

SALE DEED

This Deed of Absolute Sale is executed on **12th January 2022**, by:

SELLER:

Sri. Mahendra Shashikant Khadse,

S/o Shashikant Vasant Khadse,

Occupation: Dairy Plant Supervisor,

Aged **51 years**,

Residing at:

House No. 88, "Khadse Mala",

Near Bus Depot, Chopda,

District Jalgaon – 425107.

Hereinafter referred to as the "SELLER".

IN FAVOUR OF

PURCHASER:

Smt. Revati Suresh Nandurkar,

W/o Suresh Baban Nandurkar,

Occupation: Senior Data Analyst,

Aged **32 years**,

Residing at:

Flat 804, Skybay Residency,

Pashan–Baner Road, Pune – 411021.

Hereinafter referred to as the "PURCHASER".

WHEREAS the SELLER owns the following immovable property:

Property Type: **Residential Flat**

Flat No.: **E-402**, 4th Floor

Building Name: **"Gajanan Heights – Wing E"**

Survey No.: **19/6A**,

CTS No.: **1187/9**,

Carpet Area: **74.85 sq.m (805.52 sq.ft)**

Built-up Area: **97.00 sq.m (1044.10 sq.ft)**

Parking: One reserved parking

Location: Chopda Town

TITLE: Derived through **Registered Sale Deed dated 24 August 2013**, Doc. No. **7819/2013**,
Sub-Registrar Chopda.

WHEREAS the SELLER wishes to sell due to **construction of a new bungalow in Erandol**.

WHEREAS the PURCHASER has agreed to buy for:

Rs. 34,60,000/- (Rupees Thirty-Four Lakh Sixty Thousand Only).

Payment Summary:

- Token: **Rs. 90,000**, UPI Ref: **UPI-CHP882201** (27 December 2021)
- Part Payment: **Rs. 12,00,000**, NEFT Ref: **NEFT-ICICI202201041811**
- Final Payment: **Rs. 21,70,000**, RTGS Ref: **RTGS-SBI202201121917**

The SELLER confirms receiving full consideration.

NOW THIS DEED WITNESSETH:

The SELLER hereby **conveys, grants, assigns and transfers** absolutely the Schedule Property with all rights of ownership, access to common areas, water connection, electricity meter, drainage and all appurtenances.

SELLER declares:

- property is free from all encumbrances, mortgage, lien or litigation,
- municipal taxes and society dues cleared till **December 2021**,
- title is clear, marketable and undisputed,
- no notices pending from authorities.

PURCHASER shall from now enjoy peaceful possession and ownership.

SCHEDULE OF PROPERTY

Flat E-402, Gajanan Heights, Chopda, Carpet Area **74.85 sq.m**, bounded:

- East: Open space
- West: Flat E-401
- South: Society internal road
- North: Common corridor

Market value: **Rs. 36,10,000**.

Stamp duty paid.

Witnesses:

1. **Shri Nitin S. Patil**, Age 38, Jalgaon
2. **Smt. Komal R. Suryawanshi**, Age 29, Chopda

SELLER: *Sd/- Mahendra S. Khadse*

PURCHASER: *Sd/- Revati S. Nandurkar*