

280/8128
Wednesday, September 23, 2026
4:25 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 10101 दिनांक: 23/09/2026

गावाचे नाव: रताळा
दस्तावेजाचा अनुक्रमांक: क्रमट-8128-2026
दस्तावेजाचा प्रकार: विक्रीपत्र

सादर करणाऱ्याचे नाव: मोहम्मद अलीम मोहम्मद फारक कुरेशी

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 64

₹. 30000.00
₹. 2560.00

DELIVERED

एकूण:

₹. 32560.00

आपणास मूळ दस्त, भवनेल प्रिंट, सूची-२ अंदाजे
4:44 PM ह्या वेळेस मिळेल.

मोहम्मद अलीम मोहम्मद फारक कुरेशी
कामठी

बाजार मूल्य: ₹. 889000 /-
मोबदला ₹. 3325000/-
भरलेले मुद्रांक शुल्क : ₹. 199500/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 2560/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926231509617 दिनांक: 23/09/2026
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010652557202627E दिनांक: 23/09/2026
बँकेचे नाव व पत्ता:

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1/1

Idred Rupees

Payment Details		FOR USE IN RECEIVING BANK			
UNION BANK OF INDIA					
Cheque-DD Details		Bank CIN	Ref. No.	02901792026092285689	
				538066775	
Cheque/DD No.		Bank Date	RBI Date	22/09/2026-18:00:13	
				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 : XXXXXX6983
NOTE:- This challan is valid for document to be registered in Sub Registrar Office only. Not valid for unregistered document.
सदर चलन केवल दृष्ट्या निबंधक कार्यालयमार्फत नोंदणी करवावयाचे दस्तावेजाचे नोंदणी न करता घेतल्या सदर चलन लागू नाही.

क.म.स.स.
८१२८/२०२६
१/६४



SALE DEED

Vibhag Nagari Kshetra (NMRDA), Item No.9.4.1, Rate Rs.4,200/- per Sq. Mtrs.

Government Value Rupees 8,89,000/-

Valued at Rs.33,25,000/- (Rupees Thirty-Three Lakhs Twenty-Five Thousand Only)

Stamp Duty Paid Rs.1,99,500/- + Registration Fees Rs.30,000/- = Rs.2,29,500/- + DHC (As per Article 25(ii) of The Maharashtra Stamp Act, 1958)

Within the Jurisdiction of Sub-Registrar Kamptee & Situated within the limit of

Gram Panchayat Ranala and NMRDA, Mouza Ranala, P.H. No. 18,

THIS DEED OF SALE is made and executed on this the 23RD Day of September, 2026,
BETWEEN

SHAYONA VALLEY,

PAN- AFFFFS2495R

A Partnership Firm,

Office at Jai Shreeji Row House No. 9, Opposite Gate No.5 of Swaminarayan Mandir,

Wathoda, Nagpur -440035,

Acting through its Partners

(1) JIGNESHKUMAR PUNAMBHAI PATEL

Aged 52 Years, Occupation – Business,

AADHAR UID 2195 2933 8146,

Mobile No. 9422804962 Resident of Plot No. 4, Wathoda Chandmari Road,

Near Jagat Public School, Sarju Town,

Wathoda, Tahsil and District – NAGPUR-440035,

(2) HARI NIVAZ ALI

Aged 34 Years, Occupation – Business,

AADHAR UID 5211 8453 5198,

Mobile No. 9975432501, Resident of Plot No. 33, Surana Layout,

Near Bus-Stop, Anant Nagar, Tahsil and District –Nagpur-440013

(3) TAUSEEF AHMAD NOOR MOHAMMAD

Aged 38 Years, Occupation – Business,

AADHAR UID 3880 7666 0996,

Mobile No. 9730157865, Resident of C-12, Rathod Layout,

Noori Masjid, Katol Road, Tahsil and District - Nagpur-440013.

Hereinafter referred to as the **VENDOR/PARTY NO. 1** Which expression shall, unless repugnant to the context or meaning herein, always mean and include the said 'VENDOR' as well as his/her heirs, legal representatives, successors, executors and administrators of the **FIRST PART**.

AND

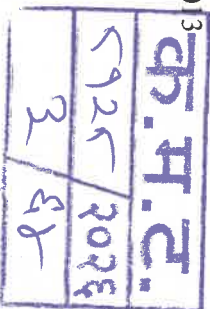
(1) MOHAMMAD ALEEM MOHAMMAD FAROOQUE QUERESHI

Aged 34 Years, Occupation – Business,

UID –2553 3248 0833, PAN -ABFPQ2174B,

Mob. No.- 9823897186,

R/O- Ward No.2, Ramkrushna Society, New Yerkheda,
Kamptee, Tahsil Kamptee & District Nagpur-441002.



