



## AGREEMENT FOR SALE

(Valued at Rs. 2,75,00,000/- )

(Market Value Rs. 1,14,07,000/-, as per item No. 50.577/14, Page No. 1154-1155, City Survey No. 552 in Sheet No 14 of Mouza : HARPUR , @ Rs. 15,440/- per Sq. Mtr. as per Ready Reckoner )

STAMP DUTY OF RS. 16,50,000/- IS AFFIXED HERewith

THIS AGREEMENT FOR SALE is made and executed at Nagpur on this 2<sup>nd</sup> Day of AUGUST, 2021

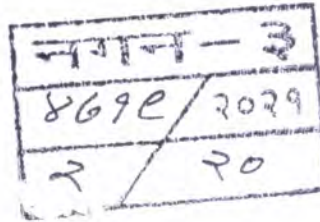
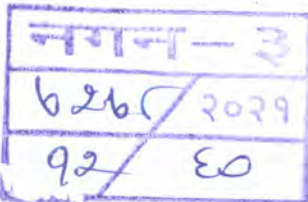
BY AND BETWEEN ;

- (A) SOU. SHAKUNTALA W/O RAMBHAU SUTE, (11 %)  
(PAN CXDPS 5850 E) (UID 9240 7713 0582) (M- 7122711544)  
Aged about 64 Years, Occ.: Household,  
R/o Plot No. 83/A, Near Ramana Maroti Mandir,  
Ramana Maroti Nagar, Hanuman Nagar, Nagpur - 440009
- (B) SHRI AMOL S/O RAMBHAU SUTE, (43 %)  
(PAN DCZPS 8134 K) (UID 2449 3181 5150) (M- 9960467724)  
Aged about 44 Years, Occ.: Service,  
R/o Plot No. 83/A, Near Ramana Maroti Mandir,  
Ramana Maroti Nagar, Hanuman Nagar, Nagpur - 440009
- (C) SMT. VAISHALI W/O SANESH PATIL, (20 %)  
(PAN FHHPP 7839 B) (UID 7819 5168 6618) (M- 9561515342)  
Aged about 43 Years, Occ.: Household,  
R/o Plot No. 102, Fulmati Layout,  
Omkar Nagar Road, Parvati Nagar, Nagpur - 440027
- (D) VANASHRI D/O RAMBHAU SUTE, (26 %)  
(PAN EYSPS 2555 E) (UID 5718 6581 9029) (M- 9923714897)  
Aged about 42 Years, Occ.: Service,  
R/o Plot No. 83/A, Near Ramana Maroti Mandir,  
Ramana Maroti Nagar, Hanuman Nagar, Nagpur - 440009

Hereinafter called as Party No. 1/the VENDORS which expression shall unless repugnant to the context or meaning thereof, always mean and include their, successors, executors, administrators, and assigns of the FIRST PART.

AND

Kalindi Ventures Private Limited, Company registered under Companies Act, 1956 (PAN AAICK9663J Corporate Identity Number U70109MH2021PTC366091) (M- 7972267009) Acting through its Director Smt. Priti K Verma (UID 539886181161, PAN ABPPV4687A) R/o Plot no



173 Kalpana Bhawan Navratra Garden, Quetta Colny, Lakadganj Nagpur  
440008

Sharda Appt. Flat No. 101, Sharda Chowk, Jalalpura,  
Nagpur 440 002

Hereinafter called as Party No. 2/the PURCHASER which expression shall unless repugnant to the context or meaning thereof, always mean and include its successors, executors, administrators, and assigns of the SECOND PART.

WHEREAS the party of the first part VENDORS are the exclusive and absolute owners and in possession of all that piece and parcel of land bearing Plot No. 83/A in the layout drawn by Progressive Gruh Nirman Sahkari Sanstha Maryadit, Nagpur being part and portion of Khasra No. 23, plot area admeasuring towards East-West 50 Ft. and towards North-South 80 Ft. total admeasuring about 4000 Sq. Fts. (i.e. 371.612 Sq. Mtrs.) and having construction thereon admeasuring about 211.558 Sq. Mtrs. bearing P.H. No. 39, Revenue Circle Pardi, Corporation House No. 3146/083 situated at Ward No. 20, Ramana Maroti Nagar, Nagpur and having its City Survey No. 552 in Sheet No. 14 of Mouza : HARPUR, more particularly described in the Schedule of Property written hereinunder (hereinafter referred to as the said property)

