

265/4184

Sunday, March 29, 2026
11:18 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M



पावती क्र.: 6452 दिनांक: 29/03/2026

गावाचे नाव: नागपूर (बस)

दस्तावेजाचा अनुक्रमांक: नगन2-4184-2026

दस्तावेजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: विजय कृष्णराव शेडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1160.00

पृष्ठांची संख्या: 29

एकूण:

रु. 31160.00

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आपणास मूळ दस्त श्रवनेल प्रिंट मूवी-२ अंदाजे
11:35 AM ह्या वेळेस मिळेल

महाराष्ट्र शासन
नगपूर क. २

वाजार मूल्य: रु. 3846000/-

मोबदला रु. 3500000/-

भरलेले मुद्रांक शुल्क: रु. 269300/-

1) देयकाचा प्रकार: DHC रकम: रु. 1160/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0326295101377 दिनांक: 29/03/2026

वैकचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH020075102202526M दिनांक: 29/03/2026

वैकचे नाव व पत्ता:

ee Hundred Rupees

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Not Verified with RBI

Name of Bank

Bank Branch

BANK OF INDIA

Name of Branch

Scroll No. , Date

Not Verified with Scroll

Department ID :

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

Mobile No. : XXXXXX0000

सादर चलण केवल दस्तावेज निलंबक कार्यालयात नोंदणी करायलाय्या दस्तावेजाची लागू आहे . नोंदणी न करायलाय्या दस्तावेजाची सादर चलण लागू नाही .

नगन-२
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Page 1/1

Print Date 28-03-2026 01:21:22

महाराष्ट्र शासन
नगपूर क. २



CHALLAN
MTR Form Number-6



GRN	MH020075102202526M	BARCODE											Date	27/03/2026-13:47:08	Form ID	25.1			
Department	Inspector General Of Registration																		
Type of Payment	Stamp Duty and Registration Fee together		TAX ID / TAN (if Any)																
Office Name	NGP2_JT NAGPUR SUB REGISTRAR		PAN No.(If Applicable)		AFAXXXXXXXA														
Location	NAGPUR		Full Name		VIJAY K SHENDE														
Year	2025-2026 One Time		Flat/Block No.		CTS NO 219 SHEET NO 161														
Account Head Details			Premises/Building																
0030046401	Stamp Duty		Road/Street		MOUZA NAGPUR														
0030063301	Registration Fee		Area/Locality		NAGPUR														
			Town/City/District																
			PIN		4 4 0 0 0 2														
			Remarks (if Any)		SecondPartyName=ANIL N MULTANI~														
			Amount In		Two Lakh Ninety Nine Thousand Three Hundred Rupees														
			Words		Only														
Total			2,99,300.00																
Payment Details			BANK OF INDIA		FOR USE IN RECEIVING BANK														
Cheque/DD No.			Bank CIN		Ref. No.		02202292026032782146 S91855431												
			Bank Date		RBI Date		27/03/2026-16:45:53 Not Verified with RBI												
Name of Bank			Bank-Branch		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.
संदर्भ चालन केवल दस्तावेज निवेदनक कार्यालयात नोंदणी करावयाच्या दस्तावेजाची लागू आहे. नोंदणी वा करावयाच्या दस्तावेजाची खरेत चलन लागू नाही.

Mobile No. : XXXXXX0000

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Page 1/1

Print Date 28-03-2026 01:21:22

SUB-REGISTRAR OFFICE, NAGPUR
SALE DEED

FOR RS. 35,00,000/- ONLY

(RUPEES THIRTY FIVE LAKH ONLY)

