

SALE DEED

This Deed of Absolute Sale is executed on **21st June 2022**, by:

SELLER:

Sri. Vishal Raghunandan Shelar,
S/o Raghunandan Vasant Shelar,
Occupation: Mechanical Contractor,
Aged **44 years**,
Residing at:
House No. 231, "Sai Krupa",
Shivajinagar, Rahata,
District Ahmednagar – 423107, Maharashtra.

Hereinafter called the "SELLER".

IN FAVOUR OF

PURCHASER:

Smt. Pranita Abhay Katdare,
W/o Abhay Suresh Katdare,
Occupation: Senior HR Manager,
Aged **36 years**,
Residing at:
Flat No. 302, Block B,
Vasundhara Enclave Residency,
Sinhagad Road, Pune – 411041.

Hereinafter called the "PURCHASER".

WHEREAS the SELLER is the absolute owner of the immovable property described as:

Property Type: **Residential Apartment**
Flat No.: **B-104**, First Floor
Building Name: "**Green Meadows Residency**"
Survey No.: **53/7B**, Hissa No.: 2
CTS No.: **1194/18**,
Location: Rahata Nagar, Ahmednagar
Carpet Area: **64.50 sq.m (694.94 sq.ft)**
Built-up Area: **83.70 sq.m (901.87 sq.ft)**
Parking: One covered car park included.

TITLE: Acquired by **Registered Sale Deed dated 16 February 2011**, Doc. No. **1123/2011**, Sub-Registrar Rahata.

WHEREAS the SELLER intends to sell the Schedule Property due to **migration to Dubai for new employment**.

WHEREAS the PURCHASER agreed to purchase the property for a total consideration of:

Rs. 47,25,000/- (Rupees Forty-Seven Lakh Twenty-Five Thousand Only).

Payment details:

- Token Amount: **Rs. 1,20,000**, paid on **05 June 2022**, UPI Ref: **UPI-RAHATA77619811**
- Part Payment: **Rs. 15,00,000**, paid on **13 June 2022**, RTGS Ref: **RTGS-IDFC12399121**
- Final Payment: **Rs. 31,05,000**, paid at registration via ICICI Bank DD No. **005761**, dated **21 June 2022**.

The SELLER acknowledges full receipt.

NOW THIS DEED WITNESSETH:

The SELLER hereby **grants, conveys, transfers and assigns** unto the PURCHASER the Schedule Property with all rights, title, interest, appurtenances, common area rights, water and electricity connections, and society membership rights.

The SELLER declares that:

- the property is free from encumbrances, mortgage, lien, attachment or litigation;
- no bank loan exists on said property;
- all society dues and property taxes are cleared up to **March 2022**;
- electricity and water bills are cleared without arrears.

The PURCHASER shall enjoy peaceful possession henceforth.

SCHEDULE OF THE PROPERTY

Flat B-104, Green Meadows Residency, Rahata Nagar, Ahmednagar, Survey No. 53/7B, Hissa No. 2, Carpet Area **64.50 sq.m**, bounded:

- East: Flat B-103
- West: Open space of society
- South: Internal road
- North: Flat B-105

Market value: **Rs. 49,80,000**.

Stamp duty paid on said value.

WITNESSES:

1. **Shri Kamlesh M. Lohar**, Age 39, Rahata

2. **Smt. Sanika P. Gade**, Age 32, Ahmednagar

SELLER: *Sd/- Vishal R. Shelar*

PURCHASER: *Sd/- Pranita A. Katdare*