

SALE DEED

**THIS SALE DEED is executed at CHIKHALI, PUNE on this ____ day of
SEPTEMBER, 2026.**

BY : -

MRS. ASHA SUNIL BHONDVE

Age 43 years, Occup – Housewife

PAN CLCPB3896E

UID 2857 0664 3192

R/at – Near Dharmaraj Mangal Karyalay,

Bhondve Vasti, Ravet, Pune – 412 101

Mob. No. : 9011826518

Hereinafter called & referred to as

THE TRANSFEROR/S (which expression shall
unless it be repugnant to the context
or meaning thereof shall be deemed to
mean & include himself/herself/themselves,
his/her/their respective legal heirs, executors,
administrators, etc.)

... PARTY OF THE FIRST PART

IN FAVOUR OF -

MR. ARVIND KUMAR YADAV

Age: - 36 years Occ: Service

PAN AMEPY1170H

UID 9378 2096 2525

Mob. No. 8317227532

Email id : arvind.pdc@gmail.com

Residing at :

S/o. – Ramdarash Yadav,

Block D/2, Plot No. 58/59, Shahunagar,

Near Flour Mill, Chinchwad, Pune City, Pune,

Chichwad East, Maharashtra – 411 019

Hereinafter called and referred to

as "THE TRANSFEREE/S"

(which expression, unless it be repugnant
to the context or meaning thereof,
be deemed to mean and include
himself/herself/themselves,
his/her/their respective legal heirs, executors,
administrators, etc.)

... PARTY OF THE SECOND PART

SALE DEED FOR ₹26,60,550.00

WHEERAS The property land admeasuring 931.00 Sq. Mtrs. out of Gat No. 1323 admeasuring 10 H 27 R + Pot Kharaba admeasuring 00 H 05 Ares thus totally admeasuring 10 H 32 Ares, lying, being and situated at Village Chikhali, Tal – Haveli, Dist – Pune, and within the Registration District Pune, Sub-Registration Haveli, Tal – Haveli, District Pune originally belonged to Mr. KUNDLIK GENABA More and his name has been recorded in the Record of Rights as owner thereof.

AND WHEREAS as per the order bearing No. A. L. T./ Chikhali / 182/62 passed by Ld. Upper Tahasildar, Haveli, U/s. 32M of The Bombay Tenancy and Agricultural Lands Act, 1948, Mr. Gena Maruti More paid an amount of Rs. 2428.23 to Mr. Devram Krushnarav Jadhav as consideration amount and accordingly name of Mr. Gena Maruti More was recorded as Holder of aforesaid land subject to provisions of S. 43 C of the said Act. As per the provisions of the said BT & AL Act, 1948, aforesaid land is held on Occupancy Class – 2 Tenure.

AND WHEREAS Mr. Gena Maruti More died on 21/03/1975, leaving behind him –

Mr. Bhaguji Genaba More	-	Son;
Mr. Kundlik Genaba More	-	Son;
Mrs. Tarabai Dattoba Rikame	-	Daughter;
Mrs. Reubai Khandu Kalbhor	-	Daughter;
Mrs. Gaubai Vitthal Vaghole	-	Daughter;
Mrs. Krushnabai Shantaram Jadhav	-	Daughter;
Sarubai Genaba More	-	Widow;

- as his only legal heirs. Accordingly, vide M. E. No. 214, names of aforesaid Mr. Bhaguji Genaba More and Mr. Kundlik Genaba More came to be mutated as Holder in the Record of Rights and names of Mrs. Tarabai Dattoba Rikame, Mrs. Raubai Khandu Kalbhor Mrs. Gaubai Vitthal Vaghole and Mrs. Krushnabai Shantaram Jadhav and Smt. Sarubai Genaba More came to be mutated in the Other Rights Column pertaining to aforesaid land bearing Gat No. 1323, of Village Chikhali, Tal – Haveli, Dist – Pune. Thereafter, it is also observed that, Smt. Sarubai Genaba More died leaving behind aforesaid legal heirs. Accordingly, her name was deleted from the Record of Rights thereof.

