphocyte, stained with hematoxylin and eosin (H&E). The cell is roughly spherical with a large, round, dark purple nucleus. Inside the nucleus, a smaller, lighter purple nucleolus is visible. The cytoplasm is a lighter purple color, and the surrounding area is a pale pink.



C. R.



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