Rs. 30,00,000/- (Rupees Thirty Lakh Only) paid by the Purchaser to the Vendor No. 1, by Cheque No. 000501, Drawn on ICICI Bank, Wardha Road Branch, Nagpur, at the time of registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendor No. 1.

Rs. 9,10,000/- (Rupees Nine Lakh Ten Thousand Only) paid by the Purchaser to the Vendor No. 1, by Cheque No. 000502, Drawn on ICICI Bank, Wardha Road Branch, Nagpur, at the time of registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendor No. 1.

Rs. 90,000/- (Rupees Ninety Thousand Only) paid by the Purchaser to the Vendor No. 1, in the form of Tax Deducted at Source, paid to the credit of Government of India as per the provisions of Income Tax Act 1961, the receipt whereof is hereby acknowledged by the Vendor No. 1.

Rs. 90,00,000/- (RUPEES NINETY LAKH ONLY)

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(B) The Purchaser has paid amount of **Rs. 90,00,000/- (Rupees Ninety Lakh Only)** to the Vendor No. 2 (Shri. Vishal S. Vaidya) in the following manner :-

Rs. 50,00,000/- (Rupees Fifty Lakh Only) paid by the Purchaser (i.e. M/S. Unitech Buildcon) to the Vendor No. 2, by Cheque No. 069786, Dated 29/09/2021, Drawn on Canara Bank, Somalwada Branch, Nagpur, as an earnest amount, the receipt whereof is hereby acknowledged by the Vendor No. 2.

Rs. 39,10,000/- (Rupees Thirty Nine Lakh Ten Thousand Only) paid by the Purchaser to the Vendor No. 2, by Cheque No. 000503, Drawn on ICICI Bank, Wardha Road Branch, Nagpur, at the time of registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendor No. 2.

Rs. 90,000/- (Rupees Ninety Thousand Only) paid by the Purchaser to the Vendor No. 2, in the form of Tax Deducted at Source, paid to the credit of Government of India as per

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR CITY NO. 4

the provisions of Income Tax Act 1961, the receipt whereof is hereby acknowledged by the Vendor No. 2.

Rs. 90,00,000/- **(RUPEES NINETY LAKH ONLY)**
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(C) The Purchaser has paid amount of **Rs. 90,00,000/- (Rupees Ninety Lakh Only)** to the Vendor No. 3 (Shri. Ashish Madhukar Kaner) in the following manner :-

Rs. 50,00,000/- (Rupees Fifty Lakh Only) paid by the Purchaser (i.e. M/S. Aakar Infraheights Pvt. Ltd.,) to the Vendor No. 3, by Cheque No. 000551, Dated 29/09/2021, Drawn on ICICI Bank, Wardha Road Branch, Nagpur, as an earnest amount, the receipt whereof is hereby acknowledged by the Vendor No. 3.

Rs. 39,10,000/- (Rupees Thirty Nine Lakh Ten Thousand Only) paid by the Purchaser to the Vendor No. 3, by Cheque No. 000504, Drawn on ICICI Bank, Wardha Road Branch, Nagpur, at the time of registration of this Sale Deed, the receipt whereof is hereby acknowledged by the Vendor No. 3.

Rs. 90,000/- (Rupees Ninety Thousand Only) paid by the Purchaser to the Vendor No. 3, in the form of Tax Deducted at Source, paid to the credit of Government of India as per the provisions of Income Tax Act 1961, the receipt whereof is hereby acknowledged by the Vendor No. 3.

Rs. 90,00,000/- **(RUPEES NINETY LAKH ONLY)**
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(2) THAT the VENDORS does hereby covenant with the PURCHASER as follows :-

i) THAT, the Vendors have good, valid and marketable title to the property hereby sold and they have absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever.

ii) THAT, the Vendors further assure the Purchaser that the Property hereby sold is their separate and ancestral property belonging to them alone

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having devolved the same upon them consequent upon the deaths of various family members as mentioned in the history part and that none except them has acquired any manner right, title and/or interest of any kind whatsoever in respect of the same.

iii) THAT, the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchaser without any interruption or disturbance by the Vendors or any person claiming through or in trust for them and without any lawful interruption or disturbance by any other person who-so-ever.

iv) THAT, the Vendors have done no act whereby the property hereby sold is encumbered in any way on whereby they are debarred from transferring the same by way of sale to the Purchaser. The Vendors further declares that there is no legal impediment of what-so-ever nature for transfer of the said property by them in favour of the Purchaser.

v) THAT, the Vendors have paid up to this date all dues with respect to Non-Agricultural Assessment, Cesses, Municipal Corporation Tax, Ground Rent and all other outgoings etc., levied on the property hereby sold and in the event if it is discovered that there remains any arrears to be paid, the Vendors undertakes to pay the same and keep the Purchaser always indemnified against such payments.

vi) THAT, the Vendors have this day delivered the actual physical possession of the entire property (i.e. Plot No. 392 Togetherwith the existing Residential House standing thereon) hereby sold to the Purchaser in vacant condition at the time of registration of this Sale Deed.

vii) THAT, the Vendors will support any application made by the Purchaser for mutation of names in all the relevant records as regards the property hereby sold and will render necessary assistance for obtaining the mutation in respect thereof in favour of the Purchaser in all relevant records.

viii) THAT, the property hereby sold is believed and shall be taken to be correctly described in the Schedule hereunder written and in the event if any mis-statement, error or omission shall be discovered, the same shall not annul this sale, but all such mis-statement, error or omission will always be subject to correction by the parties hereto.

ix) THAT, the Vendors do hereby assure/confirm to the Purchaser that they have not created any mortgage, lien, charge or interest over the said property and it is absolutely free from any kind of encumbrances whatsoever.

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OFFICE OF THE JOINT SUB-REGISTRAR CLASS-I, NAGPUR