

238/1355

पावती

Original/Duplicate

Monday, March 13, 2023

नोंदणी क्र. :39म

4:44 PM

Regn.:39M

पावती क्र.: 1648 दिनांक: 13/03/2023

गावाचे नाव: उमरखेड

दस्तऐवजाचा अनुक्रमांक: अकग-1355-2023

दस्तऐवजाचा प्रकार : खरेदीखत

सादर करणाऱ्याचे नाव: मार्बल ट्रिनिटी रियल इस्टेट एल.एल.पी भागीदारी फर्म तर्फे भागीदार संतोष नरेंद्र हेडा

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	

एकूण:	रु. 30600.00
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आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:59 PM ह्या वेळेस मिळेल.

Sub Registrar Akola

बाजार मूल्य: रु.10690000/-
मोबदला रु.20000000/-
भरलेले मुद्रांक शुल्क : रु. 1200000/-

- देयकाचा प्रकार: DHC रक्कम: रु.600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1303202310741 दिनांक: 13/03/2023
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016689534202223E दिनांक: 13/03/2023
बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6

1355123



GRN	MH016689534202223E	BARCODE			Date	13/03/2023-15:13:46	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)		AEQPB8763B		
Office Name AKG3_JT AKOLA NO 3 SUB REGISTRAR				Full Name		NIRMALADEVI KRISHNALAL BHATT		
Location AKOLA								
Year 2022-2023 One Time				Flat/Block No.		MOUJE UMARKHED, F.S. NO. 10, LAYOUT		
Account Head Details		Amount In Rs.		Premises/Building		PLOT NO. 4, N. SHEET NO. 80		
0030046401 Stamp Duty		1200000.00		Road/Street		N. PLOT NO. 6/3, 6/4, 6/5/2 AREA 464.70 SQM (5002 SQ.FT.)		
0030063301 Registration Fee		30000.00		Area/Locality		AKOLA		
				Town/City/District				
				PIN		4 4 4 0 0 1		
				Remarks (If Any)				
				PAN2=ABVFM2659M-SecondPartyName=MARVEL TRINITY REAL				
				ESTATE LLP-CA=20000000-Marketval=10690000				
				Amount In Twelve Lakh Thirty Thousand Rupees Only				
Total		12,30,000.00		Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		00040572023031387580 CKW3839497
Cheque/DD No.				Bank Date		RBI Date		13/03/2023-15:24:14 Not Verified with RBI
Name of Bank				Bank-Branch		STATE 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.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 9925146152

DIVISION NO. – 4.205/68 (23,000)
GOVT. VALUATION RS. 1,06,90,000/-
SALE DEED CONSIDERATION RS. – 2,00,00,000/-
STAMP DUTY BY E-CHALLAN – RS. 12,00,000/-
REGISTRATION CHARGES BY E-CHALLAN – RS. 30,000/-

Sale Deed

This Sale Deed executed at Akola on this 13th day of March, 2023
between –

Purchasers - Marvel Trinity Real Estate LLP
A Limited Liability Partnership Firm,
Incorporated under the provisions of
Limited Liability Partnership Act & Rules Framed
thereunder bearing **Reg. No. ABC-6916**
PAN No. ABVFM2659M
Through its Partners –



1. Shri. Santosh Narendrakumar Heda (30%)
aged about 50 yrs, occp–Business & Cultivation
R/o. Ram Nagar, Akola tq. & Dist. Akola
AADHAAR No. 9342 8809 1158
PAN No. AAGPH5286D

2. Ghanshyam S/o Kishor Kothari (30%)
aged about 43 yrs, occp–Business & Cultivation,
R/o. Vidya Nagar, Akola tq. & Dist. Akola
AADHAAR No. 3550 2020 0337
PAN No. ADGPK6930L

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M. Ghanshyam

3. Shri. Madhur S/o Sunil Innani (40%)

aged about 24 yrs, occp –Business & Cultivation

R/o Vidya Nagar, Gaurakshan Road,

Akola tq. & Dist. Akola

AADHAAR No. 5830 0838 3805

PAN No. AFFPI6352H

(hereinafter referred to as '**Purchaser**', which context unless repugnant to its meaning shall mean and include their heirs, representatives, assignee, attorney, etc.)

