

SALE DEED

This Deed of Absolute Sale is executed on **28th February 2021**, by:

SELLER:

Sri. Sandeep Vitthal Dhomse,

S/o Vitthal Krishnaji Dhomse,

Occupation: Government Agriculture Extension Officer,

Aged **53 years**,

Residing at:

House No. 142, "Dhomse Wada",

Main Road, Ghulewadi,

Sangamner, District Ahmednagar – 422605.

Hereinafter referred to as the "SELLER".

IN FAVOUR OF

PURCHASER:

Smt. Tanisha Rahul Bhojane,

W/o Rahul Shrikant Bhojane,

Occupation: Business Intelligence Analyst,

Aged **29 years**,

Residing at:

Flat 1704, Sapphire Crown Towers,

Balewadi High Street, Pune – 411045.

Hereinafter referred to as the "PURCHASER".

WHEREAS the SELLER is the absolute owner of the following property:

Property Type: **Residential Flat**

Flat No.: **D-603**, 6th Floor

Building Name: **"Parijat Residency – Wing D"**

Survey No.: **31/7C**,

CTS No.: **1891/12**,

Carpet Area: **77.40 sq.m (833.08 sq.ft)**

Built-up Area: **100.75 sq.m (1084.48 sq.ft)**

Parking: One covered parking

Location: Sangamner–Raod Road, Ahmednagar District

TITLE: Derived under **Registered Sale Deed dated 08 July 2014**, Document No. **5188/2014**,

Sub-Registrar Sangamner.

WHEREAS the SELLER desires to sell due to **relocation to Nashik for family support**.

WHEREAS the PURCHASER agrees to purchase the said property for:

Rs. 41,30,000/- (Rupees Forty-One Lakh Thirty Thousand Only).

Payment Details:

- Token: **Rs. 1,00,000**, UPI Ref: **UPI-SGN771911** (10 February 2021)
- First Instalment: **Rs. 13,00,000**, NEFT Ref: **NEFT-HDFC202102191811**
- Final Payment: **Rs. 27,30,000**, RTGS Ref: **RTGS-SBI202102281991**

SELLER acknowledges full payment.

NOW THIS DEED WITNESSETH:

The SELLER hereby **grants, conveys, assigns, assures and transfers** absolutely unto the PURCHASER the Schedule Property with all rights of usage, common area access, water lines, electricity meter rights, society membership and easementary privileges.

SELLER declares:

- property is free from mortgage, lien, charge or litigation,
- all taxes and CHS dues cleared up to **January 2021**,
- no government notices or violations pending,
- title is marketable and in order.

PURCHASER shall enjoy full peaceful ownership and possession.

SCHEDULE OF PROPERTY

Flat No. D-603, Parijat Residency, Sangamner, Carpet Area **77.40 sq.m**, bounded:

- East: Flat D-604
- West: Open space
- South: Internal driveway
- North: Common staircase & lift

Market value: **Rs. 43,00,000**.

Stamp duty paid.

Witnesses:

1. **Shri Nikhil R. Shendage**, Age 40, Sangamner
2. **Smt. Urmila P. Thube**, Age 33, Ahmednagar

SELLER: *Sd/- Sandeep V. Dhomse*

PURCHASER: *Sd/- Tanisha R. Bhojane*