

SALE DEED

This Deed of Absolute Sale is executed on **6th February 2022**, by:

SELLER:

Sri. Prashant Govindrao Pagare,
S/o **Govindrao Shankar Pagare,**
Occupation: Government Agriculture Officer,
Aged **49 years,**
Residing at:
House No. 44, "Pagare Wada",
Near Nagar Parishad Office,
Malegaon Camp, Nashik – 423105.

Hereinafter referred to as the "SELLER".

IN FAVOUR OF

PURCHASER:

Smt. Anagha Kiran Patwardhan,
W/o **Kiran Ashok Patwardhan,**
Occupation: Senior NLP Engineer,
Aged **30 years,**
Residing at:
Flat 902, Crystal Crown Residences,
Wakad–Bhumkar Chowk Road, Pune – 411057.

Hereinafter referred to as the "PURCHASER".

WHEREAS the SELLER owns the following immovable property:

Property Type: **Residential Apartment**
Flat No.: **B-704**, 7th Floor
Building Name: **"Saptarang Residency – Wing B"**
Survey No.: **65/4C**,
CTS No.: **1430/12**,
Carpet Area: **80.25 sq.m (863.78 sq.ft)**
Built-up Area: **103.10 sq.m (1109.21 sq.ft)**
Parking: One stilt car parking
Location: Malegaon Camp, Nashik

TITLE: Acquired via **Registered Sale Deed dated 21 August 2014**, Document No. **7312/2014**,
Sub-Registrar Malegaon.

WHEREAS the SELLER desires to sell due to **relocation to Jalgaon for official transfer**.

WHEREAS the PURCHASER agrees to purchase the property for:

Rs. 43,20,000/- (Rupees Forty-Three Lakh Twenty Thousand Only).

Payment Structure:

- Token Money: **Rs. 1,00,000**, UPI Ref: **UPI-MLG771221** (19 January 2022)
- Part Payment: **Rs. 14,00,000**, NEFT Ref: **NEFT-HDFC202201271851**
- Final Settlement: **Rs. 28,20,000**, RTGS Ref: **RTGS-ICICI202202061911**

SELLER acknowledges full payment.

NOW THIS DEED WITNESSETH:

The SELLER hereby **sells, conveys, transfers and assigns** absolutely the Schedule Property with all rights of common areas, electricity/water connections, society membership, drainage lines, easements and privileges.

SELLER assures:

- property free from all encumbrances, charges, mortgages or litigation,
- all taxes and society dues cleared till **December 2021**,
- title clear and marketable,
- no acquisition/objection from authorities.

PURCHASER shall enjoy peaceful ownership henceforth.

SCHEDULE OF PROPERTY

Flat B-704, Saptarang Residency, Carpet Area **80.25 sq.m**, bounded:

- East: Flat B-705
- West: Open space
- South: Society garden
- North: Corridor & lift area

Market value: **Rs. 45,10,000**.

Stamp duty paid.

Witnesses:

1. **Shri Yuvraj P. Dhotre**, Age 38, Nashik
2. **Smt. Minal S. Bhamre**, Age 31, Malegaon

SELLER: *Sd/- Prashant G. Pagare*

PURCHASER: *Sd/- Anagha K. Patwardhan*