

237/5126

पावती

Original/Duplicate

Tuesday, November 02, 2021

नोंदणी क्र.: 39म

11:43 AM

Regn.: 39M

पावती क्र.: 7057

दिनांक: 02/11/2021

गावाचे नाव: उमरी प्र. अकोला

दस्तऐवजाचा अनुक्रमांक: अकन-5126-2021

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: मे. ए. जे. असोसिएट्स तर्फे भागीदार - १) प्रशांत मन्नालाल अग्रवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

एकूण

रु. 30660.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:02 PM ह्या वेळेस मिळेल.

Sub Registrar Akola-1

बाजार मूल्य: रु. 90000000/-

मोबदला रु. 90000000/-

भरलेले मुद्रांक शुल्क : रु. 540000/-

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008256384202122E दिनांक: 02/11/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3010202100343 दिनांक: 02/11/2021

बँकेचे नाव व पत्ता:

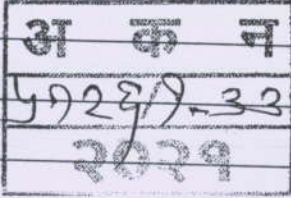


CHALLAN
MTR Form Number-6

4928/7



GRN: MH008256384202122E	BARCODE	Date 30/10/2021-11:25:34	Form ID 25.1
Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable) AFZPA2777A	
Office Name AKN_HQR SUB REGISTRAR AKOLA 1		Full Name Prashant Mannalal Agrawal	
Location AKOLA		Flat/Block No. S.No. 52/2 Plot No. 6/D and 7/C	
Year 2021-2022 One Time		Premises/Building	
Account Head Details		Road/Street 652.50 Sq.Mtrs.	
0030046401 Stamp Duty	Amount In Rs. 540000.00	Area/Locality Umri Tq.Dist. Akola	
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN 4 4 4 0 0 1	
		Remarks (If Any)	
		PAN2=ABVFA6711G~SecondPartyName=A J Associates~CA=9000000	
		Amount In Five Lakh Seventy Thousand Rupees Only	
Total 5,70,000.00		Words	
Payment Details UNION BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 02901792021103065825 506556553	
Cheque/DD No.		Bank Date RBI Date 30/10/2021-11:26:37 Not Verified with RBI	
Name of Bank		Bank-Branch UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date Not Verified with Scroll	



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9823172070

इस चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

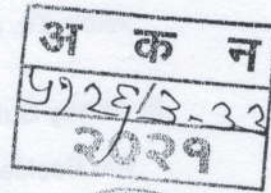
Urban Area

Mouje Umari

Div. no. 3.198/90

Stamp Duty Rs. 5,40,000/-

Registration Fees Rs. 30,000/-



DEED OF SALE

Consideration Rs. 90,00,000/-

(Rs. Ninety Lakhs Only)



This deed of Sale is made and executed on 31 day of October 2021.

BETWEEN

1. **Prashant Mannalal Agrawal**, Age – 48 yrs., occpn. - Professional,

(PAN no. AFZPA2777A) (Adhaar 7466 2847 6458)

R/o Behind Harsh Sankul, Rajurkar Compound, Civil Lines,

Akola Tq. & Dist. Akola

2. **Abhay Subhash Jain**, Age – 47 yrs., occpn. - Professional,

(PAN no. ABGPJ7690E) (Adhaar 3863 5919 4695)

R/o Besides Hotel Ranjeet, Civil Lines, Akola, Tq. & Dist. Akola,

No. 1 & 2 hereinafter together referred to as the “**VENDORS**” (a term which shall include their heirs, executors, successors in interest and assignees as well)

ON THE FIRST PART

AND

Agd
Agd

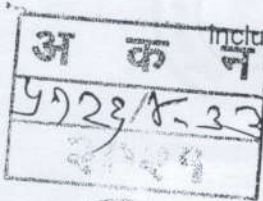
M/s A J Associates, (PAN ABVFA6711G)

A partnership firm having its Office at Ward no. A7, Sapna Chowk, Jawahar Nagar Road, Akola, Tq. & Dist. Akola, represented by its partners-

i) **Prashant Mannalal Agrawal**, Age – 48 yrs., occpn. - Professional,
R/o Behind Harsh Sankul, Rajurkar Compound, Civil Lines,
Akola Tq. & Dist. Akola

ii) **Abhay Subhash Jain**, Age – 47 yrs., occpn. - Professional,
R/o Besides Hotel Ranjeet, Civil Lines, Akola, Tq. & Dist. Akola.