AND WHEREAS 1) Mr. Bhaguji Genaba More, 2) Mr. Kundlik Genaba More, sold, transferred and assigned various parts of aforesaid land unto and in favour of third Parties and accordingly, names of third parties came to be mutated in the Record of Rights thereof. Also a remarks of ‘Transaction against terms of S. 43 of BT & AL Act’ and ‘Liable for provision of S. 84C of BT & AL Act’ are mutated in the other Rights Column thereof.

AND WHEREAS, Mrs. Tarabai Dattoba Rikame and Mrs. Revubai Khandu Kalbhor, released and relinquished their respective undivided right, title, interest, share and claim in respect of land bearing Gat No. 1323 inter alia their other ancestral properties to and in favour of Mr. Kundlik Genaba More, by executing a Release Deed (ivanaamaaobadlaa h@ksaaoDp~) dtd. 16/10/2008, which was registered in the office of Sub-Registrar Haveli No. 18, at Sr. No. 4965/2008. However, their names are still appearing in the Record of Rights thereof.

AND WHEREAS Smt. Gaubai Vitthal Vaghole died on 09/11/1978 leaving behind her no legal heirs of Class-I except her Husband i.e. Mr. Vitthal Vaghole, who also died on 26/05/2011 and as such, vide M. E. No. 32522, her name came to be deleted from the Record of Rights.

AND WHEREAS Mr. Kundlik Genaba More paid an amount equal to 40 times of Land Revenue to the Government of Maharashtra, for purpose of obtaining permission of Development / Sale of the land admeasuring 00 H 25 R and accordingly, vide Order bearing No. (ku.ka.À43ÀesaAarÀ10À2020) dtd. 28/08/2020 Upper Tahasildar, Pimpri Chinchwad, ordered to remove the remark of 'inayaM~It sa<aa P`akar' in respect of land admeasuring 00 H 25 R, out of Gat No. 1323, of Village Chikhali, Tal – Haveli, Dist – Pune.

AND WHEREAS Mr. Kundlik Genaba More got the area admeasuring 921.75 Sq. Mtrs. demarcated vide Demarcation Certificate bearing No. 3151/2020.

AND WHEREAS Mr. Kundlik Genaba More and his family members, granted, assigned and transferred the exclusive development rights of land admeasuring 931.00 Sq. Mtrs. out of Gat No. 1323 admeasuring 10 H 27 R + Pot Kharaba admeasuring 00 H 05 Ares thus totally admeasuring 10 H 32 Ares, lying, being and situated at Village Chikhali, Tal – Haveli, Dist – Pune, and within the Registration District Pune, Sub-Registration Haveli, Tal – Haveli, District Pune unto and in favour of **M/s. Paras Properties, through its Partner – Mr. Rambhau Khandu Pandharkar & others,** by and under Development Agreement and Power of Attorney both dtd. 07/06/2022, which were registered in the office of Sub-Registrar Haveli No. 24, at Sr. No. 9695/2022 & 9696/2022 respectively.

AND WHEREAS Builder-Promoter i.e. M/s. Paras Properties, through its Partner – Mr. Rambhau Khandu Pandharkar & others, prepared the building plans through its Architect and submitted it for its sanction to Pimpri Chinchwad Municipal Corporation and got it sanctioned vide Building Commencement Certificate bearing No. BP/CHIKHALI/04/2022, dtd. 25/01/2022, and obtained N. A. Order bearing No. JAMIN/NA/SR/533/2022, dtd. 18/07/2022.

AND WHEREAS pursuant to the coming into force of the Real Estate (Regulation and Development) Act, 2016, the Promoters have got itself registered for project '**PRASANNA PARADISE**' under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory

Authority, Maharashtra and the necessary Registration Certificate of Project bearing Project Registration No. **P52100048666**, thereto has been issued.