Vendor

-

Mrs. Nirmaladevi W/o Krushnalal Bhatt

Aged about 79 years, occp – Housewife,

R/o Bhatt House, Near Krushna Garden,

Akola Tq. & Dist. Akola

Present R/o3 Adiraj, 2 Ambli Bopal Road,

Behind Hiraroopa Hall Bopal Gujarat 380058.

PAN:AEQPB8763B AADHAAR:3538 1371 6369



(Hereinafter referred to as '**Vendor**', which context unless repugnant to its meaning shall mean and include their heirs, representatives, assignee, attorney, etc.)

DESCRIPTION OF PROPERTIES –

All that piece and parcel of the land situated at Mouja Umarkhed tq. & Dist. Akola in the area popularly known as Murtizapur Road, Akola popularly known as Bhatt House, near Krushna Garden which land was bearing F.S. No. 10, which is converted to non-agricultural use vide order dt. 20/11/1964 in Rev. Case No.

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M Innani

1/2/64-65 passed by Hon'ble SDO, Akola bearing Nazul Sheet No. 80 Nazul Plot No. 6/3, 6/4, 6/5/2, (Nagar Bhumapan (CTS) No. 6/3/6/4/2 Layout Plot No. 4 admeasuring approx. 464.70 sq. mtrs. (5002 sq.fts.) occupant class – E alongwith structure standing thereupon, which land having measurements –

East-West, Northern side	–	58 Fts. (17.68 mtrs.)
East-West, Southern Side	–	57 Fts. (17.37 mtrs.)
North-South, Eastern Side	–	88 Fts. (26.82 mtrs.)
North-South, Western Side	–	86 Fts. (26.21 mtrs.)



Which land is surrounded from & having boundaries –

East	–	Land owned by Purchaser
West	–	Land of Shri. Ramakant Khetan
North	–	Land of Shri. Mahendra Khetan & Otrs.
South	–	Service Lane



(Hereinafter the above described property is referred as – “Said Property”) (The above described property is more particularly shown in the map enclosed herewith with demarcation ABCD)

WHEREAS

- The said property is exclusively owned and possessed by the Vendor as she had purchased the said property vide Regd. Sale Deed dt. 20/09/1971 bearing Regd. Doc. No. 3641/1971 and since the date of purchase the Vendor is enjoying the uninterrupted ownership and possession over the said property.

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सौ. निर्मला कृष्णलाल भट्ट

Signature

- b. The Purchaser, adjacent land owners – Mr. Mahendra Khetan and others and Vendor have applied with Akola Municipal Corporation for permission to amalgamate the lands owned by Purchaser, part of land which was owned by Mr. Mahendra Khetan & otrs, which land is already purchased by Purchaser vide Regd. Sale Deed dt. 10/03/2023 bearing Regd. Doc. No. 1006/2023 and the said land. The Application for amalgamation of lands is submitted with Akola Municipal Corporation on dt. 06/03/2023 bearing Proposal No. 29701, Proposal Code No. DDMCO-23-14345 bearing Receipt No. 3272. The proposed map of amalgamation is enclosed with this sale deed.
- c. The Purchasers have agreed to purchased the said property and the Vendor has agreed sale the said property with all the rights and appurtenance the Vendor has in the said property to Purchasers for a total consideration of Rs. 2,00,00,000/- (Rs. Two Crore only) on the terms and conditions agreed between the parties, which are as under :

IT IS HEREBY AGREED BETWEEN THE PARTIES AS UNDER:

