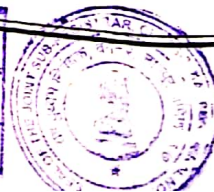
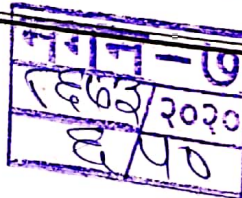


NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

(1) THAT in pursuance of Agreement Dated 29-07-2020 and in consideration of the sum of Rs. 3,03,52,500/- (Rupees Three Crore Three Lakh Fifty Two Thousand Five Hundred) Only paid by the Purchaser to the Vendor Society in the manner appearing here in below the receipt whereof the Vendor Society acknowledge, the Vendor Society do hereby grant, convey and assign by way of Sale to the Purchaser 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 and more particularly described in the Schedule hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

MANNER OF PAYMENT :

- Rs. 25,00,000=00 (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor Society by Cheque No. 005196, dated 04-06-2020, drawn on HDFC Bank, Khamla Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor Society.
- Rs. 25,00,000=00 (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor Society by RTGS vide UTR No. HDFCR52020072789941667, dated 27-07-2020, at the time of execution of Agreement, the receipt whereof is also hereby acknowledged by the Vendor Society.
- Rs. 35,00,000=00 (Rupees Thirty Five Lakh) Only paid by the Purchaser to the Vendor Society by RTGS Dated 20-10-2020, the receipt whereof is also hereby acknowledged by the Vendor Society.
- Rs. 25,00,000=00 (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor Society by Cheque No. 005557 Drawn HDFC Bank, the receipt whereof is also hereby acknowledged by the Vendor Society.
- Rs. 25,00,000=00 (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor Society by Cheque No. 005558 Drawn HDFC Bank,



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the receipt whereof is also hereby acknowledged by the Vendor Society.

Rs. 35,00,000=00 (Rupees Thirty Five Lakh) Only paid by the Purchaser to the Vendor Society by Cheque No. 005559 Drawn HDFC Bank, the receipt whereof is also hereby acknowledged by the Vendor Society.

Rs. 25,00,000=00 (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor Society by Cheque No. 005561 Drawn HDFC Bank, the receipt whereof is also hereby acknowledged by the Vendor Society.

Rs. 25,00,000=00 (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor Society by Cheque No. 005562 Drawn HDFC Bank, the receipt whereof is also hereby acknowledged by the Vendor Society.

Rs. 25,00,000=00 (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor Society by Cheque No. 005563 Drawn HDFC Bank, the receipt whereof is also hereby acknowledged by the Vendor Society.

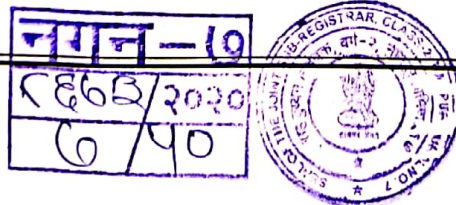
Rs. 25,00,000=00 (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor Society by Cheque No. 005564 Drawn HDFC Bank, the receipt whereof is also hereby acknowledged by the Vendor Society.

Rs. 33,52,500=00 (Rupees Thirty Three Lakh Fifty Two Thousand Five Hundred) Only paid by the Purchaser to the Vendor Society by Cheque No. 005565 Drawn HDFC Bank, the receipt whereof is also hereby acknowledged by the Vendor Society.

RS. 3,03,52,500=00 (TOTAL RUPEES THREE CRORE THREE LAKH FIFTY TWO THOUSAND FIVE HUNDRED ONLY)

(2) THAT THE VENDOR SOCIETY do hereby covenant with the PURCHASER as follows:-

i) THAT Vendor Society do hereby covenants that it has as good, valid and marketable title to the property hereby sold and it has absolute right and full authority to convey assign and transfer the same by way of sale to the Purchaser absolutely forever.



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ii) THAT the Vendor Society further assures to the Purchaser that the property hereby sold is the separate and self acquired property belonging to it alone having purchased the same by it exclusively out of its own funds and none except it has got any manner of right, title or interest whatsoever in respect of the same.

iii) THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents, profits received there from the Purchaser without any interruption or disturbance by the Vendor Society or any other person or persons claiming through, under or in trust for it and without any lawful disturbance or interruption by any other person whatsoever.

iv) THAT the property hereby sold is free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Taxes, Cesses etc. levied thereon and payable upto date.

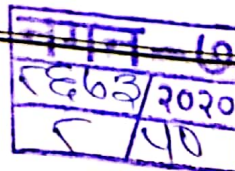
v) THAT the Vendor Society shall at the cost of the person requiring the same, execute a deed and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and its heirs, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchasers.

vi) THAT the Vendor Society has today delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition and the Purchaser has taken over the possession of the same.

vii) THAT the Vendor Society shall support any application made by the Purchaser for mutation of its name on the property hereby sold and shall render necessary assistance to the Purchaser in obtaining mutation thereof in favour of the Purchaser in all relevant Government Records.

viii) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor Society or of any encumbrance or charge to which this sale is not subject, the Vendor Society shall pay to the Purchaser by way of damages, the whole of sale price or such part of it, as shall bear the same proportion to the whole property, or as such part of the property shall bear to the whole property as the case may be.

ix) THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission is discovered the same shall not annul this sale nor any compensation will be allowed in respect thereof to the Purchaser but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.



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