

## **SALE DEED**

This Deed of Absolute Sale is executed on **17th February 2021**, by:

### **SELLER:**

**Sri. Raghunath Sitaram Deshpande,**  
S/o Late **Sitaram Vishnu Deshpande,**  
Occupation: Retired State Excise Officer,  
Aged **68 years,**  
Residing at:  
House No. 1129, "Shanti-Kutir",  
Gandhinagar Lane 2, Rajarampuri,  
Kolhapur – 416008, Maharashtra.

Hereinafter called the "SELLER".

### **IN FAVOUR OF**

### **PURCHASER:**

**Smt. Neha Pramod Kulkarni,**  
W/o **Pramod Shashikant Kulkarni,**  
Occupation: Chartered Accountant,  
Aged **38 years,**  
Residing at:  
Flat 4C, Trillium Apartments,  
Near Jagtap Chowk, Baner,  
Pune – 411045, Maharashtra.

Hereinafter called the "PURCHASER".

WHEREAS the term SELLER and PURCHASER shall include their heirs, successors, executors, administrators, trustees, legal representatives and assigns.

WHEREAS the SELLER is the absolute owner of the immovable property bearing:

### **CTS No.: 2874/15**

Property Name: "**Shanti-Prasad Row House Unit No. 3**"  
Location: Ward B, Rajarampuri, Kolhapur  
Plot Area: **121.40 sq.m (1306.01 sq.ft)**  
Built-up Area: **93.60 sq.m (1007.02 sq.ft)**  
Boundaries as per municipal record.

WHEREAS the SELLER acquired the property through **registered Gift Deed dated 12 June 2004**, executed by **Sitaram V. Deshpande**, vide Document No. **432/2004**, Office of Sub-Registrar, Kolhapur.

WHEREAS the SELLER, being desirous of selling the Schedule Property due to **medical expenses and shifting to daughter's residence in Pune**, entered into a written agreement with the PURCHASER for a total consideration of:

**Rs. 82,50,000/- (Rupees Eighty-Two Lakh Fifty Thousand Only).**

Payment terms agreed:

- Token Amount: **Rs. 2,00,000**, paid on **25 January 2021**, UPI Ref: **UPI-TXN-99211324KOL**.
- Part Payment: **Rs. 20,00,000**, paid on **03 February 2021**, NEFT Ref: **KOLHDF45666278147**.
- Balance: **Rs. 60,50,000**, paid at registration on execution date via RTGS Ref: **HDFCINRTG2102170096**.

The SELLER acknowledges full and final receipt of the consideration.

NOW THIS DEED WITNESSETH:

The SELLER hereby **grants, conveys, transfers and assigns** absolutely unto the PURCHASER the Schedule Property, together with all easements, rights, title, interest, existing structures, water connections, electricity connections, and all appurtenances attached thereto, to have and to hold forever, free from all encumbrances.

The SELLER declares that the title is clear, marketable, free of litigation, mortgage, lien, charge, claim of minors, society dues, revenue arrears, government acquisition notices or any adverse claim.

The PURCHASER shall henceforth enjoy peaceful possession without interference. The SELLER indemnifies the PURCHASER against any past claims arising from defective title.

### **Schedule of Property**

(As conveyed under this deed)

All that piece and parcel of Row House Unit No. 3, CTS No. 2874/15, Rajarampuri, Kolhapur, measuring:

Built-up area: **93.60 sq.m**, Plot area: **121.40 sq.m**, bounded as:

- East: House of Shri K. B. Patil
- West: Municipal Corporation Road 6 m wide
- South: Property of Shri Vijay Jadhav
- North: Internal society lane

Market value: **Rs. 85,20,000/-**.

Stamp duty paid accordingly.

IN WITNESS WHEREOF, the parties sign on this 17 February 2021 at Kolhapur before witnesses:

Witnesses:

1. **Shri Amit R. Tambe**, Age 42, Kolhapur
2. **Smt. Manisha P. Joshi**, Age 47, Kolhapur

SELLER: *Sd/- R. S. Deshpande*

PURCHASER: *Sd/- Neha P. Kulkarni*