Hereinafter referred to as the “PURCHASER” (a term which shall include its executors, successors in interest and assignees as well)



ON THE SECOND PART



WHEREAS, by virtue of regd. Sale deed bearing doct. sr. no. 1687 of dt. 24.04.2014, the Vendors alongwith Hemant Mannalal Agrawal had jointly purchased a Plot bearing no. 6D (Part) having Area 328 Sq.mtrs. and Plot bearing no. 7C (Part) having Area 324.50 Sq.mtrs. both plots adjoining each other and together having total Area 652.50 Sq.mtrs. (7025 Sq.ft.), from Field Survey no. 52/2 of Mouje Umari Prg. Akola, Tq. & Dist. Akola, more particularly described in the schedule below, herein after referred to as “said plot” for the sake of brevity.

And Whereas, pursuant to the sale of his 1/3rd undivided share by Hemant Mannalal Agrawal in favor of the Vendors vide regd. Sale deed bearing doct. sr. no. 658 of dt. 27.03.2018, the Vendors herein have become the joint and absolute owners of the said plot in equal proportion.

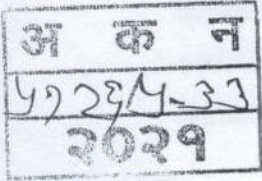
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4

AND WHEREAS, the Vendors have together incorporated a partnership firm by name M/s A J Associates and have agreed to sale, transfer and convey their individual joint right, title and interest in the said plot in favor of the said partnership firm i.e. the Purchaser for the consideration and upon the terms and conditions appearing hereinafter.

AND WHEREAS, the agreed amount of consideration for the said Plot i.e. Rs. 90,00,000/- (Rs. Ninety Lakhs Only/-) has been tendered & paid by the Purchaser to the Vendors as under :-

Rs. 44,55,000/- has been paid to Prashant Mannalal Agrawal vide cheque bearing no. 000002 of dt. 28.10.2021 drawn The Akola Janata Commercial Co-op. Bank Ltd. Akola, Main Branch



Rs. 44,55,000/- has been paid to Abhay Subhash Jain vide cheque bearing no. 000003 of dt. 28.10.2021 drawn The Akola Janata Commercial Co-op. Bank Ltd. Akola, Main Branch.

Rs. 45,000/- Tax deducted at Source@ 1% from the amount of Consideration payable by the Purchaser to Prashant Mannalal Agrawal

Rs. 45,000/- Tax deducted at Source@ 1% from the amount of Consideration payable by the Purchaser to Abhay Subhash Jain

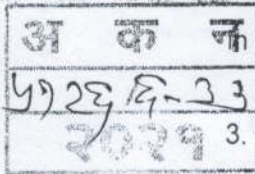
The Purchaser undertakes to clear the above cheques on their respective due dates. In pursuance of the agreement between the parties and the consideration paid & promised to be paid, the Vendors have agreed to execute this deed of Sale and to reduce the terms in writing, being these presents,

7/2/22
08/2/22

**NOW THIS DEED OF CONVEYANCE / SALE WITNESSETH AS
UNDER :**

1. That, in consideration of Rs. 90,00,000/- (Rs. Ninety Lakhs Only), paid by the Purchaser to the Vendors, the receipt of which the Vendors hereby acknowledge, the Vendors do hereby Sale, transfer, assign and convey all their right, title and interest in the said Plot described in the schedule below to the Purchaser **TO HAVE AND TO HOLD** the same absolutely and forever as owner thereof. The Vendors have received full and final consideration for the said Plot and nothing is due and payable in respect of the said property from the Purchaser.

