

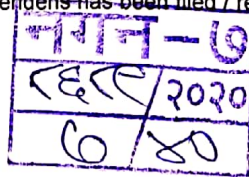
- Rs. 25,00,000=00 (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 005633 drawn on HDFC Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 25,00,000=00 (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 005634 drawn 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. 005635 drawn on HDFC Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.
- Rs. 35,00,000=00 (Rupees Thirty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 005636 drawn on HDFC Bank, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

**RS. 2,80,00,000=00 (TOTAL RUPEES TWO CRORE EIGHTY LAKH ONLY)**

(3) THAT the Vendor hereby assures the Purchaser that the property hereby agreed to be sold is its self acquired property belonging to him alone having purchased the same by him exclusively from and out of his own earnings and savings and that none except him has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the said property.

(4) THAT all taxes, charges, rents, demands, claims, revenue, cesses, penalties and all other dues and outstanding towards Land Revenues, Grampanchayat Taxes, Cesses, in respect of the said Property have been paid and/or shall be caused to be paid by the Vendor and the Vendor shall continue to pay the same till handing over the possession of the said Property to the Purchaser in vacant condition.

(5) THAT the Vendor undertakes and assures that it has good, valid and marketable title and absolute right and full authority to convey and transfer the said property to the Purchaser absolutely forever and the same is free from all kinds of encumbrances such as mortgage, agreement, gift, lease, sale, possession, charge, lien, exchange, easement, inheritance, trust or any other interest whatsoever and that no attachment has been levied by any Court either before judgment or in execution of any decree on the said Property and that there are no acquisition, requisition or any such or other proceedings in relation to the said Property and no notice of lis-pendens has been filed / registered in respect of the said property.



Contd. ...

(6) THAT the Vendor undertakes, agrees and assures that there is no legal / revenue dispute pending against the said property before any court, legal forum, judicial and/or adjudicating authority(ies).

(7) THAT the property hereby agreed to be sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission shall be discovered the same shall not annul this agreement / contract, but all the same such misstatement, error or omission will always be subject to correction by the parties hereto.

(8) THAT the aforesaid property hereby agreed to be sold is not belongs to Adiwasi Community, nor the Purchaser is from Adiwasi Community. The Vendor hereby further assures the Purchaser that the said land or any part thereof is not acquired by Government Authority, nor the same is under any litigation/acquisition proceedings of any Government Scheme at present.

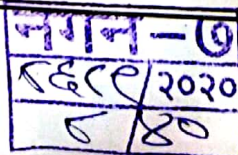
(9) THAT the Vendor agrees and confirms that the Purchaser shall be entitled to issue Public Notice in newspapers or by any other manner as it may deem fit for inviting claims, if any, of any third party over or in respect of the said property and on receiving any such objections the Purchaser shall be entitled to call upon the Vendor to give its replies, explanations with reference to the same duly supported by documentary proof.

(10) THAT the Vendor is in peaceful possession and enjoyment of the said Property and that there are no tenants, occupants or squatters on the said Property. The Vendor shall deliver the actual physical possession of the property hereby agreed to be sold to the Purchaser in vacant condition at the time of registration of the Sale Deed without any reservation and limitation.

(11) THAT the sale will be completed on or before 25-09-2021, by the Vendor executing a proper Sale Deed in favour of the Purchaser or its nominee(s) and the Purchaser paying the balance sale consideration to the Vendor in the manner stipulated in clause 2 above.

(12) THAT if the Vendor fails or neglects to perform and observe the obligations on his part herein contained or otherwise required by law and to execute a Sale Deed as stipulated herein above, then in such event the Purchaser shall be entitled to enforced specific performance of this contract by instituting legal proceedings against the Vendor and/or any order passed in such legal proceedings by Civil Court relating to damages if any shall be binding on the Vendor.

(13) THAT this agreement is subject to the jurisdiction of the Competent Civil Court at Nagpur.



Contd. ...