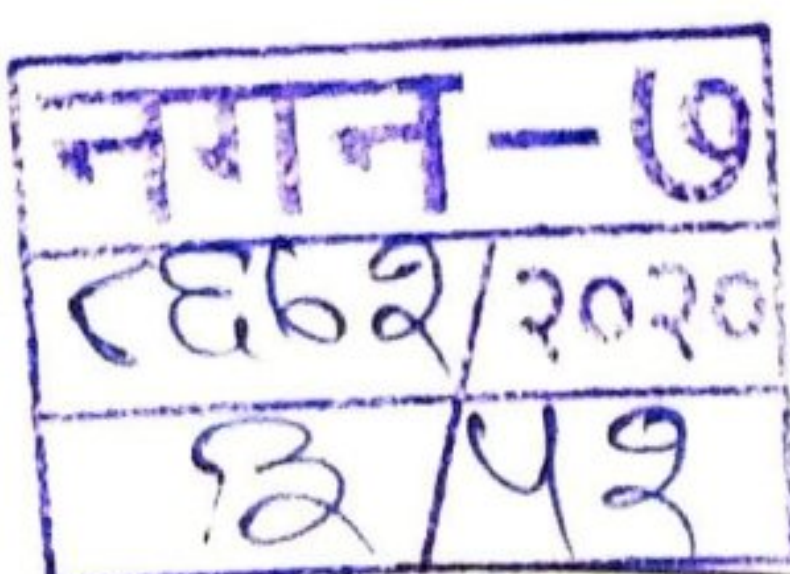


SALE DEED FOR RS. 2,60,35,200.00 ONLY
(RUPEES TWO CRORE SIXTY LAKH THIRTY FIVE
THOUSAND TWO HUNDRED ONLY)
VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 2,89,28,000.00 ONLY)

THIS DEED OF SALE is made on this 9th Day of DECEMBER, 2020
 BETWEEN : **MOHAN DAYARAM CHOITHANI (HUF)**, (Income Tax Permanent Account
 No. AACHM6383E), acting through its Karta **SHRI. MOHAN S/o DAYARAM**
CHOITHANI, Aged about 58 Years, Occupation - Business, (Aadhar Unique Identity No.
 9914 7877 9748) Mobile 9823014122, Resident of Khamla, Nagpur, Tahsil and District –
 NAGPUR, (Maharashtra State), hereinafter called the **VENDOR**, which expression shall
 unless repugnant to the context or meaning thereof always mean and include the said
HINDU UNDIVIDED FAMILY and its **CO-PARCENERS**, as well as their respective heirs,
 legal representatives, executors, administrators, successors, and assigns of the **ONE**
PART.



AND

Contd.

M/S. TIRUPATI DEVELOPERS, a Partnership firm having its Office at NKY Tower, Ajni Square, Wardha Road, Nagpur (Income Tax PAN AAFT2905K), 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 Khasra/Survey/Gut No. 40/3, having an area of 0.84 Hectare (i.e. 2.07 Acres), Land Revenue Rs. 3.15, held in Occupancy Class-1 Rights of Mouza - SHANKARPUR, P.S.K. 42, Khate No. 48, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Way 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, hereinafter referred to as '**said Property**'; AND

WHEREAS ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey/Gut No. 40/3, having an area of 0.77 Hectare (i.e. 1.90 Acres), (as per Revenue Records area is 0.84 Hectare), Land Revenue Rs. 3.00 held in Occupancy Class-1 Rights of Mouza - SHANKARPUR, P.S.K. 42, Khate No. 51, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses, Path Way 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, Originally belonged to (i) Shri. Manohar S/o Ramaji Shinde, (ii) Shri. Kawadu S/o Ramaji Shinde, (iii) Shri. Ankush S/o Ramaji Shinde, (iv) Smt. Sumitrabai W/o Kashinath Thakre and (v) Smt. Indubai W/o Kashinath Khode jointly being their joint property and the same was also accordingly mutated in their joint names in all relevant records as also in 7/12 Extract; AND