

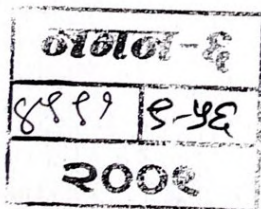
06. That THE SELLERS have paid till the date of possession all dues with respect to Land Revenue, Taxes and cesses etc. levied on the property hereby sold. Thereafter the Developer being the Purchaser herein has been discharging such impositions regularly.

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

08. That THE PURCHASER as the Developer of the said land as per the terms and conditions of Agreements of Development are already in actual physical possession of the said entire property before the execution of said document of the registered Power of Attorney executed by the owners of the said land on 03.01.2002 and the said possession by the Developer being the PURCHASER herein is now further confirmed at the time of execution and registration of this Sale Deed.

09. That the entire remaining portion of the land hereby sold constitutes of the various plots as shown in the sanctioned plan under the process of development being Plot Nos. 1 (Part) about 1038.71 Sq. Mtrs., 3 to 5 and 13 in all about 4554 Sq. Mtrs, 45 to 51, 53 to 60 in all about 6115.50 Sq. Mtrs, 62 to 70 in all about 4290 Sq. Mtrs, 75 to 77 and 81 in all about 720 Sq. Mtrs, 83, 84 and 86 to 93 in all about 2547 Sq. Mtrs. 100, 172 and 230 to 232 in all about 848.75 Sq. Mtrs., part of 234, 235 and 236 in all about 3344.49 Sq. Mtrs., 237 to 241 and 244, 245 in all about 1767 Sq. Mtrs., 287, 296, 297, 306, 316, 317 and 326 in all about 935 Sq. Mtrs., 343 to 347 and 411 to 413 in all about 9930.00 Sq. Mtrs., 415 to 422 in all about 1224 Sq. Mtrs. and 424 to 426 in all about 420 Sq. Mtrs. and area of Plot No. E about 1969.5 Sq. Mtrs. i.e. in all together admeasuring about 39703.95 Sq. Mtrs.

10. That THE SELLERS will support any application made by PURCHASER for mutation of names on the property hereby sold and will render all assistance in obtaining mutation thereof in favour of PURCHASER in all relevant records.



11. That SELLERS have done no act whereby the land hereby sold is encumbered in any way or whereby they are debarred from transferring the same by way of sale to the PURCHASER.

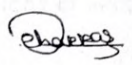
12. THAT all expenses on account of payment of Stamp Duty and Registration Fees is borne and paid by PURCHASER.

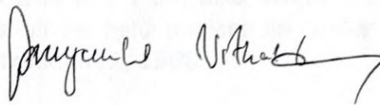
SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land admeasuring about 39703.95 Sq. Mtrs. constituted of various Plots etc. as referred hereinabove in Para 9 which is from and out of entire land of Kh. No. 41/2, 48, 50, 52/1, 53, 56/1, 56/2, 57, 81/1 and 82 bearing City Survey No. 254, 406, 412, 415, 416, 418, 419, 423, 428, Sheet No. 903/77, 908/74, 908, 911, 919, 920/55 Mouza : NARI, Nagpur (City) Tahsil : Nagpur and District : Nagpur.

IN WITNESSES WHEREOF THE SELLERS AND THE PURCHASER hereto have signed this DEED OF SALE at Nagpur in presence of attesting witnesses, signing as such on the day first hereinabove written.

WITNESSES :

01. 

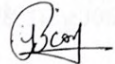


SHRI MAGANLAL V. PANCHMATIYA

ADDRESS :

Power of Attorney holder For Sellers

SELLERS

02. 

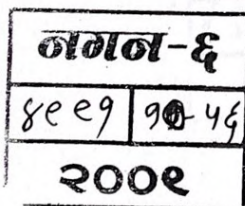
FOR M/S AIR DEVELOPERS,

ADDRESS :


SHRI AMIT M. PANCHMATIYA

PARTNER

PURCHASER



DECLARATION

I Maganlal Vithaldas Panchmatya, do hereby declare that the document of Sale Deed is presented for registration before the Sub Registrar Nagpur-6 which has been executed by me in the capacity as Agent of Shri Sarashchandra Narayanrao Dixit and others who have given me the Power of Attorneys and on that basis I am presenting/admitting it for registration.

I further declare that the said Power of Attorneys are neither cancelled and/or revoked by the executants of it and I further declare that the executants of the said original Power of attorney Namely Saraschandra, Vijay, Chadrakant, Ravindra and Subhashchandra are alive as on date while Chandrahas has expired and in his place his legal Heirs his widow Jayshre and Sons Ramdas and Rohit have executed a fresh Power of Attorney in my favour and all are alive as on date.

