



!! Shree Swami Samarth Prasanna !!

DEED OF SALE / TRANSFER

THIS DEED OF SALE / TRANSFER made at Talegaon Dabhade, Pune, on
this day of October in the Christian Year **2026**

BETWEEN

1) MR. RAJARAM BHAGA DAWKHAR

PAN-AFZPD6068B

AADHAR-5794 7296 9538

Age – 52 Years,

2) MRS. SUVARNA RAJARAM DAWKHAR

PAN-AYIPD0825C

AADHAR-_____

Age – 51 Years,

Both residing at – Plot No. 104(1)B, MIDC Road,

Near Vishal Lawns, Sai Samarth Nagar, Vadgaon,

Tal. Maval, Dist. Pune, Maharashtra - 412106.

Hereinafter referred to as the 'TRANSFERORS / THE VENDORS'
(which expression shall unless it be repugnant to the context or to the
meaning thereof shall be deemed to mean and include their
respective heirs, executors, administrators and assigns) OF THE
FIRST PART.

AND

1) MR. VINAY RAMESH JADHAV

PAN-BWYPJ3745G

AADHAR-4299 4652 0915

Age – 26 Years,

Hereinafter referred to as the 'TRANSFEREES / THE PURCHASERS'
(which expression shall unless it be repugnant to the context or to the
meaning thereof shall be deemed to mean and include their respective heirs,
executors, administrators and assigns) OF THE SECOND PART.

W H E R E A S

- a) The Vendors are seized and possessed of or otherwise legally entitled to the property **Flat bearing No. 204**, Carpet area admeasuring about **394 Square Feet i.e. 36.603 Square Meters** approx. attached terrace situated on **Second Floor**, in Building No. **B-2** in scheme named as Namrata Sakar and society named as **‘SHRI MANGAL SAHAKARI GRUH RACHANA SANSTHA MARYADIT’** which is registered under the Maharashtra Co-Operative Societies Act, 1960 under No. PNA/MWL/HSG(TC)/1236/2007-08, Dated 24/09/2007, constructed on all that portion admeasuring 11,850 sq.mt. (“Hectare 1.18.5 Are”) out of all that portion admeasuring “Hectare 1.27.5 Are” lying on north out of the land bearing Survey No.60, Hissa No.4/1 (previously bearing Survey No.49/4) in all admeasuring “Hectare 2.54 Are” situate at town Talegaon Dabhade, Taluka Maval, District Pune, within the limits of Registration District Pune, Sub-Registrar Maval and Talegaon Dabhade Municipal Council, more particularly described in the Schedule written herein under and hereinafter called as ‘The said Flat’.
- b) The Vendors have acquired **Flat No. 204** in Building No. **‘B-2’** from **NAMRATA DEVELOPERS PRIVATE LIMITED** by Agreement to Sale executed and registered at the office of Sub-Registrar Maval-2 under Sr. No. 2563/2012 dated **10.05.2012**
- c) The Vendors were desirous of disposing of the said Flat, as it was inadequate and inconvenient for them.

- d) The Purchasers who were interested in acquiring a suitable residential accommodation at Talegaon Dabhade, approached the Vendors and after negotiations the Vendors agreed to sell and the Purchasers agreed to purchase **‘The said Flat’** for the lump sum price of **Rs. 18,70,000/- (Rupees Eighteen Lakh Seventy Thousand Only)**.
- e) The Purchasers has paid to the Vendor the entire amount **Rs. 18, 70,000/- (Rupees Eighteen Lakh Seventy Thousand Only)**.as under

Amount Rupees	Particulars
37,000/-	Paid by UPI/Online Transfer by Purchaser No.1 Mr. Vinay Ramesh Jadhav to Vendor No.1 Mr. Rajaram Bhaga Dawkhhar; UPI Transaction ID 626057896125 dated 17.09.2026.
400/-	Paid by UPI/Online Transfer by Purchaser No.1 Mr. Vinay Ramesh Jadhav to Vendor No.1 Mr. Rajaram Bhaga Dawkhhar; UPI Transaction ID 626023997849 dated 17.09.2026.
18,32,600/-	Paid by Cheque/DD no. dated drawn on obtaining loan from ICICI HFC Ltd

Totally **Rs. 18,00,000/- (Rupees Eighteen Lakh Only)**. The receipt whereof Vendor doth hereby admit and acknowledge. Accordingly, this Sale Deed, the acknowledgment of receipt of the Sale Consideration, handing over of possession and transfer of all rights, title and interest in the Said Property shall remain subject to the delivery, release, honour and actual realisation of the said cheque.

