

SALE DEED

This Sale Deed made and executed at Pune on this th day of **OCTOBER, 2026.**

BETWEEN

MR. RAJU VINAYAK GAIKWAD

Age: 51 years, Occupation: Agriculture and Business,
R/at: Kolwadi, Taluka Haveli, District Pune - 412 110.

PAN NO.: AXDPG1939N

ADHAR NO.: 3873 8699 5752

Hereinafter referred to as the '**VENDOR**' (which expression shall mean and include all their heirs, executors, administrators and assigns etc.) of the **SECOND PART.**

AND

1) MR. KISHOR RAMDAS SHINDE

Age : 41 years, Occupation – Service.

PAN NO.: CCYPS2070N

ADHAR NO.: 4264 7835 5334

Address : Motewadi, Nimone, Pune 412210

Herein after referred to as the '**PURCHASER/ VENDEE** (which expression shall mean and include all his heirs, executors, administrators and assigns etc.) of the **FIRST PART.**

WHEREAS the property Gat No. 1226 old Survey No (217/21) admeasuring area 00 H 42.40 Ares out of land totally admeasuring area 01 H 41 Ares, Assessed at Rs. 2.19 Paise situated at Village – Kolwadi, Taluka Haveli, District Pune owned and possessed by the Party of the First Part Herein, which is their self-acquired property. (Hereinafter referred to as "**THE SAID PROPERTY**" and more particularly described in the Schedule-I written herein under.)

AND WHEREAS by registered Transfor Deed MR. YUVRAJ SHANKAR KARALE and MR. MAHESH BALASAHEB MANE transfer the said property to **MR. RAJU VINAYAK GAIKWAD** The said Transfer Deed is duly registered in the office of Sub-Registrar Haveli No- 3 at serial No – 19350/2026 dated 23/06/2026 became absolute owner of the said property. The vendors name also entered into 7/12 extract by mutation No. **5108.**

AND WHEREAS the party of the first part decided to sale some portion of the property mentioned in schedule I for their domestic need.

AND WHEREAS the party of the second part is interested to purchase the small piece of land in the locality of the Village Kolwadi for his personal need.

AND WHEREAS the Party of the Second part came to know about the intention of sale of small portion of the land of the party of the first part in respect of schedule I property.

AND WHEREAS after due negotiations between the parties the party of the

second part agreed to purchase and party of the first part have agreed to sale the Property mentioned in Schedule II the **Flat/Unit bearing No.105** in the Building named **“A” Wing** having Carpet area **610.66 Sq. Ft.** i.e. **56.73 Sq. Mtrs.** along with attached open balcony **103 Sq. Ft.** i.e. **9.57 Sq. Mtrs.** on the **First Floor**, Total saleable area **963.44 Sq. Ft** of the Project named **“MK ESTRELLA”**, along with exclusive right to use **1 Car parking** in the said Scheme known as **“MK ESTRELLA”**

AND WHEREAS THE PARTY OF THE FIRST PART AND PARTY OF THE SECOND PART ENTER INTO PRESENT DEED ON THE TERMS AND CONDITIONS SETTLED BETWEEN THEM WHICH ARE AS FOLLOWS:-

- 1) The party of the second part agreed to purchase and party of the first part have agreed to sale the Schedule II Flat having Total admeasuring area about 610.66 Sq. Ft., for total consideration of Rs. 36,50,000/- (Rupees Thirty-Six Lakh Fifty Thousand Only)

2) Payment Schedule:

Sr. No.	Rupees	Particulars
1.	36,50,000/-	Paid By Cheque No. 894228 dated 25/08/2026 drawn on Name Raju Vinayak Gaikwad Panjab National Bank, Delhi by order of PNB Housing Finance Ltd.
2.		
3.		
Total	36,50,000/-	Rs. Thirty six lakh Fifty Thousand Only

The party of the First part have received said total consideration amount and there is no necessity of issuing separate payment receipt.

- 3) The party of the first party assured that, the property mentioned in schedule II is clean, clear and marketable and there is no encumbrance on the said property by way of sale, mortgage, etc. the party of the first party also assured that, they have never received any notice of acquisition, requisition whatsoever, till execution of the present, deed, and there is no litigation pending in any court of law.
- 4) The Party of the second party has received possession of the Schedule II property today itself. And there is no grievance about the boundaries and are of the property mentioned in schedule II there is no necessity to pass separate possession receipt for the same.
- 5) The party of the second part has verified all relevant documents in respect of said property and party of the second part fully satisfied with the marketable title of the said property.
- 6) The party of the first part has paid all taxes and dues of the said property till execution of the present. Deed. And party of the second part will pay the tax and other dues in respect of the schedule II property from today.
- 7) It is agreed by and between the parties that, if any objection in respect of the said property raised in respect of the taxes or dues of the said property prior to date of execution of the present deed, then same shall be clarified by the party of the first part.

- 8) The party of the first part assured to the party of the second part that they will cooperate to the party of the second party for entering his name on 7/12 extract of the 1226 old Survey No (217/21).
- 9) The expenditure of the present deed like stamp duty, registration charges, advocate fees, and miscellaneous expenses in born by party of the second part.

SCHEDULE I

All that piece and parcel of the land bearing Gat No. 1226 old Survey No (217/21) admeasuring area 00 H 42.40 Ares out of land totally admeasuring area 01 H 41 Ares, Assessed at Rs. 2.19 Paise situated at Village – Kolwadi, Taluka Haveli, District Pune and within the jurisdiction of Z P Pune, Taluka Panchayat Samiti Haveli, and within the local limit of grampanchayat Village Kolwadi and which is bounded as follows:

East	:	Kolwadi-Kesnand Road
South:	:	Remaining landed Property out of gat no 1226
West	:	Remaining landed Property out of gat no 1226
North	:	Remaining landed Property out of gat no 1226

SCHEDULE II

All that piece and parcel of the portion of residential **Flat/Unit bearing No.105** in the Building named **“A” Wing** having Carpet area **610.66 Sq. Ft. i.e. 56.73 Sq. Mtrs.** along with attached open balcony **103 Sq. Ft. i.e. 9.57 Sq. Mtrs.** on the **First Floor**, Total saleable area **963.44 Sq. Ft** of the Project named **“MK ESTRELLA”**, along with exclusive right to use **1 Car parking** property which is bounded as follows:

East	:	Flat No 104
South:	:	Internal Road
West	:	Wing ‘B’
North	:	Flat No 106

**IN WITNESS WHEREOF BOTH THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO
THIS WRITING THE DAY AND YEAR HEREINABOVE WRITTEN.**

**MR. RAJU VINAYAK GAIKWAD
SALER / VENDOR**

**1) MR. KISHOR RAMDAS SHINDE
PURCHASER/ VENDEE**

Witnesses:

1)	Signature :	2)	Signature :
	Name :		Name :
	Address :		Address :