MARKET VALUE RS. 38,46,000/- ONLY

Stamp Duty of Rs. 2,69,300/-, Reg. Fee of Rs. 30,000/-

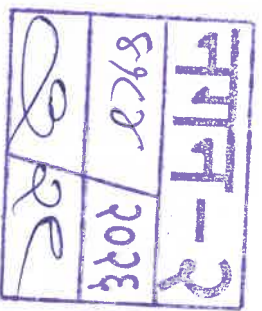
MOUZA NAGPUR, SHEET NO. 161, CITY SURVEY NO. 219

Item No. 1.40/161, @ Rs. 1,15,500/-

THIS DEED OF SALE is made on this 29th Day of MARCH, 2026
BETWEEN :-

(1) **SHRI RAJENDRA NARAYANDAS MULTANI**, Aged about 65 Years, Occupation - Business, (AADHAR NO. 6381 0288 4344) (PAN - ABYPM5954E), (MOB. NO. 9970429477) and (2) **SHRI ANIL NARAYANDAS MULTANI**, Aged about 62 Years, Occupation - Business, (AADHAR NO. 8803 9291 2963) (PAN - ABHPM5171A), (MOB. NO. 9970429477), Both R/o Opp. Daga Hospital, House No. 9, Venkatesh Niwas, Ganjakheth Road, Nagpur, Pin Code 440009, hereinafter called the **VENDORS/SELLERS**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **VENDORS/SELLERS**, as well as, their heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND



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SHRI VIJAY KRUSHNARAO SHENDE, Aged about 67 Years, Occupation - Business, R/o Plot No. 6/3, Krushna Kunj, Chhindwara Road, Starki Town, Chhaoni, Katol Road, Nagpur, Pin Code 440013, (AADHAR NO. 2366 7622 3930) (PAN - AFAPS9716A) (MOB. NO. 9604464000), hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof always mean and include the said **PURCHASER**, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

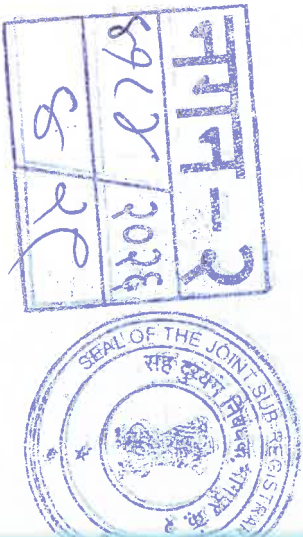
WHEREAS All That Piece and Parcel of land bearing NIT Leasehold Plot No. 7, having an area of 4000 Sq. Ft. (East-west 100 Ft., South-North 40 Ft.) (371.60 Sq. Mtrs.), Division No. 2, Survey No. 7/12, of Mouza Nagpur, bearing City Survey No. 219, Sheet No. 161, Corporation House No. 9, situated at Ganjakheth, Gandhibagh, Nagpur, within the limits of Nagpur Municipal corporation and Nagpur Improvement Trust in Tah. and District Nagpur, originally owned by Shri Hariram Laxmandas Multani, Shri Narayandas Laxmandas Multani and Shri Nandlal Laxmandas Multani having purchased the same rom Shri Dhamman Das S/o Chabalds Gurnani by a Sale Deed dated 23.08.1967 which is duly registered in the office of Sub-Registrar, Nagpur at Sr. No. 2980.

AND WHEREAS for cogent reason and good causes the said Shri Hariram Laxmandas Multani, Shri Narayandas Laxmandas Multani and Shri Nandlal Laxmandas Multani herein have decided to develop the same into a multistoried Commercial schemes consisting of various self contained godowns, shops etc.

WHEREAS, the said Shri Hariram Laxmandas Multani, Shri Narayandas Laxmandas Multani and Shri Nandlal Laxmandas Multani has started a construction on aforesaid plot in accordance with the Plan sanctioned from the Building Engineer of the Nagpur Improvement Trust, Nagpur vide Building Permit NO. CR/808/4523. DT. 14.06.1972.

AND;

WHEREAS, the said Shri Hariram Laxmandas Multani, Shri Narayandas Laxmandas Multani and Shri Nandlal Laxmandas Multani has started development of the said entire land into a Commercial Scheme and the Shri Hariram Laxmandas Multani, Shri Narayandas Laxmandas Multani and Shri Nandlal Laxmandas Multani has submitted



the entire property containing by admeasuring about 371.60 Sq. Mtrs. to the provision of the Maharashtra Apartment Ownership Act. 1970, by Deed Of Declaration dated registered with Sub Registrar Nagpur -1 at Sr. No. 6941/2024, Dated 06.06.2024. AND;

