

SALE DEED

This Deed of Absolute Sale is executed on **17th January 2022**, by:

SELLER:

Sri. Ashutosh Ramkrishna Ghorpade,

S/o Ramkrishna Vithal Ghorpade,

Occupation: Chartered Accountant,

Aged **48 years**,

Residing at:

“Ghorpade Wada”,

House No. 9, Shaniwar Peth,

Solapur – 413001, Maharashtra.

Hereinafter called the “SELLER”.

IN FAVOUR OF

PURCHASER:

Smt. Ria Hemant Navandar,

W/o Hemant Shashank Navandar,

Occupation: Dermatologist,

Aged **33 years**,

Residing at:

Flat 803, Aquila Serenity,

Prabhat Road, Pune – 411004.

Hereinafter called the “PURCHASER”.

WHEREAS the SELLER is the absolute owner of:

Property Type: **Luxury Penthouse (Duplex)**

Flat No.: **PH-2**, 9th & 10th Floors

Building Name: **“Skyline Crest Apartments”**

Survey No.: **52/4C**, CTS No.: **1182/11**,

Carpet Area: **138.75 sq.m (1493.52 sq.ft)**

Terrace Area: **54.20 sq.m**

Built-up Area: **176.90 sq.m (1903.01 sq.ft)**

Location: New Civil Lines, Solapur

Parking: Two covered car parks

Year of possession: **2016**

TITLE: Acquired by **Registered Sale Deed dated 29 February 2016**, Doc. No. **3918/2016**, Sub-Registrar Solapur-1.

WHEREAS the SELLER intends to sell the property due to **relocation to Singapore for a long-term project assignment**.

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

Rs. 1,86,00,000/- (Rupees One Crore Eighty-Six Lakh Only).

Payment Schedule:

- Booking: **Rs. 4,00,000**, paid on **02 January 2022**, UPI Ref: **UPI-SLP99818211**
- First Installment: **Rs. 75,00,000**, via RTGS Ref: **RTGS-HDFC202201101229**
- Final Payment: **Rs. 1,07,00,000**, paid at registration via ICICI DD No. **004412**, dated **17 January 2022**

The SELLER acknowledges full payment.

NOW THIS DEED WITNESSETH:

The SELLER **grants, conveys, transfers and assigns** absolutely the Schedule Property along with:

- exclusive terrace rights,
- pipeline gas connection,
- modular electrical fittings,
- solar water heater unit,
- society membership rights,
- undivided share of land.

The SELLER asserts that:

- the property is free from encumbrances, liens, mortgages, or legal proceedings;
- all society dues paid till **December 2021**;
- electricity & water bills cleared;
- no structural violations or notices from the corporation.

The PURCHASER will henceforth hold and peacefully enjoy the property as absolute owner.

SCHEDULE OF PROPERTY

Penthouse PH-2, Skyline Crest Apartments, Solapur, Survey No. 52/4C, CTS No. 1182/11, bounded:

- East: Penthouse PH-1
- West: Open sky and main terrace
- South: 12 m wide municipal road

- North: Building service duct line

Market value: **Rs. 1,92,40,000.**

Stamp duty paid accordingly.

Witnesses:

1. **Shri Bhushan G. Londe**, Age 39, Solapur
2. **Smt. Ketaki R. Shinde**, Age 31, Solapur

SELLER: *Sd/- Ashutosh R. Ghorpade*

PURCHASER: *Sd/- Ria H. Navandar*