

SALE DEED

This Deed of Absolute Sale is executed on **27th April 2021**, by:

SELLER:

Sri. Shailesh Uttam Killedar,

S/o Uttam Ramchandra Killedar,

Occupation: Retired Railways Officer,

Aged **61 years**,

Residing at:

House No. 44, "Vishwam House",

Shirsoli Road, Jalgaon – 425001, Maharashtra.

Hereinafter called the "SELLER".

IN FAVOUR OF

PURCHASER:

Smt. Anvi Pranav Jangam,

W/o Pranav Dattatray Jangam,

Occupation: Senior Data Engineer,

Aged **29 years**,

Residing at:

Flat 1102, Nova Skyline,

Dahanukar Colony, Kothrud, Pune – 411038.

Hereinafter called the "PURCHASER".

WHEREAS the SELLER is the absolute owner of:

Property Type: **Residential Apartment**

Flat No.: **A-702**, 7th Floor

Building Name: **"Vishwam Enclave"**

Survey No.: **15/2A**,

CTS No.: **441/8**,

Carpet Area: **69.80 sq.m (751.56 sq.ft)**

Built-up Area: **91.65 sq.m (986.65 sq.ft)**

Parking: One covered car park

Location: Shirsoli Road, Jalgaon

TITLE: Obtained through **Registered Sale Deed dated 22 October 2012**, Document No. **7861/2012**, Sub-Registrar Jalgaon-1.

WHEREAS the SELLER intends to sell due to **relocation to Bengaluru with family**.

WHEREAS the PURCHASER agrees to purchase for:

Rs. 44,10,000/- (Rupees Forty-Four Lakh Ten Thousand Only).

Payment Terms:

- Token: **Rs. 1,00,000**, UPI Ref: **UPI-JLG998001** (10 April 2021)
- Part Payment: **Rs. 13,00,000**, NEFT Ref: **NEFT-HDFC202104171788**
- Final Payment: **Rs. 30,10,000**, RTGS Ref: **RTGS-SBI202104271933**

The SELLER confirms receipt of the entire amount.

NOW THIS DEED WITNESSETH:

The SELLER **grants, transfers and conveys** absolutely unto the PURCHASER the Schedule Property including rights of water, electricity, society membership, terrace access (common), drainage connection, and all legal easements.

SELLER further declares:

- property is free from encumbrance, charge or litigation,
- no loans outstanding with any bank,
- taxes and society dues cleared up to **March 2021**,
- no demolition or structural violation notices.

PURCHASER shall henceforth enjoy peaceful, absolute ownership.

SCHEDULE OF PROPERTY

Flat A-702, Vishwam Enclave, Jalgaon, Carpet area **69.80 sq.m**, bounded:

- East: Flat A-701
- West: Open space
- South: Society internal driveway
- North: Lift & staircase

Market value: **Rs. 47,30,000**.

Stamp duty fully paid.

Witnesses:

1. **Shri Prashant S. Bhoir**, Age 38, Jalgaon
2. **Smt. Rekha V. Kharat**, Age 41, Jalgaon

SELLER: *Sd/- Shailesh U. Killedar*

PURCHASER: *Sd/- Anvi P. Jangam*