

SALE DEED

Executed on **4th April 2023**, by:

SELLER:

Sri. Jayant Dilip Shirole,

S/o Dilip Narayan Shirole,

Occupation: Transport Company Owner,

Aged **50 years**,

Residing at:

Flat No. 3A, Shirole Residency,

Lam Road, Deolali Camp,

Nashik – 422401.

Hereinafter referred to as the “SELLER”.

IN FAVOUR OF

PURCHASER:

Sri. Samarth Amol Tawade,

S/o Amol Suresh Tawade,

Occupation: Cloud Security Analyst,

Aged **26 years**,

Residing at:

Flat 1204, Solaris Platinum Homes,

Baner–Sus Road, Pune – 411021.

Hereinafter referred to as the “PURCHASER”.

WHEREAS the SELLER is the lawful owner of:

Property Type: **Commercial Warehouse Unit**

Unit No.: **WH-2**, Ground Level

Project: **“Nashik Agro Logistics Park”**

Survey No.: **98/1C**,

Total Built-up Area: **201.30 sq.m (2166.37 sq.ft)**

Clear Height: **18 feet**

Parking: Common heavy-vehicle bay

Location: Nashik–Ojhar Industrial Corridor

TITLE: Acquired via **Registered Sale Deed dated 14 May 2015**, Document No. **8816/2015**,
Sub-Registrar Nashik-2.

WHEREAS the SELLER desires to sell due to **expanding fleet operations to Aurangabad**.

WHEREAS the PURCHASER agrees to purchase the property for:

Rs. 72,40,000/- (Rupees Seventy-Two Lakh Forty Thousand Only).

Payment Terms:

- Earnest Money: **Rs. 1,50,000**, UPI Ref: **UPI-NSK4419912** (18 March 2023)
- Part Payment: **Rs. 20,00,000**, NEFT Ref: **NEFT-BOB202303221197**
- Balance: **Rs. 50,90,000**, RTGS Ref: **RTGS-HDFC202304041811**

The SELLER acknowledges having received the full amount.

NOW THIS DEED WITNESSETH:

The SELLER hereby **sells, conveys, assigns and transfers** absolutely the Schedule Property to the PURCHASER together with full rights of ingress/egress, warehouse operational rights, loading dock rights, logistics bay access, internal approach road usage, firefighting systems, drainage and all easementary privileges.

SELLER declares:

- property is free from mortgage, lien, claims or litigation,
- all warehouse tax, electricity dues and maintenance cleared up to **March 2023**,
- no dispute or objection pending with MPCB/Gram Panchayat.

PURCHASER shall henceforth enjoy absolute commercial ownership.

SCHEDULE OF PROPERTY

Warehouse Unit WH-2, Nashik Agro Logistics Park, Area **201.30 sq.m**, bounded:

- East: Warehouse WH-3
- West: Open heavy-vehicle bay
- South: Approach road
- North: Warehouse WH-1

Market value: **Rs. 75,10,000**.

Stamp duty paid.

Witnesses:

1. **Shri Tushar H. Kolhe**, Age 39, Nashik
2. **Smt. Priyanka A. Sangle**, Age 31, Nashik

SELLER: *Sd/- Jayant D. Shirole*

PURCHASER: *Sd/- Samarth A. Tawade*