

SALE DEED

Executed on **6th May 2023**, by:

SELLER:

Smt. Nishi Pradeep Wadhwani,

W/o Pradeep N. Wadhwani,

Occupation: Jewellery Designer,

Aged **39 years**,

Residing at:

Flat 1204, Mahavir Heights,

Sector 20, Kharghar, Navi Mumbai – 410210.

Hereinafter called the “SELLER”.

IN FAVOUR OF

PURCHASER:

Sri. Sagar Mahendra Kadam,

S/o Mahendra Raghunath Kadam,

Occupation: Corporate Lawyer,

Aged **35 years**,

Residing at:

Flat 402, Marigold Royale,

Prabhat Road, Pune – 411004.

Hereinafter called the “PURCHASER”.

WHEREAS the SELLER is the owner of:

Property Type: **High-Rise Apartment**

Flat No.: **1204**, 12th Floor

Tower: **“Mahavir Heights – Tower B”**

Sector: 20

Survey No.: **137/2**,

CTS No.: **7741/3**,

Carpet Area: **79.80 sq.m (859.10 sq.ft)**

Built-up Area: **104.65 sq.m (1126.52 sq.ft)**

Parking: One stilt parking.

TITLE: Acquired through **Sale Deed dated 22 January 2014**, Doc. No. **1442/2014**, Sub-Registrar Panvel-1.

WHEREAS the SELLER intends to sell due to **shifting business operations to Surat**.

WHEREAS the PURCHASER agrees to purchase the property for:

Rs. 1,05,70,000/- (Rupees One Crore Five Lakh Seventy Thousand Only).

Payment schedule:

- Advance: **Rs. 2,50,000**, paid on **14 April 2023**, UPI Ref: **UPI-NVBM4167211**
- Part Payment: **Rs. 40,00,000**, paid on **25 April 2023**, NEFT Ref: **NEFT-SBIMUM9980113**
- Final Payment: **Rs. 63,20,000**, paid via DD No. **003981**, ICICI Bank, dated **06 May 2023**

The SELLER acknowledges total receipt.

NOW THIS DEED WITNESSETH:

The SELLER **grants, conveys and transfers** the Schedule Property to the PURCHASER with all existing fixtures, fittings, electrical installations, balcony rights, and undivided share in the land appurtenant to the building.

The SELLER guarantees:

- no encumbrance, mortgage or litigation;
- all society maintenance dues paid till **March 2023**;
- electricity/water bills cleared;
- no structural alterations without approval.

The PURCHASER shall hereafter enjoy absolute ownership, peaceful possession and full rights of transfer.

SCHEDULE OF PROPERTY

Flat No. 1204, Mahavir Heights B Tower, Sector 20, Kharghar, Navi Mumbai, Carpet Area **79.80 sq.m**, bounded:

- East: Open garden
- West: Tower A
- South: 18 m wide main road
- North: Flat 1205

Market value: **Rs. 1,11,40,000**.

Stamp duty paid accordingly.

Witnesses:

1. **Shri Akash S. Mirwani**, Age 37, Navi Mumbai
2. **Smt. Pooja N. Jagtiani**, Age 30, Kharghar

SELLER: *Sd/- Nishi P. Wadhwani*

PURCHASER: *Sd/- Sagar M. Kadam*