

SALE DEED

Executed on **15th April 2023**, by:

SELLER:

Smt. Kavita Subhash Bhave,
W/o Subhash Govind Bhave,
Occupation: Businesswoman (Textiles),
Aged **46 years**,
Residing at:
Flat A-904, Symphony Residences,
Tilak Road, Sadashiv Peth,
Pune – 411030, Maharashtra.

Hereinafter called the “SELLER”.

IN FAVOUR OF

PURCHASER:

Sri. Aarav Deepak Rangnekar,
S/o Deepak Mahendra Rangnekar,
Occupation: Civil Engineer,
Aged **29 years**,
Residing at:
Row House 6, Sapphire Gardens,
Near Gaikwad Nagar, Nashik – 422002.

Hereinafter called the “PURCHASER”.

WHEREAS the SELLER is the lawful owner of:

Property Type: **Commercial Shop Unit**
Shop No.: **G-12**, Ground Floor
Complex Name: **“Omkar Business Arcade”**
CTS No.: **4471/22**, City Survey Ward No. 9
Location: Karve Nagar Main Road, Pune
Carpet Area: **38.20 sq.m (411.25 sq.ft)**
Built-up Area: **51.40 sq.m (553.19 sq.ft)**
Attached Mezzanine: **7.10 sq.m**

Original title acquired under **Sale Deed dated 03 September 2015**, Doc. No. **11831/2015**,
Sub-Registrar Haveli-3.

WHEREAS the SELLER desires to sell the shop due to **expansion of textile unit into a larger commercial premises in Pimpri**.

WHEREAS the PURCHASER agrees to purchase the property for:

Rs. 1,12,50,000/- (Rupees One Crore Twelve Lakh Fifty Thousand Only).

Payment schedule:

- Advance: **Rs. 3,00,000**, paid on **28 March 2023**, UPI Ref: **UPI-PUNE4349831**.
- Stage Payment: **Rs. 45,00,000**, paid on **05 April 2023**, NEFT Ref: **NEFTPUN5427318**.
- Final Payment: **Rs. 64,50,000**, paid at registration through RTGS Ref: **RTGS-BOB202304154512**.

The SELLER acknowledges complete payment.

NOW THIS DEED WITNESSETH:

The SELLER hereby **sells, transfers and conveys** the Schedule Property to the PURCHASER with all rights, title, interest, fixtures, signage rights, commercial usage rights, and easements appurtenant thereto.

The SELLER assures that:

- all GST, shop licence renewals and property tax dues are cleared till **FY 2022–23**;
- the property is free from litigation, attachments, liens or encumbrances;
- no tenancy or third-party rights exist;
- society NOC dated **10 April 2023** is granted;
- no misrepresentation has been made regarding area, boundaries or ownership.

The PURCHASER may use, lease, modify or sell the shop as absolute owner.

Schedule of Property

Commercial Shop No. G-12, Ground Floor, Omkar Business Arcade, Karve Nagar, Pune, CTS No. 4471/22, area as described above, bounded:

- East: Common passage
- West: 12 m Municipal Road
- South: Shop G-11
- North: Shop G-13

Market value: **Rs. 1,17,90,000**.

Stamp duty paid as per rules.

Witnesses:

1. **Shri Mukund D. Palshikar**, Age 63, Pune

2. **Smt. Rhea S. Gokhale**, Age 31, Pune

SELLER: *Sd/- Kavita S. Bhave*

PURCHASER: *Sd/- Aarav D. Rangnekar*