DELIVERED

SALE DEED

WHEREAS, the Vendor has purchased the said property from Mr. [illegible] vide Sale Deed registered at Serial No. [illegible] dated [illegible] before Sub-Registrar No. [illegible], Nagpur [illegible].

AND WHEREAS, the said Agriculture Land is converted into Non-Agriculture by the order of Collector having Order Letter No. [illegible] dated [illegible]. [illegible] Further the Assistant Director Town Planning, Nagpur [illegible] has duly sanctioned the layout plan.

WHEREAS, the Vendor intends to sell the plot to the purchaser and the Purchaser is also interested in purchasing the plot mentioned below. The Vendor and the Purchaser have negotiated with each other and after negotiations they have agreed on the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That the Vendor hereby sells and the Purchaser hereby purchases ALL THAT piece and parcel of property reserved for **COMMERCIAL SHOP** admeasuring [illegible] **Sq. Mtrs.** situated in the said [illegible] Non-Agriculture Land having Khasra No. [illegible] admeasuring [illegible], Mouza – [illegible], Tahsil – Nagpur and District – Nagpur and more particularly described in schedule hereunder written, [illegible] TO HOLD THE SAME TO AND UNTO THE PURCHASER as absolute owner thereof. The total consideration is fixed at **Rs.70,00,000/- (RUPEES SEVENTY LACS ONLY).** The Purchaser has paid total consideration amount of **Rs.70,00,000/- (RUPEES SEVENTY LACS ONLY)** in the following manner.

[redacted]

Rs.10=00 Only) (Rupees Forty Five Lakhs Only) and vide cheque bearing No. [redacted], dated [redacted], drawn on the [redacted] Bank, Nagpur.

(Rs.[redacted] Only) (Rupees Thirty Two Lacs Only) paid vide cheque bearing No. [redacted] drawn on the [redacted] Bank, Nagpur.

Rs.75,00,000/- ([redacted])

In this regard the Purchaser has paid total consideration amount to the owners and the rights to receive amounts are acknowledged by receipt of the same.

2. The Purchaser has prior to the execution of this Sale Deed, has inspected the property and its documents and how the Purchaser is satisfied about the title of the Vendor and its ownership accordingly same.

3. That the Vendor by hereby covenant that the Vendor has good, valid and marketable title and absolute right and full authority to convey, assign and transfer the said property by way of sale to the Purchaser absolutely. The Vendor assures to the Purchaser that the property hereby sold is belonging to the Vendor alone and that none except the Vendor have any claim or right, title or interest whatsoever in the said property.

4. That the Vendor shall decide at its necessary co-operation to the Purchaser for the purchase of getting transfer name mutated in the records/ records of the Government and duly to the better enjoyment of the property hereby sold by the Vendor as and when necessary. Moreover, the further cases etc. required for the purpose applications, declarations, affidavits, if any, shall be executed by and being borne by the Purchaser.



8. That the said Owner / Owners / Developers do / do request to transfer / mutate / put / have their name / names entered in the records of the said Society and hereafter the same shall be used by the Purchasers in respect of said property from notary amounts or any respect declared by the concerned authorities, etc. from time to time as per rules.

9. That the property hereby sold is bounded and shall be known by its common boundaries described in the schedule hereunder written and the maps annexed and if any mis-statement given in relation shall be discovered the same shall not annul the contract nor shall any compensation be allowed in respect thereof to any Purchaser but all the same such mis-statement, error or omission will always be subject to correction by the parties without any objection.

10. That the Purchaser shall always pay regularly the share of Open Parking, common maintenance, Electric charges and those charges and all other civil dues including Development Charges, Conversion Charges, Infrastructure may levied by Competent Authority and other Taxes, Rates etc., whatsoever assessed on the land which if unpaid is to own and proportionate consequent to the sale hereof.

11. That the said property is sold subject to the responsibility of the Purchasers to pay betterment/development charges or any Regional Improvement Trust or any designated authority in accordance with the provisions of the Regional Improvement Trust Act, 1976.

12. The Purchaser shall maintain at his/her own costs, the property purchased by them but shall abide by all Statutes, Rules and Regulations of the Government, Municipal Corporation, Regional Improvement Trust or of any other authorities and shall not violate any of the conditions as those of Statutes of the said authorities and shall observe and perform all the terms and conditions contained in the said deed. It is further that Purchaser shall not start construction without the prior approval of Regional Improvement Trust or Competent authority as may be designated in this behalf. In the matter of use and construction of any structure in the layout the Regional Improvement Trust shall have satisfaction control in accordance with the Building and Zoning Regulations as may be in force from time to time.

