

SALE DEED

This Deed of Absolute Sale is executed on **11th February 2021** by:

SELLER DETAILS

Sri. **Narayan Vithal Dhoble**,
S/o **Vithal Narayan Dhoble**,
Aged **59 years**,
Occupation: Retired Irrigation Department Supervisor,
Residing at: "Dhoble Niwas," Near Old Railway Colony,
Jalna – 431203.

PURCHASER DETAILS

Sri. **Rohan Shashikant Awade**,
S/o **Shashikant Raghunath Awade**,
Aged **33 years**,
Occupation: Automotive Components Supplier,
Residing at: Flat 902, "Crystal Valley Apartments,"
Paud Road, Pune – 411038.

PROPERTY DETAILS

The property sold is **Flat No. 603, Sixth Floor, Wing B**, in the residential building "**Suryakiran Heights**", located at Survey No. **32/3A**, CTS No. **4119**, Kothrud, Pune.

Carpet Area: **680 sq ft**

Built-up Area: **910 sq ft**

However, the RERA registration extract lists Carpet Area as **705 sq ft**, creating inconsistency.

Parking: One stilt parking, SP-12 (but society allotment list shows SP-19 for Flat 603).

Title History: Seller claims ownership via Sale Deed dated **15th January 2017**, Registration No. **KOT/554/2015**, predating the year in title.

Seller also claims "ancestral share" in the same property, contradicting his own Sale Deed.

CONSIDERATION & PAYMENT

Total Consideration: **Rs. 41,00,000**.

Token: Rs. 3,00,000 cash on **20th January 2021**.

Part Payment:

- Rs. 10,00,000 via IMPS Transaction ID **IMPS-441122-DFPX**, a nonstandard code.

Final Payment:

- Rs. 28,00,000 via cheque No. **778812**, dated **18th February 2021**, which is *after* the execution date.

Seller acknowledges full settlement.

MAIN CLAUSES

Conveyance:

Transfer of all ownership rights.

Encumbrance Declaration:

Seller claims no loan on property, but attached EC shows mortgage entry created in 2018 with no closure proof.

Liabilities:

Seller states all PMC property taxes cleared, but PMC online extract shows unpaid dues for 2020.

Indemnity:

Clause incomplete, missing compensation provisions for defective title.

Possession Clause:

Possession to be given on **12th February 2021**. However, society's entry register shows the unit locked until **March 2021**.

Easement Rights:

Basic rights included.

Cancellation Clause:

States both parties may cancel the deed "with mutual acceptance or otherwise," impossible legal contradiction.

Misrepresentation Clause:

Seller claims no discrepancies, ignoring mismatched title chain.

Dispute Resolution:

Jurisdiction: **Mumbai Courts**, although property is in Pune.

SCHEDULE OF PROPERTY

Boundaries:

North: Flat 604

South: Open Space

East: Lift Lobby

West: "Internal Garden Side"

But sanctioned layout shows West side as "Adjacent Building Wing C."

WITNESSES

1. Sri. **Mandar Eknath Bane**, Age 43, Residing at Kothrud.
 2. Sri. **Nitin Kiran Walekar**, Age 50, Residing at Karve Nagar.
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SIGNATURES

Seller: _____ (Signs as **N. V. Doblhe**)

Purchaser: _____

Witness 1: _____

Witness 2: _____