2. That the Vendors have put the Purchaser in actual physical possession of the said plot today itself. The Vendors do hereby declare and confirm that they shall not have any individual right, title or interest in or over the said property from here onwards.



3. That the Vendors do hereby assure to the Purchaser that they have a clean, clear and marketable title to the said Plot mentioned in the schedule below and the same is free from all encumbrances, charges, Court litigations, acquisitions, attachments and claims and further undertake to be responsible for any encumbrance, charge or claim arising over the said Plot after the execution of these presents.

4. That the Vendors do hereby assure to the Purchaser that all taxes, charges, cesses, assessments, dues etc. of any Government or Semi Government Authority, public body or Private parties upto the date of Sale/ transfer of the said property have been/shall be, duly paid by the Vendors and those accruing after the date of sale shall be borne by the Purchaser.

5. The Purchaser shall be entitled to get the said property transferred in its names in the records of all Nazul, Municipal, other Government and Semi Government authorities and the Vendors do not

Handwritten signatures and initials.

5

have any objection in that regard and undertake to cooperate & to sign all such applications and to make such statements before the concerned Authorities for the purposes of the said transfer and the recording of the name of the present Purchaser in the relevant records.

6. The Vendors have obtained Building permit and commencement Certificate from the Akola Municipal Corporation for the development of residential cum commercial Apartment scheme over the said Plot vide case no. 14/331/2020-21 dt. 12.08.2021. The Vendors hereby authorise and empower the Purchaser to utilize the said building permit and Commencement Certificate and to develop the Building in accordance to the same.

7. The present transaction is an outright Sale transaction for due consideration. The present transaction is neither a money lending transaction nor any of the sides shall take any such stand in future.

8. That as agreed by and between the parties hereto all the expenses of stamp duty registration charges have been borne by the Vendors.

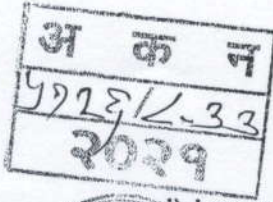
9. The present sale deed will be binding on the executors, assigns and successors of the parties herein.

SCHEDULE OF PROPERTY

The property situated at **Mouje Umari Prg. Akola, R.S.D., R.D.,** Tq. & Dist. Akola, within the limits of Akola Municipal Corporation, in the area popularly known as Sapna Chowk, Jawahar Nagar Road, Akola, bearing **Field Survey no. 52/2**, which got converted into non-agricultural residential Layout by Nilkanth SBI Karmachari Gruha Nirman Sahakari Sanstha Akola from SDO Akola in Rev. Case no. 24/2/1968-69 decided on 15.09.1969, out of which-

17/9/21

18/9/21



i) Layout Plot no. 6/D, total admeasuring 504 Sq.mtrs., out of which Plot admeasuring 328 Sq.mtrs. and

ii) Layout Plot no. 7/C, total admeasuring 506 Sq.mtrs., out of which Plot admeasuring 324.50 Sq.Mtrs.

Both portions of Plots are adjacent to each other and are together having **total Area 652.50 Sq.mtrs. (7025 Sq.ft.)**, which are together bounded as under :-

To the East :- Apartment of Shri Dhage,

To the West :- House of Shri Thorat,

To the North :- Service Lane and

To the South :- Government Road.

The above property includes all rights, easements and appurtenances.

IN WITNESS WHEREOF, THE SAID DEED OF SALE, has hereto signed on this 31 day of October 2021 at Akola, Distt. Akola.

WITNESSES :

1. 
(रोशन न २५/१०/२१)

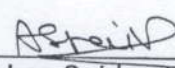


PURCHASER

M/s A J Associates,
through Partner-


Prashant Mannalal Agrawal



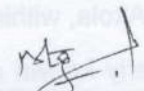

Abhay Subhash Jain

2. 

