

**SALE DEED**

Executed on **22nd November 2023**, by:

**SELLER:**

**Sri. Jitesh Narayan Dandge,**  
**S/o Narayan Ramrao Dandge,**  
Occupation: Proprietor – Dandge Agro Equipments,  
Aged **47 years**,  
Residing at:  
Plot No. 18, Dandge Industrial Row,  
Ring Road, Nanded – 431602.

Hereinafter referred to as the “SELLER”.

**IN FAVOUR OF**

**PURCHASER:**

**Sri. Kunal Mahesh Kavathekar,**  
**S/o Mahesh Shantaram Kavathekar,**  
Occupation: Robotics Hardware Engineer,  
Aged **28 years**,  
Residing at:  
Flat 1804, Imperial Crest,  
Baner–Balewadi Link Road, Pune – 411045.

Hereinafter referred to as the “PURCHASER”.

WHEREAS the SELLER is the owner of:

Property Type: **Commercial Warehouse / Industrial Unit**  
Unit No.: **IU-3**, Ground Level  
Project Name: **“Nanded Industrial Logistics Hub”**  
Survey No.: **142/1E**,  
Plot Area: **414.20 sq.m (4457.28 sq.ft)**  
Built-up Area: **224.90 sq.m (2420.41 sq.ft)**  
Height: **22 ft**  
Parking: Industrial transport bay  
Location: Nanded–Deglur Road

TITLE: Acquired through **Registered Sale Deed dated 11 May 2017**, Document No. **6112/2017**, Sub-Registrar Nanded-II.

WHEREAS the SELLER intends to sell due to **expansion of agro-machinery operations to Latur**.

WHEREAS the PURCHASER agrees to buy for:

**Rs. 71,80,000/- (Rupees Seventy-One Lakh Eighty Thousand Only).**

Payments:

- Earnest Money: **Rs. 1,40,000**, UPI Ref: **UPI-NND441811** (05 November 2023)
- Part Payment: **Rs. 20,00,000**, NEFT Ref: **NEFT-SBI202311131811**
- Final Payment: **Rs. 50,40,000**, RTGS Ref: **RTGS-HDFC202311221922**

SELLER acknowledges full receipt.

NOW THIS DEED WITNESSETH:

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

- ingress/egress,
- loading/unloading rights,
- drainage & water connection rights,
- firefighting system access,
- internal movement space rights,
- utility and operational rights attached to industrial units.

SELLER further affirms:

- property is free from mortgage, attachment or litigation,
- industrial taxes & electricity dues cleared up to **October 2023**,
- no objections pending with MIDC, MPCB or local authority,
- title clear and marketable.

PURCHASER shall enjoy absolute commercial possession.

#### **SCHEDULE OF PROPERTY**

Industrial Unit IU-3, Nanded Industrial Logistics Hub, Area **224.90 sq.m**, bounded:

- East: Internal industrial road
- West: Unit IU-4
- South: Open industrial plot
- North: Unit IU-2

Market value: **Rs. 75,40,000**.

Stamp duty fully paid.

Witnesses:

1. **Shri Rohan S. Wable**, Age 40, Nanded
2. **Smt. Snehal P. Kolekar**, Age 29, Nanded

SELLER: *Sd/- Jitesh N. Dandge*

PURCHASER: *Sd/- Kunal M. Kavathekar*