

555

पावती

Original/Duplicate

ay, July 30, 2026

नोंदणी क्र.: 39M

AM

Regn.: 39M



पावती क्र.: 17371 दिनांक: 30/07/2026

नाव: येरला

एवजाचा अनुक्रमांक: नगन-14555-2026

एवजाचा प्रकार: विक्रीपत्र

र करणाऱ्याचे नाव: सुनील बेनिवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1680.00

पृष्ठांची संख्या: 42

एकूण:

रु. 31680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:17 AM ह्या वेळेस मिळेल.

सिद्ध दुय्यम निबंधक नागपूर 7
नागपूर क्र. ७

बाजार मूल्य: रु. 928560.6/-

मोबदला रु. 3060888/-

भरलेले मुद्रांक शुल्क: रु. 183700/-

DELIVERED

1) देयकाचा प्रकार: DHC रक्कम: रु. 1680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0726290402553 दिनांक: 30/07/2026

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007265779202627E दिनांक: 30/07/2026

बँकेचे नाव व पत्ता:

सुनील

red Rupees On

JRBNEJ6

/erified with RBI

1/1

Name of Branch	Scroll No. , Date	Not Verified with Scroll
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Department ID :

Mobile No. : XXXXXX3103

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

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

नगन-10



Scanned with OKEN Scanner

SALE DEED
VALUED AT RS. 30,60,888/-
(RS. THIRTY LAKHS SIXTY THOUSAND EIGHT HUNDRED AND
EIGHTY EIGHT ONLY)
M. R. RS. 3,28,560...../-

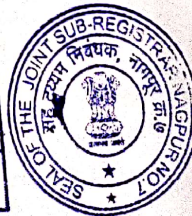
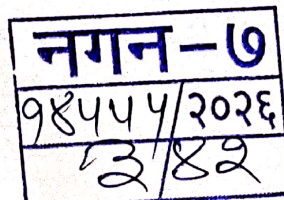
THIS DEED OF SALE is executed at Nagpur on this
29. day of JULY 2026 BY AND BETWEEN :

01. M/S SSD GREENS, {PAN : AFKFS3320N} a Partnership concern having registered Office at House No. 16, "Shree SSD Heights", Besides Rajwada Palace, Ganjipeth, Nagpur - 440018, acting through authorized Partner **SHRI MANISH S/O SHRICHAND DASWANI**, {UID : 2889 6596 9719}, aged about 44 years, Occupation : Agriculturist/ Business, Resident of 10/B, Near Hathi Building, Jaripatka, Nagpur - 440014, here-in-after known and referred to as the "SELLER" which expression shall unless repugnant to the context or meaning thereof always mean and include the SELLER as well as members, Legal Representatives, Executors, Administrators, Successors and Assignees of the FIRST PART, AND;

02. **SHRI SUNIL S/O DALBIR SINGH BENIWAL**, {PAN : DXIPS2644C} {UID : 4663 9018 8365} aged about 33 years, Occupation: Business, Resident of F-101, Iconic Apartment, Ujwal Nagar, Godhani Road, Zingabai Takli, Nagpur - 440030, Here-in-after known and referred to as the "PURCHASER" which expression shall unless repugnant to the context or meaning thereof always mean and include the PURCHASER as well as his heirs, Legal Representatives, Executors, Administrators, Successors and Assigns of the SECOND PART, AND;

WHEREAS, the SELLER is the sole and exclusive owner of sanctioned Lay Out known as "SSD GREENS - 5", carved on ALL THAT piece and parcel of land bearing Kh. Survey No. 5, admeasuring 3.03.00 He.Aar.Sq.Mtrs., P. H. No. 3, With Occupant Class I rights, situated at Mauza : YERLA, Tahsil : NAGPUR (RURAL), District: NAGPUR, (hereinafter referred to as "the project land"), AND;

WHEREAS, the said land being portion of old Survey No. 19, admeasuring 7.48 Acres was purchased by Shri Marotrao Dattaji Dhanwatay and Smt. Sumatibai Marotrao Dhanwatay from Shri Dhulba Chindu Karnake and family members after obtaining the prior permission from the Collector, Nagpur vide Order dt. March 67 in Case No. 3/A-18/66-67 by Sale Deed dt. 11.03.1967 registered with Sub Registrar, Nagpur at Book No. 1 at Sr. No. 932 dt. 11.03.1967, AND;



➤ The PURCHASER agrees and undertakes the PROMOTER/ SELLER shall not be responsible in manner whatsoever in case of any attachment or proceedings that may be made or taken in respect of Plot by concerned Authorities due to non-payment of PURCHASER or any other apartment/plot PURCHASER their respective proportion of the taxes / outgoings payable to the concerned Authorities on account of default making such payments.

