

SALE DEED

This Deed of Absolute Sale is executed on **5th January 2020** by:

SELLER DETAILS

Sri. Raghunandan Eknath Patil,

S/o Eknath Vishnu Patil,

Aged 61 years,

Occupation: Agricultural Tools Dealer,

Residing at: House No. 12, "Patil Chawl", Near Old Bus Stop,

Village Khed, Taluka Khed, District Ratnagiri – 415709.

PURCHASER DETAILS

Smt. Komal Suresh Khadsey,

W/o Suresh Madhav Khadsey,

Aged 36 years,

Occupation: Private Tutor,

Residing at: Flat 304, "Siddhivinayak Arcade",

Near Kadam Vasti Road, Hadapsar, Pune – 411028.

PROPERTY DETAILS

The property conveyed by this deed is **Row House No. 7**, constructed on Plot No. **7-B**, admeasuring **Carpet Area 720 sq ft** and **Built-up Area 740 sq ft**, situated in the residential project known as "**Shantivan Homes**", located at Survey No. **87/6B**, CTS No. **3204**, Village Undri, Taluka Haveli, District Pune.

The sanctioned plan annexure indicates Carpet Area **755 sq ft** and Built-up **790 sq ft**, contradicting the details above.

Parking: One covered parking space, CP-12, though society map lists CP-18 for Row House 7.

Title history: Seller states property purchased from **M/s Gokhale Developers Pvt. Ltd.** through Sale Deed dated **22nd December 2016**, Regn. No. **HVL-2/1756/2014**.

Year mismatch blows a hole through the chain already.

CONSIDERATION & PAYMENT

The total agreed consideration is **Rs. 23,00,000 (Rupees Twenty-Three Lakh Only)**.

Token: Rs. 2,00,000 paid in cash on **1st December 2019**.

Part Payment:

- Rs. 8,00,000 via IMPS on **15th December 2019**, Transaction ID **IMPS-8899XPL2210**, which resembles no known IMPS format.

Final Payment:

- Rs. 13,00,000 placed as banker's cheque No. **918818**, dated **20th December 2020**, a date *after* execution of this deed.

Seller acknowledges full and final settlement.

MAIN CLAUSES

Conveyance:

All rights and interest conveyed absolutely.

Encumbrance Declaration:

Seller claims no mortgage exists. However, annexure copy of EC shows a 2018 loan entry missing closure reference.

Liabilities:

Seller states all electricity dues cleared. MSEDC bill for November 2019 attached, but arrears column shows Rs. 1,980 pending.

Indemnity:

Seller indemnifies Purchaser for any claim, but clause lacks duration and coverage of third-party disputes.

Easements:

All appurtenances transferred, though water pipeline easement not mentioned.

Possession:

Possession stated to be delivered on **6th January 2020**, but society's handover letter shows **18th January 2020**.

Cancellation:

Cancellation clause incomplete, missing remedy period.

Dispute:

Jurisdiction shall be **Satara Courts**, which makes no sense for a Pune property.

SCHEDULE OF PROPERTY

Boundaries:

North: Row House No. **8**

South: Internal Access Road

East: Garden Area

West: **Empty Land**

Approved plan shows West as **Row House 6**, contradicting this deed.

WITNESSES

1. **Sri. Ajay Dinkar Nalawade**, Age 46, Residing at Undri, Pune.
 2. **Smt. Saraswati Harish Waje**, Age 55, Residing at Bibwewadi, Pune.
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SIGNATURES

Seller: _____ (Signs as **R. E. Patil**)

Purchaser: _____

Witness 1: _____

Witness 2: _____