

SALE DEED

This Deed of Absolute Sale is executed on **2nd May 2021**, by:

SELLER:

Sri. Harishchandra Eknath Pawar,
S/o Eknath Yeshwant Pawar,
Occupation: Sugarcane Transport Contractor,
Aged **54 years**,
Residing at:
House No. 55, "Pawar Wada",
Near ST Stand, Vita,
District Sangli – 415311, Maharashtra.

Hereinafter called the "SELLER".

IN FAVOUR OF

PURCHASER:

Sri. Ruturaj Milind Narkar,
S/o Milind Rajaram Narkar,
Occupation: Network Infrastructure Engineer,
Aged **30 years**,
Residing at:
Flat 903, Woodland Heights,
Model Colony, Pune – 411016.

Hereinafter called the "PURCHASER".

WHEREAS the SELLER is the lawful and absolute owner of:

Property Type: **Residential Apartment**
Flat No.: **B-303**, 3rd Floor
Building: **"Akshara Residency – Wing B"**
Survey No.: **10/1C**,
CTS No.: **1542/9**,
Carpet Area: **66.95 sq.m (720.50 sq.ft)**
Built-up Area: **88.10 sq.m (948.44 sq.ft)**
Parking: One two-wheeler covered parking
Location: Vita Town, Sangli District

TITLE: Acquired through **Registered Sale Deed dated 21 June 2012**, Document No. **2412/2012**, Sub-Registrar Vita.

WHEREAS the SELLER desires to sell due to **purchase of a larger apartment in Sangli city**.

WHEREAS the PURCHASER has agreed to purchase the property for:

Rs. 33,40,000/- (Rupees Thirty-Three Lakh Forty Thousand Only).

Payment Schedule:

- Token: **Rs. 70,000**, UPI Ref: **UPI-VITA771722** (10 April 2021)
- Part Payment: **Rs. 10,00,000**, NEFT Ref: **NEFT-SBI202104181121**
- Balance: **Rs. 22,70,000**, paid via RTGS Ref: **RTGS-HDFC202105021981**

SELLER confirms full and final receipt.

NOW THIS DEED WITNESSETH:

The SELLER hereby **conveys, grants, transfers, assigns and assures** to the PURCHASER the Schedule Property with all rights, interest, easements, society membership, water/electricity connections, passage rights, and appurtenances.

SELLER declares that:

- property is free from all encumbrances, charges, claims or litigation;
- all municipal taxes and society dues cleared up to **March 2021**;
- no loan, mortgage or lien exists.

PURCHASER shall henceforth enjoy peaceful and absolute ownership.

SCHEDULE OF PROPERTY

Flat B-303, Akshara Residency, Vita, Carpet Area **66.95 sq.m**, bounded:

- East: Flat B-304
- West: Internal corridor
- South: Society compound
- North: Open space

Market value: **Rs. 35,10,000**.

Stamp duty paid accordingly.

Witnesses:

1. **Shri Vijay R. Kardile**, Age 43, Vita
2. **Smt. Nandini P. Lokhande**, Age 33, Sangli

SELLER: *Sd/- Harishchandra E. Pawar*

PURCHASER: *Sd/- Ruturaj M. Narkar*