(4)

(h) That the Purchaser shall use the said plot for [illegible] purpose only and shall not do or cause to be done any act or thing to the annoyance of the Vendor and other Plot owners. That the Purchaser shall not have any privilege etc in water on the open space/Road to the exclusion of the other Plot owners and is co-operative they is essential to maintain harmony and peaceful enjoyment of the property.

(i) That the vendor has the say statement for vacant possession of the property hereby sold to the Purchaser in vacant condition and the Purchaser has taken over the same.

(j) That all the expenses on account of payment of stamp duty and registration fees payable on this Sale-deed have been borne and paid by the Purchaser.

SCHEDULE OF PROPERTY

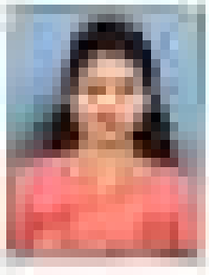
All that piece and parcel of property received by [illegible] Ankur, panchayat province area 713.71 Sq. Mtrs., situated in the Mouje Nandurbar Non-Agricultural Land bearing Khasra No 71/1, admeasuring 0.13 H.R. (Revenue Sq.Mtr. Mouje - Nandurbar, Plot No.3 A, Tehsil - Nagpur, District and District - Nagpur) Plot land property bounded as follows :-

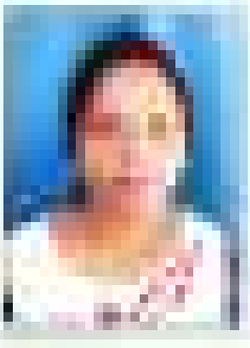
"[illegible] East	—	Road
"[illegible] West	—	Road
"[illegible] North	—	Road
"[illegible] South	—	Plot No.1 and 2

[illegible]