Both the parties confirm that the said price is the correct and reasonable price of the said Flat and the same is according to the prevailing market rates in the vicinity.

- f) The Purchasers have now requested the Vendors to execute this Deed of Sale, which the Vendors have agreed to do.

NOW THIS DEED OF SALE WITNESSETH AND IT IS HEREBY CONFIRMED AND DECLARED BY THE PARTIES AS UNDER:

1. That in consideration of the total sale price of **Rs. 18,70,000/- (Rupees Eighteen Lakh Seventy Thousand Only)** paid by the Purchasers to the Vendor, the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the account the Vendor doth hereby sells and transfers the said Flat more particularly described in the Schedule hereunder written and shown on the plan separately supplied to the Purchasers, together with the joint ownership in the chambers, drainage, septic tank, terrace, water lines, ways, passages, drains, water sources, together with all the right, title and interest, together with all the appurtenances belonging to or in anywise appertaining to or with the same or any part thereof usually held, used occupied, or enjoyed or reputed or known as part or member thereof to be appurtenant, and all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever of the Vendor in to out of or upon the said Flat or any part thereof TO HAVE AND TO HOLD the said Flat hereby granted, sold or intended so to be with their and every of their rights, members appurtenances unto and to the use and benefit of the Purchasers forever to be held and heritable and transferable immovable property for ever.

2. The Vendor has handed over to the Purchasers the actual, legal and physical possession of the said flat on the execution of this Deed of Sale.

3. The Vendor hereby covenants with the Purchasers to save harmless, indemnified, and keep indemnified from or against all encumbrances, charges and equities whatsoever. The Vendor shall at the request and costs of the Purchasers or her heirs, executors, administrators or assigns, do or execute or cause to be done and executed all such lawful acts, deeds, and things whatsoever for further and more perfectly conveying and assuring the said Flat according to the true intent and meaning of these presents.

4. The Vendor further covenants with the Purchasers as under :

- a) The said Flat is absolutely free from encumbrances and/or charges or any kind whatsoever. The Vendor has not sold or agreed to sell the said Flat to anybody else, nor has he agreed to mortgage or create any charge over the same;
- b) The Vendor has paid all the electricity bill, rates, taxes and assessments in respect of the said Flat up to date and the Purchasers shall be liable to pay the same after this Sale Deed.

- c) The rights, title and interest hereby conveyed and vested upon the Purchasers is absolutely clear and marketable.
- d) Construction of the said entire building was done according to the Plans sanctioned by the Talegaon Dabhade Municipal Council.

5. The Purchasers shall have full and absolute right, to use and or dispose of the said Flat, save and except the right of demolishing or committing waste in respect of the said Flat in any manner, so as to affect or damage the property of other adjoining owners.

6. The Vendor has handed over to the Purchasers copies of the title deeds i.e. copy of the Sale Deed in favour of the Society, as well as the original Share Certificate representing **5 shares** of Rs. **50/-** each on the execution of these presents.

7. The Purchasers agrees to hold the said Flat as a member of the **“SHRI MANGAL SAHAKARI GRUH RACHANA SANSTHA MARYADIT”** and also agreed to abide by all the Rules, Regulations and Bye-laws of the said Society adopted from time to time.

8. The Electricity Meter stand in the name of the Vendor, and the Vendor covenants to sign all documents to transfer the same with deposit in the name of the Purchasers.

9. The Transferee shall maintain at its own costs the said property in the same good condition, state and order in which it is handed over to him and shall abide all bye-laws, rules and regulations of the state Government, Talegaon Dabhade Municipal Council, M.S.E.B. and \or any other authorities and shall attend, answer and be responsible for all notices, violations of any of the conditions or rules of bye-laws and shall observe and perform all the terms and conditions in this agreement.

10. All the costs, charges and expenses of and incidental to this Deed of Sale and the transaction, such as Stamp Duty, Registration fees, Advocate fees, Typing and Xeroxing charges etc. have been and shall be paid by the Purchasers only.

11. The Purchasers also agrees to become a member of the “**SHRI MANGAL SAHAKARI GRUH RACHANA SANSTHA MARYADIT**” formed by all the Shop / flat owners in the said building and to pay the required, fees, expenses and premium. The Vendor and the Purchasers shall submit to the Society the prescribed transfer forms and the said Society shall in the meeting of its Managing Committee shall pass necessary Resolutions to admit the Purchasers as member of the Co-operative Housing Society and shall also submit the necessary information to the Registrar of Co-operative Housing Societies in due course.

