WHEREAS, the Vendors are the absolute owner and in peaceful possession of all that piece and parcel of agriculture land at **Kh. No. 24, total area admeasuring 3.99 HR is divided by east west wise & northern first portion, area admeasuring 1.13 HR,** Land Revenue Rs. 4.99/- yearly with Occupant Class I rights at **Mouza – Shankarpur**, P. H. No. 42, Tahsil – Nagpur Gramin & District Nagpur, more particularly described in the schedule.

A) **Kh. No. 24, area admeasuring 0.41 HR out of 3.99 HR owned by SHRI KETAN S/O. DINESH SUCHAK, Sale Consideration of Rs. 1,70,00,000/-**

WHEREAS, the above-named Vendor No. 1 i.e., **SHRI KETAN S/O. DINESH SUCHAK** along with Shri Gajanan Pandhari Nagpure, Shri Mahankumar Sohanrao Ingle, Shri Sanjay Rambhau Siddheshshettiwar, Shri Omprakash Bhuralal Sarda, Shri Ravindra Vishwanath Dharne, Shri Sheshrao Paharuji Gedam & Shri Sohanrao Narayan Ingle has purchased the said land at Kh. No. 24/1, total area admeasuring 1.31 HR is divided by east west wise & northern portion area admeasuring 1.13 HR of Mouza – Shankarpur by way of a registered Sale Deed bearing No. NGN-7-05017-2007, dt.08/08/2007 from Shri Kumar Chintaman Kinkhede & Shri Jitendra Kisan Taksande through their POAH Shri Buddhiprakash Bajranglal Jain & Shri Akhlak Ahmad Ansari and the document is duly registered in the Office of the Sub Registrar Nagpur 7, thereby by virtue of the above said registered Sale Deed **SHRI KETAN S/O. DINESH SUCHAK** along with Shri Gajanan Pandhari Nagpure, Shri Mahankumar Sohanrao Ingle, Shri Sanjay Rambhau Siddheshshettiwar, Shri Omprakash Bhuralal Sarda, Shri Ravindra Vishwanath Dharne, Shri Sheshrao Paharuji Gedam & Shri Sohanrao Narayan Ingle became the absolute joint owners of the said land at area admeasuring 1.13 HR of Mouza – Shankarpur and accordingly their names are jointly mutated in the 7/12 revenue records.

WHEREAS, the Vendor **SHRI KETAN S/O. DINESH SUCHAK** is now desirous of disposing of the said property to the Purchasers named hereinabove for a sale consideration of **Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs Only)**, agreed to be payable as under: -

Mode of Payments: -

1. **Rs. 5, 00, 000/-** **(Rupees Five Lakhs Only)** paid by the Purchaser to the Vendor No. 1 Shri Ketan Dinesh Suchak by Cheque No. 006389 on 20/09/2021 drawn on HDFC Bank, Kotwal Nagar Branch, and Nagpur.

2. **Rs. 42, 00, 000/-** **(Rupees Forty-Two Lakhs Only)** paid by the Purchaser to the Vendor No. 1 Shri Ketan Dinesh Suchak by Cheque No. 006426 on 25/09/2021 drawn on HDFC Bank, Kotwal Nagar Branch, and Nagpur.

3. **Rs. 17, 00, 000/-** **(Rupees Seventeen Lakhs Only)** paid by the Purchaser to the Vendor No. 1 Shri Ketan Dinesh Suchak by Cheque No. 006871 on 10/02/2022 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.

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4. **Rs. 16, 85, 600/-** **(Rupees Sixteen Lakhs Eighty Five Thousand Six Hundred Only)** paid by the Purchaser to the Vendor No. 1 Shri Ketan Dinesh Suchak by Cheque No. 006872 on 10/02/2022 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.

5. **Rs. 30, 00, 000/-** **(Rupees Thirty Lakhs Only)** to be payable by the Purchaser to Vendor No. 1 Shri Ketan Dinesh Suchak on before 30/06/2022 execution & Registration of Sale deed.

6. **Rs. 30, 00, 000/-** **(Rupees Thirty Lakhs Only)** to be payable by the Purchaser to Vendor No. 1 Shri Ketan Dinesh Suchak on before 30/06/2020 execution & Registration of Sale deed.

7. **Rs. 27, 44, 400/-** **(Rupees Twenty-Seven Lakhs Forty-Four Thousand Four Hundred Only)** to be payable by the Purchaser to Vendor No. 1 Shri Ketan Dinesh Suchak on before 30/06/2022 execution & Registration of Sale deed.

8. **Rs. 1, 70, 000/-** **(Rupees One Lakhs Seventy Thousand Only)** to be payable by the Purchaser against 1% TDS u/s 26QB (TDS on Property Purchase).

Rs. 1, 70, 00, 000/- **(Rupees One Crore Seventy Lakhs Only)**

The Vendor hereby acknowledges the receipt of **Rs. 47, 00, 000/-** received as an advance for this agreement to sell of the said land and agreed to execute & register the Agreement to Sell & Sale Deed in faovur of the Purchaser at the time of payment as mentioned supra.

B) **Kh. No. 24, area admeasuring 0.21 HR out of 3.99 HR owned by SAU. SHALINI W/O. DINESH TAYADE, SHRI NAMDEORAO S/O. DAMAJI TAYADE & SHRI DINESH S/O. NAMDEORAO TAYADE, Sale Consideration of Rs. 95, 00, 000/-**

WHEREAS, the above-named Vendor No. 2 to 4 i.e., **SAU. SHALINI W/O. DINESH TAYADE, SHRI NAMDEORAO S/O. DAMAJI TAYADE & SHRI DINESH S/O. NAMDEORAO TAYADE** has purchased the said land at Kh. No. 24, total area admeasuring 3.99 HR is divided by east west wise & northern portion area admeasuring 1.13 HR is further divided by east west wise & southern portion, area admeasuring 0.21 HR of Mouza – Shankarpur by way of a registered Sale Deed bearing No. NGN-GRA-10-102-2014, dt.03/01/2014 from Shri Sheshrao Paharuji Gedam, Shri Sohanrao Narayan Ingle & Shri Mahankumar Sohanrao Ingle through their POAH Shri Buddhiprakash Bajranglal Jain & Shri Akhlak Ahmad Ansari (Vendor) along with Shri Ketan Dinesh Suchak, Shri Gajanan Pandhari Nagpure through their POAH Shri Buddhiprakash Bajranglal Jain & Shri Akhlak Ahmad Ansari and Shri Sanjay Rambhau Siddheshshettiwar, Shri Omprakash Bhuralal Sarda & Shri Ravindra Vishwanath Dharne through

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-II