

274/8169

पावती

Original/Duplicate

Friday, August 14, 2026
1:37 PMनोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 11948 दिनांक: 14/08/2026

गावाचे नाव: गोरेवाडा
दस्तावेजाचा अनुक्रमांक: नगन(ग्रा)-8169-2026
दस्तावेजाचा प्रकार : विक्रीपत्र
सादर करणाऱ्याचे नाव: विकास कुमार गुप्तानोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 1120.00
पृष्ठांची संख्या: 28**DELIVERED**

एकूण: रु. 31120.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:56 PM ह्या वेळेस मिळेल.

सह दु. नि. नागपूर 10 (ग्रामीण)

सह दु. नागपूर निबंधक

नागपूर क्र. १०

बाजार मूल्य: रु. 1339503/-
मोबदला रु. 5350000/-
भरलेले मुद्रांक शुल्क : रु. 374500/-1) देयकाचा प्रकार: DHC रकम: रु. 1120/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0826125417542 दिनांक: 14/08/2026
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008200921202627E दिनांक: 14/08/2026
बँकेचे नाव व पत्ता:

Vikas Kumar Gupta

CHALLAN
MTR Form Number-6



GRIN	MH008200921202627E	BARCODE	Date		12/08/2026-17:03:23	Form ID	25.1	
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty and Registration Fee together Registration Fee					
Office Name			NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name			VIKASH KUMAR GUPTA AND PUSHPA KUMARI
Location			NAGPUR		Flat/Block No.			PLOT NO. 12
Year			2026-2027 One Time		Premises/Building			MOUZA - GOREWADA
Account Head Details			Amount In Rs.		Road/Street			MOUZA - GOREWADA
0030046401 Stamp Duty			374500.00		Area/Locality			NAGPUR
0030063301 Registration Fee			30000.00		Town/City/District			NAGPUR
					PIN			4 4 0 0 1 3
					Remarks (If Any)			SecondPartyName=AFZAL SADIQUE ANIS-
					Amount In			Four Lakh Four Thousand Five Hundred Rupees Only
Total			4,04,500.00		Words			
Payment Details			CANARA BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN		Ref. No.		02400412026081200445 1061208202602400445	
Cheque/DD No.			Bank Date		RBI Date		12/08/2026-17:05:00 Not Verified with RBI	
Name of Bank			Bank-Branch		CANARA BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

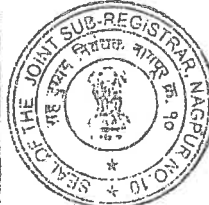
Department ID :

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

Mobile No. : XXXXXX3747

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

नगन-१०
८९६९/२०२६
९/२८



SALE – DEED

VALUED AT RS. 53,50,000/-
MARKET VALUE AT RS. 12,50,000/-
STAMP DUTY OF RS. 3,74,500/- AND
REGISTRATION CHARGES OF RS. 30,000/-

(MOUZA – GOREWADA, CITY SURVEY NO. 31, SHEET NO. 31,32,35,
ITEM NO. 46.550B, RATE – 7690/-)

THIS DEED OF SALE is executed at Nagpur on this 14th day of August 2026, Between

Mr. Afzal Sadique Anis, Aged about – 55 yrs, Occupation – Pvt. Job, Resident of Railway Crossing, Mehandibagh Colony, Dr. Ambdekar Marg, Nagpur-440017.

AADHAR NO. 7611 2343 2755. PAN NO. ADMPA2626B.

Hereinafter referred to and called as the "**VENDOR**" which expression shall unless repugnant to the context or meaning thereof mean and include the said VENDOR, as well his legal heirs, successors, administrators and assigns) OF THE **FIRST PART**

AND

1. Mr. Vikash Kumar Gupta, Aged about – 35 yrs, Occupation - Service, AADHAR NO. 5848 3158 9201. PAN NO. BJLPG8942A. Mb.No. 9572083747.

2. Smt. Pushpa Kumari W/o Vikash Kumar Gupta, Aged about – 31 yrs, Occupation - Household, AADHAR NO. 4881 7270 9141. PAN NO. KFBPK9176M. Both Resident of Sitaram K.R. Rai, Ganpati Nagar, Zingabai Takli, Nagpur-440030.

