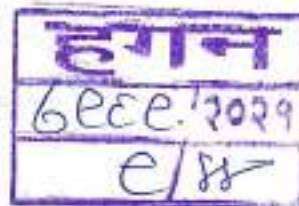


4. **THAT**, the Purchaser shall hold said agricultural land and premises free and clear and absolutely exonerated and forever released and discharged by the Vendor, kept harmless and indemnified of, from and against all former and other estate, title and charges, encumbrances, whatsoever made occasioned and suffered by the Vendor and or by any other person /s. The Vendor also declares that the said land is free from any encumbrance, lien or mortgage and no litigation is pending with respect to the said property before any Court of Law nor any temporary or permanent injunction is granted by any Court of Law for the said land. This land is not so far declared under the requisition or acquisition scheme of State or Central Government.
5. **THAT**, the Vendor has handed over all available original title and relevant papers with respect to the said property to the purchaser and will also co-operate with the Purchaser in mutation of the said property in the name of the Purchaser in revenues records, Gram Panchayat and other Records.
6. **THAT**, the Town Planner NMRDA Nagpur vide its Letter No. क्रमांक नर/भान/नामप्रविज्ञा/१२३७७, दि.१३/१२/२०२१ has certified that the scheduled property is coming under Residential and Roads.
7. **THAT**, the Vendor has deliver the actual and physical possession of the said property i.e. **Kh. No. 71/3, total area admeasuring 1.46 HR, Land Revenue Rs. 5.98 yearly with Occupant Class I rights at Mouza – Sukali (Gupchup), P. H. No. 45, Tahsil – Hingna & District Nagpur**, to the Purchaser in the vacant position and with all easement rights thereof today.
8. **THAT**, the said land hereby is believed and shall be taken to be correctly described hereunder in the schedule. If any misstatement, errors or omissions shall be discovered in the same shall not annul this sale nor shall any compensation be allowed in respect thereof to the Purchaser. However, all such misstatements, errors and omissions will always be subject to correction by the parties hereto.
9. **THAT**, the Purchaser are deprived of the whole or any part of the property hereby sold, by any person or any deficit found in the title of the Vendor or of any other encumbrance or charge on the same to which the sale is not subject, the Vendor will pay to the Purchaser by way of damages to the whole amount of the sale price of such part if it as shall bear the same proportion to the whole property, as such part of the property as the case may be.
10. **THAT**, the said property is not subject matter of any dispute or pending before any court of law, nor a subject matter of any acquisition or requisition nor that the Vendor has received any notices to that effect. **THAT**, the Purchaser & the Vendor being the Agriculturist does not require permission for sale Under Section 89 of the Bombay Tenancy and Agricultural Land, (Vidarbha Region) Act, 1958.



11. **THAT**, the Vendor 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.
12. **THAT**, by this Deed of Sale the Vendor does not become landless. Both the Vendors and Purchasers are also not holding the agricultural land beyond the ceiling limit u/s 8 & 9 of the Maharashtra Urban Land Ceiling Act 1961 and holding of agricultural land. So also the Purchaser has verified the title documents as per the Provisions u/s 41 of the Transfer of Properties Act, of the Vendor and accordingly is purchasing the scheduled property.
13. **THAT**, the scheduled property does not come under the Provisions of Urban Land Ceiling (C & R) Act 1961, so also is not affected by the Provisions under Kotwaldung, Bhudan and both the Vendor and Purchaser are not the Adivasi.
14. **THAT**, the Vendor has paid all the taxes, Grampanchayat Tax, cesses, on the said land up to date and nothing remains due / payable by the Vendor to any local authority.

**THAT THE PURCHASER DO HEREBY COVENANT WITH THE
VENDOR AS UNDER: -**

1. **THAT**, the Purchaser from the date of this sale will regularly and promptly pay the agriculture cesses, taxes, levied on the said land by the Government and or any other local authorities and shall keep the Vendor thereof always indemnified against the same and other taxes applicable.
2. **THAT**, the Purchaser has taken the peaceful and vacant possession of the **Kh. No. 71/3, total area admeasuring 1.46 HR, Land Revenue Rs. 5.98** yearly with Occupant Class I rights at **Mouza – Sukali (Gupchup), P. H. No. 45, Tahsil – Hingna & District Nagpur** of agricultural land today i.e., at the time of registration of this Sale Deed.
3. **THAT**, all expenses on account of this sale transaction including the cost of Stamp Duty, Registration Fees, legal and other expenses has been paid and borne by the Purchaser.

SCHEDULE OF PROPERTY

All that piece and parcel of agriculture land at **Kh. No. 71/3, total area admeasuring 1.46 HR, Land Revenue Rs. 5.98** yearly with **Occupant Class I rights** at **Mouza – Sukali (Gupchup), P. H. No. 45, Tahsil – Hingna & District Nagpur** and the Khasara is bounded as under:-

On the East	- Kh. No. 71/1
On the West	- Pandhan
On the North	- Kh. No. 72 & 70
On the South	- Kh. No. 71/2