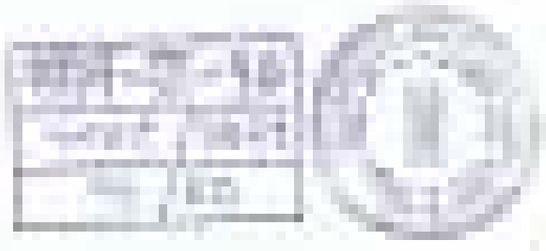






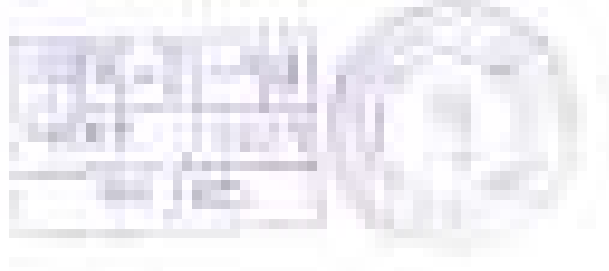






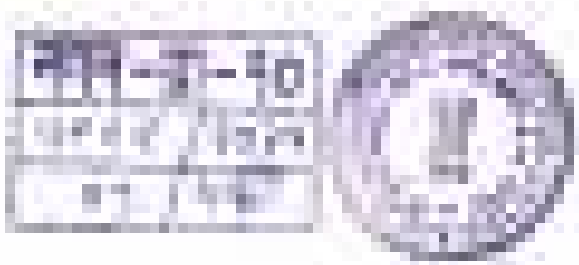