Hereinafter referred to and called as the **PURCHASERS**, which expression shall, unless repugnant to the context or meaning thereof always mean and include the said **PURCHASERS**, as well as, their heirs, legal representatives, executors, administrators, successors and assigns) of the **SECOND PART**

WHEREAS the Vendor is the absolute owner of All That Piece and Parcel of land bearing Plot No.12 Total Admeasuring 1500 sq.ft. (i.e.139.35 sq.mt.) as per original sale-deed And As Per NIT Regularization letter 1356.69 sq.ft. (i.e.126.04 sq.mt.) Situated in the layout of Sawan Sahkari Gruhanirman Sanstha Maryadit, Nagpur, being the portion of entire land bearing Khasra No. 31/1, 36/1, & 36/4, P.H. No. 8-A of Mouza – Gorewada, bearing City Survey No. 31, Sheet No. 31,32,35, Ward No. 61, within the limits of Nagpur Improvement

STAMPS AFFIXED HERE:

१११-१०	
८९६८/२०२६	३/२८



Trust and Nagpur Municipal Corporation, Tahsil and District - Nagpur, which is more specifically described in the schedule written hereunder.

WHEREAS Originally All That Piece and Parcel of land bearing Plot No.12 Total Admeasuring 1500 sq.ft. (i.e.139.35 sq.mt.) Situated in the layout of Sawan Sahkari Gruhanirman Sanstha Maryadit, Nagpur, being the portion of entire land bearing Khasra No. 31/1, 36/1, & 36/4, P.H. No. 8-A of Mouza - Gorewada, bearing City Survey No. 31, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District - Nagpur, belonged to Mr. Sadik Anis, who had duly purchased the same from Sawan Sahkari Gruhanirman Sanstha Maryadit Nagpur, by executed registered Sale-Deed dated 23/01/2001 in Additional Book No.1 Volume No. 550 Page Nos. 165 to 168 at Serial No. 469 (P)/2001, before Sub-Registrar No.4, Nagpur.

WHEREAS later on the above said property come under the scheme of 1900 layout of Nagpur Improvement Trust under Gunthewari Act. That Mr. Sadik Anis, paid the development charges to NIT Nagpur for regularization of the above said plot. And Nagpur Improvement Trust, issued regularization letter in respect of Plot No. 12 Admeasuring 126.04 sq.mt. vide its Permit No. BE(W)1900-U/L/1669/1125 Dated 05/06/2009. That Mr. Sadik Anis, paid the N.A Charges of the above said plot & Additional Tahsildar Nagpur passed an N.A Order in Rev.Case No.6709/N.A.P-34/2012-13 Dated 29/07/2013. And the name of Mr. Sadik Anis, was duly mutated in government records.

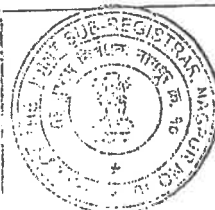
WHEREAS later on Shri Sadik Anees, left for heavenly abode on 14/01/2024, leaving behind him his wife Smt.Memuna Sadik Anis his married daughter Smt. Abeda Hamja Ali and his son Afzal Sadik Anis, became the joint owners and in possession of the above mentioned property.

WHEREAS thereafter Smt.Memuna Sadik Anis & Smt. Abeda Hamja Ali, executed registered relinquishment deed in favour of Shri Afzal Sadik Anis, in respect of above mentioned property Plot No. 12, which is duly registered on 22/04/2025 at Serial No. 3949/2025, before Sub-Registrar No.10, Nagpur. As a result thereof Vendor, became the owner and in possession of the above mentioned property and his name is mutated in city survey & NMC house tax record.

WHEREAS the Vendor is in occupation and possession of same and for certain cogent, valid and good reasons, for the benefit and in the interest of family the Vendor decided to dispose of the above said property, in favour of the Purchaser and further to utilize the sale proceeds for and in the best interest of family.

STAMPS AFFIXED HERE:

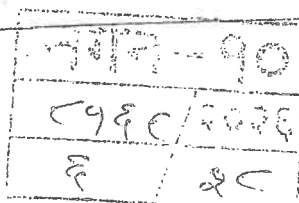
3949-90
2949/2025
8 / 3E



	Punjab National Bank K.G Marg New Delhi Finance by PNB Housing Finance Ltd. Chhaoni Sadar Branch Nagpur, at the time of Sale-Deed.
Rs. 12,50,000/-	Rupees Twelve Lakhs Fifty Thosund Only) Paid By Purchasers To Vendor By D.D. No. 308798 Dt. 11/08/2026. Drawn On Punjab National Bank K.G Marg New Delhi Finance by PNB Housing Finance Ltd. Chhaoni Sadar Branch Nagpur, at the time of Sale-Deed.
Rs. 53,50,000/- (Rs. Fifty Three lakhs Fifty Thousand only) Paid	

