

SALE DEED

Executed on **19th September 2023**, by:

SELLER:

Sri. Naveen Madhukar Lokhande,
S/o Madhukar Nagnath Lokhande,
Occupation: Automobile Workshop Owner,
Aged **45 years**,

Residing at:
Row House No. 3, "Pinewood Enclave",
Gangapur Road, Nashik – 422005.

Hereinafter called the "SELLER".

IN FAVOUR OF

PURCHASER:

Sri. Ketan Suresh Biyani,
S/o Suresh Vallabh Biyani,
Occupation: Investment Banker,
Aged **30 years**,

Residing at:
Flat 20B, Orchid Residency,
Koregaon Park, Pune – 411001.

Hereinafter called the "PURCHASER".

WHEREAS the SELLER is the absolute owner of the immovable property:

Property Type: **Commercial Shop / Showroom Unit**

Shop No.: **G-04**, Ground Floor

Complex: "Lakshmi Chambers"

Survey No.: **111/2B**,

CTS No.: **8814/4**,

Carpet Area: **41.20 sq.m (443.69 sq.ft)**

Built-up Area: **54.75 sq.m (589.39 sq.ft)**

Location: Gangapur Road Junction, Nashik

Usage: Retail showroom

Parking: 1 open slot in front

TITLE: Acquired under **Sale Deed dated 21 August 2013**, Doc. No. **11741/2013**, Sub-Registrar Nashik-3.

WHEREAS the SELLER desires to sell due to **expansion of his workshop and purchase of industrial shed**.

WHEREAS the PURCHASER agrees to buy for:

Rs. 56,70,000/- (Rupees Fifty-Six Lakh Seventy Thousand Only).

Payment Details:

- Earnest Money: **Rs. 1,30,000**, UPI Ref: **UPI-NSK611729** (03 August 2023)
- First Payment: **Rs. 20,00,000**, NEFT Ref: **NEFT-SBI202308220911**
- Final Payment: **Rs. 35,40,000**, paid at registration via RTGS Ref: **RTGS-HDFC202309191722**

The SELLER acknowledges full and final payment.

NOW THIS DEED WITNESSETH:

SELLER hereby **sells, assigns, transfers and conveys** absolutely the Schedule Property to the PURCHASER with:

- all fittings, lighting, power backup points,
- signage rights,
- commercial usage rights,
- access to common passage, stairs and parking,
- undivided share in land beneath building.

The SELLER declares:

- property is free from encumbrances of any nature;
- all municipal taxes, shop licence fees and maintenance charges cleared up to **August 2023**;
- no loan or third-party claim exists;
- no notices from Nashik Municipal Corporation outstanding.

The PURCHASER shall fully enjoy peaceful possession and may utilise or transfer the property as deemed fit.

SCHEDULE OF PROPERTY

Shop G-04, Lakshmi Chambers, Gangapur Road, Nashik, Carpet Area **41.20 sq.m**, bounded:

- East: Main road frontage
- West: Common corridor
- South: Shop G-03

- North: Service duct

Market value: **Rs. 59,10,000.**

Stamp duty paid as per valuation.

Witnesses:

1. **Shri Ashish L. Bhamare**, Age 37, Nashik
2. **Smt. Rupali N. More**, Age 30, Nashik

SELLER: *Sd/- Naveen M. Lokhande*

PURCHASER: *Sd/- Ketan S. Biyani*