

SALE DEED

VALUED AT RS. 31,71,558/-

(RS. THIRTY ONE LAKHS SEVENTY ONE

THOUSAND FIVE HUNDRED FIFTY EIGHT ONLY)

M. R. RS. ~~9,17,479/-~~

THIS DEED OF SALE is executed at Nagpur on this
25 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. MS APEKSHA NARENDRA DAHAT {PAN : DVZPPD0515G} {UID : 4104 0979 0206} aged about 30 years, Occupation: Service, Resident of D/o Narendra Dahat, Plot No. 45, Ward No. 14, Mhada Colony, Near Ganesha Mandir, Kalmeshwar, Nagpur - 441501, 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 her 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.Ar.Sq.Mtrs., P. H. No. 3, With Occupant

➤ 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. 55**, admeasuring about **181.32 Sq. Mtrs.** (dimensions are as shown in the plan annexed herewith) as per **7/12 Kh. No. 5/1/55**, {ULPIN : 10035276491} admeasuring about **1.81.32 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. 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	:	9.00 MTR. LAY-OUT ROAD
ON THE EAST	:	PLOT NO 74
ON THE WEST	:	9.00 MTR. LAY-OUT ROAD
ON THE SOUTH	:	PLOT NO 54

IN WITNESSES WHEREOF the PURCHASER have hereto set their hands and seals this DEED OF SALE at Nagpur, Maharashtra, this 15th day of March 2024, written in presence of attest
Drafted by Dwivedi & Khedkar Advocates

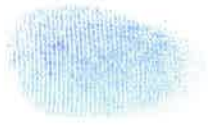


Photo

L.H. Photo



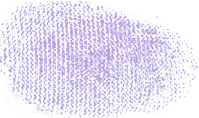
01. Rajendra Roy
UID :



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.Photo	Signature / Name
		 FOR M/S SSD GREENS SHRI MANISH S. DASWANI Partner SELLER

		 MS. APEKSHA NARENDRA DAHAT PURCHASER / ALLOTTEE
WITNESSES		

01. Rajendra Roy
UID :




02. Kartik Raut