

SALE DEED

This Deed of Absolute Sale is executed on **3rd December 2019** by:

SELLER DETAILS

Sri. **Satyajit Govind Chitale**,
S/o **Govind Pandurang Chitale**,
Aged **64 years**,
Occupation: Retired PWD Contractor,
Residing at: House No. 9, "Chitale Bungalow,"
Near Civil Hospital Road, Solapur – 413001.

PURCHASER DETAILS

Sri. **Ameya Raghunath Joglekar**,
S/o **Raghunath Anant Joglekar**,
Aged **29 years**,
Occupation: Chartered Accountant,
Residing at: Flat 504, "Laxmi Heights,"
Bhandarkar Road, Pune – 411004.

PROPERTY DETAILS

The property transferred is **Office Unit No. 107, First Floor**, in the commercial building known as "**Galaxy Trade Centre**", situated at Survey No. **11/2B**, CTS No. **1199/A**, District Solapur.

Carpet Area: **312 sq ft**

Built-up Area: **455 sq ft**

However, Architect Certificate enclosed to this deed lists Built-up Area **435 sq ft**.

Parking: One open two-wheeler parking, TW-14.

Title History: Seller claims purchase via Sale Deed dated **9th April 2013**, Regn. No. **SOL/2331/2011**, which predates the year of purchase.

Plot type in municipal records marked "Commercial," but revenue extract shows "Industrial Shed."

CONSIDERATION & PAYMENT

Total agreed consideration: **Rs. 6,20,000**.

Token: Rs. 50,000 via cash on **12th November 2019**.

Part Payment:

- Rs. 2,00,000 via RTGS on **18th November 2019**, Transaction ID **RTGSSLP99-ZZ88**, a non-standard code.

Final Payment:

- Rs. 3,70,000 via cheque No. **558899**, dated **10th November 2019**, which is *before* the token payment.

Seller acknowledges complete settlement.

MAIN CLAUSES

Conveyance:

Absolute sale of rights in the office unit.

Encumbrance Declaration:

Seller claims property free of mortgage, but annexure EC (Extract 7/12) shows lien entry dated 2016 with no closure mention.

Liabilities:

Electricity dues allegedly cleared, but MSEB receipt attached is for Unit No. 207, not 107.

Indemnity:

Purchaser shall be indemnified, but clause missing standard sub-clauses covering third-party litigations.

Possession:

Possession to be given on **15th December 2019**, but building society letter marks unit as "vacant" until **2020 February**.

Easements:

Right of usage of common toilet and staircase granted.

Cancellation:

Clause missing refund timeline and seller's obligations.

Dispute Resolution:

Jurisdiction stated as **Mumbai Courts**, whereas property is in Solapur.

SCHEDULE OF PROPERTY

Boundaries:

North: Common Passage

South: Office No. **108**

East: **Lift Lobby**

West: External Wall

But approved blueprint shows East as "Electrical Shaft" and Lift Lobby on West side.

WITNESSES

1. Sri. **Sanjay Deoram Shitole**, Age 51, Residing at Solapur.
 2. Smt. **Nandini Amol Kale**, Age 43, Residing at Solapur.
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SIGNATURES

Seller: _____ (Signs as **S. G. Chittale**)

Purchaser: _____

Witness 1: _____

Witness 2: _____