

DIVISION NO. – 4.205.1/68-80

GOVT. VALUATION RS. 9,17,35,860/-

SALE DEED CONSIDERATION RS. – 12,00,00,000/-

STAMP DUTY BY E-CHALLAN – RS. 72,00,000/-

REGISTRATION CHARGES BY E-CHALLAN – RS. 30,000/-

# Sale Deed

This Sale Deed executed at Akola on this 27<sup>th</sup> day of December, 2022 between –

**Purchasers -**

**Marvel Trinity Real Estate LLP**

A Limited Liability Partnership Firm,

Incorporated under the provisions of

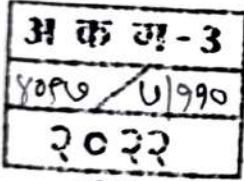
Limited Liability Partnership Act & Rules Framed thereunder

bearing Reg. No. ABC-6916

PAN No. ABVFM2659M

Through its Partners and authorized Signatory vide

Resolution dated 24-12-2022 –



1. **Shri. Santosh S/o Narendrakumar Heda**

aged about 50 years, occp – Business & Cultivation

R/o Ram Nagar, Akola tq. & Dist. Akola

AADHAAR No. 9342 8809 1158

PAN No. AAGPH5286D

Mobile No. 8888388883

**M**

Santosh Shirog

*[Signature]*

*[Signature]*

**2. Shri. Madhur S/o Sunil Innani**

Aged about 24 years, occp – Business & Cultivation

R/o Vidya Nagar, Gaurakshan Road,

Akola tq. & Dist. Akola

AADHAAR No. 5830 0838 3805

PAN No. AFFPI6352H

Mobile No. 9637699500

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

**Vendors : 1. Shri. Rameshchandra Kanhaiyalalji Shraogi (44.44%)**

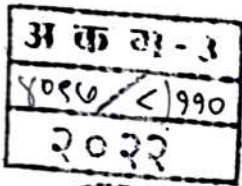
Aged about 82 yrs., Occu. : Legal practitioner &

Agriculturist, R/o Telhara, Tq. Telhara, Dist. Akola

AADHAAR NO. 4161 0381 3185

PAN NO. BEZPS7510D

Mobile No. 9422861975



**2. Shri. Subhash Kanhaiyalalji Shraogi (44.44%)**

Aged about 75 yrs., Occu. : Business

R/o Chanakyapuri Apartment, Jatharpeth,

Akola, Tq. Dist. Akola

AADHAAR NO. 2286 6312 9374

PAN NO. ADRPS6795G

Mobile No. 9422164056

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Subhash Shraogi

R Shraogi

Caneda

**3. Smt. Sarala Shyamsunder Gupta (11.12%)**

Aged about 85 yrs., Homemaker & Cultivator,

R/o. 20-21, Raghunath Nagar, Mahmur Ganj, Varanasi (U.P.)

AADHAAR NO.4487 8125 1282

PAN No. AFWPG4548J

Through her Regd. P O A Holder

**Mr. Vinodkumar S/o.Shyamsunder Gupta**

Aged about 67 yrs., Occu. : Business

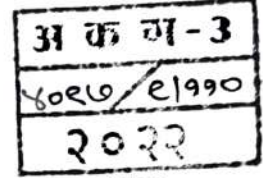
R/o.20-21, Raghunath Nagar,

Mahmur Ganj, Varanasi (U.P.)

AADHAAR NO. 5226 6268 5956

PAN NO.AGQPG6319J

Mobile No. 9839056972



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

**Consenting Party : 1. Mr. Ashish S/o Subhash Shraogi,**

Aged about 47 years, occp – Business,

R/o Chanakyapuri Apartment, Jatharpeth,

Akola, Tq.Dist.Akola

AADHAAR NO. 4623 5812 8687

Mobile No. 9920891975

**2. Mr. Nitin S/o Rameshchandra Shraogi,**

Aged about 45 years, occp – Business,

R/o Shraogi lawns, Murtizapur Road,

Akola, Tq.Dist.Akola

AADHAAR NO. 3514 5471 9987

Mobile No. 9423429534

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

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Subhash Shraogi

**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 **Krushna Garden** which land was bearing F.S. No. 10, which is converted to non-agricultural use vide order dt. 28/07/1958 in Rev. Case No. 20/56-57 bearing Nazul Sheet No. 80 Nazul Plot No. 6/1, 7/1, 12 & 13, Layout Plot No. 5 (Nagar Bhumapan (CTS) No. 6/1/7/1/1 as mentioned in computerized property card) admeasuring 40,000 sq. fts. (3717.47 sq.mtrs.) having measurements –

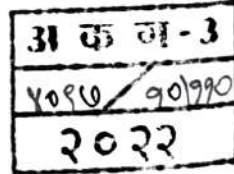
Towards Eastern side & Western side – 400 Fts.  
Towards Northern side & Southern side – 100 Fts.

**Which land is surrounded from & having boundaries –**

East - 9 mtrs. Wide Govt. Road upto 260 fts.  
West - Shop of Highway Iron Depo  
North - National Highway No. 6,  
South - Service Lane and thereafter house of Mr. Sharma

which land is measured vide Govt. Measurement case No. 1108 dt. 04/11/2022 (copy of measurement sheet is enclosed), alongwith building structure standing thereupon admeasuring approx.,as under :-

Out House RCC	-	1050 sq.fts.
Labour Quarter with GI Sheets	-	704 sq.fts.
Main Building RCC	-	2236 sq.fts.
Kitchen & Store with GI Sheets	-	600 sq.fts.
WC & Bath RCC	-	300 sq.fts.
Temple RCC	-	45 sq.fts.
<b>Total construction</b>	-	<b>4935 sq. fts.</b>



Alongwith compound Wall toward Northern sidewith gate -100 fts. wire Fencing towards remaining 3 sides - 900 fts. Borewell with Motor Pump & Pipe (Hereinafter the above described property is referred as – “Said Property”)

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Subhash Sharma [Signature] [Signature]