

SALE DEED

This Deed of Absolute Sale is executed on **14th June 2022**, by:

SELLER:

Sri. Deepak Govind Chitale,

S/o Govind Narayan Chitale,

Occupation: Teacher, Zilla Parishad School,

Aged **48 years**,

Residing at:

House No. 56, "Chitale Sadan",

Near Mahadev Mandir,

Dehu Road, Pune – 412101.

Hereinafter referred to as the "SELLER".

IN FAVOUR OF

PURCHASER:

Smt. Neha Pramod Borkar,

W/o Pramod Anil Borkar,

Occupation: Senior Data Scientist,

Aged **30 years**,

Residing at:

Flat 1603, Harmony Skyridge,

Kharadi, Pune – 411014.

Hereinafter referred to as the "PURCHASER".

WHEREAS the SELLER owns the following immovable property:

Property Type: **Residential Flat**

Flat No.: **F-702**, 7th Floor

Building Name: **"Mahalaxmi Heights – Wing F"**

Survey No.: **46/3B**,

CTS No.: **1129/8**,

Carpet Area: **82.10 sq.m (884.02 sq.ft)**

Built-up Area: **104.70 sq.m (1126.72 sq.ft)**

Parking: One covered car park

Location: Dehu Road, Pune

TITLE: Acquired through **Registered Sale Deed dated 17 March 2015**, Document No.

2713/2015, Sub-Registrar Haveli-II.

WHEREAS the SELLER desires to sell due to **purchase of a bigger flat for joint family living**.

WHEREAS the PURCHASER agrees to purchase the property for:

Rs. 45,80,000/- (Rupees Forty-Five Lakh Eighty Thousand Only).

Payment Details:

- Token: **Rs. 1,10,000**, UPI Ref: **UPI-DEHU991211** (29 May 2022)
- Part Payment: **Rs. 15,00,000**, NEFT Ref: **NEFT-HDFC202206021811**
- Final Payment: **Rs. 29,70,000**, RTGS Ref: **RTGS-ICICI202206141917**

SELLER acknowledges full consideration.

NOW THIS DEED WITNESSETH:

The SELLER hereby **grants, conveys, transfers and assigns** absolutely unto the PURCHASER the Schedule Property with all rights, privileges, common area usage, water/electricity connections, society membership and easementary rights.

SELLER further declares:

- property is free from any mortgage, lien, litigation or encumbrance,
- society and municipal dues cleared up to **May 2022**,
- no notices or acquisition proceedings pending,
- title clear and marketable.

PURCHASER shall enjoy peaceful possession henceforth.

SCHEDULE OF PROPERTY

Flat F-702, Mahalaxmi Heights, Carpet Area **82.10 sq.m**, bounded:

- East: Flat F-703
- West: Open space
- South: Internal road
- North: Common corridor

Market value: **Rs. 47,90,000**.

Stamp duty paid.

Witnesses:

1. **Shri Sagar V. Khopkar**, Age 36, Pune
2. **Smt. Dhanashree R. Rane**, Age 28, Pune

SELLER: *Sd/- Deepak G. Chitale*

PURCHASER: *Sd/- Neha P. Borkar*