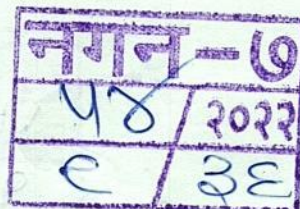


Dharne through their POAH Shri Buddhiprakash Bajranglal Jain (Vendor) along with Shri Ketan Dinesh Suchak, Shri Gajanan Pandhari Nagpure, Shri Sheshrao Paharaji Gedam, Shri Sohanrao Narayan Ingle & Shri Mahankumar Sohanrao Ingle through their POAH Shri Buddhiprakash Bajranglal Jain & Shri Akhlak Ahmad Ansari (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. 5 became the absolute owner of the said land at Kh. No. 24, total area admeasuring 0.41 HR out of 3.99 HR of Mouza – Shankarpur and accordingly his name is mutated in the 7/12 revenue records.

WHEREAS, the Vendor **SHRI BUDDHIPRAKASH S/O. BAJRANGLAL JAIN** 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. 5 Shri Buddhiprakash Bajranglal Jain by Cheque No. 006388 on 18/09/2021 drawn on HDFC Bank, Kotwal Nagar Branch, and Nagpur.
2. Rs. 60, 00, 000/- **(Rupees Sixty Lakhs Only)** paid by the Purchaser to the Vendor No. 5 Shri Buddhiprakash Bajranglal Jain by Cheque No. 006409 on 17/09/2021 drawn on HDFC Bank, Kotwal Nagar Branch, and Nagpur.
3. Rs. 4, 00, 000/- **(Rupees Four Lakhs Only)** paid by the Purchaser to the Vendor No. 5 Shri Buddhiprakash Bajranglal Jain by Cheque No. 006425 on 25/09/2021 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.
4. Rs. 17, 00, 000/- **(Rupees Seventeen lakhs Only)** paid by the Purchaser to the Vendor No. 5 Shri Buddhiprakash Bajranglal Jain by Cheque No. 006876 on 10/02/2022 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.
5. Rs. 17, 14, 200/- **(Rupees Seventeen lakhs Fourteen Thousand Two Hundred Only)** paid by the Purchaser to the Vendor No. 5 Shri Buddhiprakash Bajranglal Jain by Cheque No. 006877 on 10/02/2022 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.
6. Rs. 22, 00, 000/- **(Rupees Twenty-Two Lakhs Only)** to be payable by the Purchaser to Vendor No. 5 Shri Buddhiprakash Bajranglal Jain before 30/06/2022 execution & Registration of Sale deed.



7. Rs. 22, 00, 000/- (Rupees Twenty-Two Lakhs Only) to be payable by the Purchaser to Vendor No. 5 Shri Buddhiprakash Bajranglal Jain before 30/06/2022 execution & Registration of Sale deed.
8. Rs. 21, 15, 800/- (Rupees Twenty-One Lakhs Fifteen Thousand Eight Hundred Only) to be payable by the Purchaser to Vendor No. 5 Shri Buddhiprakash Bajranglal Jain before 30/06/2022 execution & Registration of Sale deed.
9. 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) of Shri Buddhiprakash Bajranglal.

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

The Vendor hereby acknowledges the receipt of Rs. 69, 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.

- D) Kh. No. 24, area admeasuring 0.10 HR out of 3.99 HR owned by SHRI DEVINDERSINGH S/O. KIRPALSINGH CHHATWAL, S/O. SANJANA D/O. PRALHAD GOYAL & SHRI SAMEER S/O. ARUN GUPTA, Sale Consideration of Rs.46,00,000/-

WHEREAS, the above-named Vendor No. 6 to 8 i.e., SHRI DEVINDERSINGH S/O. KIRPALSINGH CHHATWAL, S/O. SANJANA D/O. PRALHAD GOYAL & SHRI SAMEER S/O. ARUN GUPTA 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 & First portion, area admeasuring 0.10 HR of Mouza – Shankarpur by way of a registered Sale Deed bearing No. NGN-GRA-10-3071-2016, dt.20/06/2016 from Shri Manohar Shamrao Botare 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. 6 to 8 became the absolute joint owners of the said land at Kh. No. 24, total area admeasuring 0.10 HR out of 3.99 HR of Mouza – Shankarpur. The Vendor No. 6 & 7 have 25% share in their portion of land and the Vendor No. 8 has 50% share in their portion of land.

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. 46,00,000/ (Rupees Forty Six Lakhs Only), agreed to be payable as under:-

Mode of Payments :-

1. Rs. 4, 00, 000/- (Rupees Four Lakhs Only) paid by the Purchaser to the Vendor No. 8 Shri Sameer Arun Gupta by Cheque No. 006443 on 25/09/2021 drawn on HDFC Bank, Kotwal Nagar Branch. and Nagpur.

