

SALE DEED

This Deed of Absolute Sale is executed on **14th February 2022**, by:

SELLER:

Sri. Vijay Narayan Honkalas,
S/o Narayan Vithoba Honkalas,
Occupation: Retired Police Sub-Inspector,
Aged **59 years**,
Residing at:
House No. 192, "Sahyadri Prasad",
Mangalwar Peth, Satara – 415002, Maharashtra.

Hereinafter referred to as the "SELLER".

IN FAVOUR OF

PURCHASER:
Sri. Prathamesh Sharad Kamat,
S/o Sharad Mahadev Kamat,
Occupation: Robotics Engineer,
Aged **28 years**,
Residing at:
Flat 12B, Pearl Harmony Society,
Baner–Balewadi Link Road, Pune – 411045.

Hereinafter referred to as the "PURCHASER".

WHEREAS the SELLER is the absolute owner of:

Property Type: **Residential Apartment**
Flat No.: **D-402**, 4th Floor
Building: "**Ganga Elite Residency – Wing D**"
Survey No.: **44/3A**, CTS No.: **1120/7**
Carpet Area: **79.65 sq.m (857.37 sq.ft)**
Built-up Area: **101.30 sq.m (1090.68 sq.ft)**
Parking: One open car park
Location: Powai Naka, Satara

TITLE: Derived from **Registered Sale Deed dated 11 March 2013**, Doc. No. **3184/2013**, Sub-Registrar Satara-1.

WHEREAS the SELLER intends to sell due to **shifting to Bengaluru to stay with his son**.

WHEREAS the PURCHASER has agreed to purchase the said property for:

Rs. 46,75,000/- (Rupees Forty-Six Lakh Seventy-Five Thousand Only).

Payment Details:

- Token: **Rs. 1,25,000**, paid on **25 January 2022**, UPI Ref: **UPI-STR772912**
- First Payment: **Rs. 15,00,000**, via NEFT Ref: **NEFT-HDFC202202021811**
- Final Payment: **Rs. 30,50,000**, via RTGS Ref: **RTGS-IDFC202202141921**

SELLER acknowledges full payment.

NOW THIS DEED WITNESSETH:

The SELLER **conveys, grants and transfers** absolutely unto the PURCHASER the Schedule Property along with all rights of usage, access to common passages, water lines, electricity meters, drainage, society membership, and all appurtenances.

SELLER further declares:

- title is clear and marketable,
- property is free from litigation, lien, mortgage or encumbrances,
- society dues & taxes cleared up to **January 2022**,
- no government notices pending.

PURCHASER shall henceforth own and enjoy peaceful possession of the property.

SCHEDULE OF PROPERTY

Flat D-402, Ganga Elite Residency, Powai Naka, Satara, Area **79.65 sq.m**, bounded:

- East: Open space
- West: Flat D-401
- South: Society entrance road
- North: Common corridor

Market value: **Rs. 48,80,000**.

Stamp duty fully paid.

Witnesses:

1. **Shri Chetan R. Jadhav**, Age 44, Satara
2. **Smt. Leena P. Kanase**, Age 33, Satara

SELLER: *Sd/- Vijay N. Honkalas*

PURCHASER: *Sd/- Prathamesh S. Kamat*