

SALE DEED

This Deed of Absolute Sale is executed on **30th August 2021**, by:

SELLER:

Sri. Mahendra Dattatray Chougule,

S/o Dattatray Narayan Chougule,

Occupation: Sugar Factory Supervisor,

Aged **49 years**,

Residing at:

House No. 112, "Chougule Nivas",

Near Hanuman Chowk, Jaysingpur,

District Kolhapur – 416101, Maharashtra.

Hereinafter referred to as the "SELLER".

IN FAVOUR OF

PURCHASER:

Smt. Shraddha Ajinkya Khadilkar,

W/o Ajinkya Vasant Khadilkar,

Occupation: Senior Software Consultant,

Aged **31 years**,

Residing at:

Flat No. 904, Iris Splendor,

Near Someshwar Wadi, Baner, Pune – 411045.

Hereinafter referred to as the "PURCHASER".

WHEREAS the SELLER is the absolute owner of:

Property Type: **Twin Bungalow Unit**

Bungalow No.: **TB-3**

Scheme Name: **"Krishna Green Valley"**

Survey No.: **24/3A,**

Plot Area: **168.40 sq.m (1813.16 sq.ft)**

Built-up Area: **129.65 sq.m (1395.22 sq.ft)**

Location: Jaysingpur–Shirol Road, Kolhapur

Parking: One car park and two-wheeler zone

TITLE: Acquired under **Registered Sale Deed dated 14 April 2014**, Document No. **4219/2014**, Sub-Registrar Shirol.

WHEREAS the SELLER wishes to sell the property due to **purchase of land for commercial warehouse development**.

WHEREAS the PURCHASER agrees to purchase for a total sale consideration of:

Rs. 67,90,000/- (Rupees Sixty-Seven Lakh Ninety Thousand Only).

Payment Terms:

- Earnest Money: **Rs. 1,50,000**, paid on **05 August 2021**, UPI Ref: **UPI-KLP99121811**
- First Payment: **Rs. 20,00,000**, via NEFT Ref: **NEFT-HDFC202108180041**
- Final Amount: **Rs. 46,40,000**, paid via RTGS Ref: **RTGS-ICICI202108301941**

The SELLER acknowledges full payment with no dues pending.

NOW THIS DEED WITNESSETH:

The SELLER **conveys, grants, transfers and assigns** unto the PURCHASER the Schedule Property together with all rights, title, interest, lights, easements, amenities, terrace access, garden rights, fencing rights, internal approach pathways and all fixtures and fittings.

The SELLER declares:

- property is free from mortgage, lien, encumbrances, litigation or claims;
- all water, electricity, society dues cleared till **July 2021**;
- no acquisition notice or boundary dispute exists;
- no minors or third parties hold any interest.

The PURCHASER is entitled to peaceful possession and full enjoyment of the property.

SCHEDULE OF PROPERTY

Twin Bungalow TB-3, Krishna Green Valley, Survey No. 24/3A, Jaysingpur, Plot Area **168.40 sq.m**, bounded as:

- East: Internal green belt
- West: Bungalow TB-4
- South: 9 m wide internal road
- North: Open plot as per layout

Market value: **Rs. 70,10,000**.

Stamp duty paid per valuation.

Witnesses:

1. **Shri Sandesh D. Mohite**, Age 38, Kolhapur
2. **Smt. Aishwarya R. Salokhe**, Age 29, Jaysingpur

SELLER: *Sd/- Mahendra D. Chougule*

PURCHASER: *Sd/- Shraddha A. Khadilkar*