(2) MOHAMMAD KALEEM QURAISHI

Aged 37 Years, Occupation – Business,

UID –6747 3353 4556, PAN -BXWPM6163Q,

Mob. No - 7620393660,

R/O- Ward No.2, Plot No 126/B, Near Vodafone Tower, Ramkrishna Layout,
New Yerkheda, Kamptee, Nagpur, Tahsil Kamptee & District Nagpur-441002.

Hereinafter referred to as the 'VENDEE/PURCHASERS/PARTY NO. 2' which expression shall be repugnant to the context or meaning herein, always mean and include the said 'PURCHASERS' and his/her heirs, legal representatives, successors, executors and administrators of the **SECOND PART**

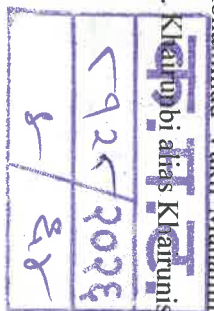
DESCRIPTION AND TITLE CERTIFICATE OF THE PROPERTY

WHEREAS the property comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 103 (Old) and 109 (Old) of **Mouza - Ranala**, P.S.K. 18, having an area of Acre (i.e. 0.15 Hectare) and 7.22 Acres (i.e. 2.92 Hectares) respectively, both held in Occupancy Class Rights, Rental Rs. 0.50 Yearly and Rs. 17.50 Yearly respectively, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Ranala, in Tahsil – Kamptee and District – Nagpur, Originally belonged to Shri Mohammad Umar Abdul Hafiz as a recorded Owner thereof as per Records of Rights of 1954-55 and both lands were held in Malik-Makbujia Rights before 01-10-1955. As per Vajibul Arja there lies permanent Path way from Survey / Khasra / Gut No. 103 (Old); AND

WHEREAS during the course of time Resurvey of the said **Mouza - Ranala**, was held and the aforesaid land bearing Survey / Khasra / Gut No. 103(Old), having an area of 0.37 Acre (i.e. 0.15 Hectare), Rental Rs. 0.50 Yearly, held in Occupancy Class – 1 Rights is now identified as Survey / Khasra / Gut No. 47, having an area of 0.15 Hectare, Rental Rs. 0.50 Yearly, held in Occupancy Class – 1 Rights, Khate No. 156 and the land bearing Survey / Khasra / Gut No. 109 (Old), having an area of 7.22 Acres (i.e. 2.92 Hectares), Rental, Rs. 7.50 Yearly, held in Occupancy Class – 1 Rights is now identified as Survey / Khasra / Gut No. 36, having an area of 2.92 Hectares, Rental Rs. 7.50 Yearly, held in Occupancy Class – 1 Rights, Khate No. 156; AND

WHEREAS the aforesaid Owner namely Shri. Mohammad Umar Abdul Hafiz is left for his heavenly abode sometime in the year 1988 and consequent upon his demise the aforesaid properties devolved upon his widow Smt. Sayrabi Mohammad Umar, five Sons namely (i) Shri. Safruddin Mohammad Umar, (ii) Shri. Nizamuddin Mohammad Umar, (iii) Shri. Isamuddin Mohammad Umar, (iv) Shri. Mohammad Khurshid Mohammad Umar and (v) Shri. Mohammad Wakil Mohammad Umar and six daughters namely (i) Smt. Khatunbi Ahmad Majid, (ii) Smt. Khairunbi alias Khairunissa Mohammad alias Abdul Aji, (iii) Smt. Jammunissa alias Kamrunissa Mohammad Nijam, (iv) Smt. Badrunissa Mohammad Zahir Ansari, (v) Smt. Sugaraben alias Sugarabano Mohammad Zamil alias Jagir and (vi) Smt. Jaibunissa alias Jaivunissa Mohammad Salim, by way of succession being the only heirs of the deceased and same were accordingly recorded in the Revenue Records vide Ferfar Entry No. 159 dated 21-10-1990; AND

WHEREAS the aforesaid Co-owner namely Smt. Sayrabi Mohammad Umar left for her heavenly abode on 11-09-1994 and consequent upon her demise her undivided share and interest in the aforesaid properties devolved upon her five Sons namely (i) Shri. Safruddin Mohammad Umar, (ii) Shri. Nizamuddin Mohammad Umar, (iii) Shri. Isamuddin Mohammad Umar, (iv) Shri. Mohammad Khurshid Mohammad Umar and (v) Shri. Mohammad Wakil Mohammad Umar and six Daughters namely (i) Smt. Khatunbi Ahmad Majid, (ii) Smt. Khairunbi alias Khairunissa Mohammad alias Abdul Aji, (iii) Smt. Jammunissa



Handwritten signature in blue ink.

