

SALE DEED

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

SELLER:

Sri. Mandar Pravin Kshirsagar,

S/o Pravin Bhikaji Kshirsagar,

Occupation: Proprietor – Kshirsagar Agro Implements,

Aged **43 years**,

Residing at:

Plot 9, Kshirsagar Industrial Centre,

Beed Road, Dharangaon – 425105.

Hereinafter referred to as the “SELLER”.

IN FAVOUR OF

PURCHASER:

Sri. Shlok Ramesh Dandawate,

S/o Ramesh Anand Dandawate,

Occupation: Robotics Systems Integration Engineer,

Aged **27 years**,

Residing at:

Flat 1401, Horizon Crest,

Baner–Balewadi Link Road, Pune – 411045.

Hereinafter referred to as the “PURCHASER”.

WHEREAS the SELLER owns the following:

Property Type: **Industrial Godown / Manufacturing Unit**

Unit No.: **IU-14**

Estate: **“Dharangaon Industrial Growth Zone”**

Survey No.: **42/7B**,

Plot Area: **398.10 sq.m (4284.78 sq.ft)**

Built-up Area: **218.40 sq.m (2351.41 sq.ft)**

Roof Height: **20 ft**

Location: Dharangaon MIDC Cluster

Parking: Industrial loading bay

TITLE: Acquired via **Registered Sale Deed dated 12 June 2015**, Document No. **5181/2015**,
Sub-Registrar Dharangaon.

WHEREAS the SELLER desires to sell due to **shifting manufacturing operations to Jalgaon highway**.

WHEREAS the PURCHASER agrees to purchase for:

Rs. 73,60,000/- (Rupees Seventy-Three Lakh Sixty Thousand Only).

Payment Details:

- Earnest Money: **Rs. 1,60,000**, UPI Ref: **UPI-DHG771221** (18 November 2023)
- Part Payment: **Rs. 21,00,000**, NEFT Ref: **NEFT-SBI202311231811**
- Final Payment: **Rs. 50,80,000**, RTGS Ref: **RTGS-HDFC202312061931**

SELLER acknowledges full settlement.

NOW THIS DEED WITNESSETH:

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

- ingress and egress,
- loading/unloading zones,
- water/drainage lines,
- fire safety system access,
- utility and structural rights,
- industrial operational privileges.

SELLER confirms:

- property is free from litigation, mortgage, charge or claim,
- industrial taxes & electricity dues cleared up to **October 2023**,
- no notices pending from MPCB, MIDC or the Revenue Department,
- title clear, valid and marketable.

PURCHASER shall enjoy peaceful commercial possession.

SCHEDULE OF PROPERTY

Industrial Unit IU-14, Dharangaon Industrial Growth Zone, Built-up Area **218.40 sq.m**, bounded:

- East: Industrial Unit IU-15
- West: Open parking area
- South: MIDC internal road
- North: Industrial Unit IU-13

Market value: **Rs. 77,00,000.**

Stamp duty paid.

Witnesses:

1. **Shri Rushikesh M. Warpe**, Age 39, Dharangaon
2. **Smt. Sayali R. Kshirsagar**, Age 31, Dharangaon

SELLER: *Sd/- Mandar P. Kshirsagar*

PURCHASER: *Sd/- Shlok R. Dandawate*