

SALE DEED

Executed on **9th March 2023**, by:

SELLER:

Smt. Roopa Ashok Kamthe,
W/o Ashok Narayan Kamthe,
Occupation: Insurance Agency Owner,
Aged **45 years**,
Residing at:
Flat A-6, Harmony Enclave,
Ambad Midc Road, Nashik – 422010.

Hereinafter called the “SELLER”.

IN FAVOUR OF

PURCHASER:
Sri. Vihaan Sandeep Jagtap,
S/o Sandeep Tukaram Jagtap,
Occupation: Cybersecurity Specialist,
Aged **27 years**,
Residing at:
Flat 1402, Galaxy Crest Towers,
Pimple Saudagar, Pune – 411027.

Hereinafter called the “PURCHASER”.

WHEREAS the SELLER owns and possesses:

Property Type: **Commercial Shop Unit**
Shop No.: **G-07**, Ground Floor
Building: “**Vighnaharta Business Complex**”
Survey No.: **64/2B**,
CTS No.: **1199/12**,
Carpet Area: **38.95 sq.m (419.44 sq.ft)**
Built-up Area: **51.20 sq.m (551.09 sq.ft)**
Usage: Medical/General Store
Location: Ambad MIDC, Nashik
Parking: Shared public parking

TITLE: Acquired by **Registered Sale Deed dated 04 October 2016**, Document No. **10642/2016**, Sub-Registrar Nashik-1.

WHEREAS the SELLER desires to sell due to **opening a larger branch on Nashik–Trimbak Road.**

WHEREAS the PURCHASER agrees to purchase for:

Rs. 41,20,000/- (Rupees Forty-One Lakh Twenty Thousand Only).

Payment Structure:

- Advance: **Rs. 1,00,000**, UPI Ref: **UPI-NSK119812** (16 February 2023)
- First Payment: **Rs. 15,00,000**, NEFT Ref: **NEFT-BOI202302261901**
- Final Payment: **Rs. 25,20,000**, RTGS Ref: **RTGS-HDFC202303091817**

SELLER acknowledges full settlement.

NOW THIS DEED WITNESSETH:

The SELLER hereby **sells, assigns, conveys and transfers** absolutely the Schedule Property to the PURCHASER with full enjoyment rights, commercial usage rights, access to common lobby/lift area, sanitation line, water point, and all appurtenant privileges.

SELLER declares:

- property is free from all litigation, attachments, mortgages or claims;
- all shop licence dues cleared up to **FY 2022–23**;
- electricity/water bills paid up to **February 2023**;
- no structural alterations exist without approval.

PURCHASER shall enjoy absolute ownership henceforth.

SCHEDULE OF PROPERTY

Shop G-07, Vighnaharta Business Complex, Nashik, Carpet Area **38.95 sq.m**, bounded:

- East: Main municipal road
- West: Common corridor
- South: Shop G-06
- North: Service duct & staircase

Market value: **Rs. 43,50,000**.

Stamp duty paid accordingly.

Witnesses:

1. **Shri Ganesh P. Borse**, Age 38, Nashik
2. **Smt. Shilpa K. Nakhale**, Age 30, Nashik

SELLER: *Sd/- Roopa A. Kamthe*

PURCHASER: *Sd/- Vihaan S. Jagtap*