

SALE DEED

This Deed of Absolute Sale is executed on **22nd September 2022**, by:

SELLER:

Sri. Vikram Ganesh Kharwadkar,
S/o Ganesh Mahadev Kharwadkar,
Occupation: Senior Section Engineer (Railways),
Aged **49 years**,
Residing at:
Flat 402, "Kharwadkar House",
Civil Lines Extension, Akola – 444001, Maharashtra.

Hereinafter referred to as the "SELLER".

IN FAVOUR OF

PURCHASER:
Smt. Mitali Shankar Chafekar,
W/o Shankar Raghunath Chafekar,
Occupation: Clinical Psychologist,
Aged **31 years**,
Residing at:
Flat 901, Blossom Meadows,
Baner–Pashan Link Road, Pune – 411021.

Hereinafter referred to as the "PURCHASER".

WHEREAS the SELLER owns the immovable property described below:

Property Type: **Residential Flat**
Flat No.: **A-204**, 2nd Floor
Building: "**Sai Pravin Residency – Wing A**"
Survey No.: **55/3C**,
CTS No.: **998/6**,
Carpet Area: **71.25 sq.m (767.05 sq.ft)**
Built-up Area: **93.10 sq.m (1002.73 sq.ft)**
Parking: One stilt car parking
Location: Old City, Akola

TITLE: Acquired via **Registered Sale Deed dated 16 July 2011**, Document No. **6114/2011**,
Sub-Registrar Akola-1.

WHEREAS the SELLER wishes to sell due to **shift to Nagpur for daughter's education**.

WHEREAS the PURCHASER agrees to purchase for:

Rs. 39,70,000/- (Rupees Thirty-Nine Lakh Seventy Thousand Only).

Payment Details:

- Token: **Rs. 90,000**, UPI Ref: **UPI-AKL772019** (04 September 2022)
- First Payment: **Rs. 13,00,000**, NEFT Ref: **NEFT-HDFC202209131822**
- Final Payment: **Rs. 25,80,000**, RTGS Ref: **RTGS-ICICI202209221911**

SELLER acknowledges full payment.

NOW THIS DEED WITNESSETH:

The SELLER hereby **grants, conveys and transfers** absolutely the Schedule Property along with all rights of usage, easements, access to common facilities, elevator usage, parking rights, water supply, electricity meter rights and society membership.

SELLER declares:

- property is free from any mortgage, lien, encumbrance or litigation,
- municipal taxes and society dues paid until **July 2022**,
- no acquisition or objection from any competent authority,
- title is clear and marketable.

PURCHASER shall enjoy absolute ownership and peaceful possession.

SCHEDULE OF PROPERTY

Flat A-204, Sai Pravin Residency, Akola, Carpet Area **71.25 sq.m**, bounded:

- East: Flat A-205
- West: Open ventilation shaft
- South: Society internal road
- North: Common lobby & staircase

Market value: **Rs. 41,80,000**.

Stamp duty paid accordingly.

Witnesses:

1. **Shri Rajat D. Modak**, Age 37, Akola
2. **Smt. Sneha T. Bhale**, Age 29, Akola

SELLER: *Sd/- Vikram G. Kharwadkar*

PURCHASER: *Sd/- Mitali S. Chafekar*