WHEREAS during the course of time some dispute arose between the said co-owner namely Smt. Khatunbi Ahmad Majid and legal proceedings were initiated in the Court of the Civil Judge Senior Division, Nagpur being the only heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 634/2004 before the Court of the Civil Judge Senior Division, Nagpur on 16-06-2004

WHEREAS the aforesaid one of the co-owner namely Smt. Khatunbi Ahmad Majid and legal proceedings were initiated in the Court of the Civil Judge Senior Division, Nagpur being the only heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 6030 dated 08-09-2006 and consequent upon her demise her undivided share and interest in the aforesaid properties devolved upon her five Sons namely (i) Shri. Safruddin Mohammad Umar, (ii) Shri. Nizamuddin Mohammad Umar, (iii) Shri. Isamuddin Mohammad Umar, (iv) Shri. Mohammad Khurshid Mohammad Umar and (v) Shri. Mohammad Wakil Mohammad Umar and six Daughters namely (i) Smt. Khatunbi Ahmad Majid, (ii) Smt. Khairunbi alias Khairunissa Mohammad alias Abdul Aji, (iii) Smt. Jammunissa Mohammad Zahir Ansari, (iv) Smt. Sugaraben alias Sugarabano Mohammad Zamil alias Jagir and (vi) Smt. Jaibunissa alias Jaivunissa Mohammad Salim, by way of succession being the only heirs of the deceased and same were accordingly recorded in the Revenue Records vide Ferfar Entry No. 159 dated 21-10-1990; AND

WHEREAS during the course of time the aforesaid properties devolved upon his widow Smt. Sayrabi Mohammad Umar, five Sons namely (i) Shri. Safruddin Mohammad Umar, (ii) Shri. Nizamuddin Mohammad Umar, (iii) Shri. Isamuddin Mohammad Umar, (iv) Shri. Mohammad Khurshid Mohammad Umar and (v) Shri. Mohammad Wakil Mohammad Umar and six daughters namely (i) Smt. Khatunbi Ahmad Majid, (ii) Smt. Khairunbi alias Khairunissa Mohammad alias Abdul Aji, (iii) Smt. Jammunissa Mohammad Zahir Ansari, (iv) Smt. Sugaraben alias Sugarabano Mohammad Zamil alias Jagir and (vi) Smt. Jaibunissa alias Jaivunissa Mohammad Salim, by way of succession being the only heirs of the deceased and same were accordingly recorded in the Revenue Records vide Ferfar Entry No. 159 dated 21-10-1990; AND

WHEREAS the aforesaid Co-owner namely Smt. Sayrabi Mohammad Umar left for her heavenly abode on 11-09-1994 and consequent upon her demise her undivided share and interest in the aforesaid properties devolved upon her five Sons namely (i) Shri. Safruddin Mohammad Umar, (ii) Shri. Nizamuddin Mohammad Umar, (iii) Shri. Isamuddin Mohammad Umar, (iv) Shri. Mohammad Khurshid Mohammad Umar and (v) Shri. Mohammad Wakil Mohammad Umar and six Daughters namely (i) Smt. Khatunbi Ahmad Majid, (ii) Smt. Khairunbi alias Khairunissa Mohammad alias Abdul Aji, (iii) Smt. Jammunissa

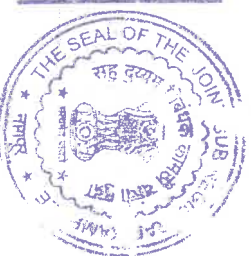
acknowledgement of the aforesaid amount shall be signed by the Purchaser that they have good, valid, and lawful title to the said property hereunto subject and free of all encumbrances.

