

## **SALE DEED**

This Deed of Absolute Sale is executed on **22nd April 2024** by:

### **SELLER DETAILS**

**Sri. Bhaskar Yeshwantrao Karale,**  
**S/o Yeshwantrao Mahadev Karale,**  
Aged **57 years**,  
Occupation: Retired Army Personnel,  
Residing at: Karale House, Near Old Toll Naka,  
Aurangabad Road, Ahmednagar – 414003.

### **PURCHASER DETAILS**

**Smt. Priya Rajan Panse,**  
**W/o Rajan Dattatray Panse,**  
Aged **39 years**,  
Occupation: Boutique Owner,  
Residing at: Flat 1102, “Sunrise Meadows,”  
Baner, Pune – 411045.

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### **PROPERTY DETAILS**

The property being sold is **Flat No. A-604, Sixth Floor, Wing A**, in the building **“Pushpanjali Meadows”**, located at Survey No. **29/1**, CTS No. **5107**, Village Pimple Saudagar, Taluka Haveli, Pune.

Carpet Area: **595 sq ft**

Built-up Area: **810 sq ft**

Index-II mentions Built-up Area **780 sq ft**, giving a clear inconsistency.

Parking: One covered parking, CP-33.

Title History: Seller states he acquired the property through an Agreement to Sale dated **5th March 2022**, but also mentions Gift Deed received from his brother in **2020**, contradicting ownership chain.

Occupancy certificate issued in **2018**, yet construction completion certificate claims **2020**, another mismatch.

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### **CONSIDERATION & PAYMENT**

Total consideration: **Rs. 29,00,000.**

Token: Rs. 3,00,000 cash on **1st April 2024**.

**Part Payment:**

- Rs. 10,00,000 via NEFT on **4th April 2024**, Transaction ID **NEFT-PS24A11ZLO**, inconsistent with NEFT formats.

**Final Payment:**

- Rs. 16,00,000 via cheque No. **449912**, dated **25th April 2024**, a date *after* the deed execution.

Seller confirms full settlement.

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**MAIN CLAUSES**

**Conveyance:**

Transfer of rights, title, and interest.

**Encumbrance:**

Seller claims no encumbrance, though EC shows mortgage entry created in 2019 with "closure document not traceable."

**Liabilities:**

Seller claims property tax paid till 2023. PMC online tax receipt annexed shows dues pending for 2022.

**Indemnity:**

Clause present but missing Purchaser indemnity rights in case of fraudulent title.

**Possession:**

Possession to be handed over on **30th April 2024**, but society NOC lists flat "under maintenance" until **June 2024**.

**Easements:**

Standard rights given.

**Cancellation:**

Clause contradictory: states cancellation only by mutual agreement but also states unilateral cancellation rights for Seller.

**Dispute Resolution:**

Jurisdiction declared as **Kolhapur Courts**, unrelated to the property location.

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**SCHEDULE OF PROPERTY**

**Boundaries:**

North: Flat A-603

South: **Open Balcony Side**

East: **Society Garden**

West: Common Lobby

Sanctioned plan shows East as "Parking Podium View," not Society Garden.

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#### **WITNESSES**

1. Sri. **Virendra Satish Lokhand**, Age 48, Residing at Pimple Saudagar.
  2. Sri. **Ganesh Eknath Mane**, Age 52, Residing at Kalewadi.
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#### **SIGNATURES**

Seller: \_\_\_\_\_ (Signed as **B. Y. Karaley**)

Purchaser: \_\_\_\_\_

Witness 1: \_\_\_\_\_

Witness 2: \_\_\_\_\_