

SALE DEED

Executed on **30th August 2023**, by:

SELLER:

Sri. Shubham Pratap Shelke,

S/o Pratap Namdeo Shelke,

Occupation: Transport Fleet Owner,

Aged **42 years**,

Residing at:

Flat B-3, Shelke Heights,

Solapur Road, Osmanabad – 413501.

Hereinafter referred to as the “SELLER”.

IN FAVOUR OF

PURCHASER:

Sri. Parth Dattatray Gaidhani,

S/o Dattatray Shankar Gaidhani,

Occupation: AI & Robotics Engineer,

Aged **28 years**,

Residing at:

Flat 1103, Emerald Bellezza,

Baner Road, Pune – 411045.

Hereinafter referred to as the “PURCHASER”.

WHEREAS the SELLER owns the following commercial property:

Property Type: **Industrial Godown / Storage Unit**

Unit No.: **G-11**

Project Name: **“Osmanabad Industrial Logistics Park”**

Survey No.: **92/7B,**

Total Built-up Area: **188.40 sq.m (2027.74 sq.ft)**

Clear Height: **19 ft**

Location: Osmanabad–Tuljapur Industrial Belt

Parking: Common heavy-vehicle loading zone

TITLE: Acquired under **Registered Sale Deed dated 03 April 2017**, Document No. **2241/2017**, Sub-Registrar Osmanabad.

WHEREAS the SELLER wishes to sell due to **acquisition of a new 1-acre transport yard near Solapur Road**.

WHEREAS the PURCHASER agrees to buy for:

Rs. 58,90,000/- (Rupees Fifty-Eight Lakh Ninety Thousand Only).

Payment Details:

- Earnest Money: **Rs. 1,10,000**, UPI Ref: **UPI-OSM117722** (12 August 2023)
- Part Payment: **Rs. 18,00,000**, NEFT Ref: **NEFT-BOB202308191811**
- Final Payment: **Rs. 39,80,000**, RTGS Ref: **RTGS-HDFC202308301917**

SELLER acknowledges full and final payment.

NOW THIS DEED WITNESSETH:

The SELLER hereby **sells, conveys, assigns and transfers** the Schedule Property absolutely to the PURCHASER along with all rights of ingress, egress, industrial storage rights, access to approach road, firefighting systems, drainage lines, water points and all appurtenant benefits.

SELLER declares:

- property is free from all mortgage, charge, lien or litigation,
- all MIDC dues & electricity bills cleared up to **August 2023**,
- no violations pending with MPCB or Industrial Development Authority.

PURCHASER shall henceforth enjoy peaceful commercial possession.

SCHEDULE OF PROPERTY

Godown G-11, Osmanabad Industrial Logistics Park, Area **188.40 sq.m**, bounded:

- East: Industrial Plot No. 12
- West: Loading bay
- South: MIDC road
- North: Godown G-10

Market value: **Rs. 61,20,000**.

Stamp duty fully paid.

Witnesses:

1. **Shri Kunal R. Mandhare**, Age 36, Osmanabad
2. **Smt. Shraddha V. Kadam**, Age 31, Pune

SELLER: *Sd/- Shubham P. Shelke*

PURCHASER: *Sd/- Parth D. Gaidhani*