Post Dated Cheque No. 000035 dated 30-01-2020 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 Ramiz Rozwan Shah) by Cheque No. 000031 dated 26-12-2019 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 Ramiz Rozwan Shah) by Cheque No. 000032 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 Ramiz Rozwan Shah) by Cheque No. 000036 dated 30-01-2020 drawn on HDFC Bank, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 32,00,000=00 (Rupees Thirty Two Lakh) Only Paid by the Purchaser to the Vendors by Cheque No. 000033 drawn on HDFC Bank, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 32,00,000=00 (Rupees Thirty Two Lakh) Only Paid by the Purchaser to the Vendors by Cheque No. 000034 drawn on HDFC Bank, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 10,00,000=00 (Rupees Ten Lakh) Only Paid by the Purchaser to the Vendors by Cheque No. 000045 drawn on HDFC Bank, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 2,34,00,000=00 (TOTAL RUPEES TWO CRORE THIRTY FOUR LAKH ONLY)

(3) THAT the Vendors further assure the Purchasers that the property hereby sold is the separate and self acquired property belonging to them alone having purchased the same by them exclusively out of their own earnings and savings and that none except them has acquired any manner of right, title and/or interest of any kind whatsoever in respect of the same.

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gargaon, Taluka Nagpur
asuring 1526.10 sq. mtr area being

(4) THAT the sale will be free from encumbrances of all kinds whatsoever and also free from payment of Land Revenue, Cesses, Taxes and all other outgoings etc. levied on the property hereby agreed to be sold and payable by the Vendors upto the date of Registration of the Sale Deed.

(5) THAT the Vendors 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 Vendors further Covenant that he do not hold total agricultural land more than Ceiling Limits and nor they belong to any Tribal Community.

(6) THAT the Vendors shall answer all the reasonable requisitions on the title to be made by the Purchasers and shall establish good, valid and marketable title to the property hereby agreed to be sold.

(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 Contract/Agreement, but all the same such mis-statement, error or omission will always be subject to correction by the Parties hereto.

(8) THAT the Purchasers shall be entitled to call for any objections from the persons concerned or claiming to be concerned in the said property by issuing Public Notice in the News Papers or by any other manner as the Purchaser may deem fit and on receiving any such objections the Purchasers shall be entitled to call upon the Vendors to give their replies, explanations with reference to the same duly supported by documentary proof, as far as possible and in the event of there appearing to be any dispute, burden, charge, encumbrance, claim, demand etc. the Vendors agree with the Purchaser to get the same freed and discharged from all such burdens at his cost and expenses.

(9) THAT the Vendors have delivered the actual physical possession of the property hereby agreed to be sold to the Purchasers in vacant condition at the time of Registration of this Agreement.

(10) THAT the sale will be completed at the earliest by the Vendors executing a proper Sale Deed in favour of the Purchaser or his nominees.

(11) THAT if the Vendors fail or neglects to fulfill and observe the obligations on their part as contained hereinabove or otherwise required by law and to execute a Sale Deed relating to the aforesaid property in favour of the Purchasers or in favour of their

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nominee(s) within the time stipulated hereinabove, then in such event the Purchaser shall be entitled to enforce specific performance of this Contract/Agreement by instituting legal proceedings against the Vendors and in such event they will be liable to pay all costs and damages to the Purchasers.

(12) THAT the Vendors have delivered all the Original/Relevant documents relating to the aforesaid property to the Purchasers at the time of Registration of the Sale Deed.

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

(14) THAT all expenses on account of preparation of this Agreement and Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon and Lawyer's Fees have been agreed to be borne and paid by the Purchasers.

AND THIS INDENTURE FURTHER WITNESSETH that the Vendors hereby indemnifies and agrees to keep the Purchaser indemnified from any claims and/or demand that may be made by any person or party in respect of the said property and/or from all losses, damages, costs, charges and expenses which the Purchaser may suffer, incurred or be put to by reason of any such claims and/or demands and from breach of any of the declarations, representations and warranties contained in this Deed of Conveyance/ Sale and from all suits and/ or proceedings that may be filed and/ or initiated against the Purchaser in relation to the said property or any portion thereof and from all costs, charges and expenses that the Purchaser may suffer, incur or be put to by reason of such suits and /or proceedings filed and/ or initiated against the Purchaser.

SCHEDULE REFERRED TO ABOVE
(AGRICULTURAL)

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 bounded as under:

ON THE EAST	-	**KH. NOS. 71 & 72**
ON THE WEST	-	**KH. NO. 74**
ON THE NORTH	-	**KH. NO. 86**
ON THE SOUTH	-	**ROAD**

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