dated 27-07-2020, through HDFC Bank, the receipt whereof is also hereby acknowledged by the Vendor.

Rs. 20,00,000=00 (Rupees Twenty Lakh) Only paid by the Purchaser to the Vendor by RTGS Dated 19-08-2020, through HDFC Bank, the receipt whereof is also hereby acknowledged by the Vendor.

Rs. 85,00,000=00 (Rupees Eighty Five Lakh) Only paid by the Purchaser to the Vendor Only paid by the Purchaser to the Vendor by RTGS vide Dated 31-10-2020, through HDFC Bank, the receipt whereof is also hereby acknowledged by the Vendor.

Rs. 35,00,000=00 (Rupees Thirty Five Lakh) Only paid by the Purchaser to the Vendor Only paid by the Purchaser to the Vendor by Cheque No. 000055 Drawn on HDFC Bank, the receipt whereof is also hereby acknowledged by the Vendor.

Rs. 20,35,200=00 (Rupees Twenty Lakh Thirty Five Thousand Two Hundred) Only paid by the Purchaser to the Vendor Only paid by the Purchaser to the Vendor by Cheque No. 000056 Drawn on HDFC Bank, the receipt whereof is also hereby acknowledged by the Vendor.

RS. 2,60,35,200=00 (TOTAL RUPEES TWO CRORE SIXTY LAKH THIRTY FIVE THOUSAND TWO HUNDRED ONLY)

(2) THAT THE VENDOR do hereby covenant with the PURCHASER as follows:-

i) THAT Vendor do hereby covenants that it has as good, valid and marketable title to the property hereby sold and it has absolute right and full authority to convey assign and transfer the same by way of sale to the Purchaser absolutely forever.

ii) THAT the Vendor further assures to the Purchaser that the property hereby sold is the separate and self acquired property belonging to it alone having purchased the same by it exclusively out of its own funds and none except it has got any manner of right, title or interest whatsoever in respect of the same.

iii) THAT the property hereby sold shall be quietly entered into, upon and held and enjoyed and the rents, profits received there from the Purchaser without any interruption or disturbance by the Vendor or any other person or persons claiming through, under or in trust for it and without any lawful disturbance or interruption by any other person whosoever.

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iv) THAT the property hereby sold is free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Taxes, Cesses etc. levied thereon and payable upto date.

v) THAT the Vendor shall at the cost of the person requiring the same, execute a deed and do every such assurance or thing necessary for further and more perfectly assuring the said property to the Purchaser and its heirs, successors and assigns etc. as may reasonably be required for further and more perfectly assuring the said property to the Purchasers.

vi) THAT the Vendor has today delivered the actual physical possession of the property hereby sold to the Purchaser in vacant condition and the Purchaser has taken over the possession of the same.

vii) THAT the Vendor shall support any application made by the Purchaser for mutation of its name on the property hereby sold and shall render necessary assistance to the Purchaser in obtaining mutation thereof in favour of the Purchaser in all relevant Government Records.

viii) THAT in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or of any encumbrance or charge to which this sale is not subject, the Vendor shall pay to the Purchaser by way of damages, the whole of sale price or such part of it, as shall bear the same proportion to the whole property, or as such part of the property shall bear to the whole property as the case may be.

ix) THAT the property hereby sold is believed and shall be taken to be correctly described in the schedule hereunder written and if any mis-statement, error or omission is discovered the same shall not annual this sale nor any compensation will be allowed in respect there of to the Purchaser but at the same such mis-statement error or omission will always be subject to correction by the parties hereto.

x) THAT the Purchaser has now become the absolute and full owner of the aforesaid property with transferable rights therein.

xi) THAT the Purchaser has now right, title and absolute authority over the property hereby purchase and the Purchaser has now full liberty to deal with the same in its absolute discretion.

xii) THAT the Vendor covenants with the Purchasers that the property hereby agreed to be sold is not under any acquisition / requisitions of any scheme of Government nor any Court case is pending in any Civil / Revenue Courts. The Vendor further Covenants that she do not hold total agricultural land more than Ceiling Limits and nor it belong to any Tribal Community.

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