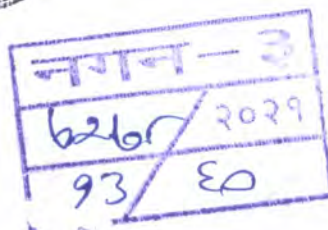
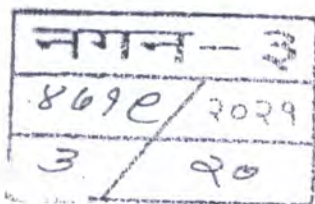
WHEREAS originally the VENDOR (A) was the exclusive owner of the aforesaid property. The VENDOR (A) has acquired the said property by virtue of Sale Deed dated 05.04.1984 executed by Progressive Gruh Nirman Sahkari Sanstha Maryadit, Nagpur acting through its Secretary Mohd. Ismail R. Pathan R/o Nagpur in favour of her, registered before Joint Sub-Registrar, Nagpur - 1 in Addl. Book No. 1, Volume No. 663, Page No. 66 to 67 at Sr. No. 2107 (Chha.) on 05.04.1984.

WHEREAS thereafter the VENDOR(A) has gifted her 89 % undivided share and interest in said property to the VENDOR (B), (C) and (D) by virtue of Gift Deed dated 24.08.2021 executed by VENDOR (A) Smt. Shakuntala Rambhau Sute R/o Nagpur, registered in their favour, registered before Sub-Registrar, Nagpur-3 in at Sr. No. 4718 on 24.08.2021.

WHEREAS the VENDORS are not interested to retain the said plot of land, the VENDORS being desirous of selling the said property approached the PURCHASER. The PURCHASER expressed its desire to purchase the same from the VENDORS. The VENDORS have agreed to sell and the PURCHASER has agreed to purchase the said property for valuable consideration of Rs. 2,75,00,000/- (Rs. Two Crore Seventy Five Lakh Only)

WHEREAS it has become necessary to reduce in writing the terms and conditions of Agreement for Sale of the said property agreed to between the parties. The various terms and conditions of are reduced in writing as under.

NOW THIS AGREEMENT WITNESSETH AS UNDER :



1. THAT, in pursuance of aforesaid agreement and in view of understanding the PURCHASER has agreed to pay total consideration of Rs. 2,75,00,000/- to the VENDORS, out of which Rs. 35,00,000/- shall be paid by cheques and Rs. 60,00,000/- shall be paid in terms of providing on Ownership basis one Apartment on First Floor and one Apartment on Third Floor and having super built up area admeasuring about 92.90 Sq. Mtrs. each (i.e. 1000 Sq. Fts.) total admeasuring about 185.80 (i.e. 2000 Sq. Fts.) and Rs. 1,80,00,000/- in the manner written hereinunder. As such the PURCHASER has agreed to pay total consideration of Rs. 2,75,00,000/- to the VENDORS in the following manner :

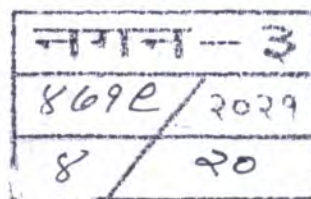
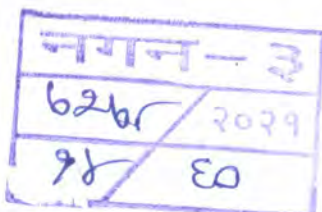
**MANNER OF PAYMENT :**

- (i) Rs. 30,00,000/- Paid by cheque bearing No. 256297 dated 24.08.2021 drawn on AXIS Bank Ltd., Gandhinagar Br., Nagpur in favour of VENDOR (B)
- (ii) Rs. 5,00,000/- Paid by cheque bearing No. 256298 dated 24.08.2021 drawn on AXIS Bank Ltd., Gandhinagar Br., Nagpur in favour of VENDOR (C)
- (iii) Rs. 60,00,000/- shall be paid in mode of two apartments having super built up area admeasuring about 92.90 Sq. Mtrs. approx. each (i.e. 1000 Sq. Fts.) total admeasuring about 185.80 (i.e. 2000 Sq. Fts.)
- (iv) Rs. 1,80,00,000/- Agreed to be paid within four months after obtaining Akhiv Patrika from the Office of City Survey, Nagpur duly mutated in their names by the VENDORS and handed over to the PURCHASER OR at the time of execution and registration of Sale Deed whichever is later