3. THAT, Vendor do hereby acknowledge, admit and confirm receipt of Rs. 53,50,000/- (Rs. Fifty Three lakhs Fifty Thousand only) from the Purchasers as aforesaid towards full and final consideration as above, which is paid by the Purchaser in the above manner as per requests and instruction of the Vendor and now nothing remains to be paid by Purchasers to any party on any account whatsoever, therefore separate money receipt shall not be necessary.
4. THAT, the Vendor has handed over the actual physical possession of the said property to the Purchaser today, with all rights, title, appurtenances, etc. respecting to in and under the said property. Henceforth all such taxes, dues, charges shall be borne and paid by the Purchaser, however the Vendor has agreed that incase any tax, dues, charges payable till this date are found unpaid that shall be borne and paid by the Vendor.
5. THAT, henceforth all rights, interest, claims etc. of the Vendor respecting the said property stand transferred in favour of the Purchasers absolutely forever and Purchasers have become the absolute owner of the same. The Purchasers shall be free and at liberty to use, occupy, exploit the said property as owner thereof or even to dispose of the said property or any part thereof to any person or persons as per law and receive all beneficial enjoyment of the same without any interruption or disturbance of any kind whatsoever by the Vendor or by any person or persons claiming through or under the name of the Vendor.
6. THAT, the Vendor is the absolute owner of the property hereby sold and no one except the Vendor are entitled to claim any share in it. The property described hereunder is having a clear and marketable title and is free from all encumbrances, charges, liens etc. and no liability of any kind whatsoever is created upon it by the Vendor.
7. THAT, the Vendor has done no act or omission or commission whereby any third party or interest is created over the said property or any part thereof.

STAMPS AFFIXED HERE:



WHEREAS the Purchasers being desirous to own the property of the Vendor which is more specifically described in the schedule written hereunder for family, they agreed to Purchase said Property for a Total consideration amount of Rs. 53,50,000/- (Rs. Fifty Three lakhs Fifty Thousand only) Subject to certain terms and Conditions which is accepted by the Vendor therefore the parties agreed to execute the Sale Deed as under:-

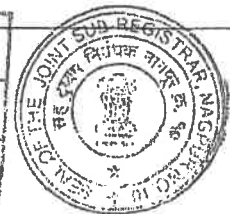
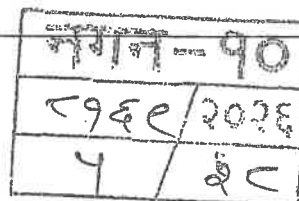
NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:-

1. THAT, for and against the total valuable consideration amount of Rs. 53,50,000/- (Rs. Fifty Three lakhs Fifty Thousand only) Paid by the Purchasers in following manner of Payment and the Vendor being true, legal and beneficial owner thereof, do hereby grant, transfer, convey, assign to and in favour of the Purchasers, by way of Sale, All That Piece and Parcel of land bearing Plot No.12 Total Admeasuring 1500 sq.ft. (i.e.139.35 sq.mt.) as per original sale-deed And As Per NIT Regularization letter 1356.69 sq.ft. (i.e.126.04 sq.mt.) Situated in the layout of Sawan Sahkari Gruhanirman Sanstha Maryadit, Nagpur, being the portion of entire land bearing Khasra No. 31/1, 36/1, & 36/4, P.H. No. 8-A of Mouza – Gorewada, bearing City Survey No. 31, Sheet No. 31,32,35, Ward No. 61, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District - Nagpur, which is more specifically described in the schedule written here under, having dimension, boundaries, description etc. which shall form and part and parcel of present deed, TO HAVE AND HOLD the same TO and UNTO the Purchaser as full and absolute owner thereof with heritable and transferable rights therein absolutely forever.
2. THAT, the Purchaser has paid full and final consideration amount of Rs. 53,50,000/- (Rs. Fifty Three lakhs Fifty Thousand only) to the Vendor in the following manner of payment.