AND WHEREAS the Builder-Promoter i.e. M/s. Paras Properties, through its Partner – Mr. Rambhau Khandu Pandharkar & others, has accordingly commenced construction of the said building/s in accordance with the said proposed plans, and Builder-Promoter has completed the construction of Building, in accordance with sanctioned Building Plans and accordingly, PCMC issued a **Completion Certificate bearing No. 460/2025, DTD 17/06/2025.**

AND WHEREAS since the Building is completed in all respect, as per the Terms and Conditions of aforesaid **Development Agreement and Irrevocable Power of Attorney both dtd. 07/06/2022, which were registered in the office of Sub-Registrar Haveli No. 24, at Sr. No. 9695/2022 and 9696/2022**, Builder-Promoter i.e. **M/s. Paras Properties, through its Partner – Mr. Rambhau Khandu Pandharkar & others**, has agreed to allot and give on ownership basis 4924.64 Sq. Fts. Carpet area along with Balcony area admeasuring 632.94 Sq. Fts. Carpet in the form of constructed Residential Flats out of total Residential area permitted to be constructed on the Project Land.

AND WHEREAS accordingly, vide Confirmation Deed dtd 03/02/2023, which was registered in the office of Sub-Registrar Haveli No. 14, at Sr. No. 1898/2023 read with Confirmation Deed dtd 24/02/2026, which was registered in the office of Sub-Registrar Haveli No. 24, at Sr. No. 6407/2026, the Builder-Promoter i.e. **M/s. Paras Properties, through its Partner – Mr. Rambhau Khandu Pandharkar & others**, with the consent of Land Owners, allotted on the ownership basis **Flat No. 301, admeasuring 325.60 Sq. Fts. (30.25) Carpet + 45.21 Sq. Fts. (04.20 Sq. Mtrs.) Adjoining Balcony, situated on THIRD FLOOR, in the aforesaid Building Project known as 'PRASANNA PARADISE'**, to and in favour of Party of the First Part –Transferors herein, in lieu of consideration for the transfer of Development Rights of **land admeasuring 931.00 Sq. Mtrs. (as per N. A. Order 921.75 Sq. Mtrs.) out of Gat No. 1323 admeasuring 10 H 27 R + Pot Kharaba admeasuring 00 H 05 Ares thus totally admeasuring 10 H 32 Ares, lying, being and situated at Village Chikhali, Tal – Haveli, Dist – Pune**, and also handed over the physical, actual and vacant possession of the said Flat No. 301 unto and in favour of the Party of the First Part – Transferors herein by executing a Possession Deed dtd. _____, which was registered in the office of Sub-Registrar Haveli No. 24, at Sr. No. _____.

AND WHEREAS thus being the Land Owners / Allottees and occupier of the said Flat No. 301, admeasuring 325.60 Sq. Fts. (30.25) Carpet + 45.21 Sq. Fts. (04.20 Sq. Mtrs.) Adjoining Balcony, situated on THIRD FLOOR, in the aforesaid Building Project known as 'PRASANNA PARADISE', constructed on

land admeasuring 931.00 Sq. Mtrs. (as per N. A. Order 921.75 Sq. Mtrs.) out of Gat No. 1323 admeasuring 10 H 27 R + Pot Kharaba admeasuring 00 H 05 Ares thus totally admeasuring 10 H 32 Ares, lying, being and situated at Village Chikhali, Tal – Haveli, Dist – Pune, the Party of the First Part – Transferor/s herein became absolutely seized and possessed of and otherwise well and sufficiently entitled to the said property more particularly described in the Schedule of Property written hereto below;

AND WHEREAS, for good and sufficient reasons, the Transferors herein intended to sell or otherwise dispose of the said Unit/Flat;

AND WHEREAS the Party of the Second Part – Transferee is in need of the Flat for his / their personal accomodation, approached the Party of the First Part – Transferors for purchase the said Flat and offered to purchase the said Flat with all beneficial interests attached thereto or pertaining therewith at and for a total lump sum consideration of **₹26,60,550.00 (Rupees Twenty Six Lakhs Sixty Thousand Five Hundred Fifty only);**

