

**SALE DEED**

Executed on **26th October 2023**, by:

**SELLER:**

**Smt. Hemangi Rajesh Agnihotri,**  
**W/o Rajesh Prakash Agnihotri,**  
Occupation: Retired School Principal,  
Aged **57 years**,  
Residing at:  
Flat 7C, Laxmi Orchid Phase II,  
Panchavati, Nashik – 422003.

Hereinafter called the “SELLER”.

**IN FAVOUR OF**

**PURCHASER:**

**Sri. Arvind Prakash Lunkad,**  
**S/o Prakash Shankarlal Lunkad,**  
Occupation: Chartered Civil Consultant,  
Aged **38 years**,  
Residing at:  
Villa No. 14, Verona Estates,  
Undri, Pune – 411060.

Hereinafter called the “PURCHASER”.

WHEREAS the SELLER owns the following property:

Property Type: **Commercial Office Cabin Space**  
Unit No.: **614**, 6th Floor  
Building: **“Crystal Corporate Park”**  
Survey No.: **18/3C**,  
Carpet Area: **42.55 sq.m (458.18 sq.ft)**  
Built-up Area: **56.80 sq.m (611.41 sq.ft)**  
Location: Nashik Road, Nashik  
Parking: One stilt car parking

TITLE: Acquired via **Registered Sale Deed dated 08 April 2018**, Doc. No. **7019/2018**, Sub-Registrar Nashik-4.

WHEREAS the SELLER desires to sell due to **complete retirement from administrative activities**.

WHEREAS the PURCHASER agrees to purchase the property for:

**Rs. 33,90,000/- (Rupees Thirty-Three Lakh Ninety Thousand Only).**

Payment Details:

- Earnest Money: **Rs. 85,000**, UPI Ref: **UPI-NSK4417621** (02 October 2023)
- First Instalment: **Rs. 10,00,000**, NEFT Ref: **NEFT-BOB202310111133**
- Remaining: **Rs. 23,05,000**, RTGS Ref: **RTGS-HDFC202310261921**

SELLER confirms full and final receipt.

NOW THIS DEED WITNESSETH:

The SELLER hereby **grants, conveys and assigns** absolutely the Schedule Property with all its easements, common-area rights, use of elevators, service ducts, electrical systems, parking usage rights, and any movable fixtures attached thereto.

SELLER further declares:

- property is free from all encumbrances, litigation, mortgage or charge,
- municipal taxes and maintenance bills cleared until **September 2023**,
- no minor or third party holds any claim,
- society NOC obtained on **20 October 2023**.

PURCHASER will henceforth enjoy absolute ownership.

**SCHEDULE OF PROPERTY**

Office Unit 614, Crystal Corporate Park, Nashik, Carpet Area **42.55 sq.m**, bounded:

- East: Office Unit 615
- West: Staircase & fire exit
- South: 18 m municipal road
- North: Office Unit 613

Market value: **Rs. 35,50,000**.

Stamp duty paid.

Witnesses:

1. **Shri Mandar R. Dandekar**, Age 41, Nashik
2. **Smt. Shubhangi S. Sangle**, Age 30, Nashik

SELLER: *Sd/- Hemangi R. Agnihotri*

PURCHASER: *Sd/- Arvind P. Lunkad*