AGREEMENT TO SALE

Valued at Rs. 4, 81, 00, 000/- (Rupees Four Crore Eighty One Lakhs Only)

Govt. value as per ready recknor, Division No.11.4 Page no.1333 for Open land at Mouza- Shankarpur, Tahsil – Nagpur Gramin, District Nagpur @ Rs. 4,750/- per sq Mtr. for the year 2022 is Rs. 4, 70, 29, 000/-

Stamp Duty Paid at Rs. 28, 86, 000/-

This Deed of Agreement to Sell is made and executed on this 4th January 2022.

BETWEEN

1. SHRI KETAN S/O. DINESH SUCHAK, (FOR 0.41 HR LAND)
(PAN – ATIPS 3172 N),
Aadhar No. 2546 4894 7271
Mobile No. 9763155209
Aged – 52 years, Occupation – Agriculturist,
R/o. Nikalas Mandir, Itwari, Nagpur – 440 002.

2. SAU. SHALINI W/O. DINESH TAYADE, (FOR 0.21 HR LAND)
(PAN – AILPT 6119 L),
Aadhar No.
Mobile No. 9518742198
Aged – 42 years, Occupation – Business,
3. SHRI NAMDEORAO S/O. DAMAJI TAYADE,
(PAN – AIHPT 7068 A),
Aadhar No. 4939 5306 2061
Mobile No. 9518742198
Aged – 78 years, Occupation – Agriculturist,
4. SHRI DINESH S/O. NAMDEORAO TAYADE,
(PAN – ADHPT 2138 C),
Aadhar No. 7723 8487 1342
Mobile No. 9518742198
Aged – 49 years, Occupation – Agriculturist,
No. 2 to 4, R/o. 147, Rameshwari Nagar, Nagpur – 440 027.

5. SHRI BUDDHIPRAKASH S/O. BAJRANGLAL JAIN,
(FOR 0.41 HR LAND)
(PAN – AFYPJ 9597 E),
Aadhar No. 9280 8128 9298
Mobile No. 9922730106
Aged – 53 years, Occupation – Agriculturist,
R/o. Manewada Basti, Nagpur – 440 034.

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR RURAL NO. 6

6. SHRI DEVINDERSINGH S/O. KIRPALSINGH CHHATWAL,
(FOR 0.10 HR LAND)
(PAN – ABGPC 2470 B),
Aadhar No. 7892 5366 2215
Mobile No. 9511277603
Aged – 53 years, Occupation – Business,
R/o. Ajni Square, Nagpur – 440 015.
7. SMT. SANJANA D/O. PRALHAD GOYAL,
(PAN – ATZPG 2034 N),
Aadhar No. 8517 5592 7118
Mobile No. 9762027752
Aged – 33 years, Occupation – Housewife,
R/o. Flat No. 503, Amlesh, Malviya Nagar, Nagpur.
8. SHRI SAMEER S/O. ARUN GUPTA,
(PAN – ABQPG 8489 E),
Aadhar No. 6801 3856 7716
Mobile No. 9850312319
Aged – 52 years, Occupation – Business,
R/o. Swami Regency Apartment, Canal Road,
Ramdaspeth, Nagpur – 440 010.

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 – AAEFT 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 – 51 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 – 47 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.**

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR RURAL NO. 7