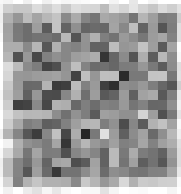










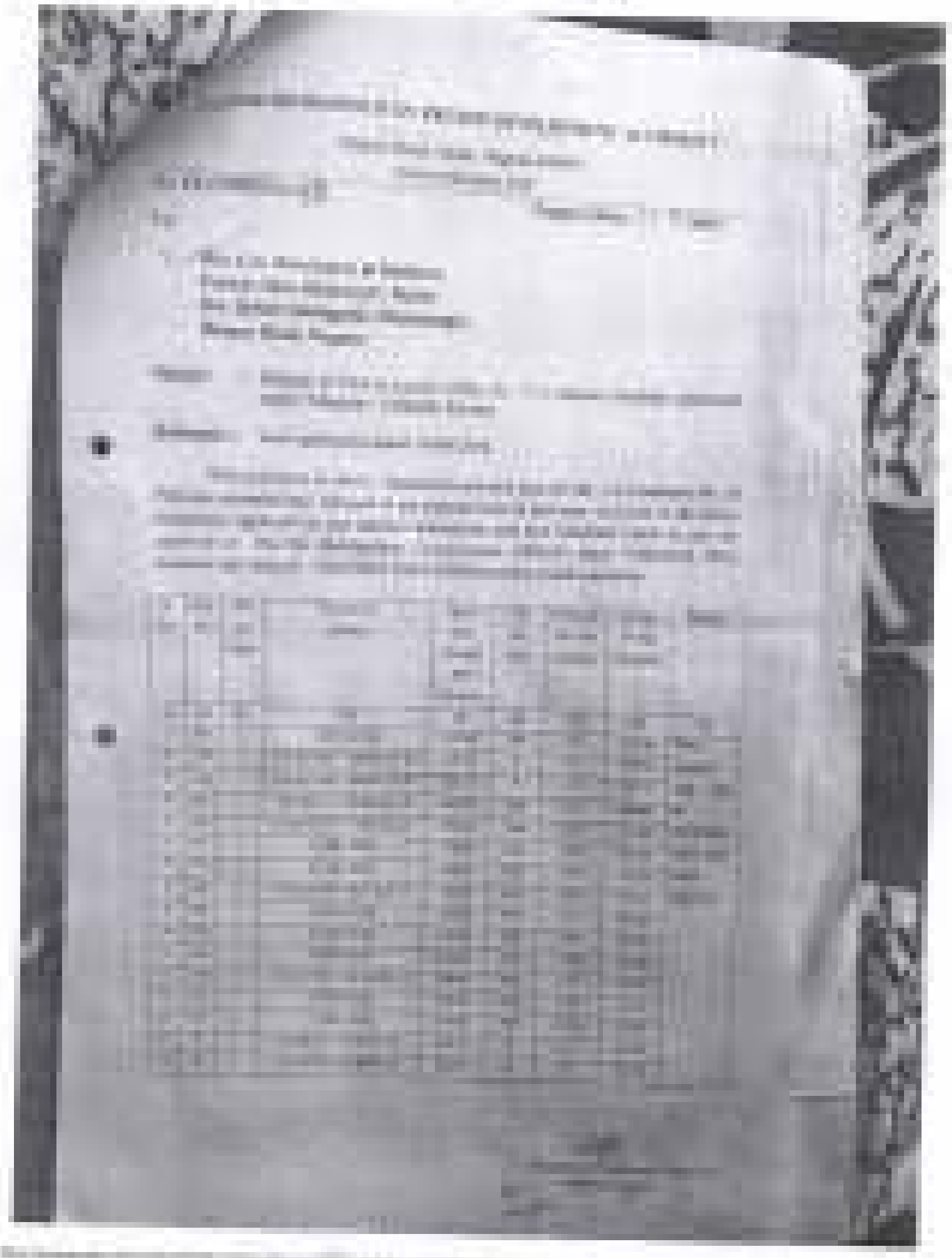


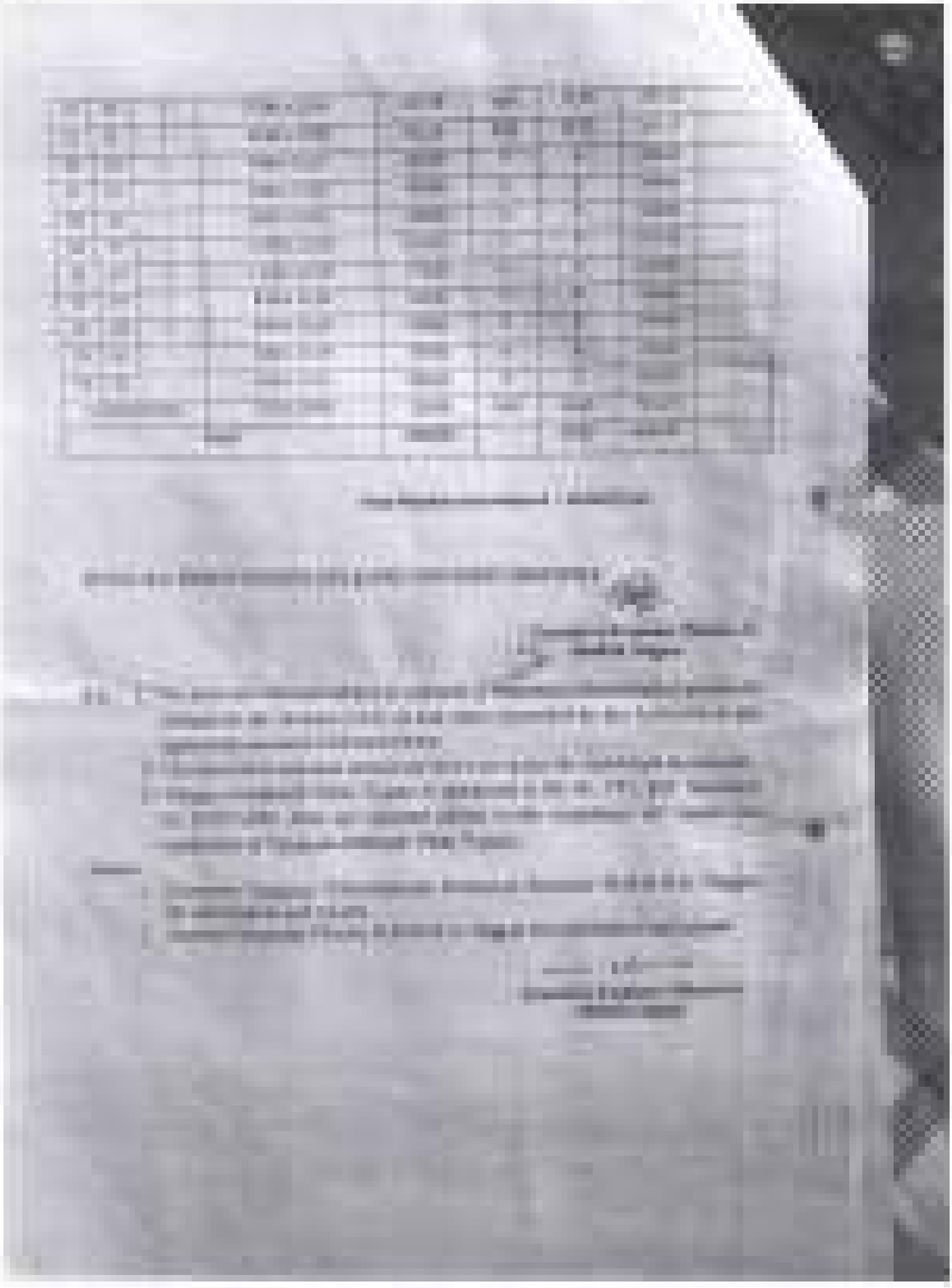


