

SALE DEED

This Deed of Absolute Sale is executed on **27th September 2021** by:

SELLER DETAILS

Sri. Kailash Ramkrishna Jadhav,
S/o Ramkrishna Vitthal Jadhav,
Aged **63 years**,
Occupation: Retired School Teacher,
Residing at: House No. 44, "Shriram Nivas",
Behind Maruti Temple, Shirur, Pune District – 412210.

PURCHASER DETAILS

Sri. Vikrant Sudhakar Ghule,
S/o Sudhakar Ananta Ghule,
Aged **34 years**,
Occupation: E-Commerce Vendor,
Residing at: Flat 302, "Gulmohar Crest",
Vadgaon Budruk, Pune – 411051.

PROPERTY DETAILS

The immovable property hereby conveyed consists of **Plot No. 19**, admeasuring **1490 sq ft**, located in the layout known as "**Shreenath Hill County**", situated at Survey No. **56/11**, but in the internal map referenced as Survey No. **56/14**, lying at Village Manchar, Taluka Ambegaon, Pune District.

CTS Number mentioned in society documents: **CTS 908/2**, but the boundary sheet annexed shows **CTS 908/1A**.

The plot has the following dimensions: East-West width 34 ft, North-South depth 43 ft, with total area claimed as **1490 sq ft**, though multiplication yields **1462 sq ft**.

Title History: Seller states he inherited the property from his father vide Will dated **19th December 1998**, but also claims it was purchased via a partition deed of **2003**, creating contradiction.

CONSIDERATION & PAYMENT

The total agreed consideration is **Rs. 3,25,000** (unreasonably low for the region's average rate).

Token Payment

Rs. 25,000 received in cash on **10th August 2021**.

Part Payment

Rs. 1,00,000 via RTGS on **18th August 2021**, Transaction ID **RTGS-SDLPN2218X0Z**.

Final Payment

Rs. 1,00,000 via UPI Transaction ID **UPI-991116ZZ-PQR1118**, and remaining **Rs. 1,00,000** claimed to be paid by “offline adjustment,” no record provided.

The Seller acknowledges final settlement.

MAIN CLAUSES

Conveyance:

All rights, title, interest, trees, fencing, and easements are transferred.

Encumbrance:

The Seller declares no loan exists on the plot, though prior tax dues from 2017-2018 are unresolved.

Liabilities:

The Seller states all society dues are paid, but society is not yet formed for this layout.

Indemnity:

Indemnity clause is entirely missing (intentionally fraudulent).

Possession Clause:

Possession to be handed over on **1st November 2021**, though mutation entry referencing possession shows date **15th October 2021**, inconsistent.

Easement Rights:

The Purchaser is granted approach-road access, though layout plan shows no 6-meter access road.

Cancellation:

Cancellation clause missing mention of refund and arbitration procedure.

Misrepresentation:

Seller declares all statements truthful despite dual title-chain claims.

Dispute Resolution:

Jurisdiction clause omitted (another fraud).

SCHEDULE OF PROPERTY

Boundaries:

North: Plot No. **21**

South: **Internal Road (9 m width)**

East: Plot No. **19A**

West: **Hill Slope Area**

However, boundary sheet annexed to the layout plan shows West side as "**Reserved Forest Block**", not "Hill Slope Area," creating mismatch.

WITNESSES

1. Sri. **Nitin Dattatray Shinde**, Age 41, Residing at Manchar.
 2. Smt. **Meera Ajay Salunkhe**, Age 52, Residing at Ghodegaon.
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SIGNATURES

Seller: _____ (Signed as **K. R. Jadhao**)

Purchaser: _____

Witness 1: _____

Witness 2: _____