

SALE DEED

This Deed of Absolute Sale is executed on **9th November 2020**, by:

SELLER:

Sri. Manohar Keshav Patankar,
S/o Late Keshav Narayan Patankar,
Occupation: Retired Bank Manager,
Aged **71 years**,
Residing at:
Plot No. 18, "Amod Bungalow",
Indira Housing Colony,
Sangli – 416416, Maharashtra.

Hereinafter called the "SELLER".

IN FAVOUR OF

PURCHASER:
Smt. Rutuja Nitin Mahadik,
W/o Nitin Satis Mahadik,
Occupation: Architect,
Aged **34 years**,
Residing at:
Flat 10B, Skyview Heights,
Dhankawadi, Pune – 411043, Maharashtra.

Hereinafter called the "PURCHASER".

WHEREAS the SELLER is the sole and absolute owner of the below-mentioned immovable property:

Property Type: **Agricultural Land (Converted – NA Residential)**
Survey No.: **87/3A**, Sub-division: 4
Admeasuring: **3,954 sq.m (0.98 acres)**
Location: Miraj Taluka, Sangli District
Village: Kavathe Guland
Boundaries as per certified revenue map.

Ownership derived via **Registered Partition Deed dated 05 March 1998**, Document No. **281/1998**, Sub-Registrar Miraj.

WHEREAS the SELLER is desirous of selling the land for **settlement of family liabilities and medical treatment expenses**.

WHEREAS the PURCHASER has agreed to purchase the said property for a total consideration of:

Rs. 59,80,000/- (Rupees Fifty-Nine Lakh Eighty Thousand Only).

Payment schedule:

- Token Amount: **Rs. 1,50,000**, paid on **20 October 2020**, IMPS Ref: **IMP20201020MNH4511**.
- Part Payment: **Rs. 18,00,000**, paid on **27 October 2020**, RTGS Ref: **ICICIRTG2020MNJ3392**.
- Balance: **Rs. 40,30,000**, paid at the time of registration via HDFC Bank DD No. **009817**, dated **09 November 2020**.

The SELLER acknowledges full receipt.

NOW THIS DEED WITNESSETH:

The SELLER hereby **transfers, conveys and assigns** the Schedule Property absolutely unto the PURCHASER, together with all water sources, trees standing thereon, irrigation rights, pathways, access rights, appurtenances, easements and all hereditaments belonging or reputed to belong thereto.

The SELLER declares that:

- the property is free from lien, charge, mortgage, encumbrance;
- there are no tenant claims or agricultural labour disputes;
- no acquisition proceedings are issued by the Government;
- all land revenue dues have been paid up to **March 2020**.

The SELLER indemnifies the PURCHASER against all prior liabilities and defective title issues.

The PURCHASER shall henceforth possess, enjoy and deal with the land as absolute owner.

Schedule of Property

Agricultural land converted to NA Residential, Survey No. 87/3A (Subdivision 4), admeasuring 3,954 sq.m at Village Kavathe Guland, Miraj Taluka, Sangli District, bounded as:

- East: Land of Shri Dattatray Kolhe
- West: Village Road (PWD)
- South: Land of Shri Yashwant Bhosale
- North: Canal boundary

Market value: **Rs. 62,40,000**.

Stamp duty paid on said value.

IN WITNESS WHEREOF, both parties sign on 9 November 2020.

Witnesses:

1. **Shri Rajendra V. Pawar**, Age 57, Sangli
2. **Smt. Heena Sharad Patil**, Age 39, Miraj

SELLER: *Sd/- M. K. Patankar*

PURCHASER: *Sd/- Rutuja N. Mahadik*