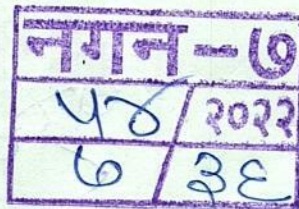


their POAH Shri Buddhiprakash Bajranglal Jain (Consenter) and the document is duly registered in the Office of the Sub Registrar Nagpur Gramin 10, thereby by virtue of the above said registered Sale Deed the above named Vendor No. 2 to 4 became the absolute joint owners of the said land at Kh. No. 24, total area admeasuring 0.21 HR out of 3.99 HR of Mouza – Shankarpur and accordingly their names are jointly mutated in the 7/12 revenue records.

WHEREAS, the Vendors for this part are now desirous of disposing of the said property to the Purchasers named hereinabove for a sale consideration of Rs. 95, 00, 000/- (**Rupees Ninety-Five 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. 2 Sau. Shalini Dinesh Tayade by Cheque No. 006390 on 15/09/2021 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.
2. Rs. 3, 22, 000/- (**Rupees Eight Lakhs Twenty Two Thousand Only**) paid by the Purchaser to the Vendor No. 2 Sau. Shalini Dinesh Tayade by Cheque No. 006457 on 23/09/2021 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.
3. Rs. 8, 22, 000/- (**Rupees Eight Lakhs Twenty Two Thousand Only**) paid by the Purchaser to the Vendor No. 4 Shri Dinesh Namdeorao Tayade by Cheque No. 006456 on 23/09/2021 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.
4. Rs. 8, 22, 000/- (**Rupees Eight Lakhs Twenty Two Thousand Only**) paid by the Purchaser to the Vendor No. 3 Shri Namdeorao Damaji Tayade by Cheque No. 006458 on 23/09/2021 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.
5. Rs. 9, 50, 000/- (**Rupees Nine Lakhs Fifty Thousand Only**) paid by the Purchaser to the Vendor No. 2 Sau. Shalini Dinesh Tayade by Cheque No. 006873 on 10/02/2022 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.
6. Rs. 9, 50, 000/- (**Rupees Nine Lakhs Fifty Thousand Only**) paid by the Purchaser to the Vendor No. 4 Shri Dinesh Namdeorao Tayade by Cheque No. 006875 on 10/02/2022 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.
7. Rs. 9, 50, 000/- (**Rupees Nine Lakhs Fifty Thousand Only**) paid by the Purchaser to the Vendor No. 3 Shri Namdeorao Damaji Tayade by Cheque No. 006874 on 10/02/2022 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.



8. Rs. 13, 63, 000/- (Rupees Thirteen Lakhs Sixty Three Thousand Only) to be payable by the Purchaser to Vendor No. 2 Sau. Shalini Dinesh Tayade before 30/06/2022 Execution & Registration of Sale deed.
9. Rs. 13, 62, 999/- (Rupees Thirteen Lakhs Sixty Two Thousand Nine Hundred & Ninety Nine Only) to be payable by the Purchaser to Vendor No. 4 Shri Dinesh Namdeorao Tayade before 30/06/2022 Execution & Registration of Sale deed.
10. Rs. 13, 63, 000/- (Rupees Thirteen Lakhs Sixty Three Thousand Only) to be payable by the Purchaser to Vendor No. 3 Shri Namdeorao Damaji Tayade before 30/06/2022 Execution & Registration of Sale deed.
11. Rs. 31,667/- (Rupees Thirty One Thousand Six Hundred & Sixty Seven Only) to be payable by the Purchaser against 1% TDS u/s 26QB (TDS on Property Purchase) of Sau. Shalini Dinesh Tayade.
12. Rs. 31,667/- (Rupees Thirty One Thousand Six Hundred & Sixty Seven Only) to be payable by the Purchaser against 1% TDS u/s 26QB (TDS on Property Purchase) of Shri Dinesh Namdeorao Tayade.
12. Rs. 31,667/- (Rupees Thirty One Thousand Six Hundred & Sixty Seven Only) to be payable by the Purchaser against 1% TDS u/s 26QB (TDS on Property Purchase) of Shri Namdeorao Damaji Tayade.

Rs. 95, 00, 000/- (Rupees Ninety Five Lakhs Only)

The Vendors hereby acknowledges the receipt of Rs. 24, 66, 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.

C) Kh. No. 24, area admeasuring 0.41 HR out of 3.99 HR owned by SHRI BUDDHIPRAKASH S/O. BAJRANGLAL JAIN, Sale Consideration of Rs. 1, 70, 00, 000/-

WHEREAS, the above named Vendor No. 5 i.e. SHRI BUDDHIPRAKASH S/O. BAJRANGLAL JAIN 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 & middle portion, area admeasuring 0.41 HR of Mouza - Shankarpur by way of a registered Sale Deed bearing No. NGN-GRA-10-104-2014. dt.03/01/2014 from Shri Sanjay Rambhau Siddheshshettiwar, Shri Omprakash Bhuralal Sarda & Shri Ravindra Vishwanath