Manner of Payment

Rs. 26,750/-	Rupees Twenty Six Thousand Seven Hundred And Fifty Only) Paid By Purchasers No.1 to Vendor, 1% TDS Dt. 13/08/2026.
Rs. 26,750/-	Rupees Twenty Six Thousand Seven Hundred And Fifty Only) Paid By Purchasers No.2 to Vendor, 1% TDS Dt. 13/08/2026.
Rs. 46,500/-	Rupees Forty Six Thousand Five Hundred Only) Paid By Purchasers To Vendor By NEFT UTR No. SBIN426224451786 Dt. 12/08/2026.
Rs. 40,00,000/-	Rupees Forty Lakhs Only) Paid By Purchasers To Vendor By D.D. No. 308799 Dt. 11/08/2026. Drawn On

STAMPS AFFIXED HERE:



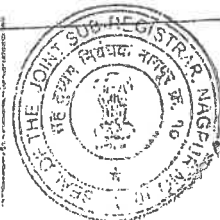
8. THAT, prior to the execution of this instrument the Vendor has not transacted the sale of the said property with any third party. That there is no legal/revenue dispute pending against the said property before any court, legal forum, judicial and adjudicating authority(ies).
9. THAT, the Purchasers have seen the relevant documents of the property hereby agreed to be sold and in case any defect is found in the title, later on in that case, the Vendor shall indemnify all the losses which may be caused to the Purchaser due to such defects.
10. 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 omissions shall be discovered, the same shall not annul this sale, nor shall any compensation be allowed in respect thereof but all the same such error or omission will always be subject to correction by the parties hereto.
11. THAT, the Vendor will support any application made by the Purchasers for mutation of names on the property hereby sold and Vendor will give his all assistance in obtaining mutation thereof in favour of the Purchasers in all relevant records.
12. THAT, the Vendor has done no act whereby the property hereby sold is encumbered in any manner or whereby he is debarred from transferring the same by way of Sale to the Purchaser.
13. THAT, the Vendor has delivered all the original documents relating to the property hereby sold to the Purchasers today with the sale-deed.
14. THAT, whenever in this Sale Deed the context so requires, words & expression referring to the parties thereto also include the plural and vice versa. Any reference to masculine gender shall wherever required include feminine gender and vice versa.
15. THAT, all the expenses for the execution and registration of the Sale-Deed shall be borne and paid by the PURCHASER only.

SCHEDULE OF PROPERTY

All That Piece and Parcel of land bearing Plot No.12 Total Admeasuring 1500 sq.ft. (i.e.139.35 sq.mt.) as per original sale-deed And As Per NIT Regularization letter 1356.69 sq.ft. (i.e.126.04 sq.mt.) Situated in the layout of Sawan Sahkari Gruhanirman Sanstha

STAMPS AFFIXED HERE:

१११-१०	
८१६८	२०१६
६०	२८



Maryadit, Nagpur, being the portion of entire land bearing Khasra No. 31/1, 36/1, & 36/4, P.H. No. 8-A of Mouza – Gorewada, bearing City Survey No. 31, Sheet No. 31,32,35, NMC House No.1439/A/12, Ward No. 61, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District - Nagpur.

BOUNDED AS UNDER :

TO THE EAST : Plot No.5
 TO THE WEST : 9.14 Mt. Wide Road
 TO THE NORTH : Plot No.13
 TO THE SOUTH : Plot No.11

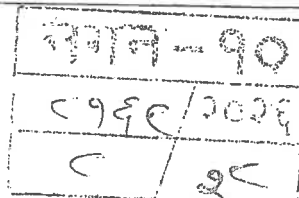
DIMENSIONS OF PLOT IN METERS AS PER R/L

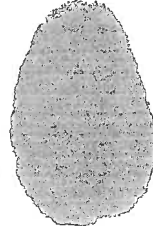
AB 9.140 Mt.
 BC 13.79 Mt.
 CD 9.140 Mt.
 DA 13.79 Mt

IN WITNESS WHEREOF the Vendor and Purchaser hereinabove named have fully examined and read over this Deed of Sale before execution and the same is drafted as per their own say & instruction and the contents whereof are found to be true, correct and hereby signed the same, without any correction, undue influence, threat, intoxication, misrepresentation and fraud of any kind at Nagpur in presence of the attesting witnesses signing as such on the day first above written.

PHOTO	PARTY THUMB	PARTY NAME & SIGNATURE
		 Afzal Sadique Anis VENDOR
		1/1422A Kumar Gupta Vikash Kumar Gupta

STAMPS AFFIXED HERE:



		2. <u>Pushpa Kumari</u> Pushpa Kumari PURCHASERS
		<u>WITNESSES</u> 1. <u>Nitin</u> Nitin Marotraoji Raut
		2. <u>P. V. Pawar</u> Pralhad vitthalrao Pawar

STAMPS AFFIXED HERE:

नगन-१०	
८१६८	२०२६
८	३८

