

6. THAT, in case the Purchaser will be deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge on the same to which this sale is not subject to, the Vendor shall pay to the Purchaser by way of damages the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as the case may be.
7. THAT, Vendor declared that aforesaid property is free from all encumbrances and there is no other outstanding, encumbrance, mortgages, charges, liens, notices for acquisition and there is no pendency of any litigation or attachment before any Court or Forum.
8. THAT, all expenses on account of preparation of this sale-deed including the cost of stamp duty and registration fees payable thereon has been borne and paid by the Purchaser.

### SCHEDULE OF PROPERTY

All THAT Piece and Parcel of Land bearing Plot No.45, admeasuring area 215.3270 Sq.Mts. being a portion of entire and bearing Khasra No.68 of MOUZA-SOMALWADA, P.H No.44, situated in the Layout of Samaj Bhushan Sahakari Gruh Nirman Sanstha Limited, Nagpur, City Survey No.536, Sheet No.690, Corporation House No.3483/A/45, within limit of Nagpur Municipal Corporation & Nagpur Improvement Trust in Tah-Dist.-Nagpur and

#### Plot bounded as under :-

Towards East	:	4.57 MT wide Road
Towards West	:	Plot No.46
Towards North	:	Plot No.44
Towards South	:	9 Meter wide Road.

IN WITNESS Whereof the Vendor and the Purchaser hereinabove named have set their respective hands and signed this "SALE-DEED" at Nagpur in presence of the attesting witnesses signing as such on the day first above written.

Drafted by P.V.Wankar, Advocate as per the instructions & information's given by both the parties hereto.(M-9860080283)

