

SALE DEED

Executed on **12th December 2022**, by:

SELLER:

Smt. Namrata Prakash Rane,

W/o Prakash Madhav Rane,

Occupation: Boutique Owner,

Aged **43 years**,

Residing at:

Flat No. 5B, Rosewood Residency,

Sector 9, CBD Belapur,

Navi Mumbai – 400614.

Hereinafter called the “SELLER”.

IN FAVOUR OF

PURCHASER:

Sri. Sahil Harish Borkar,

S/o Harish V. Borkar,

Occupation: Automation Engineer,

Aged **29 years**,

Residing at:

Flat 504, Golden Arch Apartments,

Viman Nagar, Pune – 411014.

Hereinafter called the “PURCHASER”.

WHEREAS the SELLER owns and possesses:

Property Type: **Office Space – Commercial IT Unit**

Unit No.: **809**, 8th Floor

Tower Name: **“Millennium Tech Park – Tower A”**

Plot No.: IT-7

Sector: 15

Survey No.: **31/2B**,

Carpet Area: **58.80 sq.m (632.96 sq.ft)**

Built-up Area: **73.25 sq.m (788.84 sq.ft)**

Location: CBD Belapur, Navi Mumbai

Parking: One mechanical stack parking

TITLE: Acquired through **Registered Sale Deed dated 19 September 2016**, Doc. No. **9812/2016**, Sub-Registrar Belapur-1.

WHEREAS the SELLER intends to sell due to **shifting business operations to Hyderabad IT Park.**

WHEREAS the PURCHASER agrees to purchase the property for a total consideration of:

Rs. 82,40,000/- (Rupees Eighty-Two Lakh Forty Thousand Only).

Payment Schedule:

- Token: **Rs. 2,20,000**, paid on **26 November 2022**, UPI Ref: **UPI-NVBM771181**
- First Leg Payment: **Rs. 30,00,000**, paid on **03 December 2022**, NEFT Ref: **NEFT-BOB202212030141**
- Balance: **Rs. 50,20,000**, paid at registration through RTGS Ref: **RTGS-IDFC202212121907**

SELLER confirms full and final payment.

NOW THIS DEED WITNESSETH:

The SELLER **conveys and transfers** absolutely unto the PURCHASER the Schedule Property along with:

- exclusive usage rights of the office cabin, fixtures, AC ducts,
- undivided share of the common areas,
- access to staircases, lobby, elevators, fire-exit systems,
- all easementary rights.

SELLER affirms:

- no mortgage, lien, charge or dispute exists;
- property tax, electricity, water, CGST/SGST dues cleared up to **FY 2022–23**;
- society NOC obtained on **08 December 2022**;
- no structural modifications made without approval.

PURCHASER shall henceforth enjoy full possession, ownership and transfer rights.

SCHEDULE OF PROPERTY

Office Unit 809, Millennium Tech Park, Tower A, Belapur, Carpet Area **58.80 sq.m**, bounded as:

- East: Office Unit 810
- West: Service duct & emergency exit
- South: Glass façade overlooking main road
- North: Office Unit 808

Market value: **Rs. 86,00,000.**

Stamp duty paid accordingly.

Witnesses:

1. **Shri Jeet A. Keni**, Age 40, Navi Mumbai
2. **Smt. Roopa H. Shetty**, Age 33, Nerul

SELLER: *Sd/- Namrata P. Rane*

PURCHASER: *Sd/- Sahil H. Borkar*