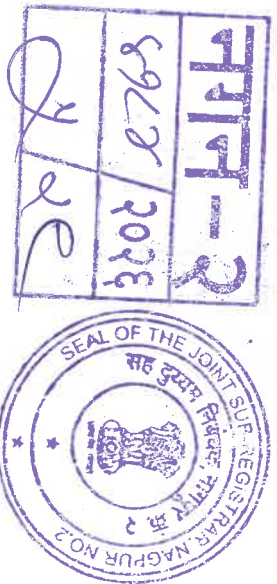
AND WHEREAS the said Shri Narayandas Laxmandas Multani expired on 20.02.1995, leaving behind Smt. Jayshree Narayandas Multani, Shri Rajendra Narayandas Multani, Shri Anil Narayandas Multani as his only legal heirs by way of intestate succession. However later on Smt. Jayshree Narayandas Multani executed a Relinquishment Deed dated 23.02.2024 registered in the office of Sub-Registrar, Nagpur-1 under the 2537/2024 thereby relinquishing all her share title and interest in the said property in favour of her two sons namely Shri Rajendra Narayadas Multani and Shri Anil Narayandas Multani.

AND WHEREAS the said Shri Hariram Laxmandas Multani expired on 07.09.2007, and his wife Smt. Mohinidevi Hariram Multani expired on 31.03.2017 leaving behind their four sons namely Shri Ashok Hariram Multani, Shri Prakash Hariram Multani, Shri Shyam Hariram Multani and Shri Girish Hariram Multani as their only legal heirs as such share and interest of Shri Hariram Laxmandas Multani in the said property devolved upon their four sons by way of intestate succession.

AND WHEREAS the said Shri Ashok Hariram Multani expired on 21.12.2022, and his wife Smt. Manisha Ashok Multani expired on 19.04.2017, leaving behind their two sons namely Shri Deepak Ashok Multani, Shri Sagar Ashok Multani as their only legal heirs as such share and interest in the said property devolved upon them by way of intestate succession.

AND WHEREAS the said Shri Prakash Hariram Multani expired on 04.04.2023, leaving behind wife Smt. Jaya Prakash Multani and only son namely Shri Jatin Prakash Multani as his only legal heirs as such share and interest in the said property devolved upon them by way of intestate succession.

AND WHEREAS the said Shri Nandlal Laxmandas Multani, Shri Rajendra Narayandas Multani, Shri Anil Narayandas Multani, Shri Shyam Harinarayan Multani, Shri Girish Harinarayan Multani, Shri Deepak Ashok Multani, Shri Sagar Ashok Multani, Smt. Jaya Prakash Multani, Shri Jatin Prakash Multani lateorn executed a Partition between them on 06.06.2024 which is duly registered in the office of



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Sub-Registrar, Nagpur-1, at Sr. No. 6942 on even date. As per Partition Deed, the Godown No. 3 on the Ground Floor of the Scheme known as "SHREE VYANKATESH NIWAS" given to VENDORS.

As a result therefore the VENDORS/SELLERS herein abovenamed has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records; AND

WHEREAS for cogent reasons and good causes the VENDORS/SELLERS has now decided to sell the aforesaid property to any interested buyer and to utilise the sale proceeds thereof in their best interests and for the benefits of his family members; AND

WHEREAS the VENDORS/SELLERS being thus desirous of selling the said property and the PURCHASER herein above named having expressed their desire and willingness to purchase the same for a fairly good price, the VENDORS/SELLERS after detailed negotiations has now agreed to sell the same to the PURCHASER for a total consideration of Rs. 35,00,000/- (Rupees Thirty Five Lac) Only upon the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS

MANNER OF PAYMENT :-

Rs. 50,000/-

(Rupees Fifty Thousand only) Only paid by PURCHASER to the VENDOR by way of RTGS through Cheque No. 849119, dated 07.08.2025, through Nagpur Nagrik Sahakari Bank Ltd., Gandhibagh, Nagpur, the receipt whereof hereby acknowledge by the VENDOR.

Rs. 50,000/-

(Rupees Fifty Thousand only) Only paid by PURCHASER to the VENDOR by way of RTGS through Cheque No. 849120, dated 07.08.2025, through Nagpur Nagrik Sahakari Bank Ltd., Gandhibagh, Nagpur, the receipt whereof hereby acknowledge by the VENDOR.

