above named Vendor No. 1 & 3, Shri Narendra Dhirajlal Mandaviya & Sau. Yamini Narendra Mandaviya and accordingly executed a registered Sale Deed bearing No. HGN-3061-2007, dt.25/05/2007 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 Dhirajlal Ratilal Mandaviya, Shri Narendra Dhirajlal Mandaviya & Sau. Yamini Narendra Mandaviya became the absolute joint owners of the said land at Kh. No. 71/1, total area admeasuring 2.87 HR is divided by north south wise & western portion, area admeasuring 1.46 HR of Mouza – Sukali (Gupchup) and the said portion is newly numbered as Kh. No. 71/3, total area admeasuring 1.46 HR of Mouza – Sukali (Gupchup) and accordingly their names are jointly mutated in the 7/12 revenue records vide Ferfar No. 577, dt.21/06/2007.

WHEREAS, during his life time Shri Dhirajlal Ratilal Mandaviya executed & registered his Last WILL and Testament bearing No. NGN-8-02778-2012, dt.17/04/2012 in respect of his 1/3rd share of the land at Kh. No. 71/3, total area admeasuring 1.46 HR of Mouza – Sukali (Gupchup) and the document is duly registered in Add Book No. 3 in the Office of the Sub Registrar Nagpur 8 and thereby he bequeathed his 1/3rd share of the said land to his Grandson i.e. the above named Vendor No. 2 Shri Yash Narendra Mandaviya absolutely forever with heritable and transferable rights therein.

WHEREAS, Shri Dhirajlal Ratilal Mandaviya left for heavenly abode on 06/08/2014 and consequent upon his death his 1/3rd share of the said land at Kh. No. 71/3, total area admeasuring 1.46 HR of Mouza – Sukali (Gupchup) devolved upon Shri Yash Narendra Mandaviya became the absolute joint owners of the said property in terms of the aforesaid WILL bearing No. NGN-8-02778-2012, dt.17/04/2012 and accordingly his name also mutated in the 7/12 revenue records.

WHEREAS, the above named Vendor No. 1 & 2 i.e. Sau. Yamini Narendra Mandaviya & Shri Yash Narendra Mandaviya executed a registered General Power of Attorney bearing No. NGN-4-3369-2015, dt.13/07/2015 in favour of the above named Vendor No. 3 Shri Narendra Dhirajlal Mandaviya and the document is duly registered in the Office of the Sub Registrar Nagpur 4. Thereby the Vendor No. 1 authorizing her Husband and Vendor No. 2 authorizing his father to execute & register the Sale Deed of the scheduled property in favour of the above named Purchaser and accordingly the Sale Deed is executed by Shri Narendra Dhirajlal Mandaviya the Power of Attorney Holder of Sau. Yamini Narendra Mandaviya & Shri Yash Narendra Mandaviya and for Himself, in favour of the prospective Purchaser.

WHEREAS, the Vendors named hereinabove are now desirous of disposing the aforesaid property 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)** for some cogent reason & good causes and therefore has declared their intention to do so. The Purchaser being desirous and interested in purchasing the said property, had approached the Vendor and verified the title documents and on being satisfied with the title of the Vendor with respect to the said property,



and after due discussions and negotiations both the parties have arrived at an understanding for selling and purchasing the said agricultural 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 (Described in details in schedule hereunder) & are executing this Deed of Sale on following terms & conditions.

NOW THIS DEED OF SALE WITNESSTH AS UNDER:

1. **THAT** in pursuance of the total sum of **Rs. 2, 34, 50, 000/- (Rupees Two Crore Thirty Four Lakhs Fifty Thousand Only)** paid by the Purchaser to the Vendor the receipt whereof the Vendor does hereby acknowledge, the Vendor as the absolute and full owner of the said agricultural land does hereby grant, convey, assign and transfer by way of SALE to the Purchaser, 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, which is more particularly described in the Schedule hereunder written TO HOLD THE SAME TO AND UNTO THE PURCHASER as absolute and full owner thereof forever, free from encumbrances of all kinds whatsoever, subject however to the several terms and conditions appearing here in below.

2. **THAT**, in pursuant to the said negotiations of Sale between Vendor and the Purchaser for the said agricultural land consideration of **Rs. 2, 34, 50, 000/- (Rupees Two Crore Thirty Four Lakhs Fifty Thousand Only)** is paid by the Purchaser to the Vendor in the following manner:-

MANNER OF PAYMENT

1. Rs. 5, 00, 000/-	**(Rupees Five Lakhs Only)** Paid by the Purchaser to the Vendor Sau. Yamini Narendra Mandaviya by Cheque No. 006179, dt.03/11/2021 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.
2. Rs. 26, 20, 000/-	**(Rupees Twenty Six Lakhs Twenty Thousand Only)** Paid by the Purchaser to the Vendor Sau. Yamini Narendra Mandaviya by Cheque No. 006635, dt.02/11/2021 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.
3. Rs. 31, 20, 000/-	**(Rupees Thirty One Lakhs Twenty Thousand Only)** Paid by the Purchaser to the Vendor Shri Narendra Dhirajlal Mandaviya by Cheque No. 006634, dt.02/11/2021 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.

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SEAL OF THE JOINT SUB-REGISTRAR HINGNA