

SALE DEED

This Deed of Absolute Sale is executed on **3rd April 2022**, by:

SELLER:

Sri. Abhijit Gajanan Lohokare,
S/o **Gajanan Raghunath Lohokare,**
Occupation: Electrical Contractor,
Aged **46 years,**
Residing at:
House No. 109, "Lohokare Nivas",
Vita-Tasgaon Road, Vita,
District Sangli – 415311.

Hereinafter referred to as the "SELLER".

IN FAVOUR OF

PURCHASER:

Smt. Pooja Nitin Waghmare,
W/o **Nitin Suresh Waghmare,**
Occupation: Lead Data Engineer,
Aged **31 years,**
Residing at:
Flat 1903, Nova Zenith Towers,
Hinjawadi Phase 3, Pune – 411057.

Hereinafter referred to as the "PURCHASER".

WHEREAS the SELLER is the lawful owner of:

Property Type: **Residential Flat**
Flat No.: **A-604**, 6th Floor
Building Name: **"Sai Vaibhav Residency – Wing A"**
Survey No.: **21/4D**,
CTS No.: **1290/6**,
Carpet Area: **75.55 sq.m (813.34 sq.ft)**
Built-up Area: **99.10 sq.m (1066.60 sq.ft)**
Parking: One covered parking
Location: Vita Town, Sangli District

TITLE: Derived through **Registered Sale Deed dated 25 June 2012**, Document No. **2711/2012**, Sub-Registrar Vita.

WHEREAS the SELLER desires to sell due to **shifting business operations to Kolhapur**.

WHEREAS the PURCHASER agrees to purchase the property for:

Rs. 36,50,000/- (Rupees Thirty-Six Lakh Fifty Thousand Only).

Payment Structure:

- Token: **Rs. 70,000**, UPI Ref: **UPI-VITA909221** (15 March 2022)
- First Payment: **Rs. 12,00,000**, NEFT Ref: **NEFT-HDFC202203271811**
- Final Payment: **Rs. 23,80,000**, RTGS Ref: **RTGS-ICICI202204031917**

SELLER acknowledges full settlement.

NOW THIS DEED WITNESSETH:

The SELLER hereby **conveys, grants, assigns and transfers** absolutely the Schedule Property together with all rights:

common area usage, piping systems, water/electricity connections, society membership, undivided land share, passage and easementary rights.

SELLER confirms:

- no litigation, mortgage, lien or encumbrance pending,
- society dues and taxes cleared till **February 2022**,
- no government notices or objections,
- peaceful, marketable title.

PURCHASER shall enjoy peaceful possession henceforth.

SCHEDULE OF PROPERTY

Flat A-604, Sai Vaibhav Residency, Carpet Area **75.55 sq.m**, bounded:

- East: Flat A-605
- West: Open space
- South: Internal driveway
- North: Common corridor

Market value: **Rs. 38,20,000**.

Stamp duty paid.

Witnesses:

1. **Shri Tejas P. Solanki**, Age 38, Sangli
2. **Smt. Rutuja G. Patankar**, Age 29, Vita

SELLER: *Sd/- Abhijit G. Lohokare*

PURCHASER: *Sd/- Pooja N. Waghmare*