

SALE DEED

This Deed of Absolute Sale is executed on **11th March 2022**, by:

SELLER:

Sri. Yogesh Damodhar Jadhav,

S/o Damodhar Kisan Jadhav,

Occupation: Assistant Engineer, Rural Water Supply Dept.,

Aged **48 years**,

Residing at:

House No. 19, "Jadhav Nivas",

Market Road, Satana,

District Nashik – 423301.

Hereinafter referred to as the "SELLER".

IN FAVOUR OF

PURCHASER:

Smt. Aditi Nitin Gokhale,

W/o Nitin Sharad Gokhale,

Occupation: AI & Data Operations Specialist,

Aged **29 years**,

Residing at:

Flat 1703, Platinum Woods,

Kharadi Annex, Pune – 411014.

Hereinafter referred to as the "PURCHASER".

WHEREAS the SELLER owns:

Property Type: **Residential Flat**

Flat No.: **D-205**, 2nd Floor

Building: "**Pushkar Residency – Wing D**"

Survey No.: **71/5A**,

CTS No.: **1340/9**,

Carpet Area: **71.80 sq.m (773.10 sq.ft)**

Built-up Area: **92.25 sq.m (993.00 sq.ft)**

Parking: One two-wheeler parking

Location: Satana Town, District Nashik

TITLE: Acquired via **Registered Sale Deed dated 09 July 2013**, Document No. **4430/2013**,
Sub-Registrar Satana.

WHEREAS the SELLER desires to sell due to **shift to Sinnar for permanent posting**.

WHEREAS the PURCHASER agrees to purchase the property for:

Rs. 33,90,000/- (Rupees Thirty-Three Lakh Ninety Thousand Only).

Payment Structure:

- Token: **Rs. 80,000**, UPI Ref: **UPI-STN441811** (24 February 2022)
- Part Payment: **Rs. 10,00,000**, NEFT Ref: **NEFT-HDFC202203011811**
- Final Payment: **Rs. 23,10,000**, RTGS Ref: **RTGS-SBI202203111917**

SELLER acknowledges full amount received.

NOW THIS DEED WITNESSETH:

The SELLER hereby **transfers, conveys and assigns** absolutely the Schedule Property with all rights, interest, common area usage, water/electricity connections, society membership and all appurtenant easements.

SELLER confirms:

- property free from encumbrances, lien, dispute or litigation,
- taxes and dues cleared up to **January 2022**,
- no external claims,
- title marketable and valid.

PURCHASER shall henceforth enjoy peaceful possession and ownership.

SCHEDULE OF PROPERTY

Flat D-205, Pushkar Residency, Carpet Area **71.80 sq.m**, bounded:

- East: Flat D-206
- West: Open space
- South: Internal road
- North: Common lobby

Market value: **Rs. 35,70,000**.

Stamp duty paid.

Witnesses:

1. **Shri Prathamesh S. Bavdekar**, Age 40, Nashik
2. **Smt. Snehal A. Desale**, Age 30, Satana

SELLER: *Sd/- Yogesh D. Jadhav*

PURCHASER: *Sd/- Aditi N. Gokhale*