1. Sale consideration – Towards Sale consideration, the Purchasers have paid to the Vendor total an amount of **Rs. 2,00,00,000/- (Rs. Two Crores)** from their bank account maintained with State Bank of India Br. Adarsh Colony, Akola, to the bank account of Purchaser maintained with Bank of Baroda, Br. Vasna Road, Ahmedabad as under –

<u>DATE</u>	<u>CHEQUE /RTGS NO.</u>	<u>AMOUNT (IN RS.)</u>
<u>08/02/2023</u>	<u>SBINR52023030836091613</u>	<u>49,50,000/-</u>
<u>09/03/2023</u>	<u>SBINR52023030936263615</u>	<u>49,50,000/-</u>
<u>10/03/2023</u>	<u>SBIN223069107870</u>	<u>49,50,000/-</u>
<u>13/03/2023</u>	<u>SBIN423072095134</u>	<u>49,50,000/-</u>
	<u>TDS</u>	<u>2,00,000/-</u>
	<u>TOTAL</u>	<u>2,00,00,000/-</u>

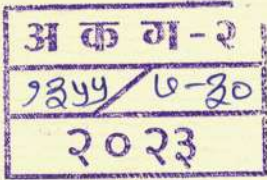
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Sh. Imami

2. The Vendor hereby acknowledges the receipt of the said amount of **Rs. 2,00,00,000/- (Rs. Two Crores)** and they have no grievance about the receipt of the said amount. (TDS certificates are enclosed herewith)
3. The Vendor hereby grants, transfer and convey the absolute right, title, interest and vacant peaceful possession that they have in the said property exclusively to the Purchaser together with all easements, profits, advantages and rights and appurtenances whatsoever and all the right, title and interest whatsoever, that vendor has in the Said Property.
4. The Vendor hereby confirms to the Purchaser that the said property is free from all encumbrances, liens, charges, etc. whatsoever.
5. The Vendors hereby handovers the vacant peaceful possession of the said property to the Purchaser and further covenants with the Purchasers that the said property shall be held & enjoyed by the Purchaser without any interruption or disturbance or interruption by the Vendor or her legal heirs and legal representatives.
6. That the Vendor confirms that she has not incurred any encumbrances on the said property hereunto conveyed. The Purchaser shall hold the Said property with absolute right, title and interest And the Vendor shall keep the Purchaser indemnified of, from and against all former titles, charges and encumbrances, if any found in future.



It is expressly agreed between the parties that the liability to pay the taxes, cess, charges, municipal taxes and other such liabilities, if any outstanding, on the said property, till this date shall be paid and cleared by Vendors and hereafter shall be paid by the Purchasers.

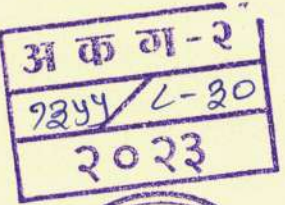
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[Signature]

8. The Purchaser shall be entitled to get its name duly mutated without any requirement of consent of the Vendor. However, the Vendor shall co-operate with the Purchaser, in every possible manner, for the mutation of its name in the revenue records and other government records, in respect of the Said Property.
9. The entire expenses for execution of the sale deed like stamp duty, registration charges, document handling charges, etc. has been borne by Vendor.
10. It is expressly agreed and confirmed by and between the parties that the terms and conditions mentioned in the present Deed are agreed between the parties only and The Registrar has no knowledge about the present transaction and he does not recognize the parties personally. It is further made clear that there is no stay order of any competent Court for the alienation of the said property nor any suit or proceedings are pending in respect of the said property for restraining the parties from dealing with the said property. That if any such order is found subsequently the Registrar shall not be liable for the present transaction, in any mode or manner, whatsoever. That the present transaction is not a money lending transaction and is purely a sale-purchase transaction.
11. The present Sale Deed is read and understood by the parties to this deed and by the witnesses and the same shall be binding on all the parties, their heirs, agents, assigns, successors or representatives and the vendor or her legal heirs, agents, successors or representatives shall not make any claims of right, title or interest in the said property in future, in any mode or manner, whatsoever.