Rs. 2,50,000/-

(Rupees Two Lakh Fifty Thousand only) Only paid by PURCHASER to the VENDOR by way of RTGS vide UTR No. NGSBH25226806109, dated 14.08.2025, through Nagpur Nagrik Sahakari Bank Ltd., Gandhibagh, Nagpur, the receipt whereof hereby acknowledge by the VENDOR.



Rs. 2,50,000/-

(Rupees Two Lakh Fifty Thousand only) Only paid by PURCHASER to the VENDOR by way of RTGS vide UTR No. NGSBH2522806107, dated 14.08.2025, through Nagpur Nagrik Sahakari Bank Ltd., Gandhibagh, Nagpur, the receipt whereof hereby acknowledge by the VENDOR.

Rs. 4,00,000/-

(Rupees Four Lakh only) Only paid by PURCHASER to the VENDOR by way of RTGS vide UTR No. NGSBH25261827575, dated 18.09.2025, through Nagpur Nagrik Sahakari Bank Ltd., Gandhibagh, Nagpur, the receipt whereof hereby acknowledge by the VENDOR.

Rs. 4,00,000/-

(Rupees Four Lakh only) Only paid by PURCHASER to the VENDOR by way of RTGS, dated 18.09.2025, through Nagpur Nagrik Sahakari Bank Ltd., Gandhibagh, Nagpur, the receipt whereof hereby acknowledge by the VENDOR.

Rs. 50,000/-

(Rupees Fifty Thousand only) Only paid by PURCHASER to the VENDOR by way of Cheque No. 857619, dated 04.12.2025, drawn on Nagpur Nagrik Sahakari Bank Ltd., Gandhibagh, Nagpur, the receipt whereof hereby acknowledge by the VENDOR.

Rs. 50,000/-

(Rupees Fifty Thousand only) Only paid by PURCHASER to the VENDOR by way of Cheque No. 857620, dated 04.12.2025, drawn on Nagpur Nagrik Sahakari Bank Ltd., Gandhibagh, Nagpur, the receipt whereof hereby acknowledge by the VENDOR.

Rs. 10,00,000/-

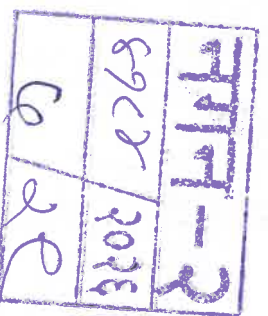
(Rupees Ten Lakh only) Only paid by PURCHASER to the VENDOR by way of RTGS vide UTR No. NGSBH26086942317 dated 27.03.2026, through Nagpur Nagrik Sahakari Bank Ltd., Gandhibagh, Nagpur, the receipt whereof hereby acknowledge by the VENDOR.

Rs. 10,00,000/-

(Rupees Ten Lakh only) Only paid by PURCHASER to the VENDOR by way of RTGS vide UTR No. NGSBH26086942321 dated 27.03.2026, through Nagpur Nagrik Sahakari Bank Ltd., Gandhibagh, Nagpur, the receipt whereof hereby acknowledge by the VENDOR.

Rs 35,00,000/-

(Rupees Thirty Five Lac only)



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(2) THAT the VENDORS/SELLERS does hereby covenant with the PURCHASER as follows :-

- (i) THAT the VENDORS/SELLERS have good, valid and marketable title and absolute right and full authority to convey, assign and transfer to the PURCHASER by way of sale the said property more particularly described in the schedule hereunder written, absolutely forever.
- (ii) THAT the VENDORS/SELLERS further assures the PURCHASER that the property hereby sold is their separate property belonging to tem alone having purchased the same by them exclusively from and out of his own earnings and savings and that none except them has acquired any manner of 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 there from by the PURCHASER without any interruption or disturbance by the VENDORS/SELLERS or any person claiming through, under or in trust for him and without any lawful disturbance or interruption by any other person whatsoever.
- (iv) THAT the VENDORS/SELLERS have done no act whereby the property hereby sold is encumbered in any way or whereby he is debarred from transferring the same by way of sale to the PURCHASER absolutely forever. In future the Purchaser will sale the said property to only Hindu Persons.
- (v) THAT the VENDORS/SELLERS has paid upto this date all dues with respect to Non-Agricultural Assessment, NMC Taxes, Cesses, Electricity and Water Charges, Maintenance Charges and all other outgoing etc. levied on the property hereby sold and in the event if it is discovered that there remain any arrears to be paid, the VENDORS/SELLERS undertakes to pay the same to the PURCHASER.
- (vi) THAT the VENDORS/SELLERS shall deliver the actual physical possession of the property hereby sold to the PURCHASER in vacant condition. That the PURCHASER shall hold the said Undivided 2.43 percent share in land jointly with the other co-owners thereof and the PURCHASER has now become an exclusive, absolute and full owner of the said Godown No. 3 on the Ground Floor with heritable and transferable rights therein.



