

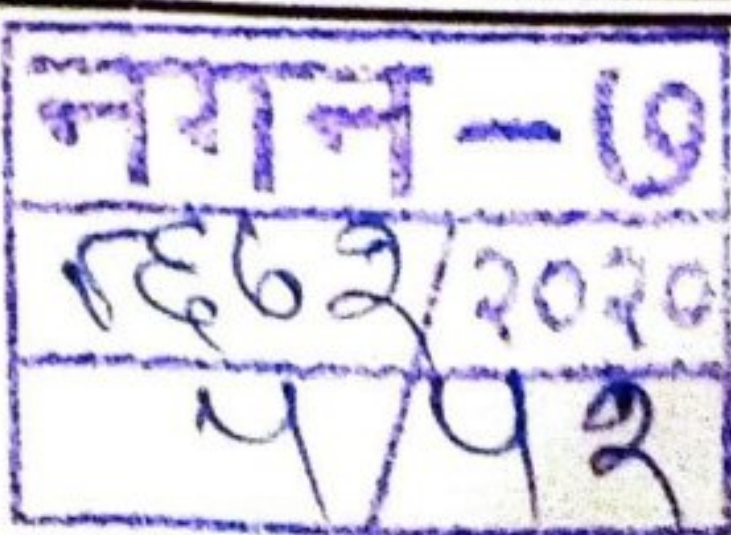
WHEREAS the aforesaid (i) Shri. Manohar Ramaji Shinde, (ii) Shri. Kawadu Ramaji Shinde, (iii) Shri. Ankush Ramaji Shinde, (iv) Smt. Sumitrabai Kashinath Thakre and (v) Smt. Indubai Kashinath Khode further jointly agreed to sell their aforesaid Agricultural land bearing Khasra/Survey No. 40/3, situated at Village – Shankarpur in Tahsil – Nagpur (Rural) and District – Nagpur) to M/s. Choithani Developers Private Limited, a Company duly incorporated under the Companies Act, 1956, having its Office at Nagpur through its Authorised Director Shri. Mohan Dayaram Choithani upon the several terms and conditions; AND

WHEREAS the said M/s. Choithani Developers Private Limited lateron dropped the idea of purchasing the said Agricultural land and it has further requested the then Owners Shri. Manohar Ramaji Shinde and 4 others to execute a proper and duly registered Sale Deed in respect of the said property in favour of Shri. Mohan Dayaram Choithani, H.U.F., the Vendor hereinabovenamed, being its nominee; AND

WHEREAS considering its request and the Vendor being its nominee, the aforesaid the then Owners namely (i) Shri. Manohar Ramaji Shinde, (ii) Shri. Kawadu Ramaji Shinde, (iii) Shri. Ankush Ramaji Shinde, (iv) Smt. Sumitrabai Kashinath Thakre and (v) Smt. Indubai Kashinath Khode lateron jointly transferred/sold the aforesaid Agricultural Land bearing Khasra/Survey No. 40/3, having an area of 0.77 Hectare, situated at Village – Shankarpur in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to Shri. Mohan Dayaram Choithani, H.U.F., the Vendor hereinabovenamed by a Sale Deed Dated 15-12-2007, which is duly registered at the Office of the Joint Sub Registrar, Nagpur No. 7 in Book No. 1 at Sr. No. 7225 on even date. The said Sale Deed is duly signed by M/s. Choithani Developers Private Limited in the capacity of Consentor. As a result therefore the Vendor hereinabovenamed has now become an exclusive, absolute and full Owner of the said land with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records as also in 7/12 Extract; AND

WHEREAS as per Revenue Records, the area of the said Khasra/Survey No. 40/3 is 0.84 Hectare. However inadvertently in old 7/12 Extract the area of the said Khasra/Survey was wrongly mentioned as 0.77 Hectare instead of 0.84 Hectare and thus the then Owner have executed Sale Deed in favour of the Vendor on 15-12-2007 for 0.77 Hectare of land instead of 0.84 Hectare land; AND

WHEREAS the Revenue Authority lateron resurveyed the Khasra Nos. 40, 41 & 42 of Mouza – Shankarpur and thereby measurement and corrected the areas of the said Khasras and Sub Khasras thereof also. And accordingly an Order to that effect is also passed by the Deputy Superintendent, Land Records, Nagpur (Rural) vide its Letter No. पु.मो.अ./त.क./क.जा.प./८०८९/२०१६ दिनांक २९-०८-२०१६. As per the said Order the area of the



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said Khasra No. 40/3 is shown and declared as 0.84 Hectares instead of 0.77 Hectare and thus the area of the said Khasra No. 41/2 is at present 1.01 Hectare; 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 its best interests and for the benefits of its Co-parceners' and their respective 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 by an Agreement Dated 29-07-2020 has agreed to sell the same to the Purchaser for a total valuable consideration of Rs. 2,60,35,200/- (Rupees Two Crore Sixty Lakh Thirty Five Thousand Two Hundred) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

(1) THAT in pursuance of Agreement Dated 29-07-2020 and in consideration of the sum of Rs. 2,60,35,200/- (Rupees Two Crore Sixty Lakh Thirty Five Thousand Two Hundred) Only paid by the Purchaser to the Vendor in the manner appearing here in below the receipt whereof the Vendor acknowledge, the Vendor do hereby grant, convey and assign by way of Sale to the Purchaser 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 and more particularly described in the Schedule hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASER as the absolute and full Owner thereof forever, free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Taxes, Cesses and all other outgoings etc. levied on the property hereby sold and payable upto date.

MANNER OF PAYMENT :

Rs. 25,00,000=00 (Rupees Twenty Five Lakh) Only paid by the Purchaser to the Vendor by Cheque No. 005195, dated 06-07-2020, drawn on HDFC Bank, Khamla Branch, Nagpur, the receipt whereof is hereby acknowledged by the Vendor.

Rs. 75,00,000=00 (Rupees Seventy Five Lakh) Only paid by the Purchaser to the Vendor by RTGS vide UTR No. HDFCR52020072789940261,



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