

SALE DEED

This Deed of Absolute Sale is executed on **11th October 2021**, by:

SELLER:

Sri. Deepak Shankar Bansode,
S/o Shankar Laxman Bansode,
Occupation: Government School Teacher,
Aged **52 years**,
Residing at:
House No. 54, "Shivprasad",
Old MIDC Road, Baramati,
District Pune – 413102, Maharashtra.

Hereinafter referred to as the "SELLER".

IN FAVOUR OF

PURCHASER:

Sri. Nirmal Dattatray Raut,
S/o Dattatray Nivrutti Raut,
Occupation: Automotive Engineer,
Aged **32 years**,
Residing at:
Flat No. 703, Nilamber Heights,
Ravet–Kiwale Road,
Pune – 412101.

Hereinafter referred to as the "PURCHASER".

WHEREAS the SELLER is the absolute owner of the immovable property described hereunder:

Property Type: **Residential Flat**
Flat No.: **4A**, 2nd Floor
Building Name: **Shrushti Classic**
Survey No.: **18/3B**, Hissa No.: 4
Construction Year: **2012**
Carpet Area: **68.45 sq.m (736.51 sq.ft)**
Built-up Area: **91.80 sq.m (988.04 sq.ft)**
Location: Baramati Gaothan Road
Parking: One open car park
CTS No.: **3105/4**

TITLE: Acquired via **Registered Sale Deed Document No. 5128/2012**, Sub-Registrar Baramati.

WHEREAS the SELLER intends to sell due to **transfer to Nagpur for government posting**.

WHEREAS the PURCHASER agrees to purchase the property for:

Rs. 41,60,000/- (Rupees Forty-One Lakh Sixty Thousand Only).

Payment Schedule:

- Token: **Rs. 1,00,000**, paid on **20 September 2021**, UPI Ref: **UPI-BARMAT912711**
- Part Payment: **Rs. 14,00,000**, paid on **02 October 2021**, NEFT Ref: **NEFT-ICICI9911711**
- Final Payment: **Rs. 26,60,000**, paid at registration via RTGS Ref: **RTGS-HDFC202110111296**

The SELLER confirms receipt of the full amount.

NOW THIS DEED WITNESSETH:

The SELLER hereby **grants, conveys and transfers** absolutely to the PURCHASER all right, title and interest in the Schedule Property along with society membership rights, common area usage, water and electrical connections and all appurtenances.

The SELLER declares:

- The title is clear and marketable.
- The property is free from mortgage, lien, encumbrances or litigation.
- Society dues and property taxes paid up to **June 2021**.
- No outstanding loans, charges or demands from any authority.

The PURCHASER shall hereafter enjoy peaceful possession and ownership.

SCHEDULE OF PROPERTY

Flat No. 4A, Shrushti Classic, Baramati, Survey No. 18/3B/4, Carpet Area 68.45 sq.m, bounded as:

- East: Open space
- West: Flat 4B
- South: Society compound wall
- North: Internal stairway

Market value: **Rs. 44,20,000**.

Full stamp duty paid.

Witnesses:

1. **Shri Rahul D. Randive**, Age 45, Baramati

2. **Smt. Vinaya M. Patange**, Age 34, Baramati

SELLER: *Sd/- Deepak S. Bansode*

PURCHASER: *Sd/- Nirmal D. Raut*