

## **SALE DEED**

This Deed of Absolute Sale is executed on **19th May 2022**, by:

### **SELLER:**

**Sri. Akshay Raghoba Sontakke,**  
**S/o Raghoba Mahadev Sontakke,**  
Occupation: Lecturer, Government Polytechnic,  
Aged **45 years**,  
Residing at:  
House No. 24, "Sontakke Niwas",  
Patil Lane No. 2,  
Amravati – 444601, Maharashtra.

Hereinafter referred to as the "SELLER".

### **IN FAVOUR OF**

### **PURCHASER:**

**Smt. Rhea Vijay More,**  
**W/o Vijay Shantaram More,**  
Occupation: Data Science Consultant,  
Aged **29 years**,  
Residing at:  
Flat 1204, Sterling Opus,  
Aundh–Baner Road, Pune – 411007.

Hereinafter referred to as the "PURCHASER".

WHEREAS the SELLER owns the following immovable property:

Property Type: **Residential Flat**  
Flat No.: **C-103**, 1st Floor  
Building Name: **"Rudraksh Residency – Wing C"**  
Survey No.: **41/2A**,  
CTS No.: **1183/7**,  
Carpet Area: **67.70 sq.m (728.89 sq.ft)**  
Built-up Area: **88.25 sq.m (949.50 sq.ft)**  
Parking: One reserved 2-wheeler slot  
Location: Amravati City

TITLE: Derived under **Registered Sale Deed dated 09 July 2012**, Doc. No. **5109/2012**, Sub-Registrar Amravati-II.

WHEREAS the SELLER desires to sell due to **transfer to Yavatmal Polytechnic**.

WHEREAS the PURCHASER agrees to purchase for:

**Rs. 32,70,000/- (Rupees Thirty-Two Lakh Seventy Thousand Only).**

Payment Breakdown:

- Token Money: **Rs. 80,000**, UPI Ref: **UPI-AMT771210** (05 May 2022)
- First Payment: **Rs. 11,00,000**, NEFT Ref: **NEFT-SBI202205111811**
- Final Payment: **Rs. 20,90,000**, RTGS Ref: **RTGS-ICICI202205191922**

SELLER acknowledges full and final payment.

NOW THIS DEED WITNESSETH:

The SELLER hereby **conveys, grants and transfers** absolutely the Schedule Property with all rights, interest, common area access, water lines, electricity connections, society membership and easementary privileges.

SELLER assures:

- property free from mortgage, lien, charge or litigation,
- municipal taxes and CHS dues cleared up to **April 2022**,
- title clear, marketable and undisputed.

PURCHASER shall henceforth enjoy peaceful ownership.

#### **SCHEDULE OF PROPERTY**

Flat C-103, Rudraksh Residency, Carpet Area **67.70 sq.m**, bounded:

- East: Flat C-104
- West: Open space
- South: Internal lane
- North: Common staircase

Market value: **Rs. 34,60,000**.

Stamp duty paid.

Witnesses:

1. **Shri Mohit P. Kale**, Age 37, Amravati
2. **Smt. Vrushali S. Gawande**, Age 28, Amravati

SELLER: *Sd/- Akshay R. Sontakke*

PURCHASER: *Sd/- Rhea V. More*