

SALE DEED

This Deed of Absolute Sale is executed on **9th August 2023**, by:

SELLER:

Smt. Parveen Imtiyaz Rangwala,

W/o Imtiyaz Abdul Rangwala,

Occupation: Garment Store Owner,

Aged **40 years**,

Residing at:

Flat No. 6C, Azhar Apartments,

Main Road, Chalisgaon,

District Jalgaon – 424101.

Hereinafter called the “SELLER”.

IN FAVOUR OF

PURCHASER:

Sri. Nishant Vishal Kunte,

S/o Vishal Gopal Kunte,

Occupation: Systems Engineer,

Aged **27 years**,

Residing at:

Flat 303, Blue Orchid Homes,

Chandani Chowk, Pune – 411021.

Hereinafter called the “PURCHASER”.

WHEREAS the SELLER is the absolute owner of:

Property Type: **Residential Row House**

Unit No.: **RH-8**

Scheme: **“Meadowview Row Housing”**

Survey No.: **61/4B**,

Plot Area: **132.20 sq.m (1423.66 sq.ft)**

Built-up Area: **118.40 sq.m (1274.16 sq.ft)**

Location: Chalisgaon–Bhadgaon Road

Year of Construction: **2015**

Parking: Private driveway

TITLE: Acquired by **Registered Conveyance Deed dated 19 February 2016**, Document No. **2211/2016**, Sub-Registrar Chalisgaon.

WHEREAS the SELLER desires to sell due to **purchase of adjoining commercial shop for business expansion**.

WHEREAS the PURCHASER agrees to buy the property for:

Rs. 52,80,000/- (Rupees Fifty-Two Lakh Eighty Thousand Only).

Payment Breakdown:

- Token: **Rs. 1,10,000**, UPI Ref: **UPI-CLS991233** (20 July 2023)
- First Installment: **Rs. 18,00,000**, NEFT Ref: **NEFT-ICICI202307291992**
- Final Amount: **Rs. 33,70,000**, paid via RTGS Ref: **RTGS-HDFC202308091811**

SELLER acknowledges full payment.

NOW THIS DEED WITNESSETH:

The SELLER hereby **conveys and assigns** absolutely unto the PURCHASER the Schedule Property with all rights of way, water connection, electricity supply, society/common premises usage, garden space, internal stair access, sewage connection, and all fixtures and attachments.

The SELLER declares:

- no encumbrance, mortgage, attachment or dispute exists,
- property tax & water charges cleared till **June 2023**,
- no acquisition notice from the Collector office,
- no minors claim any share.

The PURCHASER shall hold, enjoy and dispose of the property with full freedom.

SCHEDULE OF PROPERTY

Row House RH-8, Meadowview Row Housing, Chalisgaon, Area **132.20 sq.m**, bounded:

- East: Row House RH-9
- West: Open field
- South: 7 m internal society road
- North: Row House RH-7

Market value: **Rs. 55,40,000**.

Stamp duty paid per law.

Witnesses:

1. **Shri Harshal T. Gawande**, Age 34, Jalgaon
2. **Smt. Nisha R. Tamboli**, Age 30, Chalisgaon

SELLER: *Sd/- Parveen I. Rangwala*

PURCHASER: *Sd/- Nishant V. Kunte*