

SALE DEED

Executed on **4th August 2022**, by:

SELLER:

Smt. Ayesha Rahim Akhtar,

W/o Rahim Abdul Akhtar,

Occupation: Lecturer (English),

Aged **42 years**,

Residing at:

Flat No. C-502, Maple Residency,

Ahinsa Nagar, Prabhat Road,

Ahmednagar – 414003, Maharashtra.

Hereinafter referred to as the “SELLER”.

IN FAVOUR OF

PURCHASER:

Sri. Devansh Ramesh Jagtap,

S/o Ramesh Sopan Jagtap,

Occupation: Software Architect,

Aged **33 years**,

Residing at:

Bungalow No. 12, Megh-Malhar Society,

Kothrud Depot, Pune – 411038.

Hereinafter referred to as the “PURCHASER”.

WHEREAS the SELLER is the absolute owner of the property described as:

Property Type: **Flat – Residential**

Survey No.: **14/2B**, CTS No.: **4217/9**,

Flat No.: **D-803**, 8th Floor

Building Name: **“Blue Orchid Towers – Wing D”**

Society: **Blue Orchid Co-operative Housing Society Ltd.**

Location: Kalyani Nagar, Pune

Carpet Area: **71.20 sq.m (766.61 sq.ft)**

Built-up Area: **92.85 sq.m (999.54 sq.ft)**

WHEREAS ownership was acquired through **Registered Sale Deed Document No.**

7322/2012, Book No. 1, registered at Sub-Registrar Haveli-4.

WHEREAS the SELLER wishes to sell due to **purchase of a larger home and relocation within Pune.**

WHEREAS the PURCHASER agreed to buy the property for a total consideration of:

Rs. 1,34,00,000/- (Rupees One Crore Thirty-Four Lakh Only).

Payment schedule:

- Booking Amount: **Rs. 5,00,000**, paid on **10 July 2022**, UPI Ref: UPI-BLR2911918712.
- Part Payment: **Rs. 50,00,000**, paid on **22 July 2022**, RTGS Ref: **ICICIRTG2287231137**.
- Balance at Registration: **Rs. 79,00,000**, paid through Bank of Baroda DD No. **006542**, dated **03 August 2022**.

The SELLER confirms receiving all amounts.

NOW THIS DEED WITNESSETH:

The SELLER conveys, assigns and transfers absolutely unto the PURCHASER the Schedule Property with all rights, title and interest, water lines, electricity meter, covered car parking, society membership rights, and all easements thereto.

The property is guaranteed free from:
encumbrances, lien, mortgage, litigation, government notices, society disputes, arrears of electricity/water/property tax.

The PURCHASER shall enjoy uninterrupted, peaceful possession.

The SELLER indemnifies all past liabilities.

Schedule of Property

Flat No. D-803, Blue Orchid Towers – Wing D, Kalyani Nagar, Pune, measuring carpet area **71.20 sq.m**, bounded:

- East: Open amenity space
- West: Wing C staircase
- South: 12 m wide DP road
- North: Flat D-804

Market value: **Rs. 1,38,70,000**.

Stamp duty calculated accordingly.

Witnesses:

1. **Shri Imtiaz S. Baig**, Age 51, Pune
2. **Smt. Pooja A. Shewale**, Age 36, Pune

SELLER: *Sd/- Ayesha R. Akhtar*

PURCHASER: *Sd/- Devansh R. Jagtap*