

## **SALE DEED**

This Deed of Absolute Sale is executed on **28th February 2020**, by:

### **SELLER:**

**Sri. Harshal Govind Kharade,**  
**S/o Govind Narayan Kharade,**  
Occupation: Civil Contractor,  
Aged **46 years**,  
Residing at:  
House No. 77, "Kharade Niwas",  
Near Datta Mandir,  
Islampur, Sangli – 415409, Maharashtra.

Hereinafter called the "SELLER".

### **IN FAVOUR OF**

### **PURCHASER:**

**Sri. Rohan Jayant Apte,**  
**S/o Jayant Madhukar Apte,**  
Occupation: Data Scientist,  
Aged **28 years**,  
Residing at:  
Flat 701, Lotus Grandeur,  
DP Road, Aundh, Pune – 411007.

Hereinafter called the "PURCHASER".

WHEREAS the SELLER is the absolute owner of the immovable property described below:

Property Type: **Open Residential NA Plot**  
Plot No.: **14**,  
Layout Scheme: **"Sudarshan Nagar Phase II"**  
Survey No.: **92/1C**, Subdivision: 5  
Plot Area: **233.50 sq.m (2514.66 sq.ft)**  
Location: Sangli–Islampur Road, Islampur  
Boundaries as per Town Planning map.

TITLE: Acquired through **Registered Conveyance Deed dated 08 April 2006**, Doc. No. **1493/2006**, Sub-Registrar Islampur.

WHEREAS the SELLER wishes to sell the property due to **investment in a commercial warehousing project**.

WHEREAS the PURCHASER agreed to buy the property for a total sale consideration of:

**Rs. 23,90,000/- (Rupees Twenty-Three Lakh Ninety Thousand Only).**

Payment breakdown:

- Token Amount: **Rs. 75,000**, paid on **10 February 2020**, UPI Ref: **UPI-INSTA12718892**
- Part Payment: **Rs. 8,00,000**, paid on **18 February 2020**, NEFT Ref: **NEFT-IDBI90043145**
- Final Amount: **Rs. 15,15,000**, paid at the Sub-Registrar office via RTGS Ref: **RTGS-HDFC202002285119**

The SELLER confirms receiving the entire sum.

NOW THIS DEED WITNESSETH:

The SELLER hereby **conveys, transfers and assigns** absolutely unto the PURCHASER the Schedule Property with all rights, title, interest and easementary privileges.

The SELLER asserts:

- property is free from any litigation, charge, lien or mortgage;
- no acquisition or requisition notices exist;
- mutation entry (Ferfar) is updated and clear;
- all land revenue paid till **January 2020**.

The PURCHASER shall be entitled to use, construct, develop or dispose of the plot as absolute owner.

#### **SCHEDULE OF PROPERTY**

Plot No. 14, Sudarshan Nagar Phase II, Survey No. 92/1C/5, Area **233.50 sq.m**, bounded:

- East: Plot No. 15
- West: Internal layout road
- South: Plot No. 9
- North: Open space as per sanctioned plan

Market value: **Rs. 25,40,000**.

Stamp duty paid as required.

Witnesses:

1. **Shri Nilesh R. Pawaskar**, Age 41, Sangli
2. **Smt. Supriya H. Tamboli**, Age 38, Islampur

SELLER: *Sd/- Harshal G. Kharade*

PURCHASER: *Sd/- Rohan J. Apte*