Rs. 2,75,00,000/- Total Amount

2. THAT as per mutual consent and request of all VENDORS the PURCHASER has agreed to pay balance consideration of Rs. 1,80,00,000/- (Rs. One Crore Eighty Lakh Only) to the VENDORS as per manner of payment referred hereinunder. Though the said amount is not in proportionate share of all VENDORS but as per the desire of VENDORS themselves the amount is paid to VENDORS and the VENDORS have no objection or grievance for same.
3. THAT it is agreed in between the parties that the PURCHASER will pay balance consideration amount of Rs. 1,80,00,000/- (Rs. One Crore Eighty Lakh Only) as per manner of payment (v) above to the VENDORS in the following way.

- (i) Rs. 90,00,000/- Agreed to be paid to the OWNER (B) SHRI

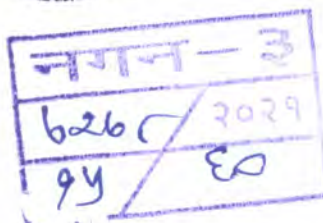
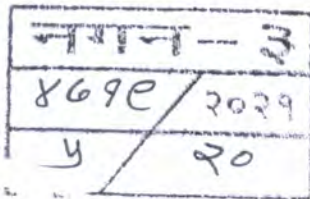


AMOL SUTE {Rupees Ninety Lakh Only}

(ii) Rs. 50,00,000/- Agreed to be paid to the OWNER (C) SMT. VAISHALI PATIL {Rupees Fifty Lakh Only}

(iii) Rs. 40,00,000/- Agreed to be paid to the OWNER (D) VANASHRI SUTE {Rupees Forty Lakh Only}

4. THAT it is agreed in between the parties that the PURCHASER will deduct the amount of TDS as per provisions of the Income Tax Act and after deducting the amount of TDS, balance amount will be paid by the PURCHASER to the VENDORS.
5. THAT the PURCHASER has further specifically agreed to construct at its own costs one Apartment on First Floor and one Apartment on Third Floor covering super Built-up area admeasuring about 92.90 Sq. Mtrs. each (i.e. 1000 Sq. Fts.) total admeasuring about 185.80 (i.e. 2000 Sq. Fts.) of a Multistoried Building proposed to be constructed on said plot in accordance with the Plans and specifications to give, grant and convey the same to the VENDORS in duly finished and completed condition and ready for occupation strictly within 36 (Thirty-six) months from the date of this Agreement. The cost of construction of two Apartments chosen to be retained by the VENDORS are fixed at Rs. 60,00,000/- (Rs. Sixty Lakh only) and the same is not subject to any increase inspite of rise in prices of various building materials over the basic rate. It is specifically understood and agreed it shall be liability and responsibility of the VENDORS to pay the Stamp Duty and Registration Fees etc. payable on the Apartment Deed/Sale Deed.
6. THAT, as per mutual consent and request of all VENDORS, the PURCHASER will provide one Apartment on First Floor covering super Built-up area admeasuring about 92.90 Sq. Mtrs. each (i.e. 1000 Sq. Fts.) to the VENDOR (D) VANASHRI SUTE. And further as per mutual consent and request of all VENDORS, the PURCHASER will provide one Apartment on Third Floor covering super Built-up area admeasuring about 92.90 Sq. Mtrs. each (i.e. 1000 Sq. Fts.) to the uncle of VENDORS (B) to (D) SHRI DNYANESHWAR S/O ANANDRAO SUTE as he is in possession of the portion of said property since long as a compensation.
7. THAT, it is agreed between the parties that all expenses towards installation of Electric Meter, Water meter and incidental charges shall be borne and paid by the VENDORS. It is agreed between parties that GST or any other tax leviable by the State or Central Government shall be borne and paid by the VENDORS for purchase of one Apartment on First Floor and one Apartment on Third Floor as referred hereinabove.
8. THAT the PURCHASER agrees to pay the balance consideration of Rs. 1,80,00,000/- (Rs. One Crore Eighty Lakh Only) at the time of execution and Registration of Sale Deed. The VENDOR shall execute and register the Sale Deed in favour of the PURCHASER within eight months from the date of execution of this Agreement.
9. THAT the VENDOR shall deliver all the necessary original documents i.e. Sale Deed, up-to-date paid tax receipt, Akhiv Patrika etc. required for registration of Sale Deed to the PURCHASER on or before registration of Sale Deed. The VENDORS hereby specifically agreed to obtain Akhiv Patrika duly mutated in



