



Shree Gajanan Prasanna

SALE DEED

This SALE DEED made and executed into at Chinchwad, Pune on this ____th day of _____, 2026.

BETWEEN

MRS. MUKTA MUKUND KONNUR

Age : 54 Years, Occ. : Service

AADHAAR: 3394 0950 3855

PAN: BKHPK8019D

R/at : Plot No 276, Sector No 18,
Near Bharat Gas Agency, Sambhajinagar,
Chinchwad, Pune 411019

.... Hereinafter called the **TRANSFEROR**

[which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns]

.... PARTY OF THE FIRST PART

A N D

MISS. PALLAVI VASANT JANJALKAR@

MRS. PALLAVI PAWAN RAJURKAR

AADHAAR: 9635 6838 2872

PAN: BPCPJ7739F

Age : 29 Years, Occ. : Business

R/at : Ashtvinayak Society, Flat No 8
Building No 5, Purnanagar
Chikhali, Pune 411019

.... Hereinafter called the **PURCHASER**

[Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns]

... PARTY OF THE SECOND PART

TOTAL CONSIDERATION AMOUNT OF RS. 73,00,000.00

(Rupees Seventy Three Lakh Only)

WHEREAS the Transferor is absolutely seized and possessed of all that piece and parcel of the flat bearing Flat No. B-5, on First Floor, admeasuring 818.38 Sq. Ft., i.e., 76.03 Sq. Mtrs. Carpet area + Terrace admeasuring 42.6 Sq. Ft. i.e., 13 Sq. Mtrs., alongwith one covered car parking no B-5 in building namely "Asha Height Apartment Condominium.", B Building constructed on Plot No. 19, being and lying at Chikhali District Centre situated at Chikhali, Taluka Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad

Municipal Corporation along with all amenities, facilities provided thereon more particularly described in the Schedule below.

All that piece and parcel of the Plot No. 19, admeasuring area 1650 Sq. mtrs in Chikhali District Center situated at Village Chikhali, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad New Town Development Authority and Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub- Registrar Haveli Pune and Plot bounded as under :-

On or towards East: By 18 mtrs wide Road

On or towards South: By 18 mtrs wide Road

On or towards West: Plot No-4

On or towards North: Plot no -20

AND WHEREAS the above lease hold rights plot was allotted in name of Mr. Bhupendra Singh Pritam Singh Guler, Mr. Ajay Vishnu Mahaja Mr. Bhanudas Lala Bhangale.

AND WHEREAS the SAID PLOT was allotted by P.C.N.T.D.A. on Le Hold rights on dt. 20/02/2006 the Said Agreement to Lease is duly registered in the office of the Sub-Registrar, Haveli No. 18 Pune vide doc. Serial No. 1257 dt. 20/02/2006 And accordingly the authority i.e. P.C.N.T.D.A. have iss Allotment Certificate on dt. 27/02/2006. by their Allotment Certificate DA/LS/RS/1784.

AND WHEREAS the above Mr. Bhupendra Singh Pritam Singh Guler Ajay Vishnu Mahajan & Mr. Bhanudas Lala Bhangale have sold his Developpr rights in the name of M/s. Sankhesh Properties Through its Partner 1. Sangita Yuvraj Jain 2.Mrs. Aarti Kumarpal Sanghvi & 3. Mr. Kalpesh Jayar Jain by registered Development Agreement and Power of Attorney on 28/02/2007 and the said documents are registered in the office of the Se Registrar Haveli No. 18 Pune Vide Document Serial No. 1311/2007, 1312/20 1313/2007 and 1317/2007 on dtd. 28/02/2007.

AND WHEREAS the above M/s. Sankhesh Properties Through its Part 1. Mrs. Sangita Yuvraj Jain 2.Mrs. Aarti Kumarpal Sanghvi & 3. Mr. Kalpesh Jayantilal Jain have assign their Development rights in the name of M/s. Aradhna Associates Through its Partners 1. Mr. Ketan Pursottambhai Patel 2. Mr. Shilesh Manibhai Patel by registered Development Agreement and Power of Attorney dt. 08/06/2007 and the said documents are registered in the office of the Sub Registrar Haveli No. 17 Pune Vide Document Serial No. 5389/2007, 5390/20 5391/2007 and 5392/2007 on dtd. 08/06/2007 & Power of Attorney Doc. 6277/2007 dt. 05/07/2007.

AND WHEREAS the M/s. Aradhna Associates Through its Partners 1. Shailesh Manibhai Patel 2. Mr. Dineshbhai B. Patel 3. Mr. Himansu Damjibi Bhimani 4. Mr. Vijaykumar Shamjibhai Patel 5. Mr. Pinakin Dayabhai Patel 6. Mr. Mukeshbhai Chimanbhai Patel have executed the Power of Attorney in the name of 1. Mr. Ketan Pursottambhai Patel 2. Mr. Shilesh Pursottambhai Patel on dt. 08/06/2007 and the said documents is registered in the office of the Sub Registrar Haveli No. 17 Pune Vide Document Serial No. 5392/2007 on dt 08/06/2007.

