

TIRUPATI DEVELOPERS, a Partnership firm having its Office at NKY Tower, Ajni Square, Wardha Road, Nagpur (Income Tax PAN AAFT2905K), and acting through its Partners -

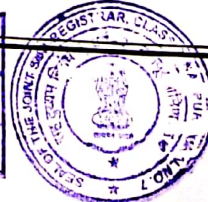
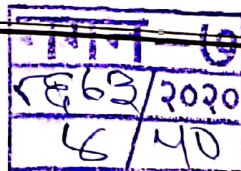
(1) **SHRI. PRASHANT S/o MANOHARRAO BONGIRWAR**, Aged about 50 Years, Occupation - Business & Agriculturist, Income Tax PAN AAPB8477P, AADHAR UID 2563 1565 3287, Mobile 9822577701, Resident of Plot No. 11-A, Khare Town, Dharampeth, Nagpur, Pin Code : 440010, Tahsil and District - NAGPUR (Maharashtra State) &

(2) **SHRI. RAHUL S/o ARUNRAO UPGANLAWAR**, Aged about 46 Years, Occupation - Business, Income Tax PAN AAIPU2673D, AADHAR UID 6728 4935 3791, Mobile 9822943401, Resident of Plot No. "Akshay Heights", Cement Road, Shivaji Nagar, Nagpur, Pin Code : 440 010, Tahsil and District - NAGPUR (Maharashtra State), hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS the Vendor Society named hereinabove is full and absolute Owner in possession of the property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey/Gut No. 41/2, having an area of 1.01 Hectares (i.e. 2.5 Acres), Land Revenue Rs. 3.90 held in Occupancy Class-1 Rights of Mouza - SHANKARPUR, P.S.K. 42, Khate No. 213, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Way, a Well and all other easementary rights appurtenant and belonging thereto, situated at Village - Shankarpur, within the limits of the Grampanchayat - Shankarpur in Tahsil - Nagpur (Rural) and District - NAGPUR, hereinafter referred to as '**said Property**'; AND

WHEREAS ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey/Gut No. 41, having an area of 2.00 Hectares (i.e. 4.94 Acres), Land Revenue Rs. 7.80 held in Occupancy Class-1 Rights of Mouza - SHANKARPUR, P.S.K. 42, Khate No. 10, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Way, a Well and all other easementary rights appurtenant and belonging thereto, situated at Village - Shankarpur, within the limits of the Grampanchayat - Shankarpur in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to Shri. Ragho Narayanrao Raut, being his separate property and he was the recorded Owner thereof; AND

WHEREAS consequent upon the death of the aforesaid Shri. Ragho Narayanrao Raut, the aforesaid Agricultural Land bearing Khasra/Survey/Gut No. 41, situated at Village - Shankarpur in Tahsil - Nagpur (Rural) and District - NAGPUR devolved upon his legal heirs namely (i) Shri. Vasanta Raghoba Raut, (ii) Shri. Nitin Raghoba Raut, (iii)



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Shri. Rajendra Raghoba Raut, (iv) Smt. Sarubai Raghoba Raut, (v) Mrs. Mandakini Madhukarrao Doifode, (vi) Mrs. Damayanti Vitthalrao Chowdhary and (vii) Mrs. Chandrakala Pradeep Rao Belsare jointly and their names were also accordingly mutated in 7/12 Extract; AND

WHEREAS the aforesaid (i) Shri. Vasanta Raghoba Raut, (ii) Shri. Nitin Raghoba Raut, (iii) Shri. Rajendra Raghoba Raut, (iv) Smt. Sarubai Raghoba Raut, (v) Mrs. Mandakini Madhukarrao Doifode, (vi) Mrs. Damayanti Vitthalrao Chowdhary and (vii) Mrs. Chandrakala Pradeep Rao Belsare lateron in their turn jointly transferred/sold ALL THAT Piece and Parcel of Agricultural land having an area of 1.01 Hectare comprising the Southern Portion of the said entire land bearing Khasra/Survey No. 41, situated at Village – Shankarpur in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to Jai Amarlal Gruhanirman Sahakari Sanstha Maryadit, Nagpur, the Vendor Society hereinabovenamed by a Sale Deed Dated 24-10-2007, which is duly registered at the Office of the Joint Sub Registrar, Nagpur Rural No. 10, Nagpur in Book No. 1 at Sr. No. 5085 on even date. As a result therefore the Vendor Society hereinabovenamed has now become an exclusive, absolute and full Owner of the said land with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records as also in 7/12 Extract. The said transferred Agricultural land is now allotted new Khasra/Survey/Gut No. 41/2 having an area of 1.01 Hectares of Mouza – Shankarpur; AND

WHEREAS the Revenue Authority lateron resurveyed the Khasra Nos. 40, 41 & 42 of Mouza – Shankarpur and thereby measurement and corrected the areas of the said Khasras and Sub Khasras thereof also. And accordingly an Order to that effect is also passed by the Deputy Superintendent, Land Records, Nagpur (Rural) vide its Letter No. पु.मो.अ./त.क./क.जा.प./८०८९/२०१६ दिनांक २९-०८-२०१६. As per the said Order the area of the said Khasra No. 41/2 is shown and declared as 1.01 Hectares and thus the area of the said Khasra No. 41/2 is at present 1.01 Hectare; AND

WHEREAS for various cogent reasons and good causes the Vendor Society hereinabovenamed has now decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in its best interests; AND

WHEREAS the Vendor Society being thus desirous of selling the aforesaid property and the Purchaser Firm hereinabove named having expressed its desire and willingness to purchase the same for a fairly good price, the Vendor Society hereinabovenamed after detailed negotiations by an Agreement Dated 29-07-2020 has agreed to sell the same to the Purchaser for a total valuable consideration of Rs. 3,03,52,500/- (Rupees Three Crore Three Lakh Fifty Two Thousand Five Hundred) Only upon the following terms and conditions.

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