

SALE DEED

Executed on **3rd November 2020**, by:

SELLER:

Smt. Suvarna Govind Athawale,
W/o Govind Laxman Athawale,
Occupation: Bank Assistant Manager,
Aged **46 years**,
Residing at:
Flat 203, Lotus Enclave,
Tilak Nagar, Parbhani – 431401.

Hereinafter referred to as the “SELLER”.

IN FAVOUR OF

PURCHASER:
Sri. Rohit Suresh Kshirsagar,
S/o Suresh Balkrishna Kshirsagar,
Occupation: Structural Designer,
Aged **29 years**,
Residing at:
Flat 901, Serenity Meadows,
Koregaon Park Annex, Pune – 411036.

Hereinafter referred to as the “PURCHASER”.

WHEREAS the SELLER is the absolute owner of:

Property Type: **Commercial Shop Unit**
Shop No.: **G-02**, Ground Floor
Building: **“Atharva Complex”**
Survey No.: **128/1B**,
CTS No.: **1882/11**,
Carpet Area: **34.50 sq.m (371.34 sq.ft)**
Built-up Area: **47.60 sq.m (512.19 sq.ft)**
Usage: Retail apparel outlet
Location: Parbhani City Centre
Parking: Common front parking

TITLE: Acquired by **Registered Sale Deed dated 09 July 2012**, Doc. No. **4122/2012**, Sub-Registrar Parbhani.

WHEREAS the SELLER wishes to sell due to **relocating business to Aurangabad**.

WHEREAS the PURCHASER agrees to purchase for:

Rs. 28,60,000/- (Rupees Twenty-Eight Lakh Sixty Thousand Only).

Payment Schedule:

- Token: **Rs. 70,000**, UPI Ref: **UPI-PBN8811991** (14 October 2020)
- Part Payment: **Rs. 11,00,000**, NEFT Ref: **NEFT-SBI202010221191**
- Balance: **Rs. 16,90,000**, via RTGS Ref: **RTGS-BOI202011031871**

SELLER confirms full receipt.

NOW THIS DEED WITNESSETH:

The SELLER **grants, conveys and assigns** absolutely unto the PURCHASER the Schedule Property with all rights, interest, access to common passages, usage of service ducts, staircases, lifts, drainage facilities and all easementary rights.

SELLER declares:

- property is free from all encumbrances, litigation, claims, mortgage and acquisitions,
- commercial tax & shop licence dues cleared up to **FY 2019–20**,
- no structural alterations made without approval.

PURCHASER shall enjoy peaceful and absolute ownership.

SCHEDULE OF PROPERTY

Shop G-02, Atharva Complex, Parbhani, Carpet Area **34.50 sq.m**, bounded:

- East: 9 m wide municipal road
- West: Common lobby
- South: Shop G-01
- North: Service duct

Market value: **Rs. 30,40,000**.

Stamp duty paid.

Witnesses:

1. **Shri Ashwin T. Kendre**, Age 40, Parbhani
2. **Smt. Namita G. Pardeshi**, Age 28, Parbhani

SELLER: *Sd/- Suvarna G. Athawale*

PURCHASER: *Sd/- Rohit S. Kshirsagar*