श्री. निमिषा कुमाराबाई भट्ट

M. J. J. J. J.

IN THE PRESENCE OF WITNESSES WHEREOF THE PARTIES HAVE PUT THEIR
HAND ON THE DAY, MONTH AND YEAR MENTIONED HEREINABOVE.

(Yogesh Chaudhary)

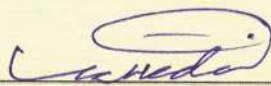
SR.
NO.

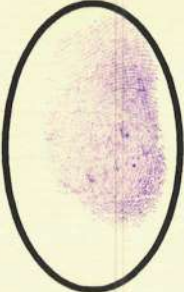
SIGNATURE & FULL NAME

PASSPORT
SIZE
PHOTOGRAPH

FINGER
PRINT
(LEFT
THUMB)

01


Marvel Trinity Real Estate LLP
Through - Shri Santosh N. Heda
(Purchaser)

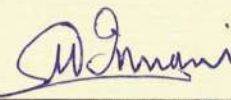


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Marvel Trinity Real Estate LLP
Through - Shri. Ghanshyam K.
Kothari (Purchaser)



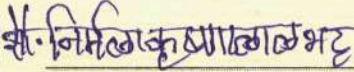
03


Marvel Trinity Real Estate LLP
Through - Shri Madhur S. Innani
(Purchaser)



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१३५५/ए-३०
२०२३

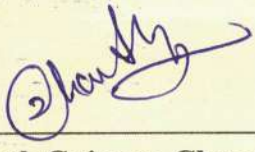



Mrs. Nirmaladevi K. Bhatt
(VENDOR)



Witnesses :-

1) Vishnu Binani
Vishnu Ramrikhdas Binani

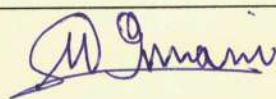
2) 
Yogesh Gajanan Choudhari



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सौ. निमिषा कुणालावत





महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 52205263973

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



52205263973

गाव/पेठ : अकोला-शिट नंबर ८०		तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, अकोला			जिल्हा : अकोला
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
६/३/६/४/२	८०	६/३/६/४/५/२	४६४.७०	ई	

अ क ग-२
१३५५/९९-३०
२०२३

सुविधाधिकार :	६/३/६/४/५/२/६/६/७/६/८/६/९/२
हक्काचा मूळ धारक :	H
वर्ष : १९९५	[गणपतराय फत्तेचंद खेतान रा. अकोला आदेशावरून फे.क्र. ९८३ ने रद्द]
पट्टेदार :	—
इतर भार :	—
इतर शेर :	—



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(प), अकोला. पट्टेदार(प) किंवा भार (इ)	साक्षात्कृत
21/08/1992	खरेदीने दि २०/०९/१९७९		H [गणपतराय फत्तेचंद खेतान] सौ. निर्मलादेवी कृष्णलाल भट	फेरफार क्र. ९८३ प्रमाणे सही- 21/08/1992 स्वा न ह
26/05/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.अकोला-शिट नंबर ८०/फे.क्र.१२७५५ दिनांक २६/०५/२०१५अन्वये मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी पाच हजार दोन चौ.फुट.दाखल केले.			फेरफार क्र. १२७५५ प्रमाणे सही- 26/05/2015 उप अधीक्षक भूमि अभिलेख, अकोला

हि मिळकत पत्रिका (दिनांक 01/01/2021 10:01:32 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 06/01/2023 09:01:34 AM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 0504100001305927 हा क्रमांक वापरावा.

हे मालमत्ता पत्रक डिजिटली रचलेले आहे



238/1355

सोमवार, 13 मार्च 2023 4:44 म.नं.

