(1) SHRI. PRASHANT S/o MANOHARRAO BONGIRWAR, Aged 45 Years, Occupation – Business, Income Tax PAN AAPPB8477P & AADHAR UID 2563 1565 3287, Resident of Plot No. 11-A, Near Dhanwantari Hospital, Khare Town, Dharampeth, Nagpur, Pin Code No. 440010,Tahsil and District – NAGPUR; AND (2) SHRI. RAHUL S/o ARUN UPGANLAWAR, Aged 44 Years, Occupation – Business, Income Tax PAN AAIPU2673D & AADHAR UID 6728 4935 3791. Resident of 304, Akshay Heights, Cement Road, Shivaji Nagar, Nagpur, Pin Code No. 440010, Tahsil and District – NAGPUR, hereinafter both jointly called the PURCHASERS, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PURCHASERS, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS the Vendors named hereinabove jointly own and possess the property comprising ALL THAT piece and parcel of Agricultural land bearing Kh. No. 73 of MOUZA – DONGARGAON, P.S.K. 73 having an area of 0.80 Hectares, Rental Rs. 0.57 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the schedule hereunder written; AND

WHEREAS ALL THAT piece and parcel of Agricultural land bearing Kh. No. 73 of MOUZA – DONGARGAON, P.S.K. 73 having an area of 0.80 Hectares, Rental Rs. 0.57 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR, belongs to (1) Dr. Shri. Ravindra Balaji Govindwar, (2) Akhtar Hussain Nurool Hasan Siddiqui, and (3) Mr. Ramiz Rizwan Shah, the Vendors named hereinabove having purchased the same by him in Auction from Pusad Urban Co-operative Bank Ltd., by a Sale Certificate dated 24-07-2019, which is duly registered at the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 6697 on even date. As a result therefore the Vendors has became an exclusive absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is accordingly recorded in the Revenue Records; AND

WHEREAS for variety of reasons and other good causes the Vendors have now jointly decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in their best interests and for benefit of their respective family members; AND

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WHEREAS the Purchaser is being interested in buying the same and having got knowledge of the intention of the Vendors to sell the said property, it offered to purchase the same for a valuable consideration; AND

WHEREAS the transaction was negotiated between the Vendors and the Purchasers and the price offered by the Purchasers being fair, reasonable and according to the current market, the Vendors agreed to sell their aforesaid property which is more particularly mentioned in the Schedule hereunder written to the Purchasers for a total consideration of Rs. 2,34,00,000/- (Rupees Two Crore Thirty Four 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 VENDORS will SELL and the PURCHASERS will BUY ALL THAT piece and parcel of Agricultural land bearing Kh. No. 73 of MOUZA – DONGARGAON, P.S.K. 73 having an area of 0.80 Hectares, Rental Rs. 0.57 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Dongargaon in Tahsil – Nagpur (Rural) and District – NAGPUR and more particularly described in the Schedule hereunder written.

(2) THAT the total price agreed for a total consideration of Rs. 2,34,00,000/- (Rupees Two Crore Thirty Four Lakh) Only, which the Purchasers have agreed to paid to the Vendors in the following manner:-

MANNER OF PAYMENT :

Rs. 1,00,000=00 (Rupees One Lakh) Only Paid by the Purchasers to the Vendors (favouring Mr. Akhtar Hussain Nurool Hasan Siddiqui) by Cheque No. 000012 dated 12-12-2019 drawn on HDFC Bank, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 50,000=00 (Rupees Fifty Thousand) Only Paid by the Purchasers to the Vendors (favouring Ravindra Balaji Govindwar) by Cheque No. 469723 dated 12-12-2019 drawn on HDFC Bank, the receipt whereof is hereby acknowledged by the Vendors.

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Rs. 50,000=00	(Rupees Fifty Thousand) Only Paid by the Purchasers to the Vendors (favouring Ravindra Balaji Govindwar) by Cheque No. 000011 dated 12-12-2019 drawn on HDFC Bank, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 1,00,000=00	(Rupees One Lakh) Only Paid by the Purchasers to the Vendors (favouring Ramiz Rozwan Shah) by Cheque No. 469722 dated 12-12-2019 drawn on HDFC Bank, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 24,00,000=00	(Rupees Twenty Four Lakh) Only Paid by the Purchasers to the Vendors (favouring Ravindra Balaji Govindwar) by Cheque No. 000026 dated 26-12-2019 drawn on HDFC Bank, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 25,00,000=00	(Rupees Twenty Five Lakh) Only Paid by the Purchasers to the Vendors (favouring Ravindra Balaji Govindwar) by Cheque No. 000027 drawn on HDFC Bank, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 25,00,000=00	(Rupees Twenty Five Lakh) Only Paid by the Purchasers to the Vendors (favouring Ravindra Balaji Govindwar) by Post Dated Cheque No. 000044 dated 30-04-2020 drawn on HDFC Bank, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 24,00,000=00	(Rupees Twenty Four Lakh) Only Paid by the Purchasers to the Vendors (favouring Akhtar Hussain Nurool Hasan Siddiqui) by Post Dated Cheque No. 000029 dated 24-12-2019 drawn on HDFC Bank, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 17,00,000=00	(Rupees Seventeen Lakh) Only Paid by the Purchasers to the Vendors (favouring Akhtar Hussain Nurool Hasan Siddiqui) by Post Dated Cheque No. 000030 dated 30-01-2020 drawn on HDFC Bank, the receipt whereof is hereby acknowledged by the Vendors.
Rs. 50,000=00	(Rupees Fifty Thousand) Only Paid by the Purchasers to the Vendors (favouring Akhtar Hussain Nurool Hasan Siddiqui) by

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