

SALE DEED

This Deed of Absolute Sale is executed on **12th March 2022** by:

SELLER DETAILS

Sri. **Anand Prataprao Deshmukh**,
S/o Late **Pratap Narayan Deshmukh**,
Aged **58 years**,
Occupation: Retired Government Surveyor,
Residing at: "Deshmukh Wada", Near Old Grain Market,
Taluka Parbhani, District Parbhani, Maharashtra – 431401.

PURCHASER DETAILS

Smt. **Rashmi Hemant Borkar**,
W/o **Hemant Shridhar Borkar**,
Aged **42 years**,
Occupation: Interior Designer,
Residing at: Flat 701, "Maitri Enclave",
Sector 12, Kharghar, Navi Mumbai – 410210.

PROPERTY DETAILS

The Seller hereby conveys to the Purchaser one immovable property being **Flat No. 204**, Second Floor, **Wing B**, in the building known as "**Shree Vighnaharta Residency**", situated at Survey No. **118/4**, CTS No. **2457**, admeasuring **Carpet Area 645 sq ft** and **Built-up Area 870 sq ft**, together with undivided proportionate share in land.

Parking: One open parking slot bearing No. **OP-17**.

Location: Village Dapodi, Taluka Haveli, Pune District, and within the jurisdiction of Pimpri Chinchwad Municipal Corporation.

Title History: The Seller states that he acquired the said property vide Sale Deed dated **4th March 2018**, registered at the Sub-Registrar Haveli No. 3 Office under Registration No. **HVL-3/1188/2020**.

(Notice the date mismatch already forming fraud.)

The property is stated to be free from encumbrances and is conveyed with all rights, easements, appurtenances, and privileges.

CONSIDERATION & PAYMENT

The total consideration mutually decided is **Rs. 9,50,000 (Rupees Nine Lakh Fifty Thousand Only)**.

Token amount of **Rs. 1,50,000** was received in cash by the Seller on **10th February 2022**.

Part Payment:

- Rs. 3,00,000 transferred via UPI Transaction ID **UPI-881227ABKQ-09** on **17th February 2022**.

Final Payment:

- Rs. 4,00,000 by NEFT on **25th February 2022**, Transaction ID **N2345HGF1128997**, drawn on State Bank of India, Kharghar Branch.

The Seller acknowledges having received the entire consideration, although the final payment's transaction ID is inconsistent with bank formats.

MAIN CLAUSES

Conveyance Clause:

The Seller hereby sells, transfers, and conveys all rights, title, and interest in the said property to the Purchaser.

Encumbrance Declaration:

The Seller declares the property is free from mortgage, litigation, or charge, but no updated EC certificate is provided.

Liabilities:

Any dues pertaining prior to the date of sale shall be borne by the Seller; however, no documentary evidence of cleared water-tax dues is enclosed.

Indemnity:

The Purchaser shall be indemnified by the Seller for any future claims arising; however, the clause is partly incomplete and missing sub-clauses regarding third-party rights.

Easementary Rights:

The property is transferred together with all existing easements, but specific right-of-way descriptions are missing.

Possession Clause:

Possession is stated to be handed over on **1st March 2022**, although construction completion certificate of 2021 contradicts permissible occupancy.

Cancellation & Termination:

In case of breach, either party may terminate, but the refund timeline is missing.

Misrepresentation:

The Seller affirms no misrepresentation, despite mismatched dates in title history.

Dispute Resolution:

Jurisdiction shall be Pune Courts only.

(Notice: important arbitration clause missing.)

SCHEDULE OF PROPERTY**BOUNDARIES**

North: House of **Ravindra Kulkarni**

South: Internal Road of 12 meters width

East: **Open Plot (Survey 118/3)**

West: **Compound Wall of Vighnaharta Residency**

(However, in the Approved Plan filed under CTS mapping, West shows "School Playground," causing conflict.)

WITNESSES

1. Sri. **Mahesh Narayan Joglekar**, Age 49, Residing at Dapodi, Pune.
 2. Sri. **Pravin Madhukar Warkhade**, Age 37, Residing at Akurdi, Pune.
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SIGNATURES

Seller: _____ (Signed as **A. P. Desmukh**)

Purchaser: _____

Witness 1: _____

Witness 2: _____