AND WHEREAS the said offer of the Party of the Second Part – Transferee being the best possible as per the prevailing market rate, the Party of the First Part – Transferors accepted the same and agreed to transfer, sell, grant, convey and assign the said property, free from all encumbrances, liens, charges, mortgages, demands, etc. whatsoever in nature unto and in joint favour of the Party of the Second Part – Transferee for a total and lump-sum consideration of **₹26,60,550.00 ((Rupees Twenty Six Lakhs Sixty Thousand Five Hundred Fifty only));**

AND WHEREAS the Party of the Second Part – Transferee herein paid the full and entire consideration of the said property to the Party of the First Part – Transferors herein, the receipt of the same, the Party of the First Part – Transferors doth hereby admit & acknowledge and for the said consideration, the Party of the First Part – Transferors do hereby transfer, grant, assign, sell & convey the aforesaid **Flat No. 301, admeasuring 325.60 Sq. Fts. (30.25) Carpet + 45.21 Sq. Fts. (04.20 Sq. Mtrs.) Adjoining Balcony, situated on THIRD FLOOR, in the aforesaid Building Project known as ‘PRASANNA PARADISE’, constructed on land admeasuring 931.00 Sq. Mtrs. (as per N. A. Order 921.75 Sq. Mtrs.) out of Gat No. 1323 admeasuring 10 H 27 R + Pot Kharaba admeasuring 00 H 05 Ares thus totally admeasuring 10 H 32 Ares, lying, being and situated at Village Chikhali, Tal – Haveli, Dist – Pune,** (more particularly described in the schedule written hereunder), on the following terms & conditions;

NOW, THEREFORE, THIS SALE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1) That in consideration of the sum of ₹26,60,550.00 (Rupees Twenty Six Lakhs Sixty Thousand Five Hundred Fifty only) , paid as under -		
<i>Sr. No.</i>	<i>Amount</i>	<i>Particulars</i>
1.		
2.		
3.		
4.		
5.		
	₹26,60,550.00 (Rupees Twenty Six Lakhs Sixty Thousand Five Hundred Fifty only)	TOTAL
- thus making together the total consideration of ₹26,60,550.00 (Rupees Twenty Six Lakhs Sixty Thousand Five Hundred Fifty only) the receipt whereof the Party of the First Part – Transferors doth hereby admit, accept and acknowledge and of and from the same and every part thereof, the Party of the First Part – Transferors hereby forever acquit, release and discharge the Party of the Second Part – Transferees, and for consideration paid as aforesaid by the Party of the Second Part – Transferees to the Party of the First Part – Transferors, the Party of the First Part - Transferors doth hereby sell, transfer, convey, grant and assign all its rights, title, interests, share, claims etc. in the said <u>Flat No. 301, admeasuring 325.60 Sq. Fts. (30.25) Carpet + 45.21 Sq. Fts. (04.20 Sq. Mtrs.) Adjoining Balcony, situated on THIRD FLOOR, in the aforesaid Building Project known as 'PRASANNA PARADISE', constructed on land admeasuring 931.00 Sq. Mtrs. (as per N. A. Order 921.75 Sq. Mtrs.) out of Gat No. 1323 admeasuring 10 H 27 R + Pot Kharaba admeasuring 00 H 05 Ares thus totally admeasuring 10 H 32 Ares, lying, being and situated at Village Chikhali, Tal – Haveli, Dist – Pune,</u> (more particularly described in the schedule written hereunder) unto and in favor of the Party of the Second Part – Transferee AND ALL THE ESTATE right, title, interest, claim and demand whatsoever at law and in equity of the Owner in to or out of or upon the said Flat or any part thereof TO HAVE AND TO HOLD THE SAME FOREVER & ABSOLUTELY all the singular the said Property hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with its and every of its rights members and appurtenances UNTO AND TO THE USE and benefit of the Purchasers SUBJECT TO the payment of all rents, rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or Municipal Corporation or to the Gram Panchayat or any other Public Body or local Authority in respect thereof by the Transferors for the period up to the date of these presents AND the Transferors doth		

