

SALE DEED

This Deed of Absolute Sale is executed on **7th December 2023**, by:

SELLER:

Sri. Rahul Prakash Kumbhar,

S/o Prakash Dattatray Kumbhar,

Occupation: Owner – Kumbhar Tiles & Ceramics,

Aged **41 years**,

Residing at:

Plot No. 21, “Kumbhar Villa”,

Ichalkaranji Road, Jaysingpur – 416101.

Hereinafter referred to as the “SELLER”.

IN FAVOUR OF

PURCHASER:

Sri. Adwait Shirish Thote,

S/o Shirish Narayan Thote,

Occupation: Machine Learning Engineer,

Aged **27 years**,

Residing at:

Flat 405, Radiant Crest Towers,

Kharadi, Pune – 411014.

Hereinafter referred to as the “PURCHASER”.

WHEREAS the SELLER is the owner of:

Property Type: **Commercial Office Unit**

Unit No.: **304**, 3rd Floor

Tower: **“Gala Business Point – Block B”**

Survey No.: **142/1D**,

CTS No.: **2204/13**,

Carpet Area: **49.80 sq.m (536.09 sq.ft)**

Built-up Area: **63.40 sq.m (682.88 sq.ft)**

Usage: IT/Business Consultancy

Location: Jaysingpur–Shirol Main Road

Parking: One open parking bay

TITLE: Acquired via **Registered Sale Deed dated 03 March 2017**, Document No. **1799/2017**, Sub-Registrar Shirol.

WHEREAS the SELLER desires to sell due to **expanding retail tiles business requiring larger warehouse space**.

WHEREAS the PURCHASER agrees to buy for:

Rs. 46,30,000/- (Rupees Forty-Six Lakh Thirty Thousand Only).

Payment Structure:

- Earnest Money: **Rs. 95,000**, UPI Ref: **UPI-SHI991221** (18 November 2023)
- First Payment: **Rs. 14,00,000**, NEFT Ref: **NEFT-HDFC202311261931**
- Final Payment: **Rs. 31,35,000**, RTGS Ref: **RTGS-SBI202312071811**

The SELLER acknowledges full settlement.

NOW THIS DEED WITNESSETH:

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

- full commercial usage rights,
- rights to common toilet block,
- access to fire exit, service duct, lift lobby and staircase,
- right to participate in commercial association proceedings,
- all fixtures and electrical installations existing therein.

SELLER further declares:

- property is free from all charges, mortgage, lien or litigation,
- all maintenance dues cleared till **November 2023**,
- no government notices or violations outstanding.

The PURCHASER shall henceforth enjoy full, peaceful and absolute ownership.

SCHEDULE OF PROPERTY

Office Unit 304, Gala Business Point, Block B, Jaysingpur, Carpet Area **49.80 sq.m**, bounded:

- East: Office Unit 305
- West: Corridor & fire exit
- South: Main road frontage
- North: Office Unit 303

Market value: **Rs. 48,20,000.**

Stamp duty paid.

Witnesses:

1. **Shri Tushar A. Kanase**, Age 34, Jaysingpur
2. **Smt. Rachana V. Khare**, Age 28, Jaysingpur

SELLER: *Sd/- Rahul P. Kumbhar*

PURCHASER: *Sd/- Adwait S. Thote*