

SALE DEED

Executed on **22nd March 2023**, by:

SELLER:

Smt. Chaitali Rajendra Shirodkar,
W/o **Rajendra Vithal Shirodkar,**
Occupation: Bank Clerk,
Aged **40 years,**
Residing at:
Flat No. 13, Ashirwad Society,
Kudal Market Road,
Sindhudurg – 416520, Maharashtra.

Hereinafter called the “SELLER”.

IN FAVOUR OF

PURCHASER:

Sri. Tushar Sunil Kulathe,
S/o **Sunil Bhagwan Kulathe,**
Occupation: IT Consultant,
Aged **30 years,**
Residing at:
Flat 5F, Blue Ridge,
Hinjawadi Phase 1, Pune – 411057.

Hereinafter called the “PURCHASER”.

WHEREAS the SELLER is the owner of:

Property Type: **Commercial Office Unit**
Unit No.: **205**, 2nd Floor
Building Name: **“Sai Corporate Chambers”**
Survey No.: **74/6A,**
CTS No.: **2287/16,**
Carpet Area: **46.25 sq.m (497.81 sq.ft)**
Built-up Area: **59.40 sq.m (639.47 sq.ft)**
Usage: Office/Consultancy
Location: Kudal–Oros Road, Sindhudurg
Parking: One two-wheeler slot

TITLE: Acquired under **Sale Agreement converted to Registered Sale Deed dated 11 April 2015**, Doc. No. **2109/2015**, Sub-Registrar Kudal.

WHEREAS the SELLER intends to sell due to **setting up a branch office in Belgaum.**

WHEREAS the PURCHASER agrees to buy the property for:

Rs. 31,90,000/- (Rupees Thirty-One Lakh Ninety Thousand Only).

Payment details:

- Advance: **Rs. 80,000**, paid on **03 March 2023**, UPI Ref: **UPI-OROS7719123**
- Part Payment: **Rs. 9,00,000**, paid on **14 March 2023**, NEFT Ref: **NEFT-SBI22981114**
- Final Payment: **Rs. 22,10,000**, paid at the time of registration through RTGS Ref: **RTGS-BOB202303221811**

The SELLER acknowledges full satisfaction of the consideration.

NOW THIS DEED WITNESSETH:

The SELLER **conveys, transfers and assigns** without reservation the Schedule Property to the PURCHASER, including all rights of access, common facilities, stairways, elevators, water connection, electrical meter and all appurtenant easements.

SELLER assures that:

- The property is free from all encumbrances and claims.
- All dues to the municipal council and the society are cleared up to **March 2023**.
- No outstanding litigations, attachments, or notices exist.

PURCHASER gains absolute ownership with peaceful enjoyment.

SCHEDULE OF PROPERTY

Office Unit No. 205, Sai Corporate Chambers, Survey No. 74/6A, Carpet Area 46.25 sq.m, bounded:

- East: Office Unit 206
- West: Common passage & lift
- South: Open parking area
- North: Office Unit 204

Market value: **Rs. 33,75,000**.

Stamp duty paid as per rule.

Witnesses:

1. **Shri Umesh N. Lokhande**, Age 43, Sindhudurg
2. **Smt. Priyanka V. More**, Age 29, Kudal

SELLER: *Sd/- Chaitali R. Shirodkar*

PURCHASER: *Sd/- Tushar S. Kulathe*