

SALE DEED

This Deed of Absolute Sale is executed on **9th August 2022** by:

SELLER DETAILS

Sri. Jaysing Baburao Patil,
S/o Baburao Namdev Patil,
Aged **62 years**,
Occupation: Retired MSRTC Officer,
Residing at: Plot No. 44, "Patil Sadan,"
Near Hanuman Chowk, Kolhapur – 416003.

PURCHASER DETAILS

Smt. Sneha Ravindra Nisal,
W/o Ravindra Rajaram Nisal,
Aged **31 years**,
Occupation: HR Consultant,
Residing at: Flat 402, "Snow Orchid Homes,"
NIBM Road, Kondhwa, Pune – 411048.

PROPERTY DETAILS

The property conveyed is **Plot No. 5**, admeasuring **2100 sq ft**, situated in gated layout "**Green Meadows Enclave**", located at Survey No. **9/3A**, but annexed layout map shows Survey No. **9/4B**, Village Ambap, Taluka Panhala, Kolhapur.

CTS number provided as **CTS 118/7**, but municipal ledger lists the plot as **CTS 118/9**.

Dimensional details: East-West 35 ft, North-South 60 ft, which calculates to **2100 sq ft**, but plot area certificate mentions **1980 sq ft**.

Title History: Seller claims plot purchased via Allotment Letter in 2015, but also claims the same plot was inherited through family division in 2016.

CONSIDERATION & PAYMENT

Total Consideration: **Rs. 9,80,000**, far below standard rates.

Token Payment: Rs. 80,000 via cash on **20th July 2022**.

Part Payment:

- Rs. 3,00,000 via RTGS, Transaction ID **RTGS-KLP9981-77Q**, invalid pattern.

Final Payment:

- Rs. 6,00,000 via NEFT, Transaction ID **NEFT-992-AABB-PL**, inconsistent format.

Seller acknowledges full settlement.

MAIN CLAUSES

Conveyance:

Absolute transfer of property rights.

Encumbrance Declaration:

Seller claims plot is free of any mortgage. However, the 7/12 extract enclosed shows a charge created in 2018 for “agricultural loan.”

Liabilities:

Seller asserts “All NA charges paid,” yet NA order was issued only in 2021.

Indemnity:

Indemnity clause entirely missing.

Possession Clause:

Possession to be handed over on **1st September 2022**, though possession receipt (Annexure D) states **15th September 2022**.

Easement Rights:

Approach road rights granted. Layout map shows no 7-meter access road at all.

Cancellation Clause:

Contradicts itself—one line gives seller unilateral right to cancel; another requires joint consent.

Dispute Resolution:

Jurisdiction set as **Satara Courts**, irrelevant to Kolhapur property.

SCHEDULE OF PROPERTY

Boundaries:

North: Plot No. 6

South: **Village Road (12 m wide)**

East: **Boundary Wall**

West: Open Ground

But layout plan annexed shows East as “Drainage Channel,” not Boundary Wall.

WITNESSES

1. Sri. **Mahadev Hiraman Sutar**, Age 47, Residing at Panhala.
 2. Sri. **Anil Govind Chougule**, Age 52, Residing at Kolhapur.
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SIGNATURES

Seller: _____ (Signs as **J. B. Patill**)

Purchaser: _____

Witness 1: _____

Witness 2: _____