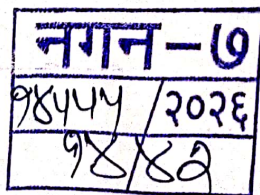
➤ The PURCHASER has agreed not to use the said thereon for any unlawful activities and indemnifies PROMOTER/ SELLER from any consequences of unlawful use of the said Plot. The PURCHASER here undertakes to abide the aforesaid conditions and further these conditions shall be binding upon the successors of the PURCHASER herein to the aforesaid Plot and shall run with the land.

22. THAT expenses on account of payment of Stamp Duty and Registration Fees and other related expenses are borne and paid by PURCHASER.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land being Plot bearing No.116, admeasuring about 183.512 Sq. Mtrs. (dimensions are as shown in the plan annexed herewith) bearing Kh. No. 5/1/116, {ULPIN : 39164356354} admeasuring about 1.83.51 Aar.Sq.Mtrs.Sq.Cm., Land Revenue Rs. 18.00, being portion of lay out known as "SSD GREENS - 5" carved on ALL THAT piece and parcel of Non Agricultural Land bearing Survey Kh. No. 5, admeasuring 3.03.00 He.Aar.Sq.Mtrs., i.e. 28932.988 Sq. Mtrs., P. H. No. 3, With Occupant Class I rights, situated at Mauza : YERLA, Tahsil : NAGPUR (RURAL), District: NAGPUR and the said plot is bounded as under:

ON THE NORTH	:	PLOT NO. 115
ON THE EAST	:	9.00 METER ROAD
ON THE WEST	:	PLOT NO. 117
ON THE SOUTH	:	12.00 METER ROAD



07/2026 11 00:09 AM

दस्त गोपवारा भाग-2

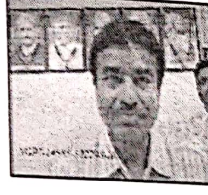
नगन7

89/82

दस्त क्रमांक:14555/2026

दस्त क्रमांक :नगन7/14555/2026

दस्ताचा प्रकार :-विक्रीपत्र

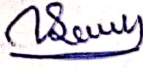
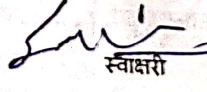
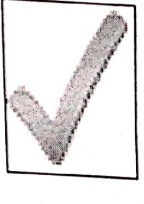
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:सुनील बेनिवाल पता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: एफ. 101, आयकॉनिक अपार्टमेंट, उज्ज्वल नगर, गोधनी रोड, झिंगाबाई टाकळी, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:DXIPS2644C	लिहून घेणार वय :-32 स्वाक्षरी:-		
2	नाव:एस एस डी ग्रीन्स तर्फे अधिकृत भागीदार मनिष श्रीचंद दासवानी च्या तर्फे दस्तऐवज प्रवेशासाठी कु.मु. हेमंत योगेंद्र हांडे पता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: प्लॉट क्र. 12 बी, बँक ऑफ महाराष्ट्र रोड, अयोध्या नगर, नागपूर, महाराष्ट्र, नागपूर. पॅन नंबर:AFKFS3320N	लिहून देणार वय :-53 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत विक्रीपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ:30 / 07 / 2026 10 : 59 : 11 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना दस्तऐवजीत ओळखतात. व त्यांची ओळख पटवितात

सह दुय्यम निबंधक
नागपूर क्र. ७

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:जितेंद्र दौलतराम साहू . . वय:37 पता:पारडी, नागपूर पिन कोड:440035	 स्वाक्षरी		
2	नाव:शिव धरमदास माछीमुंडी . . वय:36 पता:कळमना क्वाटर, उप्पलवाडी, नागपूर पिन कोड:440026	 स्वाक्षरी		

शिवका क्र.4 ची वेळ:30 / 07 / 2026 10 : 59 : 38 AM

योगिणी नामदेवराव कडू

सह दुय्यम निबंधक
नागपूर क्र. ७

