

SALE DEED

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

SELLER DETAILS

Smt. **Madhavi Shankarrao Bodke**,
W/o **Shankarrao Bhimrao Bodke**,
Aged **54 years**,
Occupation: Retired Gram Panchayat Clerk,
Residing at: Bodke Vasti, Near Hanuman Temple,
Koregaon Park Road No. 5, Pune – 411001.

PURCHASER DETAILS

Sri. **Sahil Jitendra Lokhande**,
S/o **Jitendra Maruti Lokhande**,
Aged **30 years**,
Occupation: Software Engineer,
Residing at: Flat 202, Ganga Amber Housing,
Mundhwa, Pune – 411036.

PROPERTY DETAILS

The property conveyed is **Flat No. 903, Ninth Floor, Wing C**, in the building known as **“Emerald Galaxy Towers”**, situated at Survey No. **45/2A/1**, CTS No. **7856**, Lohegaon, Taluka Haveli, Pune.

Carpet Area: **480 sq ft**

Built-up Area: **630 sq ft**

However, index-II extract shows Carpet **510 sq ft**.

Parking: One mechanical parking, MP-07.

Title History: Seller states property received as gift from her father vide Gift Deed dated **9th November 2022**, though mutation entry shows transfer in **October 2021**.

Property type marked as “Flat,” but sanctioned plan categorizes Wing C as “Commercial Offices” on floors 7 to 12.

CONSIDERATION & PAYMENT

Total consideration: **Rs. 16,50,000**.

Token: Rs. 1,50,000 on **20th May 2023** via cash.

Part Payment:

- Rs. 4,00,000 via UPI Transaction ID **UPI-AB5511LKMMZ**, suspicious format.

Final Payment:

- Rs. 11,00,000 via cheque No. **117711** dated **28th June 2023** (after execution of deed), drawn on ICICI Bank.

Seller confirms full payment.

MAIN CLAUSES

Conveyance:

Absolute transfer of rights.

Encumbrance Declaration:

Property declared free, but bank loan on property dated 2021 shows no release deed.

Liabilities:

Seller claims society dues paid. Society formed only in January 2023, yet dues claimed cleared since 2020.

Indemnity:

Indemnity clause exists but missing explicit coverage for title defects.

Possession:

Handover date stated as **1st July 2023**, although occupancy certificate for Wing C is still pending.

Easementary Rights:

Basic rights of water, electricity granted.

Cancellation:

Cancellation clause contradicts itself, stating either party may cancel without conditions and also that cancellation can occur only by mutual consent.

Dispute Resolution:

Jurisdiction declared as **Nashik**, despite property being in Pune.

Misrepresentation:

Seller affirms truthfulness, disregarding mismatched title chain.

SCHEDULE OF PROPERTY

Boundaries:

North: Staircase and Lift Lobby

South: Flat No. 902

East: Open Space

West: **Adjacent Building Block B**

Approved plan shows West side as **6-meter Internal Road**, not Block B.

WITNESSES

1. Sri. **Tejas Vilas Mane**, Age 33, Residing at Tingre Nagar, Pune.
 2. Sri. **Amol Pradeep Kadam**, Age 44, Residing at Lohegaon, Pune.
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SIGNATURES

Seller: _____ (Signs as **M. S. Bodke**)

Purchaser: _____

Witness 1: _____

Witness 2: _____