AND WHEREAS the Mr. Bhupendra Singh Pritam Singh Guler & others has also taken NA order from the concern Authority bearing NA Order No PRH/NA/SR/162/2008 Pune 1 DT. 05/06/2008.

AND WHEREAS the authority i.e. P.C.N.T.D.A. has sanctioned th building plan and issued Commencement Certificate on dt. 12/02/2008 by Commencement Certificate No. VP/26/CDC/19/1093, Dt. 12/02/2008. and obtained Completion Certificate from P.C.N.T.D.A. to that effect bearing No. VP/26/CDC/19/1252, Dt. 02/07/2010 issued by Office of Executive Engineer P.C.N.T.D.A Pune 411019

AND WHEREAS Bhupendra Singh Pritam Singh Guler has expired 03/07/2008 and the name of his Legal heirs i.e. A) Smt. Kamaljitkaur B. Guler B. Mrs. Jasvinderkaur B. Guler (After Marriage Jasvinderkaur K. Sonil) C) Mr. Survindersingh B. Guler D) Mr. Ravindersingh B. Guler enrolled in PCNTDA and Govt. records.

AND WHEREAS Bhupendra Singh Pritam Singh Guler Through his Legal heirs A) Smt. Kamaljitkaur B. Guler B) Mrs. Jasvinderkaur B. Guler (After Marriage Jasvinderkaur K. Sonil) C) Mr. Survindersingh B. Guler D) Mr. Ravindersingh B. Guler has executed the Power of Attorney in the name of Mr. Ketan Pursottambhai Patel on 17/12/2008

And accordingly M/s. Aradhna Associates Through its Partners 1. Mr. Mr. Ketan Pursottambhai Patel 2. Mr. Shilesh Manibhai Patel has started the construction work on the SAID PLOT as per the rules and regulations on the P.C.N.T.D.A.

And accordingly M/s. Aradhna Associates Through its Partners 1. Mr. Ketan Pursottambhai Patel 2. Mr. Shilesh Manibhai Patel has started the construction work on the SAID PLOT as per the rules and regulations on the P.C.N.T.D.A.

AND WHEREAS M/s. Aradhna Associates Through its Partners 1. Mr. Mr. Ketan Pursottambhai Patel has made & registered the Special Power of Attorney in the name of 1) Mr. Dinesh Bhailalbhai Patel 2) Mr. Shailesh Manibhai Patel 3) Mr. Vijaykumar Shamjibhai Patel And 4) Mr. Nilesh Dhanjibhai Pokar on 29/06/2009 and the sald deed is registered in the office of the Sub-Registrar Haveli No. 5 Pune vide Document Sr. No. 552/09.

AND WHEREAS the Developer has thereupon applied to Pimpri Chinchwad New Town Development Authority for the purpose of construction of multi storied building on the SAID PLOT by submitting the plans /designs pertaining to the same with the Corporation Authorities.

AND WHEREAS the Developer has commenced, construction on the said land in accordance with the sanctioned plans of Pimpri Chinchwad New Town Development Authority vide Commencement Certificate referred to above hereinafter referred to as "THE SAID BUILDING."

By virtue of Development Agreement, Power of Attorney, stated above, M/s. Aradhna Associates have sole & exclusive rights to construct a building thereon consisting of various flats/ units/ shops in the said building and to enter into an agreement for selling the flats/ units/ shops to various prospective purchasers on ownership basis. Therefore M/s. Aradhna Associates have entered into an agreement in favour of Mrs. Mukta Mukund Konnur WHEREAS the Transferor is absolutely seized and possessed of all that piece and parcel of the flat bearing Flat No. B-5, on First Floor, admeasuring 818.38 Sq. Ft., i.e., 76.03 Sq. Mtrs. Carpet area + Terrace admeasuring 42.6 Sq. Ft. i.e., 13 Sq. Mtrs., built up area alongwith one covered car parking no B-5 in building namely "Asth Height Apartment Condominium.", B Building constructed on Plot No. 19, being and lying at Chikhali District Centre situated at Chikhali, Taluka Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation for total consideration amount of Rs. 20,00,000/- on 23.08.2010 which is registered with Sub-Registrar Haveli No 5 at Serial No. 8572 dated 23.08.2010. That Mrs. Mukta Mukund Konnur have paid total consideration amount of Rs. 20,00,000/- to the builder in respect of the said flat and became absolute allottee of the said flat.

AND WHEREAS this Agreement is registered according to Maharashtra Apartment Ownership Act & Maharashtra Ownership Flat Act and the rules made thereunder & amended from time to time thereof.

AND WHEREAS present transferor Mrs. Mukta Mukund Konnur and other flat holders in the building have formed a co-operative housing society namely Astha Height Apartment Condominium which is registered vide No. PNA/PNA-(3)/HSG/(TC)10506 /2010 dated 09.10.2010. Accordingly he became member of the said society/association and his name has been recorded in the records society/ Association as a member.

