

SALE DEED

This Deed of Absolute Sale is executed on **4th April 2020** by:

SELLER DETAILS

Sri. **Harish Govindrao Dandge**,
S/o **Govindrao Mahadev Dandge**,
Aged **60 years**,
Occupation: Retired Water Resources Department Officer,
Residing at: House No. 211, "Dandge Wada,"
Near Shani Chowk, Ahmednagar – 414001.

PURCHASER DETAILS

Smt. **Varsha Nitin Palande**,
W/o **Nitin Rajaram Palande**,
Aged **38 years**,
Occupation: School Administrator,
Residing at: Flat 1203, "Golden Serene Homes,"
Chikhali, Pimpri Chinchwad, Pune – 411019.

PROPERTY DETAILS

The property conveyed is **Flat No. B-204, Second Floor, Wing B**, in "**Silver Crest Garden Residency**", situated at Survey No. **18/9B**, CTS No. **3361**, located at Moshi, Taluka Haveli, Pune.

Carpet Area: **540 sq ft**

Built-up Area: **720 sq ft**

However, the RERA carpet area listed is **575 sq ft**.

Parking: One open parking, OP-22.

Title History: Seller claims ownership through Sale Deed dated **14th March 2015**, Registered No. **MOSHI/4411/2012**, older than the stated year.

Seller also mentions "previous family ownership of 25 years," contradicting the 2015 sale acquisition.

Municipal Property Type listed as "Commercial Shop Unit" whereas deed describes it as a residential flat.

CONSIDERATION & PAYMENT

Total consideration: **Rs. 22,50,000**.

Token: Rs. 2,00,000 cash on **1st March 2020**.

Part Payment:

- Rs. 5,00,000 via IMPS, Transaction ID **IMPS-PS1234QP9**, invalid.

Final Payment:

- Rs. 15,50,000 via cheque No. **991233**, dated **7th April 2020**, which is after the deed's execution date.

Seller acknowledges full settlement.

MAIN CLAUSES

Conveyance:

Transfer of all rights and title.

Encumbrance Declaration:

Seller claims property free of any loan. However, 7/12 extract shows mortgage entry in 2017 for housing loan.

Liabilities:

Seller claims society dues fully cleared. Society formed only in late 2020.

Indemnity:

Indemnity clause included but irrelevant parts missing, especially covering title defects.

Possession:

Possession to be given on **10th April 2020**, but Municipal inspection report states "Premises Occupancy Denied" on **12th April 2020**.

Easement Rights:

Basic utility access granted.

Cancellation Clause:

Contradictory wording: mentions both "unilateral cancellation rights for purchaser" and "cancellation only by mutual consent."

Misrepresentation Clause:

Seller declares no discrepancy, ignoring area mismatch and title contradictions.

Dispute Resolution:

Jurisdiction incorrectly set as **Nagpur Courts** for a Pune District property.

SCHEDULE OF PROPERTY

Boundaries:

North: Flat B-205

South: Open Space

East: **Lift and Lobby Area**

West: External Wall

Sanctioned plan shows East side as "Common Passage," not Lift-Lobby block.

WITNESSES

1. Sri. **Amit Dnyaneshwar Satpute**, Age 40, Residing at Bhosari.
 2. Sri. **Mahesh Pralhad Bhosale**, Age 52, Residing at Chikhali.
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SIGNATURES

Seller: _____ (Signs as **H. G. Dnadge**)

Purchaser: _____

Witness 1: _____

Witness 2: _____