

SALE DEED

This Deed of Absolute Sale is executed on **14th February 2023**, by:

SELLER:

Sri. Sanjay Manohar Bhutada,

S/o Manohar Dattatray Bhutada,

Occupation: Senior Accountant, Co-operative Sugar Factory,

Aged **52 years**,

Residing at:

House No. 118, "Bhutada Niwas",

Bhendala Road, Wardha – 442001.

Hereinafter called the "SELLER".

IN FAVOUR OF

PURCHASER:

Smt. Janhavi Kunal Wagh,

W/o Kunal Suresh Wagh,

Occupation: AI Research Engineer,

Aged **28 years**,

Residing at:

Flat 901, Eastern Ridge Towers,

Balewadi High Street, Pune – 411045.

Hereinafter called the "PURCHASER".

WHEREAS the SELLER owns the following immovable property:

Property Type: **Residential Apartment**

Flat No.: **C-302**, 3rd Floor

Building: **"Prerana Residency – Wing C"**

Survey No.: **54/3B**,

CTS No.: **1131/9**,

Carpet Area: **72.90 sq.m (784.51 sq.ft)**

Built-up Area: **95.20 sq.m (1024.77 sq.ft)**

Parking: One open parking

Location: Wardha City

TITLE: Acquired by **Registered Sale Deed dated 12 August 2011**, Document No. **4151/2011**, Sub-Registrar Wardha.

WHEREAS the SELLER wishes to sell due to **shift to Nagpur after retirement**.

WHEREAS the PURCHASER agrees to purchase the property for:

Rs. 34,80,000/- (Rupees Thirty-Four Lakh Eighty Thousand Only).

Payment Structure:

- Token: **Rs. 80,000**, UPI Ref: **UPI-WRD771911** (01 February 2023)
- Part Payment: **Rs. 12,00,000**, NEFT Ref: **NEFT-HDFC202302061811**
- Final Payment: **Rs. 21,00,000**, RTGS Ref: **RTGS-ICICI202302141917**

SELLER acknowledges full receipt.

NOW THIS DEED WITNESSETH:

The SELLER hereby **assures, conveys and transfers** absolutely the Schedule Property along with all rights, title, interest, common facilities, electricity/water connections, society membership and all easementary rights.

SELLER declares:

- property is free from all encumbrances, litigation, lien or mortgage,
- all society dues and taxes paid up to **January 2023**,
- title clear and marketable.

PURCHASER shall enjoy peaceful ownership.

SCHEDULE OF PROPERTY

Flat C-302, Prerana Residency, Wardha, Carpet Area **72.90 sq.m**, bounded:

- East: Flat C-303
- West: Open ventilation
- South: Internal road
- North: Common corridor

Market Value: **Rs. 36,50,000**.

Stamp duty paid.

Witnesses:

1. **Shri Nikhil A. Jichkar**, Age 41, Wardha
2. **Smt. Ashwini S. Kolte**, Age 30, Wardha

SELLER: *Sd/- Sanjay M. Bhutada*

PURCHASER: *Sd/- Janhavi K. Wagh*