

SALE DEED

Executed on **23rd December 2023**, by:

SELLER:

Sri. Shrirang Dattatray Pansare,

S/o Dattatray Narayan Pansare,

Occupation: Proprietor – Pansare Agro Engineering,

Aged **46 years**,

Residing at:

Plot 7, Pansare Industrial Estate,

Ichalkaranji–Jaysingpur Road, Kolhapur – 416116.

Hereinafter referred to as the “SELLER”.

IN FAVOUR OF

PURCHASER:

Sri. Omkar Shirish Kakade,

S/o Shirish Vasant Kakade,

Occupation: Robotics & Autonomous Systems Engineer,

Aged **27 years**,

Residing at:

Flat 1305, Skyline Aurum Towers,

Baner–Balewadi Link Road, Pune – 411045.

Hereinafter referred to as the “PURCHASER”.

WHEREAS the SELLER owns:

Property Type: **Industrial Warehouse / Fabrication Unit**

Unit No.: **WH-9**

Estate: **“Jaysingpur Industrial Corridor Phase I”**

Survey No.: **61/8C**,

Total Plot Area: **425.80 sq.m (4584.03 sq.ft)**

Built-up Area: **233.10 sq.m (2509.64 sq.ft)**

Height: **21.5 ft**

Parking: Truck loading apron

Location: Jaysingpur–Ichalkaranji Belt

TITLE: Acquired through **Registered Sale Deed dated 08 July 2016**, Doc. No. **6122/2016**, Sub-Registrar Jaysingpur.

WHEREAS the SELLER desires to sell due to **transition to a CNC-heavy automation plant near Shirol MIDC**.

WHEREAS the PURCHASER agrees to purchase for:

Rs. 76,20,000/- (Rupees Seventy-Six Lakh Twenty Thousand Only).

Payment Terms:

- Earnest Money: **Rs. 1,60,000**, UPI Ref: **UPI-JSP449112** (01 December 2023)
- Part Payment: **Rs. 22,00,000**, NEFT Ref: **NEFT-SBI202312071811**
- Final Payment: **Rs. 52,60,000**, RTGS Ref: **RTGS-HDFC202312231921**

SELLER acknowledges full settlement.

NOW THIS DEED WITNESSETH:

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

- approach road rights,
- access to internal industrial corridors,
- loading/unloading privileges,
- utility line usage (electricity/water/drainage),
- firefighting system access,
- installation rights for machinery,
- all industrial operational easements.

SELLER confirms:

- property free from all charges, encumbrances or litigation,
- industrial taxes, electricity/water dues paid till **November 2023**,
- no notices pending from MIDC, MPCB or local authority,
- title is clear and marketable.

PURCHASER shall enjoy peaceful commercial ownership.

SCHEDULE OF PROPERTY

Warehouse WH-9, Jaysingpur Industrial Corridor Phase I, Built-up **233.10 sq.m**, bounded:

- East: Industrial Unit WH-10
- West: Open parking & loading bay
- South: Internal MIDC Road
- North: Unit WH-8

Market Value: **Rs. 80,40,000.**

Stamp duty fully paid.

Witnesses:

1. **Shri Sameer P. Patil**, Age 40, Ichalkaranji
2. **Smt. Mokshada R. Kamble**, Age 29, Kolhapur

SELLER: *Sd/- Shrirang D. Pansare*

PURCHASER: *Sd/- Omkar S. Kakade*