

SALE DEED

This Deed of Absolute Sale is executed on **18th July 2022**, by:

SELLER:

Sri. Tejas Pralhad Mohol,
S/o Pralhad Dattatray Mohol,
Occupation: Agriculture Produce Trader,
Aged **47 years**,
Residing at:
House No. 91, "Mohol Niwas",
Mundhwa Road, Hadapsar, Pune – 411028.

Hereinafter called the "SELLER".

IN FAVOUR OF

PURCHASER:

Smt. Saniya Irfan Qureshi,
W/o Irfan Abdul Qureshi,
Occupation: Senior Pharmacist,
Aged **32 years**,
Residing at:
Flat 502, Emerald Greens,
Viman Nagar, Pune – 411014.

Hereinafter called the "PURCHASER".

WHEREAS the SELLER owns and possesses the below-mentioned immovable property:

Property Type: **NA Approved Residential Plot**
Plot No.: **27**
Scheme Name: **"Sai Pushpa Layout"**
Survey No.: **72/5B**,
Plot Area: **289.40 sq.m (3114.05 sq.ft)**
Front Road Width: **9 meters**
Location: Loni Kalbhor, Haveli Taluka, Pune District

TITLE: Obtained through **Registered Sale Deed dated 12 September 2011**, Doc. No. **8984/2011**, Sub-Registrar Haveli-11.

WHEREAS the SELLER desires to sell due to **liquidating assets to finance a new cold storage unit**.

WHEREAS the PURCHASER agrees to purchase the property for:

Rs. 37,80,000/- (Rupees Thirty-Seven Lakh Eighty Thousand Only).

Payment Details:

- Token: **Rs. 1,20,000**, UPI Ref: **UPI-HVD882001** (03 July 2022)
- Part Payment: **Rs. 12,00,000**, NEFT Ref: **NEFT-HDFC202207101271**
- Final Amount: **Rs. 24,60,000**, RTGS Ref: **RTGS-ICICI202207181911**

The SELLER acknowledges full and final payment.

NOW THIS DEED WITNESSETH:

The SELLER hereby **conveys, grants, transfers and assigns** absolutely the Schedule Property to the PURCHASER with all rights of way, natural advantages, access to layout roads, common internal pathways, waterline rights (if applicable), and all easements attached thereto.

SELLER affirms:

- property is free from encumbrances and litigation,
- all land revenue cleared up to **March 2022**,
- mutation entries properly recorded,
- no acquisition, reservation or objection from Town Planning authority exists.

PURCHASER shall henceforth hold and enjoy the property peacefully.

SCHEDULE OF PROPERTY

Plot No. 27, Sai Pushpa Layout, Loni Kalbhor, Area **289.40 sq.m**, bounded:

- East: Plot No. 28
- West: 9 m internal road
- South: Plot No. 22
- North: Open amenity space

Market value: **Rs. 39,40,000**.

Stamp duty paid accordingly.

Witnesses:

1. **Shri Amey P. Vichare**, Age 42, Pune
2. **Smt. Reena S. Nalawade**, Age 35, Pune

SELLER: *Sd/- Tejas P. Mohol*

PURCHASER: *Sd/- Saniya I. Qureshi*