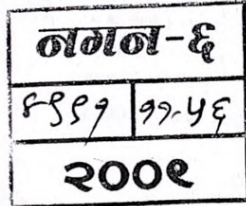
I further declare that the Power of Attorneys are still valid and are not cancelled by any reasons whatsoever and I am competent and have full authority to act as per the powers entrusted to me under the said Power of Attorney.

That the aforesaid statement is true and I am also aware that, if any mis-statement is found I shall be held punishable under the provisions of section 82 of Registration Act, 1908.

Nagpur
Date: 28.10.2009

Maganlal Vithaldas
x

Shri Maganlal V.Panchmatiya
DECLARANT/POWER OF ATTORNEY HOLDER



मालमत्ता पत्रक

श्री २१९

वेभाग/मोजे

नारी

तालिका/न.भु.मा.का. -- न.भु.अ.का.१

जिल्हा -- नागपूर

गार भुमायन
क्रमांक

नंबर

प्लॉट नंबर

क्षेत्र
चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकाराची किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

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७७८८४.२०

शेती
कडे

विधाधिकार

क्ताचा मुळ धारक

ह्ददार

तर भार

तर शेर

दनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
२६/०३/२००३	मा.अ.नि.अ.नागपूर रा.मा.क्र. १०/ एन.ए.पी./३४/९६-९७ दि. २४/१२/९६ अकृषीक आदेशानुसार शेती ऐवजी 'क'सता प्रकारात कायम मुळे धारकाची नोंद दर्ज	-----	धारक १) शरदचंद्र नारायण दिक्षित २) विजय कुमार नारायण दिक्षित ३) चंद्रकांत नारायण दिक्षित ४) रविंद्र नारायण दिक्षित ५) सुभाषचंद्र नारायण दिक्षित ६) चंद्रहास नारायण दिक्षित	क रक्षार क्र. ४७६ प्रमाण सही - २६/०३/२००३ न.भु.अ.क्र.२.नागपूर
२६/०३/२००३	खरेदीने र.द.क्र. ५९८४ दि. २७/१२/०२ रु.२,१२,०००/-भु. क्र. १७६ क्षेत्र १५०.०० चौ.मी.	-----	धा. श्री.सिध्दाथ महादेवराव वानखेडे	क रक्षार क्र. ४७७ प्रमाण सही - २६/०३/२००३ न.भु.अ.क्र.२.नागपूर
२६/०३/२००३	खरेदीने र.द.क्र. २७६७ दि. २१/१२/०१ रु. १,००,०००/-भु. क्र. १८० क्षेत्र ९०.०० चौ.मी.	-----	धारक श्री. प्रकाश श्रीराम रामटेके	क रक्षार क्र. ४७८ प्रमाण सही - २६/०३/२००३ न.भु.अ.क्र.२.नागपूर
२६/०३/२००३	खरेदीने र.द.क्र. ५९८५ दि. २७/१२/०२ रु. १,७०,०००/-भु. क्र. २२६ क्षेत्र १७२.५० चौ.मी.	-----	धा. श्री. किशोर कुमार खोब्रागडे	क रक्षार क्र. ४८० प्रमाण सही - २६/०३/२००३ न.भु.अ.क्र.२.नागपूर
१६/०३/२००३	मा.अति.जिल्हाधिकारी नागपूर यांचेरडोल आदेश रा.मा.क्र. १०/एन.ए.पी. ३४/९६-९७ दि.२४/११/९६अन्वये ख.न. ४१/३,४८,५० ५२/१,५३,५६/३,५७,५६/१,८१/१,८२ अन्वये नावांची नोंद दर्ज क्षेत्र १४,४८२.१८ चौ.मी.	-----	धारक १) शरदचंद्र नारायणराव दिक्षित २) विजय नारायणराव दिक्षित ३) चंद्रकांत नारायणराव दिक्षित ४) रविन्द्र नारायणराव दिक्षित ५) सुभाषचंद्र नारायणराव दिक्षित ६) चंद्रहास नारायणराव दिक्षित तर्फ आम मुखत्यार श्री. मदनलाल विठ्ठलदास पंचमतीया	क रक्षार क्र. ६१३ प्रमाण सही - १६/१०/२००३ न.भु.अ.क्र.२.नागपूर
१६/१०/२००३	खरेदीने रजि. नोंद क्र. १८६६ भु. क्र. २०० क्षेत्र १३२.६४ दि. १०/७/२००३ चौ.मी र.रु.१,४०,०००/-	-----	स.धा. श्री. धनराज गिरधारीलाल पोपटानी	क रक्षार क्र. ६१४ प्रमाण सही - १६/१०/२००३ न.भु.अ.क्र.२.नागपूर

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(पान नं. - १)