

SALE DEED

Executed on **5th April 2023**, by:

SELLER:

Sri. Pravin Shashikant Londhe,
S/o Shashikant Raghunath Londhe,
Occupation: Industrial Fabrication Contractor,
Aged **45 years**,
Residing at:
Row House No. 8, "Londhe Enclave",
Khandoba Mandir Road,
Baramati, District Pune – 413102.

Hereinafter referred to as the "SELLER".

IN FAVOUR OF

PURCHASER:

Sri. Aryan Mahadev Dhamale,
S/o Mahadev Narayan Dhamale,
Occupation: AI Infrastructure Engineer,
Aged **27 years**,
Residing at:
Flat 1403, Riverwood Edge,
Kalyani Nagar, Pune – 411014.

Hereinafter referred to as the "PURCHASER".

WHEREAS the SELLER owns the following immovable property:

Property Type: **Commercial Showroom Unit**
Shop/Showroom No.: **S-01**, Ground Floor
Building Name: **"Ambar Plaza"**
Survey No.: **89/4A**,
CTS No.: **1331/15**,
Carpet Area: **58.35 sq.m (628.27 sq.ft)**
Built-up Area: **74.90 sq.m (805.37 sq.ft)**
Frontage: **27 ft**
Location: Baramati–Nira Road
Parking: Common front vehicle bay

TITLE: Acquired by **Registered Sale Deed dated 12 June 2016**, Document No. **4913/2016**,
Sub-Registrar Baramati.

WHEREAS the SELLER intends to sell due to **expansion of fabrication unit requiring a larger industrial shed**.

WHEREAS the PURCHASER agrees to buy the property for a total price of:

Rs. 57,20,000/- (Rupees Fifty-Seven Lakh Twenty Thousand Only).

Payment Breakdown:

- Earnest Money: **Rs. 1,30,000**, UPI Ref: **UPI-BRM331122** (18 March 2023)
- Part Payment: **Rs. 17,00,000**, NEFT Ref: **NEFT-ICICI202303261811**
- Final Payment: **Rs. 38,90,000**, RTGS Ref: **RTGS-HDFC202304051977**

SELLER confirms full and final settlement.

NOW THIS DEED WITNESSETH:

The SELLER hereby **sells, conveys, transfers and assigns** completely the Schedule Property to the PURCHASER along with showroom rights, access to fire exit, height usage rights, common corridor usage, water connection, drainage connection and existing interior fixtures.

SELLER assures:

- property is free from all mortgage, charge, lien or litigation,
- commercial taxes, shop licence fees and electricity bills cleared up to **March 2023**,
- no dispute pending with Municipal Council or any authority,
- title is clear and marketable.

The PURCHASER shall henceforth hold peaceful and absolute possession.

SCHEDULE OF PROPERTY

Showroom S-01, Ambar Plaza, Baramati, Carpet Area **58.35 sq.m**, bounded:

- East: 12 m municipal road
- West: Common passage & lift lobby
- South: Showroom S-02
- North: Rear ventilation shaft

Market value: **Rs. 60,40,000.**

Stamp duty paid.

Witnesses:

1. **Shri Omkar A. Nimbalkar**, Age 38, Baramati
2. **Smt. Abhilasha R. Shinde**, Age 30, Baramati

SELLER: *Sd/- Pravin S. Londhe*

PURCHASER: *Sd/- Aryan M. Dhamale*