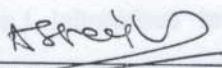
लेमन न ३१/१०/२१



VENDORS


Prashant Mannalal Agrawal




Abhay Subhash Jain



237/5126

मंगळवार, 02 नोव्हेंबर 2021 11:43 म.पू.

८५

दस्त गोपवारा भाग-1

अकन

32-33

दस्त क्रमांक: 5126/2021

दस्त क्रमांक: अकन /5126/2021

बाजार मुल्य: रु. 90,00,000/-

मोबदला: रु. 90,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,40,000/-

दु. नि. सह. दु. नि. अकन यांचे कार्यालयात

अ. क्र. 5126 वर दि.02-11-2021

रोजी 11:41 म.पू. वा. हजर केला.

पावती:7057

पावती दिनांक: 02/11/2021

सादरकरणाचे नाव: मे ए.जे. असोसिएट्स तर्फे भागीदार - १) प्रशांत
मन्नालाल अग्रवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

दस्त हजर करणाऱ्याची सही:

एकुण: 30660.00

Sub Registrar Akola-1



Sub Registrar Akola-1

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 02 / 11 / 2021 11 : 41 : 52 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 02 / 11 / 2021 11 : 42 : 47 AM ची वेळ: (फी)

02/11/2021 11 45:41 AM

दस्त क्रमांक :अकन/5126/2021

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रशांत मन्नालाल अग्रवाल पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: हर्ष संकुल मागे, राजकुमार कंपाउंड, सिव्हिल लाईन, अकोला, महाराष्ट्र, AKOLA. पिन नंबर:AFZPA2777A	लिहून देणार वय :-48 स्वाक्षरी:-		
2	नाव:अभय सुभाष जैन पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: हॉटेल रणजित जवळ, सिव्हिल लाईन, अकोला, महाराष्ट्र, AKOLA. पिन नंबर:ABGPJ7690E	लिहून देणार वय :-47 स्वाक्षरी:-		
3	नाव:मे ए.जे. असोसिएट्स तर्फे भागीदार - 1) प्रशांत मन्नालाल अग्रवाल पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: हर्ष संकुल मागे, राजकुमार कंपाउंड, सिव्हिल लाईन, अकोला, महाराष्ट्र, AKOLA. पिन नंबर:ABVFA6711G	लिहून घेणार वय :-48 स्वाक्षरी:-		
4	नाव:मे ए.जे. असोसिएट्स तर्फे भागीदार - 2) अभय सुभाष जैन पत्ता:प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: हॉटेल रणजित जवळ, सिव्हिल लाईन, अकोला, महाराष्ट्र, अकोला. पिन नंबर:ABVFA6711G	लिहून घेणार वय :-47 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:02 / 11 / 2021 11 : 44 : 37 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रोशन रमेशचंद्र खाबिया वय:40 पत्ता:सिव्हिल लाईन रोड, अकोला,ता.जि. अकोला पिन कोड:444001		
2	नाव:हेमंत मन्नालाल अग्रवाल वय:44 पत्ता:हर्ष संकुल मागे, राजकुमार कंपाउंड, सिव्हिल लाईन, अकोला पिन कोड:444001		

शिक्का क्र.4 ची वेळ:02 / 11 / 2021 11 : 45 : 23 AM

Sub Registrar Akola-1

प्रमाणित करण्यात आले की,
हा दस्ताला एकूण 33 पाने आहेत
पुस्तक क्रं. 4922 वर नोंदला.
दस्त क्र. 4922 वर नोंदला.
सह मुख्य निवृत्तीक वर्ग 2 क्र. 1, अकोला
दिनांक 02/11/2021 मध्ये



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Prashant Mannalal Agrawal	eChallan	02901792021103065825	MH008256384202122E	540000.00	SD	0003944585202122	02/11/2021
2	Prashant Mannalal Agrawal	eChallan		MH008256384202122E	30000	RF	0003944585202122	02/11/2021
3		DHC		3010202100343	680	RF	3010202100343D	02/11/2021