hereby for himself/herself/themselves and his/her/their respective heirs, successors, administrators and executors covenant with the Assignee **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Transferors or any person or persons lawfully or equitably claiming by, from, through, under or in trust for him made done committed, omitted or knowingly or willingly suffered to the absolute authority to grant, convey, transfer and assure the said property hereby granted, conveyed, transferred and assured or intended so to be unto and to the use of Assignee in the manner aforesaid **AND THAT** it shall be lawful for the Assignee from time to time and at all times hereafter peaceably and quietly to hold, enter upon, occupy, possess and enjoy the said property hereby granted, sold, conveyed, transferred and assured with its appurtenances and receive the rents issues and profits thereof and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Transferors or by any person lawfully or equitably claiming or to claim by from under or in trust for him/her/them.

- 2) The Party of the First Part – Transferor do hereby agree, admit and declare that they have received full and entire agreed consideration price of the said office and that there is no balance amount due to Party of the First Part –Transferors from the Party of the Second Part – Transferee.
- 3) The Party of the First Part – Transferor has represented to the Party of the Second Part - Transferees that -
 - i) He/She/they is/are the absolute owner of the said property and no other person have any interest therein;
 - ii) There is no encumbrance on the said Property and he/she/they has/have no balance due thereof to their Vendor / Builder - Promoter;
 - iii) That he/she/they has/have been in exclusive, actual, peaceful, continuous legal possession and occupation of the said property since it was purchased by him/her/them;
 - iv) That the Builder-Promoter who constructed the building have no claim against the said property or the Transferors of whatsoever nature;
 - v) That when the Transferors got allotted the said property he/she/they was / were satisfied that the title to the said Property was clear and marketable and is even now clear and marketable;
 - vi) That on taking possession of the said Property the Transferees will be entitled to occupy the same without any claim or

interruption from the Transferor/s or anybody claiming under them;

- vii)** That he/she/they has / have paid all dues of the Builder-Promoter upto date and they will indemnify and keep indemnified the Transferees against any claim made for any period prior to the completion of sale in respect of the said property;
- viii)** The Transferor/s entitled to the said Property and every part thereof and that their title to the same is clean, clear and marketable and is also free from all charges, encumbrances and third Party claims etc.;
- ix)** They had not committed any act by which they become liable to be dismembered by the Developer/Promoter.
- x)** He/she/they has/have not indebted to such an extent that the said property or any part thereof is liable to be attached.
- xi)** The said Property or any part thereof is not a subject matter of any past or pending litigation.
- xii)** He/she/they had paid TDS, GST, Maintenance, applicable by law on the Said Property and there is no due in that regard.
- xiii)** They had paid all taxes, dues, cesses, and charges in respect of the M.S.E.D.C.L. and the P.C.M.C. to the Builder-Promoter, till the date of execution of these presents.
- xiv)** He/she/they had not received any notice in respect of the said property or any part thereof.
- xv)** If any taxes or charges would arise regarding for the said Property till date the **TRANSFEROR/S** will undertake to pay the same.
- xvi)** The **TRANSFEROR/S** further declare that, the said Property has yet not been allotted a separate light (Electricity) meter and the name of the **TRANSFEROREE** would be recorded on the installation of same and the **TRANSFEROR/S** have paid the necessary M.S.E.D.C.L. charges pertaining to the said property till today and shall undertake to continue to pay the said charges till today.

4) The Party of the First Part - Transferors hereby declares that being the purchaser/allottee, the Party of the First Part - Transferor was in actual vacant and peaceful possession of the said office and before execution of these

presents, Party of the First Part – Transferors has / have put the Party of the Second Part – Transferees in actual, vacant, peaceful and legal possession of the same as owners of the said office and hereby confirms their lawful possession.

