

SALE DEED

This Deed of Absolute Sale is executed on **11th May 2022**, by:

SELLER:

Sri. Nilesh Raghunath Kunkulol,
S/o Raghunath Vasant Kunkulol,
Occupation: Cooperative Bank Manager,
Aged **52 years**,
Residing at:
House No. 77, "Kunkulol Sadan",
Near Market Yard, Barshi,
District Solapur – 413401.

Hereinafter referred to as the "SELLER".

IN FAVOUR OF

PURCHASER:

Smt. Vaishnavi Sachin Sakhare,
W/o Sachin Mahadev Sakhare,
Occupation: Data Visualization Specialist,
Aged **28 years**,
Residing at:
Flat 501, Orion Crest Towers,
Hinjawadi Phase 2, Pune – 411057.

Hereinafter referred to as the "PURCHASER".

WHEREAS the SELLER is the lawful owner of:

Property Type: **Residential Apartment**
Flat No.: **A-103**, 1st Floor
Building: "**Nirmal Regency – Wing A**"
Survey No.: **38/5B**,
CTS No.: **1448/3**,
Carpet Area: **69.40 sq.m (747.02 sq.ft)**
Built-up Area: **90.60 sq.m (975.62 sq.ft)**
Parking: One reserved car parking
Location: Barshi–Kurduwadi Road

TITLE: Acquired via **Registered Sale Deed dated 19 August 2012**, Doc. No. **4982/2012**, Sub-Registrar Barshi.

WHEREAS the SELLER desires to sell due to **medical treatment and relocation to Solapur city**.

WHEREAS the PURCHASER agrees to buy the property for:

Rs. 35,80,000/- (Rupees Thirty-Five Lakh Eighty Thousand Only).

Payment Summary:

- Token: **Rs. 70,000**, UPI Ref: **UPI-BSH881221** (22 April 2022)
- Part Payment: **Rs. 12,00,000**, NEFT Ref: **NEFT-HDFC202205011133**
- Final Payment: **Rs. 23,10,000**, RTGS Ref: **RTGS-ICICI202205111811**

SELLER acknowledges full consideration amount.

NOW THIS DEED WITNESSETH:

The SELLER hereby **conveys, transfers and grants** absolutely the Schedule Property along with all rights, privileges, easements, water/electricity connections, association membership, passage rights, parking rights and all appurtenances.

SELLER declares:

- property is free from encumbrance, lien, mortgage or litigation,
- taxes and society dues cleared up to **March 2022**,
- no government acquisition or reservation exists,
- mutation entries updated and valid.

PURCHASER shall enjoy full peaceful possession and ownership.

SCHEDULE OF PROPERTY

Flat A-103, Nirmal Regency, Barshi, Carpet Area **69.40 sq.m**, bounded:

- East: Flat A-104
- West: Open space
- South: Society garden
- North: Internal corridor

Market value: **Rs. 37,60,000**.

Stamp duty paid.

Witnesses:

1. **Shri Suraj T. Donge**, Age 36, Barshi
2. **Smt. Jayashri P. Kole**, Age 31, Barshi

SELLER: *Sd/- Nilesh R. Kunkulol*

PURCHASER: *Sd/- Vaishnavi S. Sakhare*