

Waghmare and Mrs. Sonali Pankaj Waghmare, by a Sale Deed Dated 08-04-2019, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 3922 on even date and the remaining land having an area of 0.71 Hectares of land was retained by Shri. Madhukar Maroti Dandekar, AND

WHEREAS the aforesaid Shri. Pankaj Chandrakant Waghmare, (the Vendor named hereinabove) Mrs. Sonali Pankaj Waghmare and Shri. Madhukar Maroti Dandekar executed a Partition Deed on 09-04-2019 and in terms of which the aforesaid property comprising ALL THAT Piece and parcel of Agricultural Land having an area of 0.80 Hectares comprising Northern Portion of Kh. No. 45/3 of Mouza – Shankarpur come to the share of Mrs. Sonali Pankaj Waghmare; 0.80 Hectares comprising Southern Portion of Kh. No. 45/3 of Mouza – Shankarpur come to the share of Shri. Pankaj Chandrakant Waghmare (the Vendor named hereinabove) and remaining land having an area of 0.71 Hectares comprising Northern Portion of Kh. No. 45/3 of Mouza – Shankarpur came to share of Shri. Madhukar Maroti Dandekar, AND

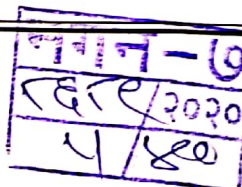
WHEREAS pursuant to the application made by of the Vendor alongwith 2 others to the Nayab Tahsildar, Nagpur (Rural) for their separate possession and measurement of the aforesaid property, said Authority vide his Order Dated 15-05-2019 passed in Case No. 03/SRV-43/2018-19 allowed the partition. As per the said Order the land having an area of 0.80 Hectares is owned and possessed by the Vendor and it is renumbered as Kh. No. 45/3/C of MOUZA – SHANKARPUR. As a result therefore the Vendor has now become an exclusive, absolute and full owner of the aforesaid property comprising Kh. No. 45/3/C of MOUZA – SHANKARPUR with heritable and transferable rights therein and the same is also accordingly mutated in her name in all relevant records vide Ferfar Entry No. 1882 on 09-08-2019; AND

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

WHEREAS the Vendor 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 hereinabovenamed after detailed negotiations with the Purchaser has now agreed to sell the same to the Purchaser for a total valuable consideration of Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lakh) Only upon the following terms and conditions.

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

- (1) THAT the Vendor will SELL and the Purchaser Firm will BUY ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 45/3/C of MOUZA – SHANKARPUR, P.S.K. 42



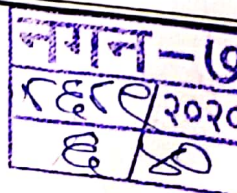
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having an area of 0.80 Hectares, Rental Rs. 2.86 Yearly, held in Class - 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - SHANKARPUR in Tahsil - Nagpur (Rural) and District - NAGPUR and more particularly described in the scheduled here under written along with all other rights, title, benefits, and interest, easement rights of ingress and egress, profits, privileges and appurtenances whatsoever in and pertaining to the said Property.

(2) THAT the total Sale Consideration agreed is Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lakh) Only, which the Purchaser has agreed to pay to the Vendor in the following manner :

MANNER OF PAYMENT :

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| Rs. 35,00,000=00 | (Rupees Thirty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 119169 drawn on Buldhana Urban Co-operative Credit Society Ltd., Nagpur, the receipt whereof is hereby acknowledged by the Vendor. |
| Rs. 25,00,000=00 | (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 005627, drawn on HDFC Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor. |
| Rs. 25,00,000=00 | (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 005628 drawn on HDFC Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor. |
| Rs. 20,00,000=00 | (Rupees Twenty Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 005629 drawn on HDFC Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor. |
| Rs. 20,00,000=00 | (Rupees Twenty Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 005630 drawn on HDFC Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor. |
| Rs. 25,00,000=00 | (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 005631 drawn on HDFC Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor. |
| Rs. 25,00,000=00 | (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 005632 drawn on HDFC Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor. |



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