AGREEMENT TO SELL FOR RS. 2,80,00,000.00 ONLY (RUPEES TWO CRORE EIGHTY LAKH ONLY) VALUATION AS PER ANNUAL STATEMENT OF RATES (ASR) RS. 2,77,88,000.00 ONLY)

THIS AGREEMENT TO SELL is made and executed at NAGPUR on this 9th Day of DECEMBER, 2020 BETWEEN : SHRI. PANKAJ S/o CHANDRAKANT WAGHMARE, Aged 38 Years, Occupation – Agriculturist & Business, Income Tax PAN AAOPW9314K & AADHAR UID 7827 6294 9767, Resident of 301, Nikalas Tower, Ramdaspeth, Nagpur, Pin Code No.-440010, Tahsil and District – NAGPUR, hereinafter called the **VENDOR,** which expression shall unless repugnant to the context or meaning thereof always mean and include the said **VENDOR,** as well as his heirs, legal representatives, executors, administrators, successors, and assigns of the **ONE PART.**

AND

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M/S. TIRUPATI DEVELOPERS, a Partnership firm having its Office at NKY Tower, Ajni Square, Wardha Road, Nagpur (Income Tax PAN AAEFT2905K), and acting through its Partners -

(1) SHRI. PRASHANT S/o MANOHARRAO BONGIRWAR, Aged about 50 Years, Occupation – Business & Agriculturist, Income Tax PAN AAPPB8477P, 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 named hereinabove is full and absolute Owner in possession of the property comprising ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 45/3/C of MOUZA – SHANKARPUR, P.S.K. 42 having an area of 0.80 Hectares, Rental Rs. 2.86 Yearly, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – 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 Kh. No. 45/3 of MOUZA – SHANKARPUR, P.S.K. 42 having an area of 2.31 Hectares, Rental Rs. 8.27 Yearly, held in Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Madhukar Maroti Dandekar, Shri. Sanjay Madhukar Dandekar, Shri. Nandu Madhukar Dandekar, Mrs. Rekha Tukaram Mute and Mrs. Vanita Prabhakar Borkar, being their separate property; AND

WHEREAS the aforesaid Shri. Madhukar Maroti Dandekar, Shri. Sanjay Madhukar Dandekar, Shri. Nandu Madhukar Dandekar, Mrs. Rekha Tukaram Mute and Mrs. Vanita Prabhakar Borkar lateron transferred the said property comprising ALL THAT Piece and Parcel of Land admeasuring 1.60 Hectare being the portion of the entire land bearing Kh. No. 45/3 of MOUZA – SHANKARPUR, P.S.K. 42 having a total area of 2.31 Hectares, Rental Rs. 8.27 Yearly, held in Class – 1 Rights, situated at Village – Shankarpur in Tahsil – Nagpur (Rural) and District – NAGPUR by of Sale to Shri. Pankaj Chandrakant

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