- 5) The Party of the First Part – Transferor/s has / have assured the Party of the Second Part – Transferees that as the purchaser/allottee of the said office, he is / they are absolutely seized and possessed of the said property and that he / they has / have not transferred, granted or assigned nor has /have agreed to transfer in writing or orally the said property to any person/s whatsoever and that it has a marketable title to transfer the same unto the Party of the Second Part – Transferees as per the terms & conditions incorporated in these presents and that there is no impediment under any law for transfer of the said property unto the Party of the Second Part – Transferees and that the office is not acquired or reserved nor the Party of the First Part – Transferor/s has / have received any such notice for the same and that the said office is free from all encumbrances, charges, third party claims, litigations etc. whatsoever in nature.
- 6) The Party of the First Part – Transferor/s has / have assured the Party of the Second Part – Transferees that there is no impediment of any nature whatsoever which disentitle the Party of the First Part - Transferors to sell, transfer, grant, convey and assign the said office unto the Party of the Second Part - Transferees. The Party of the First Part – Transferor/s has / have obtained consent from the Builder-Promoter for transfer of the said office in the name of Party of the Second Part – Transferees and shall co-operate the Transferees to cause the Builder-Promoter to accept the Party of the Second Part – Transferees as the members of the Society / Apartment Condominium (as the case may be) as and when formed.
- 7) The Party of the First Part – Transferor/s hereby agree/s to co-operate with the Party of the Second Part – Transferee/s to get the said office transferred in the name of the Party of the Second Part – Transferee/s in all records including but not limited to Municipal Corporation, Property Tax, MSEB, Society, Apartment Condominium etc., and other concerned Authorities and the electricity meter get installed / transferred in the name of the Party of the Second Part - Transferees. The necessary Applications, Statements, etc. will be filed by the Party of the Second Part - Transferees.
- 8) The Party of the First Part – Transferor/s has / have paid all the outgoings i.e. property taxes, water charges, electricity charges, maintenance charges in respect of the said office till today. If any liability, outstanding dues etc. whatsoever nature in any form, arises in future for the period prior to the date of this Transfer Deed, Party of the First Part – Transferor/s agree/s to pay the same or will be liable for settlement of the same.

- 9)** The Parties hereto agree that all the expenses for the transfer of the said property such as stamp duty, registration fees, is borne and paid by the Transferees alone.
- 10)** That this deed is subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 / Maharashtra Apartment Ownership Act, 1970 & the Rules made thereunder.

SCHEDULE OF PROPERTY	
All that piece and parcel of <u>Flat No. 301, admeasuring 325.60 Sq. Fts. (30.25) Carpet + 45.21 Sq. Fts. (04.20 Sq. Mtrs.) Adjoining Balcony, situated on THIRD FLOOR, in the aforesaid Building Project known as 'PRASANNA PARADISE', constructed on land admeasuring 931.00 Sq. Mtrs. (as per N. A. Order 921.75 Sq. Mtrs.) out of Gat No. 1323 admeasuring 10 H 27 R + Pot Kharaba admeasuring 00 H 05 Ares thus totally admeasuring 10 H 32 Ares, lying, being and situated at Village Chikhali, Tal – Haveli, Dist – Pune,</u> and within the limits of Pimpri Chinchwad Municipal Corporation, and Registration District Pune, Sub-District Taluka – Haveli and within the Jurisdiction of Sub-Registrar Haveli and the Project land is bounded as under –	
On or towards East	- Property of Mr. Shantaram Baswant Patil & Mr. Gopal Hanumant Takale;
On or towards West	- Road & thereafter, Property out of Gat No. 1323 owned by Mr. Kundlik G. More;
On or towards South	- Property out of Gat No. 1323 owned by Mr. Kundlik G. More;
On or towards North	- Property of Mr. Hanumant Babaji More;

IN WITNESS WHEREOF the parties to these presents have put their respective hands on the day and date first written above.			
<i>Name of Party</i>	<i>Photo</i>	<i>Left Hand Thumb Impression</i>	<i>Signature</i>
SIGNED AND DELIVERED BY THE WITHINNAMED PARTY OF THE FIRST PART - TRANSFERORS MRS. ASHA SUNIL BHONDVE			
SIGNED & DELIVERED BY THE WITHINNAMED PARTY OF THE SECOND PART - TRANSFEREES MR. ARVIND KUMAR YADAV			

In the presence of following Attesting Witnesses :

1) Sign :

Name :

Address :

2) Sign :

Name :

Address :

