

2. Rs. 9, 58, 500/- (Rupees Nine Lakhs Fifty Eight Thousand Five Hundred Only) paid by the Purchaser to the Vendor No. 8 Shri Sameer Arun Gupta by Cheque No. 006880 on 10/02/2022 drawn on HDFC Bank, Kotwal Nagar Branch, and Nagpur.
3. Rs. 9,18,500/- (Rupees Nine Lakhs Eighteen Thousand Five Hundred Only) to be payable by the Purchaser to Vendor No. 8 Shri Sameer Arun Gupta before dt. 30/06/2022 execution & Registration of Sale deed.
4. Rs. 5, 00, 000/- (Rupees Five Lakhs Only) paid by the Purchaser to the Vendor No. 6 Shri Devindersingh Kirpalsingh Chhatwal by Cheque No. 006391 on 23/09/2021 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.
5. Rs. 3, 29, 250/- (Rupees Three Lakhs Twenty Nine Thousand Two Hundred & Fifty Only) paid by the Purchaser to the Vendor No. 6 Shri Devindersingh Kirpalsingh Chhatwal by Cheque No. 006878 on 10/02/2022 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.
6. Rs. 3,09,250/- (Rupees Three Lakhs Nine Thousand Two Hundred & Fifty Only) to be payable by the Purchaser to Vendor No. 8 Shri Devindersingh Kirpalsingh Chhatwal before dt. 30/06/2022 execution & Registration of Sale deed.
7. Rs. 4, 00, 000/- (Rupees Four Lakhs Only) paid by the Purchaser to the Vendor No. 7 Sanjana Pralhad Goyal by Cheque No. 006444 on 29/09/2021 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.
8. Rs. 3,79,250/- (Rupees Three Lakhs Seventy Nine Thousand Two Hundred & Fifty Only) paid by the Purchaser to the Vendor No. 7 Sanjana Pralhad Goyal by Cheque No. 006879 on 10/02/2022 drawn on HDFC Bank, Kotwal Nagar Branch, Nagpur.
9. Rs. 3,59,250/- (Rupees Three Lakhs Fifty Nine Thousand Two Hundred & Fifty Only) to be payable by the Purchaser to Vendor No. 7 Sanjana Pralhad Goyal before 30/06/2022 execution & Registration of Sale deed.
10. Rs. 23,000/- (Rupees Twenty Three Thousand Only) to be payable by the Purchaser against 1% TDS u/s 26QB (TDS on Property Purchase) of Shri Sameer Arun Gupta.
11. Rs. 11,500/- (Rupees Eleven Thousand Five Hundred Only) to be payable by the Purchaser against 1% TDS u/s 26QB (TDS on Property Purchase) of Shri Sau. Sanjana Pralhad Goyal.



12. Rs. 11, 500/- (Rupees Eleven Thousand Five Hundred Only) to be payable by the Purchaser against 1% TDS u/s 26QB (TDS on Property Purchase) of Shri Shri Devindersingh Kirpalsingh Chhatwal.

Rs. 46,00,000/- (Rupees Forty-Six Lakhs Only)

The Vendor hereby acknowledges the receipt of Rs. 13, 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.

WHEREAS, the Vendors being desirous of disposing of the said property and therefore was in search of a suitable prospective buyer and the Purchaser being desirous of purchasing this land has approached the Vendor and expressed his / her / **their** desire to purchase the said land 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.

WHEREAS, the Purchaser has inspected various documents namely the title of the said land and is / are satisfied with the title & has satisfied himself / herself / **themselves**, that the title is absolutely vested with the Vendor and has clear, transferable and marketable title before signing this Agreement of Sell. The Purchaser offered a good reasonable and market price which the Vendor thinks proper and therefore agreed to purchase from the Vendor and the Vendor hereby agrees to Sell the 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, which is more particularly described in the Schedule herein under written for the total consideration mentioned supra and the purchaser agrees to purchase the same from the Vendor upon the terms and conditions contained hereunder: -

NOW THEREFORE IT IS MUTUALLY HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS UNDER: -

1. **THAT**, the **VENDOR** has agreed to sell and the **PURCHASER** is agreed to purchase 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.
2. **THAT**, the Vendors assures to the Purchaser that this property is clear marketable and free from all encumbrances, beyond reasonable doubts. The Vendors also assures that the property is free from any encumbrance, lien

