

SALE DEED

Executed on **15th September 2023**, by:

SELLER:

Sri. Rohit Nandkishor Raut,
S/o Nandkishor Baban Raut,
Occupation: Industrial Tools Supplier,
Aged **44 years**,
Residing at:
Flat 12B, Raut Residency,
MIDC Road, Jalna – 431213.

Hereinafter referred to as the “SELLER”.

IN FAVOUR OF

PURCHASER:
Sri. Vedant Ashok Chaudhari,
S/o Ashok Anandrao Chaudhari,
Occupation: Cloud and Data Engineer,
Aged **26 years**,
Residing at:
Flat 1403, Alpine Royale,
Baner–Balewadi Link Road, Pune – 411045.

Hereinafter referred to as the “PURCHASER”.

WHEREAS the SELLER is the owner of:

Property Type: **Commercial Industrial Shed**
Shed No.: **S-14**
Estate: “**Jalna Industrial Cluster**”
Survey No.: **110/3B**,
Total Plot Area: **301.50 sq.m (3245.94 sq.ft)**
Built-up Shed Area: **178.60 sq.m (1922.06 sq.ft)**
Height: **20 ft**
Parking: Heavy vehicle bay
Location: Jalna MIDC Phase-II

TITLE: Acquired through **Registered Sale Deed dated 17 March 2014**, Doc. No. **4128/2014**,
Sub-Registrar Jalna.

WHEREAS the SELLER intends to sell due to **opening a larger manufacturing plant near Aurangabad–Waluj**.

WHEREAS the PURCHASER agrees to buy for:

Rs. 64,10,000/- (Rupees Sixty-Four Lakh Ten Thousand Only).

Payment Structure:

- Advance: **Rs. 1,40,000**, UPI Ref: **UPI-JLN441199** (24 August 2023)
- First Part Payment: **Rs. 18,00,000**, NEFT Ref: **NEFT-BOI202308301844**
- Final Payment: **Rs. 44,70,000**, RTGS Ref: **RTGS-HDFC202309151917**

SELLER acknowledges full and final payment.

NOW THIS DEED WITNESSETH:

The SELLER hereby **sells, conveys and transfers** absolutely to the PURCHASER the Schedule Property along with rights of ingress, egress, industrial usage rights, approach road rights, drainage and water-line rights, storage shed access, and all other appurtenances.

SELLER declares:

- property is free from mortgage, encumbrance, lien, charge or litigation,
- MIDC charges, taxes & utility dues cleared up to **August 2023**,
- no industrial violation or MPCB objection pending.

PURCHASER shall henceforth enjoy absolute, peaceful ownership.

SCHEDULE OF PROPERTY

Industrial Shed S-14, Jalna Industrial Cluster, Area **301.50 sq.m**, bounded:

- East: MIDC internal road
- West: Shed S-15
- South: Vacant industrial plot
- North: Shed S-13

Market value: **Rs. 67,00,000**.

Stamp duty paid.

Witnesses:

1. **Shri Ankur R. Mandlik**, Age 37, Jalna
2. **Smt. Poonam D. Kale**, Age 32, Jalna

SELLER: *Sd/- Rohit N. Raut*

PURCHASER: *Sd/- Vedant A. Chaudhari*