...to sale/convey and that the same is free from all kinds of mortgage, charge, easement, incumbrance, and all other claims, and that the Vendor shall be bound to execute all such documents as may be required by the Court in relation to the above.

i) THAT the Vendors do hereby assure the Purchaser that the property being a part of the said proceedings in relation to the said Property, nor is there any notice issued under the Income Tax Act, 1961, in respect of the said Property, and that none except the Vendor has any claim or interest in the said Property.

ii) THAT the Vendors undertake, agree and assure that their self-acquired property belonging to them alone, having purchased out of their own earnings and savings and that none except the Vendor has any claim or interest in the said Property.

iii) THAT the Vendors undertake, agree and assure that their self-acquired property belonging to them alone, having purchased out of their own earnings and savings and that none except the Vendor has any claim or interest in the said Property.

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Property and that the

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

Plot No. 28, having Length-Breadth admeasuring East-West ½ (13.00+20.00) Sq. Mtrs. X North-13.00 Mtr. by containing total admeasurement 214.50 Sq. Mtrs. (2308.87 Sq. Feet), as per 7/12 less tangent admeasuring 3.02 Sq. Mtr., Total admeasuring less tangent 211.48 Sq. Mtr. (Approx. 57 Sq. Ft.) out of the sanctioned layout known as "BHARTIA MEADOWS" being a portion of the land bearing Khasra No. 36 of Mouza – Ranala, P. S. K. 18, Grampanchayat - Ranala, including in the Section easementary rights appurtenant belonging thereto, situated at Village – Ranala, in Tahsil – the Sanjayee and District – Nagpur.

The plot is bounded as under:

ON THE EAST - 7.5 Mt. Wide Road.
ON THE WEST - Plot No.29.
ON THE NORTH - Plot No.27.
ON THE SOUTH - 7.5 Mt. Wide Road.

This deed of sale has been drafted and executed at the instructions of the 'PURCHASER' and the terms, covenants, effect of this sale have been explained to the 'VENDOR/S' at the time of execution of this deed of sale, before the registering authority in front of the witnesses signing below and the 'VENDOR/S' has understood the same. The 'VENDOR/S' asserts that they have fully understood the contents of this deed of sale as explained to them and further covenants that the same are binding on them.

THAT this Sale Deed is drafted as per the details and information provided by the VENDORS and PURCHASER, they and the information provided is true to the knowledge of both the parties and both the parties are eligible to execute and register this Sale Deed. Both the parties are aware that they will be responsible if any dispute arises regarding anything related to the said property and any terms, covenant mentioned in this Sale deed and they will themselves solve it at their own costs and will hold no other person including Document writer, typist, Sub-registrar, etc. responsible for the same. And both the parties are aware of being liable to be punished as per Sec. 82 of Registration Act, 1908 in case any information is found incorrect.

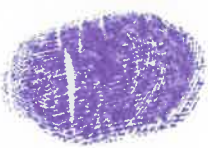
IN WITNESS WHEREOF THE "VENDORS" has executed this deed of sale on 23RD day of September, 2026 Year in favour of the 'Purchaser' on the date first mentioned above, after fully understanding the contents of this deed of sale in his full senses without any undue influences or coercion from anyone in the presence of witnesses signing below.

Drafted By - Adv. Shashank Wanjari (9122334403)

925/2026
99/88



Sr. No.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (JIGNESHKUMAR PUNAMBHAI PATEL)

02			 (HARIS NIYAZ ALI)
03			 (TAUSEEF AHMAD NOOR MOHAMMAD) SHAYONA VALLEY Acting through its Partners VENDORS
04			 (MOHAMMAD ALEEM MOHAMMAD FAROOQUE QURASHI)
05			 (MOHAMMAD KALEEM QURASHI) PURCHASER

फ.प.उ.
८१२८/२०१९
१२/३१



WITNESSES: The Executants hereto have read the terms and contents of this deed and have stated that they have understood the terms and conditions contained herein and have signed on them and have signed in our presence.

WITNESSES NO.

Mr. AYAZ
Age-28
Nagan
Line
Ka



WITNESSES: The Executants hereto have read the terms and contents of this Deed of Sale in our presence and have stated that they have understood the terms and conditions enumerated herein which are correct and binding on them and have signed in our presence.

WITNESSES NO. I



Mr. AYAZ AHMAD

Age- 28 Years, R/o- Shakur
Nagani Ke Ghar Ke Pass, Bholi
Line, Yerkheda Road,
Kamptee, Nagpur - 441002.



WITNESSES NO. II



Mr. AMAAN AHMAD

Age- 32 Years, R/o- C/O: Iqbal
Ahmad, Plot No. 100, Near
Rainbole House, OM Trimurti
Society, Gaytri Nagar, Ranala,
Nagpur, Maharashtra - 441001.



क.प.उ.
१२८/२०२६
१३/३४