(vii) THAT the VENDORS/SELLERS will support any application made by the PURCHASER for mutation of name on the property hereby sold and shall render necessary assistance to the PURCHASER for obtaining the mutation thereof in his favour in all relevant records.

(viii) THAT the VENDORS/SELLERS will at the cost of the person requiring the same, execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the PURCHASER as may reasonably be required.

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

(x) THAT if the PURCHASER are deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the VENDORS/SELLERS or any encumbrance or charge on the same to which this sale is not subject, the VENDORS/SELLERS will pay to the PURCHASER by way of damages the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.

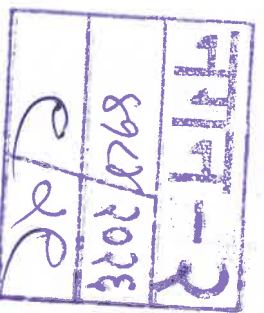
(xi) THAT the VENDORS/SELLERS has delivered all the Original documents relating to the property hereby sold to the PURCHASER at the time of Registration of this Sale Deed.

(3) THAT the PURCHASER does hereby covenant with the VENDORS/SELLERS as follows:-

(i) THAT the PURCHASER shall from the date hereof always pay regularly his share of common expenses such as Non-Agricultural Assessment and other outgoings etc. whatsoever assessed on his Undivided 2.43 % share in the said Plots of land.

(ii) THAT the PURCHASER shall hereafter individually pay the Corporation Taxes and Cesses etc. as may be levied by the NMC upon the said Godown No. 3 on the Ground Floor and shall also pay the electricity and water charges as per Departmental Bills.

(iii) THAT the PURCHASER shall always keep the said Apartment in good repairs and habitable condition and shall always use the same for Residential Purposes Only.



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(4) THAT all expenses on account of preparation of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the PURCHASER.

SCHEDULE OF THE PROPERTY

THE UNDIVIDED **2.43%** share and interest in All That Piece and Parcel of land bearing NIT Leasehold Plot No. 7, having an area of 4000 Sq. Ft. (East-west 100 Ft., South-North 40 Ft.) (371.60 Sq. Mtrs.), Division No. 2, Survey No. 7/12, of Mouza Nagpur, TOGETHERWITH the entire R.C.C. Superstructure comprising **Godown No. 3**, covering Carpet area of **29.46 Sq. Mtrs., Total Built up area of 33.296 Sq. Mtrs.** on the **GROUND FLOOR** of the Building known and styled as **“SHRI VENKATESH NIWAS”**, bearing City Survey No. 219, Sheet No. 161, Corporation House No. 9, situated at Ganjakheth, Gandhibagh, Nagpur, within the limits of Nagpur Municipal corporation and Nagpur Improvement Trust in Tah. and District Nagpur and bounded as under :-

On The East	-	Common Road
On The West	-	Panchpaoli Road
On The North	-	Plot No. 6,
On The South	-	Plot No. 8

IN WITNESS WHEREOF the VENDORS/SELLERS and the PURCHASER hereinabovenamed have hereto set their respective hands and signed this DEED OF SALE at NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted By :- Hemant Panikar



Hemant Panikar

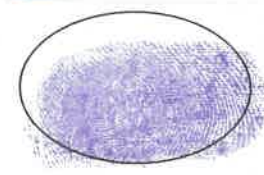
(1) SHRI RAJENDRA NARAYANDAS MULTANI

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(2) SHRI ANIL NARAYANDAS MULTANI
VENDORS/SELLERS



(SHRI VIJAY KRUSHNARAO SHENDE)
PURCHASER

WITNESSES :-

(1) श्री विजय शिंदे



(2)

