

SALE DEED

Executed on **17th August 2023**, by:

SELLER:

Sri. Abhishek Harshvardhan Lahane,
S/o Harshvardhan Madhukar Lahane,
Occupation: Owner – Lahane Packaging Industries,
Aged **42 years**,
Residing at:
Plot 31, Lahane Industrial Estate,
MIDC Road, Buldhana – 443001.

Hereinafter referred to as the “SELLER”.

IN FAVOUR OF

PURCHASER:

Sri. Atharva Narendra Shitole,
S/o Narendra Balkrishna Shitole,
Occupation: Robotics Systems Engineer,
Aged **27 years**,
Residing at:
Flat 806, Zenith Grandeur,
Baner–Sus Link Road, Pune – 411021.

Hereinafter referred to as the “PURCHASER”.

WHEREAS the SELLER owns:

Property Type: **Industrial Workshop / Fabrication Unit**
Unit No.: **FW-5**
Project: “**Buldhana Industrial Growth Centre**”
Survey No.: **52/7C**,
Total Plot Area: **389.60 sq.m (4194.00 sq.ft)**
Built-up Area: **210.55 sq.m (2265.64 sq.ft)**
Roof Height: **20 ft**
Parking: Common industrial vehicle bay
Location: Buldhana MIDC Phase-I

TITLE: Acquired via **Registered Sale Deed dated 03 March 2016, Doc. No. 2874/2016**, Sub-Registrar Buldhana.

WHEREAS the SELLER intends to sell due to **setting up a new automated plant near Akola bypass.**

WHEREAS the PURCHASER agrees to buy for:

Rs. 69,40,000/- (Rupees Sixty-Nine Lakh Forty Thousand Only).

Payment Structure:

- Earnest Money: **Rs. 1,20,000**, UPI Ref: **UPI-BUL440901** (02 August 2023)
- Part Payment: **Rs. 19,00,000**, NEFT Ref: **NEFT-HDFC202308071811**
- Final Payment: **Rs. 49,20,000**, RTGS Ref: **RTGS-SBI202308171917**

SELLER acknowledges full payment.

NOW THIS DEED WITNESSETH:

The SELLER hereby **sells, conveys, assigns and transfers** absolutely the Schedule Property to the PURCHASER together with all rights of:

- access to industrial roads,
- loading and unloading bays,
- waterline and drainage connectivity,
- firefighting systems,
- internal circulation space,
- usage of utilities and structural fixtures.

SELLER confirms:

- no encumbrance, mortgage or litigation exists,
- industrial taxes and electricity dues cleared till **July 2023**,
- no pending objections from MIDC, MPCB or any authority.

PURCHASER shall enjoy peaceful industrial possession henceforth.

SCHEDULE OF PROPERTY

Industrial Unit FW-5, Buldhana Industrial Growth Centre, Built-up **210.55 sq.m**, bounded:

- East: Industrial Unit FW-6
- West: Open industrial parking
- South: MIDC internal road
- North: Industrial Unit FW-4

Market value: **Rs. 72,20,000**.

Stamp duty paid.

Witnesses:

1. **Shri Swapnil T. Gawhane**, Age 39, Buldhana

2. **Smt. Sayali R. Pawar**, Age 31, Buldhana

SELLER: *Sd/- Abhishek H. Lahane*

PURCHASER: *Sd/- Atharva N. Shitole*