दस्त गोषवारा भाग-1

अकग

२९-३०

दस्त क्रमांक: 1355/2023

दस्त क्रमांक: अकग /1355/2023

बाजार मुल्य: रु. 1,06,90,000/-

मोबदला: रु. 2,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.12,00,000/-

दु. नि. सह. दु. नि. अकग यांचे कार्यालयात

अ. क्र. 1355 वर दि.13-03-2023

रोजी 4:39 म.नं. वा. हजर केला.

पावती:1648

पावती दिनांक: 13/03/2023

सादरकरणाचे नाव: मार्वल ट्रिनिटी रियल इस्टेट एल.एल.पी भागीदारी
फर्म तर्फे भागीदार संतोष नरेंद्र हेडा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30



दस्त हजर करणाऱ्याची सही:

एकुण: 30600.00


Sub Registrar Akola
Sub Registrar Akola

दस्ताचा प्रकार: खरेदीखत

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

शिक्का क्र. 1 13 / 03 / 2023 04 : 39 : 12 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 13 / 03 / 2023 04 : 39 : 53 PM ची वेळ: (फी)

दस्त गोपबारा भाग-2

अकग

30-30

दस्त क्रमांक:1355/2023

13/03/2023 4 47:22 PM

दस्त क्रमांक :अकग/1355/2023

दस्ताचा प्रकार :-खरेदीखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:निर्मलादेवी कृष्णलाल भट्ट पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: भट्ट हाऊस, कृष्णा गार्डन जवळ, अकोला, ह.मु. ०३ आदिराज, २ अम्बलिबोपाल रोड, हिरारूपा हॉल बोपाल च्या मागे, गुजरात, महाराष्ट्र, अकोला. पॅन नंबर:AEQPB8763B	लिहून देणार वय :-79 स्वाक्षरी:-		
2	नाव:मार्वल ट्रिनिटी रियल इस्टेट एल.एल.पी भागीदारी फर्म तर्फे भागीदार संतोष नरेंद्र हेडा पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: राम नगर, अकोला, महाराष्ट्र, अकोला. पॅन नंबर:ABVFM2659M	लिहून घेणार वय :-50 स्वाक्षरी:-		
3	नाव:मार्वल ट्रिनिटी रियल इस्टेट एल.एल.पी भागीदारी फर्म तर्फे भागीदार घनश्याम किशोर कोठारी पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: विद्या नगर, अकोला, महाराष्ट्र, अकोला. पॅन नंबर:ABVFM2659M	लिहून घेणार वय :-43 स्वाक्षरी:-		
4	नाव:मार्वल ट्रिनिटी रियल इस्टेट एल.एल.पी भागीदारी फर्म तर्फे भागीदार मधुर सुनिल इन्नाणी पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: विद्या नगर, अकोला, महाराष्ट्र, अकोला. पॅन नंबर:ABVFM2659M	लिहून घेणार वय :-24 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत खरेदीखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:13 / 03 / 2023 04 : 42 : 09 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विष्णू रामरीखदास बिनानी वय:53 पत्ता:२०१ राधाकृष्ण टॉवर्स, आर.एल.टी. कॉलेज च्या समोर, सिव्हिल लाईन्स, अकोला पिन कोड:444001		
2	नाव:योगेश गजानन चौधरी वय:35 पत्ता:बाभुळगाव, ता.जि.अकोला पिन कोड:444104		

शिक्का क्र.4 ची वेळ:13 / 03 / 2023 04 : 42 : 46 PM

Sub Registrar Akola



प्रमाणित करण्यात येते की,
या दस्ताला एकूण 30 पाने आहेत
पुस्तक क्रमांक 9 दस्त क्रमांक 1355
वर नोंदला

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Number	Deface Date
1	NIRMALADEVI KRISHNALAL BHATT	eChallan	00040572023031387580	MH016689534202223E	1200000.00	SD	0008309671202223	13/03/2023
2		DHC		1303202310741	600	RF	1303202310741D	13/03/2023
3	NIRMALADEVI KRISHNALAL BHATT	eChallan		MH016689534202223E	30000	RF	0008309671202223	13/03/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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