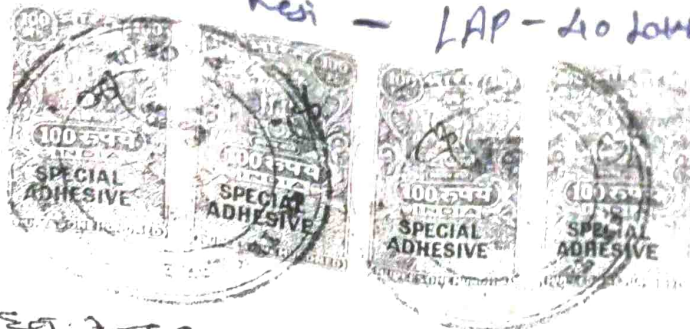


JAL/NM/10426/3108933
Resi - LAP - 40 lakh - Mo No - 3834350922
Kshitu



28

वसुधैव कुटुम्बकम्
नमः १८६९
६ JUN 1997

१६ लाख १२ हजार ९ सौ ९९
वसुधैव कुटुम्बकम्, नागपुर
बाबू कंदराव अणुनादला

① Old leased deed
② Latent tax
③ Latent ground rent
④ Receipt
⑤ ODDY

मकलेत को 2076
गोरे का 121
हाइलैंड को 120
आईल करण को 136

Michael

SALE FOR RS. 4,074/- ONLY:

THIS DEED SALE made at Nagpur this day of July, 97

19 (One thousand nine hundred and Ninety seven) between the Maharashtra Housing and Area Development Authority a statutory Corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (Mah. XXVIII OF 1977) (hereinafter referred to as "the said Act") having its office at Griha Nirman Bhavan, Kala Nagar, Bandra (East) Bombay-400 051 the Vendor hereinafter referred to as "the Authority" (which expression shall unless the context requires otherwise include its successors and assigns) of the One part:

AND Age 50 years

Shri Manohar Ramchandra Kohad Indian inhabitant, residing at House No. 2/37 of the 731 t/s colony, Raje Raghoba Nagar hereinafter referred to as "the purchaser" (which expression shall unless the context requires otherwise include his heirs, successors, administrators and assigns) of the Other Part:

WHEREAS, on the Authority being duly constituted with effect from the 5th day of December 1977, under Government Notification in the Public Works and Housing Department No. ARD-1077 (I)/Desk-44, dated and 5th December 1977, the Vidarbha Housing Board a Corporation established under the Madhya Pradesh Housing Board Act, 1950 (M.P. Act No. XLIII of 1950) (hereinafter referred to as "the Board") stood dissolved by operation of Section 15 of the said Act.

AND WHEREAS under clauses (a) and (b) of Section 189 of the said Act all the property rights liabilities and obligations of the said dissolved Board including those arising under any agreement or contract have become the property right liabilities and obligations of the Authority.

AND WHEREAS the Board had a scheme of construction of houses at various places in the District of Nagpur generally known as the Nagpur Housing Scheme.

Drup

Pashan

AND WHEREAS, the Board had built a single storeyed ground floor house bearing No. 2/37, Raje Raghuji Nagar, Nagpur at S. No. 5,6,7,9,15/1,2,3 C.T.S. No. at Nagpur (hereinafter referred to "the said House") and more particularly described in part A of Schedule I hereto for housing persons belonging to the S.I.H.S. Income Group (Category) as provided in that scheme and has allotted the same to the purchaser;

AND WHEREAS, the Authority as successor of the Board is the owner of and/or otherwise well and sufficiently entitled to the said house and the said house is the absolute property of the Authority;

AND WHEREAS, the Authority has at the request of the purchaser decided to convey the said house by way of sale and to grant the land underneath and appurtenant thereto more particularly described in part B of Schedule I by way of lease to him subject to the terms, conditions and covenants hereinafter appearing and contained;

AND WHEREAS, in pursuance of such a decision the land underneath and appurtenant to the said house is being granted by the Authority to the purchaser on a lease for a period of 30 years by a separate lease deed of even date between the Authority and the purchaser;

AND WHEREAS, the said house is intended to be sold to the purchaser at the price of Rs. 4,074/- only (Rupees Four thousand seventy four only) being the price of the said house and the said amount of Rs. 4,074/- only (Rupees Four thousand seventy four only) has been received by the Authority in full from time to time, from the purchaser (the receipt of which the Authority doth hereby admit and acknowledge);

AND WHEREAS, it is expedient to convey the right, title and interest of the Authority in the said house to the purchaser and the Authority hereby agrees to convey and the purchaser hereby agrees to accept such conveyance by way of sale, the right, title and interest of the Authority in the said house on the terms, conditions and covenants as are contained hereinafter.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. In consideration of the payment of Rs. 4,074/- only (Rupees Four thousand seventy four only) paid by the purchaser to the Authority on or before the execution of these presents (the receipt of which sum of Rs. 4,074/- only (Rupees Four thousand seventy four only) the Authority doth hereby admit and acknowledge) being the full consideration amount payable to the Authority, the Authority as the absolute owner hereby conveys, grants and assures unto the purchaser by way of sale, all the property consisting of House No. 2/37 standing on the piece or parcel of land at S. No. 5,6,7,9,15/1,2,3 and C.T.S. No. Nagpur and more particularly described in the first schedule hereto and for clarity delineated on the plan hereto annexed and thereon shown with its boundaries coloured red together with all its appurtenances (such appurtenance not being land) and all the estate rights, title interest use inheritance property possession benefit, claim and demand of the Authority into out of and upon the same as against any other person

Four thou-

whatsoever **TO HAVE TO HOLD** the said house as owner subject however to the terms, conditions and covenants hereinafter appearing.

