

## **SALE DEED**

This Deed of Absolute Sale is executed on **6th March 2022**, by:

### **SELLER:**

**Sri. Kiran Trimbak Doke,**  
**S/o Trimbak Narayan Doke,**  
Occupation: Government Hospital Pharmacist,  
Aged **50 years**,  
Residing at:  
House No. 33, "Doke Niwas",  
Bhigwan Road, Daund,  
District Pune – 413801.

Hereinafter called the "SELLER".

### **IN FAVOUR OF**

### **PURCHASER:**

**Smt. Samruddhi Umesh Bhadane,**  
**W/o Umesh Suresh Bhadane,**  
Occupation: Machine Learning Research Associate,  
Aged **27 years**,  
Residing at:  
Flat 802, Orion Serenity,  
Wakad–Hinjawadi Link Road, Pune – 411057.

Hereinafter called the "PURCHASER".

WHEREAS the SELLER owns the following immovable property:

Property Type: **Residential Flat**

Flat No.: **B-204**, 2nd Floor

Building Name: "**Gokul Heights – Wing B**"

Survey No.: **11/2A**,

CTS No.: **798/12**,

Carpet Area: **64.30 sq.m (692.27 sq.ft)**

Built-up Area: **84.15 sq.m (905.19 sq.ft)**

Parking: One two-wheeler parking

Location: Daund City

TITLE: Derived under **Registered Sale Deed dated 14 September 2010**, Doc. No. **3519/2010**,  
Sub-Registrar Daund.

WHEREAS the SELLER desires to sell due to **transfer to Ahmednagar for government posting**.

WHEREAS the PURCHASER agrees to purchase the property for:

**Rs. 29,40,000/- (Rupees Twenty-Nine Lakh Forty Thousand Only).**

Payment Details:

- Token: **Rs. 60,000**, UPI Ref: **UPI-DND771211** (17 February 2022)
- Part Payment: **Rs. 10,00,000**, NEFT Ref: **NEFT-HDFC202202231844**
- Final Payment: **Rs. 18,80,000**, RTGS Ref: **RTGS-SBI202203061911**

SELLER confirms full receipt.

NOW THIS DEED WITNESSETH:

The SELLER hereby **conveys, assigns, grants and transfers** absolutely unto the PURCHASER the Schedule Property with all rights of usage, common area rights, water & electricity connections, society membership, easementary rights and undivided share in the land.

SELLER declares:

- property free from mortgage, litigation, lien or dispute,
- all municipal taxes & society dues cleared until **January 2022**,
- title clear and marketable,
- no acquisition notices pending.

PURCHASER shall henceforth enjoy full and peaceful ownership.

#### **SCHEDULE OF PROPERTY**

Flat B-204, Gokul Heights, Daund, Carpet Area **64.30 sq.m**, bounded:

- East: Flat B-205
- West: Open ventilation shaft
- South: Society boundary
- North: Common passage

Market value: **Rs. 31,20,000**.

Stamp duty paid.

Witnesses:

1. **Shri Tanmay P. Bhalerao**, Age 35, Daund
2. **Smt. Aishwarya V. Gite**, Age 30, Pune

**SELLER:** *Sd/- Kiran T. Doke*

**PURCHASER:** *Sd/- Samruddhi U. Bhadane*