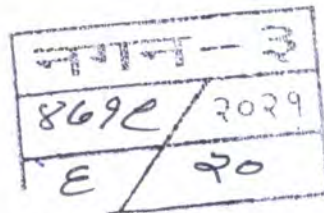
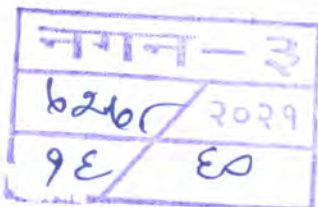
their names and Mutation Letter of N.M.C. within four months from the date of execution of this Agreement and shall handed over the same to the PURCHASER. And after obtaining the Akhiv Patrika and Mutation Letter of N.M.C. from the VENDORS, the PURCHASER shall get the Sale Deed executed in its favour from the VENDORS within Four months from the date of obtaining Akhiv Patrika and Mutation Letter of N.M.C. from the VENDORS. If the VENDORS fails to handover the Akhiv Patrika duly mutated in their names and Mutation Letter of N.M.C. in the names of VENDORS within the stipulated period of four months from the date of execution of this Agreement, then in that case the period for execution and registration of Sale Deed shall automatically extended four months after obtaining the same (the Akhiv Patrika duly mutated in their names and Mutation Letter of N.M.C.).

10. THAT, the VENDORS shall hand over the actual and physical possession of the said property to the PURCHASER at the time of execution and registration of Sale Deed.
10. THAT, the VENDORS shall pay the Corporation Taxes or any other dues over the said property till the execution of Sale Deed. The PURCHASER shall pay regularly all the taxes, cess and ground rent charges over the said property after the execution of Sale Deed.
12. THAT, the VENDORS assure the PURCHASER that the said property is free from all kinds of encumbrances. The VENDORS shall clear all the liabilities, lien and charge of any kind whatsoever made against the said property, if anything is found contrary to what is stated herein above then the VENDORS will make good the loss so caused to the PURCHASER.
13. THAT, all expenses on account of payment of Stamp Duty, preparation of Sale deed and Registration Fees shall be borne and paid by the PURCHASER.

### SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL OF land bearing Plot No. 83/A in the layout drawn by Progressive Gruh Nirman Sahkari Sanstha Maryadit, Nagpur being part and portion of Khasra No. 23, plot area admeasuring towards East-West 50 Ft. and towards North-South 80 Ft. total admeasuring about 4000 Sq. Fts. (i.e. 371.612 Sq. Mtrs.) and having construction thereon admeasuring about 211.558 Sq. Mtrs. bearing P.H. No. 39, Revenue Circle Pardi, Corporation House No. 3146/083 situated at Ward No. 20, Ramana Maroti Nagar, Nagpur and having its City Survey No. 552 in Sheet No. 14 of Mouza : HARPUR, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur. The said plot is bounded as under ;

- To the East : By Plot No. 84,  
To the West : By Plot No. 82,  
To the North : By Plot No. 97 & 98,  
To the South : By Road.



IN WITNESSES WHEREOF THIS AGREEMENT is signed and executed by the VENDOR/PARTY NO. 1 and the PURCHASER/PARTY NO. 2 on the day, month and year first above mentioned of their free will and virtue after fully understanding the contents thereof in presence of witnesses who have signed this deed in token of having attested their signatures.



WITNESSES :

1.

*Shesund*



*21/01/2019 ST Sute*

(A) SOU. SHAKUNTALA W/O RAMBHAU SUTE



*Patil*



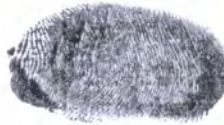
*AS*

(B) SHRI AMOL S/O RAMBHAU SUTE,



*Patil*

(C) SMT. VAISHALI W/O SANESH PATIL,



*V. R. Sute*

(D) VANASHRI D/O RAMBHAU SUTE  
OWNERS/PARTY NO.1



*Prati Verma*

SMT. Prati K. Verma, Director  
of Kalindi Ventures Pvt Ltd.

PURCHASER/PARTY NO.2

