

## **SALE DEED**

This Deed of Absolute Sale is executed on **16th January 2021**, by:

### **SELLER:**

**Sri. Sudhir Namdeo Kshatriya,**  
S/o **Namdeo Vithal Kshatriya,**  
Occupation: District Supply Officer (Retired),  
Aged **62 years,**  
Residing at:  
House No. 131, "Kshatriya Nivas",  
Near Old Post Office,  
Karad, District Satara – 415110.

Hereinafter referred to as the "SELLER".

### **IN FAVOUR OF**

### **PURCHASER:**

**Smt. Pranali Rohan Kapote,**  
W/o **Rohan Bhaskar Kapote,**  
Occupation: AI Product Manager,  
Aged **30 years,**  
Residing at:  
Flat 1902, Sapphire Heights,  
Balewadi High Street, Pune – 411045.

Hereinafter referred to as the "PURCHASER".

WHEREAS the SELLER owns the following immovable property:

Property Type: **Residential Flat**  
Flat No.: **C-504**, 5th Floor  
Building: **"Chaitanya Heights – Wing C"**  
Survey No.: **29/6B**,  
CTS No.: **1197/8**,  
Carpet Area: **73.85 sq.m (795.10 sq.ft)**  
Built-up Area: **98.40 sq.m (1058.61 sq.ft)**  
Parking: One open car parking  
Location: Karad–Malkapur Road, Satara District

TITLE: Derived under **Registered Sale Deed dated 22 July 2013**, Document No. **6463/2013**,  
Sub-Registrar Karad.

WHEREAS the SELLER desires to sell due to **settling permanently in Kolhapur with family.**

WHEREAS the PURCHASER agrees to purchase for:

**Rs. 31,90,000/- (Rupees Thirty-One Lakh Ninety Thousand Only).**

Payment Breakdown:

- Token: **Rs. 80,000**, UPI Ref: **UPI-KRD771901** (03 January 2021)
- First Instalment: **Rs. 10,00,000**, NEFT Ref: **NEFT-HDFC202101091922**
- Balance: **Rs. 21,10,000**, RTGS Ref: **RTGS-ICICI202101161811**

The SELLER confirms full and final payment.

NOW THIS DEED WITNESSETH:

The SELLER hereby **conveys, transfers, assigns and grants** absolutely the Schedule Property with complete rights, title, interest, easements, undivided land share, water/electricity connections, society membership and all appurtenances.

SELLER declares:

- property is free from encumbrance, mortgage, lien or litigation,
- all dues to the Municipal Council and CHS cleared up to **December 2020**,
- mutation entries are updated and valid.

PURCHASER shall henceforth enjoy full peaceful ownership.

#### **SCHEDULE OF PROPERTY**

Flat No. C-504, Chaitanya Heights, Karad, Carpet Area **73.85 sq.m**, bounded:

- East: Flat C-503
- West: Open space
- South: Society compound wall
- North: Internal corridor

Market value: **Rs. 33,20,000**.

Stamp duty paid.

Witnesses:

1. **Shri Bharat M. Pharande**, Age 40, Karad
2. **Smt. Shweta R. Mane**, Age 29, Satara

SELLER: *Sd/- Sudhir N. Kshatriya*

PURCHASER: *Sd/- Pranali R. Kapote*