

SALE DEED

Executed on **20th February 2023**, by:

SELLER:

Sri. Farhan Yasin Tamboli,
S/o Yasin Abdul Tamboli,
Occupation: Automobile Spare Parts Distributor,
Aged **43 years**,
Residing at:
Flat 3C, Green Leaf Apartments,
Sinnar–Ghoti Road, Sinnar, Nashik – 422103.

Hereinafter referred to as the “SELLER”.

IN FAVOUR OF

PURCHASER:
Sri. Shreyas Mahendra Dighe,
S/o Mahendra Vasant Dighe,
Occupation: AI Systems Analyst,
Aged **29 years**,
Residing at:
Flat 1503, Mystique Heights,
Pashan–Sus Road, Pune – 411021.

Hereinafter referred to as the “PURCHASER”.

WHEREAS the SELLER owns the following real estate:

Property Type: **Commercial Godown Unit**
Unit No.: **GDN-5**, Ground Floor
Project Name: “**Sinnar Industrial Estate Phase II**”
Survey No.: **71/4A**,
Total Area: **155.80 sq.m (1677.71 sq.ft)**
Built Height: **16.5 ft**
Parking: Open loading area
Location: Sinnar MIDC, Nashik District

TITLE: Acquired under **Registered Sale Deed dated 04 March 2016**, Doc. No. **2334/2016**,
Sub-Registrar Sinnar.

WHEREAS the SELLER wishes to sell the property to **expand his new automobile distribution warehouse on Ozar Road**.

WHEREAS the PURCHASER agrees to buy for:

Rs. 49,30,000/- (Rupees Forty-Nine Lakh Thirty Thousand Only).

Payment Structure:

- Advance: **Rs. 1,00,000**, UPI Ref: **UPI-SNR440912** (28 January 2023)
- Part Payment: **Rs. 15,00,000**, NEFT Ref: **NEFT-SBI202302041133**
- Final Payment: **Rs. 33,30,000**, RTGS Ref: **RTGS-HDFC202302201821**

SELLER acknowledges full settlement.

NOW THIS DEED WITNESSETH:

The SELLER hereby **sells, conveys and transfers** absolutely to the PURCHASER the Schedule Property together with full usage rights, approach road rights, loading/unloading privileges, fire-safety access areas, drainage connectivity and all appurtenant rights.

SELLER confirms:

- property free from all claims, charges or mortgage,
- all MIDC taxes and maintenance cleared up to **January 2023**,
- no litigation, acquisition or violations exist.

PURCHASER shall henceforth enjoy absolute commercial ownership.

SCHEDULE OF PROPERTY

Godown GDN-5, Sinnar Industrial Estate Phase II, Area **155.80 sq.m**, bounded:

- East: GDN-6
- West: Loading bay
- South: Internal MIDC road
- North: GDN-4

Market value: **Rs. 52,00,000**.

Stamp duty paid.

Witnesses:

1. **Shri Nitin P. Wagh**, Age 40, Nashik
2. **Smt. Minal G. Shelar**, Age 32, Sinnar

SELLER: *Sd/- Farhan Y. Tamboli*

PURCHASER: *Sd/- Shreyas M. Dighe*