



CHALLAN
MTR Form Number-6



GRN	MH010307169202627E	BARCODE	25.1
270/17860	पावती	Original/Duplicate	
Tuesday, September 22, 2026		नोंदणी क्र.: 39M	
1:15 PM		Regn.: 39M	
पावती क्र.: 21203		दिनांक: 22/09/2026	
गावाचे नाव: येरला			
दस्तऐवजाचा अनुक्रमांक: नगन7-17860-2026			
दस्तऐवजाचा प्रकार : विक्रीपत्र			
सादर करणाऱ्याचे नाव: योगेश दामोदरजी ढोके			
नोंदणी फी		रु. 20110.00	
दस्त हाताळणी फी		रु. 1760.00	
पृष्ठांची संख्या: 44			
एकूण:		रु. 21870.00	
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे			
1:34 PM ह्या वेळेस मिळेल.			
बाजार मूल्य: रु.590704.4 /-			
मोबदला रु.2010480/-			
भरलेले मुद्रांक शुल्क : रु. 120700/-			
1) देयकाचा प्रकार: DHC रकम: रु.1760/-			
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926214821326 दिनांक: 22/09/2026			
वैकेचे नाव व पत्ता:			
2) देयकाचा प्रकार: eChallan रकम: रु.20110/-			
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010307169202627E दिनांक: 22/09/2026			
वैकेचे नाव व पत्ता:			
सह दु.नि.नागपूर 7			
सह दुय्यम निबंधक			
नागपूर क्रं. ७,			
1 Ten Rupees 0			
00SEVZX9			
Verified with RBI			
XXXXXX7735			
रु चलन लागू			



SALE DEED
VALUED AT RS. 20,10,480/-
(RS. TWENTY LAKHS TEN THOUSAND FOUR HUNDRED AND EIGHTY)
M. R. RS. 5,99,704/-

THIS DEED OF SALE is executed at Nagpur on this
21 day of SEPTEMBER 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;

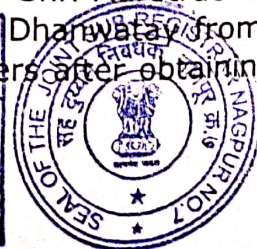
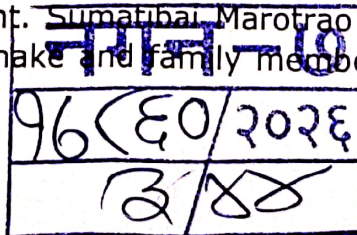
02. **YOGESH DAMODHARJI DHOKE {PAN : ASFPD2418Q} {UID : 7790 5413 5242}** aged about 45 years, Occupation: Service,

03. **JAYSHRI YOGESH DHOKE {PAN : ASFPD2418Q} {UID : 9526 6707 9739}** aged about 40 years, Occupation: Housewife,

Both Residents of Near CID Office, Plot No. 141, Prashant Nagar, Behind Police Line Takli, Katol Road, Nagpur - 440013 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 their 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



including the disclosures contained herein and on the basis of the specifications, locations, quality, services, etc. contained in this Deed.

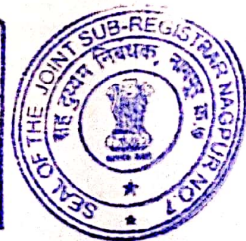
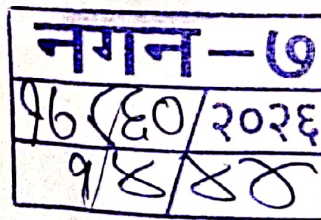
- The PURCHASER agrees and undertakes that the PROMOTER/ SELLER shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Plot by concerned Authorities due to non-payment by the PURCHASER or any other apartment/plot PURCHASER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

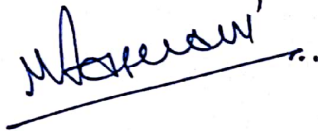
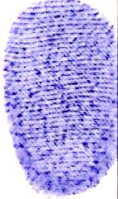
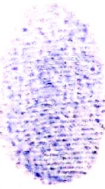
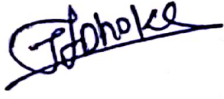
ALL THAT piece and parcel of land being **Plot bearing No. 117**, admeasuring about **116.737 Sq. Mtrs.** (dimensions are as shown in the plan annexed herewith) as per **7/12 Kh. No. 5/1/117**, {ULPIN : 27884777439} admeasuring about **1.16.74 Aar.Sq.Mtrs.Sq.Cm.**, Land Revenue Rs. 12.00, being portion of lay out known as "SSD GREENS - 5" carved on ALL THAT piece and parcel of Non Agricultural Land bearing Survey Kh. No. Kh. Survey 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	:	AMENITY SPACE
ON THE EAST	:	PLOT NO. 116
ON THE WEST	:	PLOT NO. 117
ON THE SOUTH	:	12 METER LAY-OUT ROAD



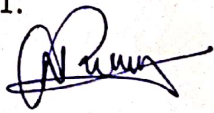
IN WITNESSES WHEREOF THE SELLER AND THE PURCHASER have hereto set their respective hands and assigned this DEED OF SALE at Nagpur on the day first here-in-above written in presence of attesting witnesses.

Drafted by Dwivedi & Khedkar Advocates, Nagpur.

Photo	L.H.T.	Signature / Name
		FOR M/S SSD GREENS  SHRI MANISH S. DASWANI Partner SELLER
		 SHRI YOGESH DAMODHARJI DHOKE
		 SMT. JAYSHRI YOGESH DHOKE PURCHASER / ALLOTTEE
WITNESSES		

01.




Narayan Roy

02.




Pravin Bende



नगन-७
१६/६०/२०२६
१५/४४

