

**SALE DEED**

Executed on **27th September 2023**, by:

**SELLER:**

**Sri. Rohan Vilas Hargude,**

**S/o Vilas Pandurang Hargude,**

Occupation: Engineering Fabrication Unit Owner,

Aged **44 years**,

Residing at:

Plot 14, Hargude Industrial Zone,

Saswad-Jejuri Road, Pune – 412301.

Hereinafter referred to as the “SELLER”.

**IN FAVOUR OF**

**PURCHASER:**

**Sri. Pratik Sandeep Londhe,**

**S/o Sandeep Vithal Londhe,**

Occupation: AI Hardware Systems Engineer,

Aged **28 years**,

Residing at:

Flat 1801, Pinnacle Grand Towers,

Baner, Pune – 411045.

Hereinafter referred to as the “PURCHASER”.

WHEREAS the SELLER owns:

Property Type: **Industrial Shed / Fabrication Unit**

Unit No.: **IND-7**

Estate Name: “**Saswad Industrial Park Phase II**”

Survey No.: **109/6B**,

Total Plot Area: **362.40 sq.m (3900.17 sq.ft)**

Built-up Area: **205.80 sq.m (2215.72 sq.ft)**

Roof Height: **21 ft**

Parking: Heavy vehicle apron

Location: Saswad MIDC Belt

TITLE: Acquired by **Registered Sale Deed dated 14 May 2015**, Document No. **5619/2015**,  
Sub-Registrar Saswad.

WHEREAS the SELLER desires to sell due to **expansion into CNC-based fabrication requiring larger premises**.

WHEREAS the PURCHASER agrees to buy the property for:

**Rs. 67,90,000/- (Rupees Sixty-Seven Lakh Ninety Thousand Only).**

Payment Details:

- Earnest Money: **Rs. 1,50,000**, UPI Ref: **UPI-SWD441221** (07 September 2023)
- Part Payment: **Rs. 20,00,000**, NEFT Ref: **NEFT-SBI202309141811**
- Final Payment: **Rs. 46,40,000**, RTGS Ref: **RTGS-HDFC202309271911**

SELLER acknowledges full consideration.

NOW THIS DEED WITNESSETH:

The SELLER hereby **sells, conveys and transfers** absolutely the Schedule Property with:

- access to industrial approach roads,
- loading & unloading rights,
- utility lines (water/electricity/drainage),
- storage and machinery installation rights,
- fire-safety access area privileges,
- structural usage rights.

SELLER further assures:

- property free from all charges, encumbrances or litigation,
- all dues paid up to **August 2023**,
- no pending objections with MIDC/MPCB,
- title clear and marketable.

PURCHASER shall henceforth enjoy peaceful industrial ownership.

#### **SCHEDULE OF PROPERTY**

Industrial Unit IND-7, Saswad Industrial Park, Built-up **205.80 sq.m**, bounded:

- East: Industrial Unit IND-8
- West: Open parking area
- South: MIDC lane
- North: Industrial Unit IND-6

Market value: **Rs. 71,10,000**.

Stamp duty paid.

Witnesses:

1. **Shri Hemant T. Chougule**, Age 40, Saswad
2. **Smt. Priyanka M. Ghadge**, Age 29, Pune

SELLER: *Sd/- Rohan V. Hargude*

PURCHASER: *Sd/- Pratik S. Londhe*