

SALE DEED

Valued at Rs. 2, 34, 50, 000/-
(Rupees Two Crore Thirty Four Lakhs Fifty Thousand Only)

Govt. Value as per ready recknor, Division No.11.1, Page No. 1540 for Open
Land at Mouza-Sukali (Gupchup), Tahsil – Hingna, District Nagpur @
Rs. 2, 750/- per Sq. Mtrs. for the year 2021 is Rs. 2, 57, 13, 000/-

Stamp Duty Paid at Rs. 15, 42, 800/-

This Deed of Sale is made on 17th day of December 2021.

BETWEEN

1. SAU. YAMINI W/O. NARENDRA MANDAVIYA,
(PAN – ACWPM 7358 K),
Aadhar No. 5437 2970 6757
Mobile No. 9373127810

Aged – 55 years, Occupation – Agriculturist & Business,

2. SHRI YASH S/O. NARENDRA MANDAVIYA,
(PAN – AYNPM 5040 R),
Aadhar No. 4908 8081 5774
Mobile No. 8888888779

Aged – 30 years, Occupation – Agriculturist & Business,

Vendor No. 1 & 2 through their Power of Attorney Holder & for Himself,

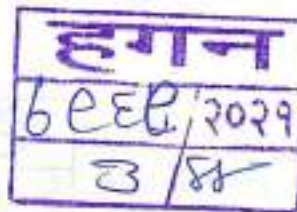
3. SHRI NARENDRA S/O. DHIRAJLAL MANDAVIYA,
(PAN – ACAPM 4952 F),
Aadhar No. 9504 2389 8495
Mobile No. 9373127810

Aged – 56 years, Occupation – Agriculturist & Business,

All R/o. Opp. Radhakrishna Hospital, East Wardhaman Nagar,
Plot No. 72/73, Bagadganj, Nagpur – 440 008.

Hereinafter jointly called the **VENDOR**, which expression shall, unless repugnant to the context or meaning thereof always mean and include the said **VENDOR** as well as, **their** legal heirs, legal representatives, power of Attorney Holder, executors, administrators, successors and assigns of the **FIRST PART**.

AND



M/S. TIRUPATI DEVELOPERS, (PAN – AAFT 2905 K),
Having its office at 3rd floor, NKY Tower, Ajni square, Nagpur – 440 015.
Through its Partner,

1. SHRI PRASHANT S/O. MANOHARRAO BONGIRWAR,
Aadhar No. 2563 1565 3287; Mobile No. 9822577701

Aged – 50 years, Occupation - Business,
R/o. Plot No. 11-A, Near Dhanwantari Hospital,
Khare Town, Dharampeth, Nagpur – 440 010.

2. SHRI RAHUL S/O. ARUNRAO UPGANLAWAR,
Aadhar No. 6728 4935 3791; Mobile No. 9822943401

Aged – 46 years, Occupation - Business,
R/o. 304, Akshay Heights, Cement Road,
Shivaji Nagar, Nagpur – 440 010.

Hereinafter referred to as “PURCHASER”, which expression shall unless repugnant to the context or meaning thereof shall always mean and include the said Purchaser, Partners and their Legal Representatives, Executors, Administrators and assigns, power of attorney holders and successors whenever this context or meanings shall so require or permit, **SECOND PART.**

WHEREAS, the Vendor is the absolute owner and in peaceful possession of all that piece and parcel of agriculture land at **Kh. No. 71/3, total area admeasuring 1.46 HR**, Land Revenue Rs. 5.98 yearly with Occupant Class I rights at **Mouza – Sukali (Gupchup)**, P. H. No. 45, Tahsil – Hingna & District Nagpur, more particularly described in the schedule.

WHEREAS, initially the agriculture land at Kh. No. 71/1, total area admeasuring 2.87 HR of Mouza – Sukali (Gupchup) with Occupant Class I rights, P. H. No. 45, Tahsil – Hingna & District Nagpur, was owned & possessed by Sau. Mangla Ganesh Badwaik and her name is mutated in the 7/12 revenue records vide Ferfar No. 80, dt.07/08/1992.

WHEREAS, the then owner Sau. Mangla Ganesh Badwaik transferred the said land at Kh. No. 71/1 is divided by north south wise & eastern portion, total area admeasuring 1.41 HR out of total area 2.87 HR of Mouza – Sukali (Gupchup) in favour of Shri Dheeraj Jagannath Abhyankar and accordingly executed a registered Sale Deed bearing No. HGN-2128-2007, dt.13/04/2007 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Hingna, thereby by virtue of the said registered Sale Deed Shri Dheeraj Jagannath Abhyankar became the absolute owner of the said land at Kh. No. 71/1 is divided by north south wise & eastern portion, total area admeasuring 1.41 HR out of total area 2.87 HR of Mouza – Sukali (Gupchup) and accordingly his name is mutated in the 7/12 revenue records vide Ferfar No. 517, dt.30/04/2007.

WHEREAS, the then owner Sau. Mangla Ganesh Badwaik also transferred remaining portion of the said land at Kh. No. 71/1 is divided by north south wise & western portion, total area admeasuring 1.46 HR out of total area 2.87 HR of Mouza – Sukali (Gupchup) in favour of Shri Dhirajlal Ratilal Mandaviya and the

