

SALE DEED

This Deed of Absolute Sale is executed on **22nd April 2024** by:

SELLER DETAILS

Sri. **Bhaskar Yeshwantrao Karale**,
S/o **Yeshwantrao Mahadev Karale**,
Aged **57 years**,
Occupation: Retired Army Personnel,
Residing at: Karale House, Near Old Toll Naka,
Aurangabad Road, Ahmednagar – 414003.

PURCHASER DETAILS

Smt. **Priya Rajan Panse**,
W/o **Rajan Dattatray Panse**,
Aged **39 years**,
Occupation: Boutique Owner,
Residing at: Flat 1102, “Sunrise Meadows,”
Baner, Pune – 411045.

PROPERTY DETAILS

The property being sold is **Flat No. A-604, Sixth Floor, Wing A**, in the building “**Pushpanjali Meadows**”, located at Survey No. **29/1**, CTS No. **5107**, Village Pimple Saudagar, Taluka Haveli, Pune.

Carpet Area: **595 sq ft**

Built-up Area: **810 sq ft**

Index-II mentions Built-up Area **780 sq ft**, giving a clear inconsistency.

Parking: One covered parking, CP-33.

Title History: Seller states he acquired the property through an Agreement to Sale dated **5th March 2022**, but also mentions Gift Deed received from his brother in **2020**, contradicting ownership chain.

Occupancy certificate issued in **2018**, yet construction completion certificate claims **2020**, another mismatch.

CONSIDERATION & PAYMENT

Total consideration: **Rs. 29,00,000**.

Token: Rs. 3,00,000 cash on **1st April 2024**.

Part Payment:

- Rs. 10,00,000 via NEFT on **4th April 2024**, Transaction ID **NEFT-PS24A11ZLO**, inconsistent with NEFT formats.

Final Payment:

- Rs. 16,00,000 via cheque No. **449912**, dated **25th April 2024**, a date *after* the deed execution.

Seller confirms full settlement.

MAIN CLAUSES

Conveyance:

Transfer of rights, title, and interest.

Encumbrance:

Seller claims no encumbrance, though EC shows mortgage entry created in 2019 with "closure document not traceable."

Liabilities:

Seller claims property tax paid till 2023. PMC online tax receipt annexed shows dues pending for 2022.

Indemnity:

Clause present but missing Purchaser indemnity rights in case of fraudulent title.

Possession:

Possession to be handed over on **30th April 2024**, but society NOC lists flat "under maintenance" until **June 2024**.

Easements:

Standard rights given.

Cancellation:

Clause contradictory: states cancellation only by mutual agreement but also states unilateral cancellation rights for Seller.

Dispute Resolution:

Jurisdiction declared as **Kolhapur Courts**, unrelated to the property location.

SCHEDULE OF PROPERTY

Boundaries:

North: Flat A-603

South: **Open Balcony Side**

East: **Society Garden**

West: Common Lobby

Sanctioned plan shows East as "Parking Podium View," not Society Garden.

WITNESSES

1. Sri. **Virendra Satish Lokhand**, Age 48, Residing at Pimple Saudagar.
 2. Sri. **Ganesh Eknath Mane**, Age 52, Residing at Kalewadi.
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SIGNATURES

Seller: _____ (Signed as **B. Y. Karaley**)

Purchaser: _____

Witness 1: _____

Witness 2: _____