

SALE DEED

Executed on **3rd December 2021**, by:

SELLER:

Smt. Farida Akhtar Mirza,

W/o Akhtar Yousuf Mirza,

Occupation: Boutique Owner,

Aged **41 years**,

Residing at:

Flat No. 9, Firdous Apartment,

Naupada Road, Thane West – 400602.

Hereinafter called the “SELLER”.

IN FAVOUR OF

PURCHASER:

Sri. Krunal Rohit Damle,

S/o Rohit Vasant Damle,

Occupation: Chartered Engineer,

Aged **31 years**,

Residing at:

Bungalow 21, Khandagale Park,

Near Gangapur Road, Nashik – 422005.

Hereinafter called the “PURCHASER”.

WHEREAS the SELLER is the absolute owner of:

Property Type: **Row House Unit**

Unit No.: **RH-6**,

Project Name: **“Silver Crest Villas”**

Survey No.: **11/4A**, City Survey No.: **902/18**,

Plot Area: **181.20 sq.m (1949.02 sq.ft)**

Built-up Area: **152.60 sq.m (1642.36 sq.ft)**

Location: Ghodbunder Road, Thane West

Parking: Two open car parks

TITLE: Acquired by **Registered Gift Deed** dated **11 October 2017**, Doc. No. **14078/2017**, Sub-Registrar Thane-2.

WHEREAS the SELLER desires to sell the property due to **relocation to Bengaluru for children's education**.

WHEREAS the PURCHASER agrees to purchase the property for:

Rs. 1,58,00,000/- (Rupees One Crore Fifty-Eight Lakh Only).

Payment structure:

- Advance: **Rs. 3,50,000**, paid on **12 November 2021**, UPI Ref: **UPI-THN42199812**
- Stage Payment: **Rs. 70,00,000**, paid on **22 November 2021**, NEFT Ref: **NEFT-HDFC44892177**
- Remaining: **Rs. 84,50,000**, paid at the Sub-Registrar Office via RTGS Ref: **RTGS-BOI202112031821**.

The SELLER acknowledges full settlement.

NOW THIS DEED WITNESSETH:

The SELLER **conveys, transfers and assigns** all rights, title and interest in the Schedule Property to the PURCHASER with full possession, including:

- garden area,
- terraces,
- internal stairways,
- water tank rights,
- usage of common amenities,
- electricity meter and connection.

The SELLER declares that:

- the property is free from all encumbrances;
- no loan, lien or dispute is pending;
- society NOC dated **29 November 2021** is duly obtained;
- all taxes and maintenance charges are cleared up to **December 2021**.

The PURCHASER shall hold, enjoy and dispose of the property peacefully.

SCHEDULE OF PROPERTY

Row House RH-6, Silver Crest Villas, Ghodbunder Road, Thane West, Survey No. 11/4A, Plot Area **181.20 sq.m**, bounded:

- East: Row House RH-7
- West: Internal driveway
- South: Clubhouse
- North: Boundary wall and open plot

Market value: **Rs. 1,64,30,000.**

Stamp duty paid as per rule.

WITNESSES:

1. **Shri Mahesh R. Shende**, Age 45, Thane
2. **Smt. Aarti K. Mhatre**, Age 29, Thane

SELLER: *Sd/- Farida A. Mirza*

PURCHASER: *Sd/- Krunal R. Damle*