

SALE DEED

This Deed of Absolute Sale is executed on **8th February 2022**, by:

SELLER:

Sri. Ramesh Shrikant Dhumal,
S/o **Shrikant Laxman Dhumal,**
Occupation: Assistant Engineer (PWD),
Aged **51 years,**
Residing at:
House No. 19, "Shriram Kutir",
Near Kanya School,
Bhor, District Pune – 412206.

Hereinafter called the "SELLER".

IN FAVOUR OF

PURCHASER:

Smt. Devyani Kiran Parab,
W/o **Kiran Nagesh Parab,**
Occupation: Software Quality Lead,
Aged **33 years,**
Residing at:
Flat 706, Silver Heights,
Mhalunge–Balewadi Road,
Pune – 411045.

Hereinafter called the "PURCHASER".

WHEREAS the SELLER is the lawful and absolute owner of:

Property Type: **Residential Apartment**
Flat No.: **C-302** (3rd Floor)
Building: **"Shree Residency – Wing C"**
Survey No.: **111/1A,**
CTS No.: **1917/22,**
Carpet Area: **75.10 sq.m (808.27 sq.ft)**
Built-up Area: **98.40 sq.m (1058.61 sq.ft)**
Location: Bhor Town, Pune District
Year of Completion: **2014**

TITLE: Obtained under **Registered Sale Deed dated 23 May 2014**, Document No. **3384/2014**,
Sub-Registrar Bhor.

WHEREAS the SELLER desires to sell due to **construction of a new bungalow on ancestral land.**

WHEREAS the PURCHASER has agreed to buy the said property for:

Rs. 36,50,000/- (Rupees Thirty-Six Lakh Fifty Thousand Only).

Payment Schedule:

- Token: **Rs. 80,000**, paid on **15 January 2022**, UPI Ref: **UPI-BHOR240912**
- Part Payment: **Rs. 11,00,000**, via NEFT Ref: **NEFT-HDFC202201251911**
- Balance: **Rs. 24,70,000**, paid at registration via RTGS Ref: **RTGS-IDBI202202082277**

The SELLER acknowledges full payment.

NOW THIS DEED WITNESSETH:

The SELLER hereby **conveys, assigns and transfers** absolutely to the PURCHASER the Schedule Property together with all rights, title, interest, easements, water connection, electricity meter, access to common areas, and society membership rights.

SELLER declares that:

- the property is free from encumbrances, mortgage, lien or legal claim;
- society dues and taxes cleared up to **December 2021**;
- water/electricity bills paid without arrears;
- no legal dispute or acquisition proceedings exist.

PURCHASER shall hereafter enjoy peaceful possession and full rights of ownership.

SCHEDULE OF PROPERTY

Flat No. C-302, Shree Residency, Bhor, Carpet Area **75.10 sq.m**, bounded:

- East: Flat C-303
- West: Open space
- South: Society compound
- North: Internal staircase & lift

Market value: **Rs. 38,10,000**.

Stamp duty paid accordingly.

Witnesses:

1. **Shri Mahadev P. Jagtap**, Age 48, Bhor
2. **Smt. Rupa D. Patankar**, Age 36, Bhor

SELLER: *Sd/- Ramesh S. Dhumal*

PURCHASER: *Sd/- Devyani K. Parab*