2. The said house till the time of execution of these presents has been in possession of the purchaser and the Authority hereby covenants that the purchaser shall from the time of execution of these presents, continue to be in possession of the said house and hold and enjoy the same owner thereof without any interruption or disturbance by the Authority or any person claiming through or under the Authority subject, however to the terms and conditions and covenants incorporated in these presents.

3. The Authority hereby covenant with the purchaser that the said house hereby sold is free from all encumbrances whatsoever except as stated herein and the Authority is entitled to sell and convey the same to the purchaser in the manner aforesaid.

4. The Authority hereby agrees to do and execute and cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances for better and more perfectly conveying and transferring the said house and every part thereof unto the purchaser as may be reasonably required by the purchaser.

5. The purchaser hereby expressly agrees that the land underneath and appurtenant to the said house is and continues to be the property of the Authority and that the purchaser has no rights, title or interest in the said land except the rights reserved under a separate lease in respect of such land to be executed between the Authority and the purchaser simultaneously with these presents.

6. The purchaser shall bear, pay and discharge all existing and future rates, taxes, assessments, duties, impositions and outgoings whatsoever assessed, imposed and charged upon the said house provided that all such taxes, rates, assessments, duties, impositions and outgoings shall, till the date of conveyance of the said house be borne by the Authority. If there remains any arrears to this effect and any claims made in respect thereof on the purchaser by the Government, local Authority or any other authority under any law for the time being in force in the State of Maharashtra, the purchaser shall be entitled to call upon the Authority to pay all such arrears and the Authority agrees that it shall pay the same after due verification.

7. The purchaser shall extend reasonable facilities and co-operation and shall permit the occupants of adjoining houses, their servants, agents or any other persons on their behalf to enter into his premises and to inspect or to execute any works of repairs or reconstruction necessary for proper maintenance of the supply lines, drainage lines, sewerages and all other common facilities of whatsoever nature.

8. It is hereby further agreed and declared that the purchaser shall not by virtue of this sale deed acquire any right of light or air which would prejudice the free use and enjoyment of any adjoining land of the Authority for constructing buildings or for any other purposes and that any enjoyment of light or air by the purchaser or his successors in title from or over any adjoining land of the Authority shall be deemed to be had with the consent of the Authority.

9. All the costs including the stamp duty and registration charges and the cost of sale of all be borne by the purchaser.

10. The Authority is exempted from payment of income tax under Sub-Section (20-A) of Section 10 of the Income Tax Act, 1961 read with Section 4 of the Finance Act, 1970.

IN WITNESS WHEREOF the signature of Shri Srawankumar Zalpuri Chief Officer of Nagpur Housing and Area Development Board, Nagpur for and on behalf of the Authority has been set hereunder and the seal of the Authority has also been affixed and attested by the Officer of the Authority, and the Signature of Shri Manohar Ramchandra Kohad purchaser has been set hereunto the day and year first above written.

SCHEDULE - I.

Schedule of Property above referred to

All that the House No. 2/37, Raghuji Nagar Having a ground floor single storeyed structure situated at Governement land City Survey No. of Nagpur District of Nagpur in the registration Sub-District and and bounded as follows :

That is to say : **Built up area = 27.48 Sqm. (295.68 Sft.)**

On or towards the North by : **Road 9.0 M. wide road**

On or towards the South by : **T.No. 5/46**

On or towards the East by : **T.No. 1/37**

On or towards the West by : **T.No. 3/37**

Signed, Sealed and Delivered

by Shri Srawankumar Zalpuri
Chief Officer, Nagpur Housing and
Area Development Board, Nagpur in
the presence of



1) Shri M.M. Wandile

Wandile

2) Shri Smt. M.K. Gadball
Signed by Shri N.R. Kohad
in the presence of -

1) Shri

2) Shri

Srawankumar Zalpuri
Vendor
Chief Officer,
Nagpur Housing and Area
Development Board, Nagpur.

Manohar Kohad

(Purchaser)

1

मौलीराम धानो... वय ५३ वर्ष मोठरी
राहणार... नागपूर
हे मो... कुमा... सी... ५०००
मुख्य अधिकारी... निर्माण व
क्षेत्र विभाग पडक... ना. नु. म्हणुव

२) सी मनोहर राम-राफा
कोटाड, वय ५० वर्ष
राहा राहणार रघुजीनगर
नागपूर

महोदय कृपया
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... राहणार...
... नोकरी राहणार
१६४, नंदनकोई, नागपूर
३) सी शांतल हिरामण
भोयर रिसयड,
राहणार १००/१, सोमनाशी
पेठ, नागपूर

१ वरिष्ठ दस्तऐवज फा... द्यावाक
अनः ओळखत असल्याने संग्रहा... व
... मोठा... देवा...

१) ...
२) ...
दि. १६-७-२०००

मुख्य निबंधक,
नागपूर-२

जारा-१ नंबराचे पुकासे ६६५
हातुमाचे १४५ ते १४८ पुकासे
६१४४४ नंबरी नोंदव

मुख्य निबंधक नागपूर
दि. १६ वाढे ७ वय १९००



0968448920
Inspector
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