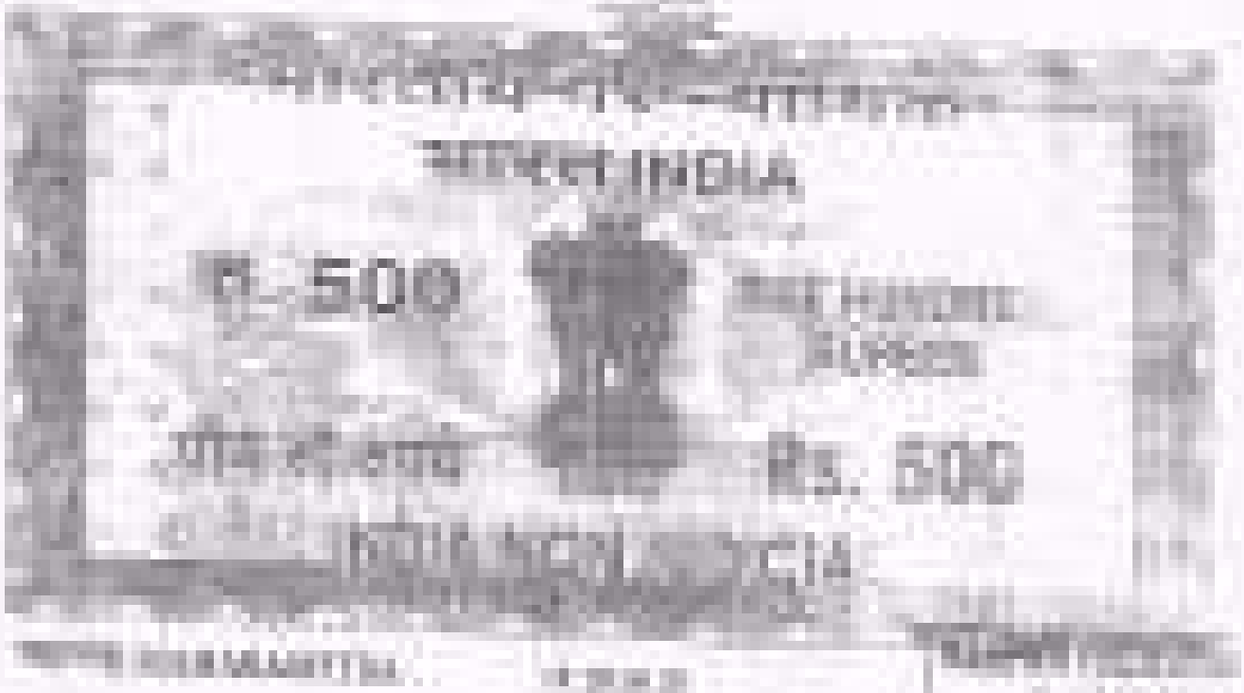
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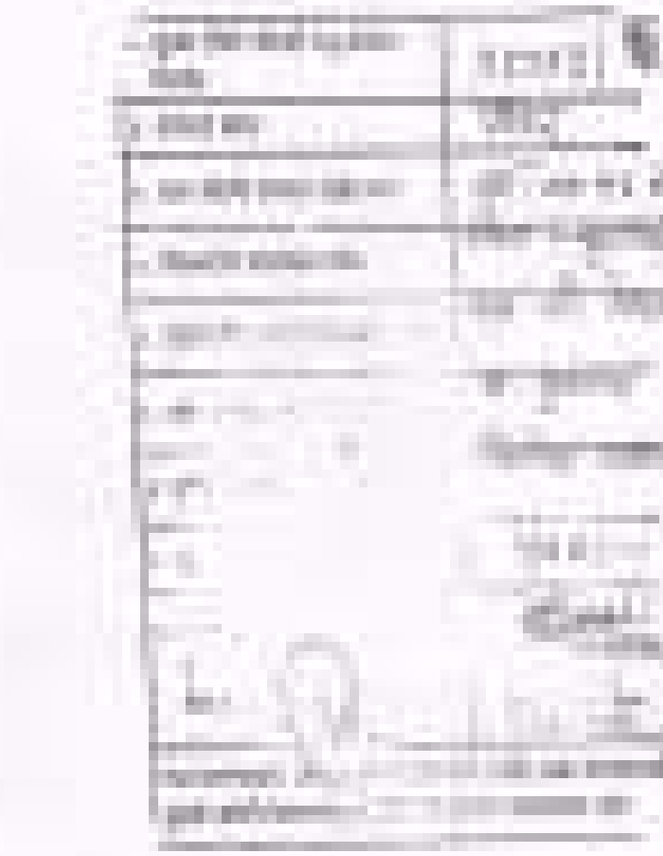




