

SALE DEED

Executed on **5th July 2020**, by:

SELLER:

Sri. Prakash Eknath Tambade,
S/o Eknath Narayan Tambade,
Occupation: Farmer & Land Developer,
Aged **58 years**,
Residing at:
House No. 271, Tambade Vasti,
Near Hanuman Temple,
Karjat, District Raigad – 410201.

Hereinafter called the “SELLER”.

IN FAVOUR OF

PURCHASER:
Sri. Omkar Vinod Bendre,
S/o Vinod Dattatray Bendre,
Occupation: Financial Analyst,
Aged **27 years**,
Residing at:
Flat 304, Elite Courtyard,
Baner–Sus Road, Pune – 411045.

Hereinafter called the “PURCHASER”.

WHEREAS the SELLER owns:

Property Type: **Converted NA Bungalow Plot**
Plot No.: **7**
Layout Scheme: **“Riverfront Meadows Project”**
Survey No.: **132/5A**, Hissa: **B/2**
Plot Area: **352.90 sq.m (3798.20 sq.ft)**
Location: Karjat–Kashele Road, Raigad
Front Road Width: **9 meters**
Boundaries as per layout plan approved in 2016.

TITLE: Acquired through **Inheritance**, mutation entry dated **12 August 1998**, M.E. No. **3458/1998**.

WHEREAS the SELLER desires to sell to fund **construction of a new farmhouse**.

WHEREAS the PURCHASER agrees to purchase for:

Rs. 29,50,000/- (Rupees Twenty-Nine Lakh Fifty Thousand Only).

Payment structure:

- Token: **Rs. 90,000**, UPI Ref: **UPI-KJT442911** on **17 June 2020**
- First Installment: **Rs. 10,00,000**, NEFT Ref: **NEFT-HDFC202006241998**
- Balance: **Rs. 18,60,000**, paid at registration via RTGS Ref: **RTGS-SBI202007051921**

The SELLER acknowledges full receipt.

NOW THIS DEED WITNESSETH:

The SELLER **transfers and conveys** absolutely to the PURCHASER the Schedule Property with:

- irrigation rights,
- borewell access,
- 12-foot internal approach road right-of-way,
- drainage line connection,
- all existing trees & plantations on land.

SELLER further declares:

- no encumbrances, tenant claims or family disputes exist;
- land revenue paid till **March 2020**;
- no acquisition or forest-zone objections pending.

The PURCHASER may develop, construct or sell the land as absolute owner.

SCHEDULE OF PROPERTY

Plot No. 7, Riverfront Meadows, Karjat, Survey No. 132/5A (B/2), area **352.90 sq.m**, bounded:

- East: Plot No. 8
- West: Approach road
- South: Seasonal river boundary
- North: Plot No. 6

Market value: **Rs. 31,10,000**.

Stamp duty duly paid.

Witnesses:

1. **Shri Ajit P. Dalvi**, Age 46, Karjat
2. **Smt. Radhika S. Kadam**, Age 29, Raigad

SELLER: *Sd/- Prakash E. Tambade*

PURCHASER: *Sd/- Omkar V. Bendre*