

SALE DEED

This Deed of Absolute Sale is executed on **4th March 2021**, by:

SELLER:

Sri. Milind Pandurang Bhalerao,

S/o Pandurang Dada Bhalerao,

Occupation: Retired Irrigation Department Officer,

Aged **63 years**,

Residing at:

House No. 228, "Shantivan",

Nehru Nagar, Amravati – 444603, Maharashtra.

Hereinafter called the "SELLER".

IN FAVOUR OF

PURCHASER:

Smt. Karishma Nitesh Joglekar,

W/o Nitesh Vitthal Joglekar,

Occupation: Chartered Financial Analyst (CFA),

Aged **34 years**,

Residing at:

Flat 1703, Maple Crest Towers,

Magarpatta Road, Pune – 411013.

Hereinafter called the "PURCHASER".

WHEREAS the SELLER is the absolute and lawful owner of:

Property Type: **Residential Apartment**

Flat No.: **603**, 6th Floor

Building: **"Shantiniketan Apartments – Wing B"**

Survey No.: **19/1B**,

CTS No.: **1018/14**,

Carpet Area: **72.30 sq.m (777.91 sq.ft)**

Built-up: **96.45 sq.m (1038.42 sq.ft)**

Year of Construction: **2008**

Parking: One semi-covered car park

Location: Rukmini Nagar, Amravati

TITLE: Derived under **Sale Deed dated 12 June 2009**, Document No. **2841/2009**, Sub-Registrar Amravati-2.

WHEREAS the SELLER intends to sell due to **relocation to Nagpur for family reasons**.

WHEREAS the PURCHASER agrees to buy the property for a total consideration of:

Rs. 38,30,000/- (Rupees Thirty-Eight Lakh Thirty Thousand Only).

Payment Schedule:

- Token: **Rs. 90,000**, paid on **12 February 2021**, UPI Ref: **UPI-AMT442191**
- First Installment: **Rs. 12,00,000**, NEFT Ref: **NEFT-HDFC202102191841**
- Final Payment: **Rs. 25,40,000**, via RTGS Ref: **RTGS-ICICI202103041191**

SELLER acknowledges full payment.

NOW THIS DEED WITNESSETH:

The SELLER hereby **conveys, grants and transfers** absolutely to the PURCHASER the Schedule Property with all easements, rights, water connection, electricity meter, society rights, access to common areas, security system rights, pipelines, drains, and appurtenances.

The SELLER affirms:

- No litigation, lien, mortgage or dispute exists.
- All dues to the municipal corporation, society, and utilities cleared up to **January 2021**.
- Title is clear, marketable, and free from encumbrances.

PURCHASER obtains peaceful possession with full rights of enjoyment and transfer.

SCHEDULE OF PROPERTY

Flat No. 603, Wing B, Shantiniketan Apartments, Rukmini Nagar, Amravati; Carpet Area **72.30 sq.m**, bounded:

- East: Open garden area
- West: Internal corridor
- South: Flat 604
- North: Society compound wall

Market value: **Rs. 40,20,000**.

Stamp duty paid accordingly.

Witnesses:

1. **Shri Sudhir R. Nandurkar**, Age 51, Amravati
2. **Smt. Manasi P. Thombre**, Age 33, Amravati

SELLER: *Sd/- Milind P. Bhalerao*

PURCHASER: *Sd/- Karishma N. Joglekar*