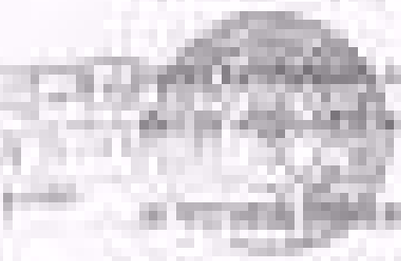





INDIA
Rs. 500
Rs. 500



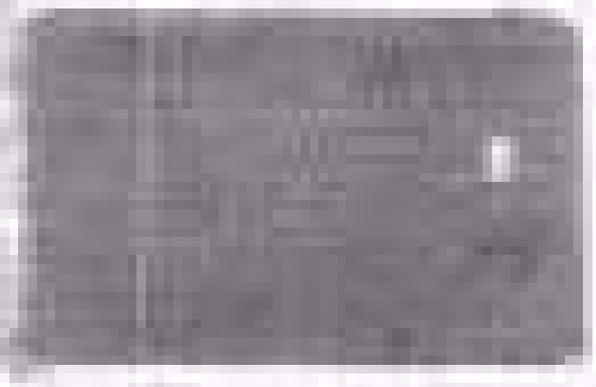
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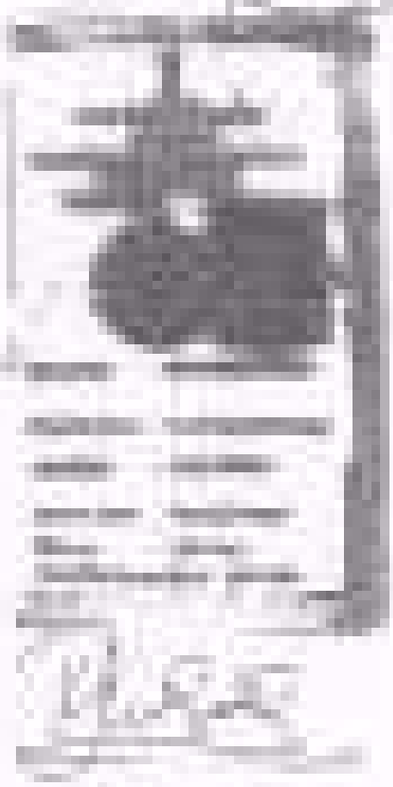


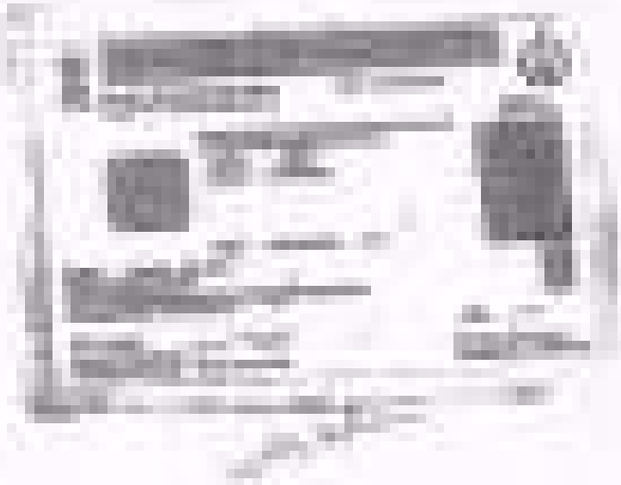




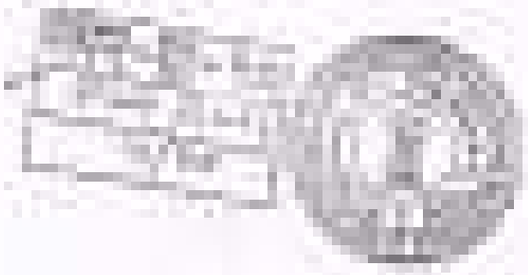


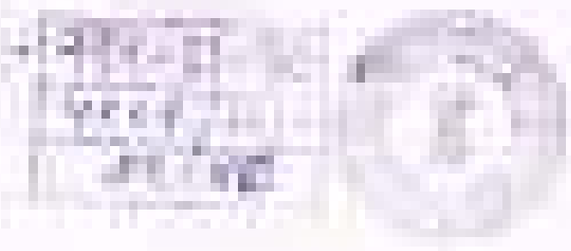






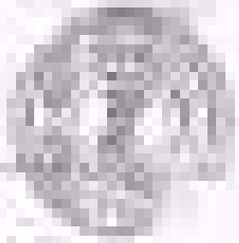


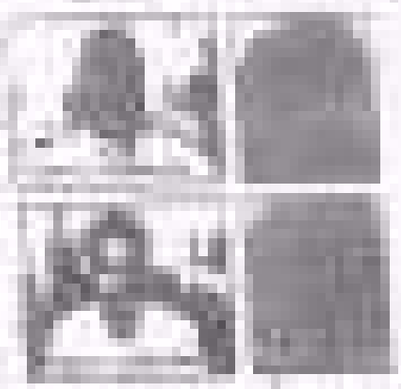




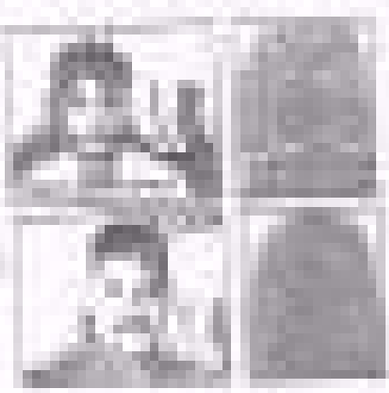












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