

x) THAT the Purchaser has now become the absolute and full owner of the aforesaid property with transferable rights therein.

xi) THAT the Purchaser has now right, title and absolute authority over the property hereby purchase and the Purchaser has now full liberty to deal with the same in its absolute discretion.

xii) THAT the Vendor Society covenants with the Purchasers that the property hereby agreed to be sold is not under any acquisition / requisitions of any scheme of Government nor any Court case is pending in any Civil / Revenue Courts. The Vendor further Covenants that she do not hold total agricultural land more than Ceiling Limits and nor it belong to any Tribal Community.

xiii) THAT the Vendor Society has done no act whereby the property hereby sold is encumbered in any manner or whereby it is debarred from transferring the same by way of sale to the Purchaser.

xiv) THAT the matter not specifically covered the provisions of the Transfer of Property Act shall apply.

(3) THAT full Stamp Duty of Rs. 20,23,500/- and full Registration Fees of Rs. 30,000/- is paid by the Purchaser at the time of Registration of Agreement to Sell dated 29-07-2020, Regd. at Sr. No. 3564 in the Office of the Joint Sub Registrar, Nagpur City No. 7 of even date.

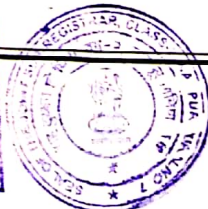
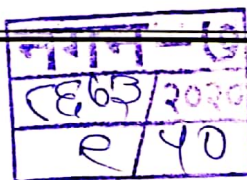
(4) THAT all the expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration fees payable thereon have been born and paid by the Purchaser.

SCHEDULE REFERRED TO ABOVE

(AGRICULTURAL)

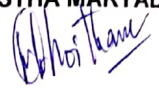
ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey/Gut No. 41/2, having an area of 1.01 Hectares (i.e. 2.5 Acres), Land Revenue Rs. 3.90 held in Occupancy Class-1 Rights of Mouza – SHANKARPUR, P.S.K. 42, Khate No. 213, including all kinds of Trees, Shrubs, Passage, Right of Way, Water 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 bounded as under :-

ON THE EAST	-	FIELD OF KHASRA NO. 42,
ON THE WEST	-	FIELD OF KHASRA NO. 40,
ON THE NORTH	-	REMAINING PORTION OF FIELD KHASRA NO. 41,
ON THE SOUTH	-	FIELD KHASRA NOS. 40 & 43.

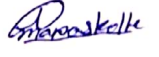


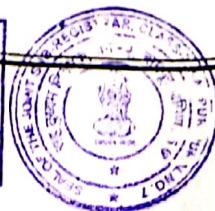
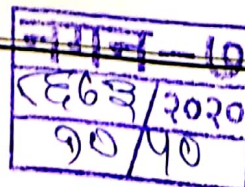
Contd.

IN WITNESS WHEREOF the VENDOR SOCIETY and the PURCHASER hereinabovenamed have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR JAI AMARLAL GRUHANIRMAN SAHAKA SANSTHA MARYADIT, NAGPUR  (MOHAN DAYARAM CHOITHANI) Hon. President <u>VENDOR SOCIETY</u>
02			FOR M/S. TIRUPATI DEVELOPERS 1)  (PRASHANT MANOHARRAO BONGIRWAR)
03			2)  (RAHUL ARUNRAO UPGANLAWAR) Partners <u>PURCHASER</u>

WITNESSES :-

I			Yangatwar (Nishant V. Yangatwar) <u>WITNESS NO. (1)</u>
II			 (Ashish A. Maraskhe) <u>WITNESS NO. (2)</u>



Contd.