

27/4/9244
Thursday, September 17, 2026
5:52 PM

पावती

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

पावती क्र.: 13441 दिनांक: 17/09/2026

गावाचे नाव: टाकली (झिंगावाडी)
दस्तावेजाचा अनुक्रमांक: नगन(ग्रा)-9244-2026
दस्तावेजाचा प्रकार: विक्रीपत्र
सादर करणाऱ्याचे नाव: जगदीश कन्हैशाल खुशालानी

नॉदणी फी
दस्त हाताळणी फी
पुष्पांची संख्या: 26

₹. 30000.00
₹. 1040.00



25.1

एकूण:

₹. 31040.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:11 PM ह्या वेळेस मिळेल.

सह दु:नि जाणार-४० (ग्रामीण)

JSHALANI

वाजार मूल्य: ₹. 2797100/-
मोबदला ₹. 4950000/-
भरलेले मुद्रांक शुल्क: ₹. 346500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1040/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926176313787 दिनांक: 17/09/2026
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010345604202627E दिनांक: 17/09/2026
बँकेचे नाव व पत्ता:

0 3 0

ed Rupee

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901792026091779422 537976455	
Cheque/DD No.		Bank Date	RBI Date	17/09/2026-11:44:26	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 : XXXXXX9181
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुपटा निबंधक कार्यालयात नोंदणी करायच्यासाठी दस्तऐवजाची लागू आहे. नोंदणी व करायच्यासाठी सदर चलन लागू नाही.

नगन-१०
२२४४ / २०२६
१ / २६



SALE DEED

VALUED AT Rs. 49,50,000/- ONLY

AS PER GOVT. R.R. VALUED AT Rs. 27,97,100/- ONLY

STAMP DUTY OF RS. 3,46,500/- & REG. FEE OF RS. 30,000/- PAID

CITY SURVEY NO. 256, SHEET NO. 41

ITEM NO. 45.546 ₹, GUNTHEWARI RATE Rs. 16,780/- PAGE NO. 1705,

OF MOUZA - ZINGABAI TAKLI, TAHSIL & DISTRICT - NAGPUR.

THIS DEED OF SALE made and executed at Nagpur

On this 17th day of September 2026.

BY AND BETWEEN

SMT. SUJATA W/O ANANDRAO LOKHANDE, Aged about: 58 Years,

Occupation: Homemaker, Resident of Bhim Nagar, Ward No. 4, Khaparkheda, Tahsil Savner, District Nagpur, hereinafter referred to and called as "**THE VENDOR**" of the First Part, the owner, which expression shall unless repugnant to the context or meaning thereof always mean and include the said VENDOR and her legal heirs, legal representatives, executors, successors and assigns of the **FIRST PART**;

AND

SHRI JAGDISH S/O KANHAIAHAL KHUSHALANI, Aged about 51 years,

Occupation Business, R/o. Flat No. 102, Kritika Apartment, Near Dayanand Park Square, Jaripatka, Nagpur, hereinafter referred to and called as the "**PURCHASER**" which expression shall unless repugnant to the context or meaning thereof always mean and include the said PURCHASER and his legal heirs, legal representatives, executors, successors and assigns of the **SECOND PART**.

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NOW, THEREFORE, THIS MEMO OF AGREEMENT

FOR SALE WITNESSES AS UNDER

1. **That**, for and against the total valuable consideration amount of Rs. 49,50,000/- only (Rs. Forty Nine Lakhs Fifty Thousands Only), the VENDOR being true, legal and beneficial owner thereof, do hereby grant, transfer, convey, assign to and in favour of the PURCHASER, by way of Sale THE SAID PROPERTY, particularly described in the Schedule written hereunder having dimensions, boundaries, description etc., which shall form the 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. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only) in the following manner of payment.

MANNER OF PAYMENT

- i. Rs. 2,00,000/- Paid by way of NEFT bearing reference no. HDFCH01150734890 transferred from current account of the PURCHASER from HDFC Bank, Nagpur dated 27/07/2026 in the bank account of the VENDOR in Bank of India, Nagpur.
- ii. Rs. 7,50,000/- Paid by way of Demand Draft no. 361578 dated 23/07/2026 drawn on Punjab National Bank, K. G. Marg, New Delhi.
- iii. Rs. 40,00,000/- Paid by way of Demand Draft no. 361578 dated 23/07/2026 drawn on Punjab National Bank, K. G. Marg, New Delhi.

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Total Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only)

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The receipt of Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand

Only) is hereby received, admitted, confirmed and acknowledged by the

VENDOR from the PURCHASER subject to realization of instruments,

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17. That, the VENDOR further assures to the PURCHASER that she has not transferred THE SAID PROPERTY by way of gift, sale, mortgage, lease in any other manner whatsoever to any body till date.

18. That, the stamp duty, registration fees and other expenses for the purposes of execution and registration of the Sale Deed have been borne and paid by the PURCHASER only.

19. That, THE SAID PROPERTY hereby sold shall be taken to be correct as described in the schedule herein under and if any misstatement, error or omission is discovered, the same shall not annul this deed of sale, but all the same such error or omission will always be subject to correction by the parties hereto.

20. That, this Deed of Sale is executed by both the parties out of their own free-will without any force, coercion applied on them and they being major all fully aware of the consequences of each and every written terms and conditions of this deed.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing plot No. 134, admeasuring about 1,500 square feet (133.350 square meter) as per NIT Regularization Letter, in the Lay-out of Vaibhavanand Gruh Nirman Sahakari Sanstha Ltd., Nagpur, out of Khasra No. 162, bearing City Survey No. 256, Sheet No. 41, situated at Mouza- Zingabai Takli, Tahsil and District - Nagpur, which is bounded as under:

प्लॉट-१०	
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By East : Plot No. 133,
By West : Plot No. 135,
By North : Road,
By South : Plot No. 131.

IN WITNESS WHEREOF THE

respective hands, put their signature the presence of the following attesting month and year first above mentioned

WITNESSES:-

1. 
Sanyashree

SMT. S

2. 

JAGD



प्लॉट-१०	
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By East : Plot No. 133,
By West : Plot No. 135,
By North : Road,
By South : Plot No. 131.

IN WITNESS WHEREOF THE PARTIES HERETO have set their respective hands, put their signature to this DEED OF SALE at Nagpur in the presence of the following attesting witnesses signing as such on the day, month and year first above mentioned.

WITNESSES:-

1.

[Signature]



[Signature]

SMT. SUJATA W/O ANADRAO LOKHANDE
{THE VENDOR}



2.

[Signature]



[Signature]



JAGDISH S/O KANHAAYALAL KHUSHALANI
{THE PURCHASER}

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[Signature]