12 The Transferor agrees and undertaken to comply with all the legal requirements which will be required for effectually transferring the said flat in favour of the Transferee .

13 That the Transferor of the first part undertaken to apply to Talegaon Dabhade Municipal Council and M.S.E.B. for due transfer and mutation of the name of the Transferee of the Second part in place of Transferor of first part.

14 The Transferee hereby agrees to pay and keep all paying proportionate share in respect of the said property in all common expenses properly attributed to the entire building and including therein insurances premium, maintenance of common lights, maintenance of sanitation and of scavenger services, repairs to common amenities, common passages compound and common walls of offices charges of bill collection, chowkidar, gardeners and other servants, employed if any and other expenses necessary and incidental to the said property of the user thereof.

15 The Transferee shall use the said property or any part thereof for the purpose of residential. the Transferee shall ensure that they will not cause any nuisance or annoyance to the other occupiers in the building and will not use the premises for any illegal or immoral purpose.

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SCHEDULE I

(description of the said "LAND")

All that portion admeasuring 11,850 sq. mt. ("Hectare 1.18.5 Are"), out of all that portion admeasuring "Hectare 1.27.5 Are" lying on north out of the land bearing Survey No. 60, Hissa No. 4/1 (previously

bearing Survey No. 49/4), in all admeasuring "Hectare 2.54 Are", situate at town Talegaon Dabhade Taluka Maval, District Pune, within the limits of Registration District of Pune, Sub-Registrar, Maval, and the Municipal Corporation of the City of Talegaon of Dabhade, and which is bounded by as under:

On to the EAST : Portion admeasuring 600 sq.mt. retained by the Jyotiba Dabhade out of Survey No. 60, Hissa No. 4/1 (previously bearing Survey No. 49/4) and thereafter Survey No.51 (part), Vidyavihar colony.

On to the SOUTH :Partly by north-south 9 meter wide access road to and from the said Plot, out of southern portion of Survey No.60, Hissa No.4/1, and partly by the portion out of Survey No.60, Hissa No.4/1 (part), held by Dnyanoba Baburao alias Jyotiba Dabhade

On to the WEST :Survey No.26, Yojana Nagar

On to the NORTH :Survey No.60 (old Survey No.49)

SCHEDULE RESIDENTIAL FLAT ABOVE REFERRED TO
(Description of Flat No. 204)

Residential Flat bearing No. **204**, Carpet area admeasuring **36.603 Square meters i.e. 394 Square feet**, situated on **Second Floor** in Building No. **B-2** in scheme named as Namrata Sakar and society named as '**SHRI MANGAL SAHAKARI GRUH RACHANA SANSTHA MARYADIT**' which is registered under the Maharashtra Co-Operative Societies Act, 1960 under No. PNA/MWL/HSG(TC)/1236/2007-08, Dated 24/09/2007, constructed on all that portion admeasuring 11,850 sq.mt. ("Hectare 1.18.5 Are") out of all that portion admeasuring "Hectare 1.27.5 Are" lying on north out of the land bearing Survey No.60, Hissa No.4/1 (previously bearing Survey No.49/4), in all admeasuring "Hectare 2.54 Are", situate at town Talegaon Dabhade, Taluka Maval, District Pune, within the limits of Registration District Pune, Sub-Registrar Maval and Talegaon Dabhade Municipal Council, together with all the rights, appurtenances as members of '**SHRI MANGAL SAHAKARI GRUH RACHANA SANSTHA MARYADIT**' and all facilities such as Water & Electricity connection, meter and the undivided rights in the common passages, staircases, terrace, parking and amenities such as drainage, septic tank etc., and bounded by as under:

East - Build No 3

South - Open Space

West - Flat No 301

North - Open Space

IN WITNESS WHEREOF the parties have signed and executed this sale deed on the date, month and the year first hereinabove written.

SIGNED SEALED AND DELIVERED

By the within named TRANSFERORS / VENDORS

1) MR. RAJARAM BHAGA DAWKHAR

) MRS. SUVARNA RAJARAM DAWKHAR

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SIGNED SEALED AND DELIVERED

By the within named

TRANSFEREES/PURCHASERS

1.MR. VINAY RAMESH JADHAV

2.MRS. SUNANDA RAMESH JADHAV

PHOTO	THUMB	PHOTO	THUMB

In presence of... WITNESSES:

1.

2.