

SALE DEED

Executed on **9th October 2023**, by:

SELLER:

Sri. Ritesh Vishwanath Borse,

S/o Vishwanath Pandurang Borse,

Occupation: Engineering Fabrication Unit Owner,

Aged **43 years**,

Residing at:

Plot 22, Borse Industrial Row Houses,

Cidco N-6, Aurangabad – 431003.

Hereinafter referred to as the “SELLER”.

IN FAVOUR OF

PURCHASER:

Sri. Manan Shailesh Deshpande,

S/o Shailesh Madhukar Deshpande,

Occupation: Robotics & AI Product Engineer,

Aged **27 years**,

Residing at:

Flat 902, Stellar Ridge,

Baner–Sus Road, Pune – 411021.

Hereinafter referred to as the “PURCHASER”.

WHEREAS the SELLER owns:

Property Type: **Commercial Warehouse / Workshop Unit**

Unit No.: **W-8**

Project Name: **“Aurangabad Industrial Estate – Block W”**

Survey No.: **201/4C,**

Plot Area: **420.30 sq.m (4522.07 sq.ft)**

Built-up Area: **230.15 sq.m (2477.79 sq.ft)**

Height: **21 ft**

Parking: Common truck bay

Location: Waluj MIDC, Aurangabad

TITLE: Acquired under **Registered Sale Deed dated 08 July 2016**, Document No. **6811/2016**, Sub-Registrar Aurangabad-4.

WHEREAS the SELLER intends to sell due to **migration of entire fabrication setup to Chakan–Pune for industry expansion.**

WHEREAS the PURCHASER agrees to purchase for:

Rs. 74,90,000/- (Rupees Seventy-Four Lakh Ninety Thousand Only).

Payment Structure:

- Earnest Money: **Rs. 1,50,000**, UPI Ref: **UPI-AUR440911** (18 September 2023)
- Part Payment: **Rs. 22,00,000**, NEFT Ref: **NEFT-SBI202309271811**
- Final Payment: **Rs. 51,40,000**, RTGS Ref: **RTGS-HDFC202310091931**

SELLER confirms full and final receipt.

NOW THIS DEED WITNESSETH:

The SELLER hereby **sells, conveys and transfers** absolutely the Schedule Property to the PURCHASER with all rights including:

- approach road usage,
- loading and unloading rights,
- firefighting access,
- water and drainage line rights,
- internal movement space usage,
- structural and operational privileges attached to industrial units.

SELLER declares:

- property is free from mortgage, lien or encumbrance,
- all MIDC dues, electricity bills, and industrial taxes cleared till **September 2023**,
- no notices or objections pending with MPCB, MIDC or any statutory authority.

PURCHASER shall enjoy absolute commercial ownership.

SCHEDULE OF PROPERTY

Warehouse W-8, Aurangabad Industrial Estate, Area **230.15 sq.m**, bounded:

- East: Warehouse W-9
- West: Open industrial parking
- South: MIDC road
- North: Warehouse W-7

Market value: **Rs. 78,40,000**.

Stamp duty paid.

Witnesses:

1. **Shri Amit N. Bhandari**, Age 39, Aurangabad
2. **Smt. Manasi P. Kulkarni**, Age 30, Aurangabad

SELLER: *Sd/- Ritesh V. Borse*

PURCHASER: *Sd/- Manan S. Deshpande*