AND WHEREAS the present Transferor Mrs. Mukta Mukund Konnur herein decided to transfer all his Ownership rights/leasehold rights/ occupancy rights, interest, title and membership of share in the said Flat to the Purchaser in search of likewise residential accommodation and approached the Transferor.

AND WHEREAS terms and conditions between the parties regarding the sale of the said flat Purchase price and other terms and conditions are reduced in writing as under mutually decided by themselves.

NOW THEREFORE, THESE PRESENTS WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER

The Transferor hereby transferred all her ownership/leasehold/occupancy rights, interest and title in respect of the said Flat in favour of Purchaser for the total consideration of Rs. 73,00,000.00 (Rupees Seventy Three Lakh Only). The

Purchaser have paid Rs. 73,00,000.00 (Rupees Seventy Three Lakh Only). as total consideration amount to the transferor as detailed in payment schedule below.

The Transferor has handed over vacant and peaceful possession of the said Flat to the Purchaser and purchaser has accepted to his entire satisfaction.

The Transferor assures that the said Flat is free from all encumbrances of whatsoever nature and the said flat is not a subject matter of any lien, lease, mortgage, claim or not a subject matter of any court litigation and the title of the said Transferor in respect of said flat is free and marketable and Transferor has full and absolute authority to transfer the same to any person of his choice.

The Transferor hereby declares that She has till the date of this deed made all the payments of all outgoings towards, society charges, electricity charges, water charges, maintenance charges, Corporation property Tax and other charges and dues in respect of the said Flat till date. If any dues are there he undertakes to pay the same, however after the period from the date of possession of the said Flat by the Purchaser, it is responsibility of the Purchaser to pay the same.

For transferring the said Flat in favour of present Purchaser NOC from Society/MIDC is required which is obtained by the Transferor at his own cost.

All the expenses like Transfer Charges, Registration Fees, Stamp duty, Advocate fee and other incidental charges will be borne by the Purchaser. No amount will be borne by Transferor in this regard.

Particulars of Consideration Amount :

Sr. No.	Amount	Particulars
1	Rs. 00,51,000.00	Amount Paid by Gpay on Dated 28.07.2026 vide Transaction ID 620938273835 to the Transferor by Purchaser. Transferor hereby acknowledges the receipt
2	Rs. 00,00,000.00	Amount Paid by RTGS on Dated ----- vide Transaction ID----- to the Transferor by Purchaser. Transferor hereby acknowledges the receipt.
3	Rs. 00,73,000.00	1% TDS paid by purchaser in the name of Transferor
4	Rs. 71,76,000.00	Paid by Purchasers Bank to Transferor vide Bankers Cheque No _____ dated _____ drawn on _____ Bank, _____ Branch
	Rs. 73,00,000.00	TOTAL

1. The Transferor hereby acknowledge that till date She has received total consideration amount and She assured that She will co-operate to register this Sale Deed in respect of the said Flat in favour of the Purchaser without any extra demand or any hesitation.

2. The Transferor hereby undertakes to sign all necessary papers and application for the transfer of the said flat in the name of the Purchaser, He will obtain necessary papers i.e. NOC from Society for transferring the said flat in favour of the Purchaser as and when required without fail. He also assured that he will sign all necessary papers and applications for transferring the said flat and recording names of the said Purchaser in the records of PCMC and other records.
3. The Transferor hereby assure that She will sign all necessary papers and application for the transfer of the said flat in the name of the Purchaser in the Records of the Assessor and concerned Zonal Officer of Taxes of Pimpri Chinchwad Municipal Corporation, Society /apartment Records as member.
4. The Transferor hereby undertake to sign all necessary papers and application for the transfer of the present electric meter along with the deposit in the M.S.E.D.C.L. in the name of the Purchaser and also for the transfer of the said flat in the name of the Purchaser in the records of the Assessor and Collector of Taxes of Pimpri Chinchwad Municipal Corporation and the society without any consideration.
5. The present M.S.E.D.C.L. meter stands in the name of the Transferor. The Transferor hereby undertake to transfer the same in the name of the present purchasers and / or give all necessary applications, signs, affidavits, etc. for transferring the said meter in the name of the Purchaser.
6. The Transferor hereby undertake that She will make available all necessary legal papers and necessary permissions from concerned authorities/persons for registering this Sale Deed in respect of the said flat.
7. The Transferor has paid all payments, taxes, and bills, charges etc., till today and if any arrears are demanded hereinafter, the Transferor hereby agrees and assures to indemnify the Purchaser from the same and the Transferor alone shall pay the same till today.
8. That, the Transferor is aware that, relying only on the representation made by him to the Purchaser, the Purchaser is purchasing the said Flat.
9. The Transferor does hereby, further agrees and undertakes to sign and to execute necessary forms, applications, documents, writings, affidavits etc. that may be necessary for effecting the transfer of the Said Flat as well as transfer of undivided shares in the Said Apartment along with the transfer of electricity meter and deposit thereof, in the name of the Purchaser.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the Plot No. 19, admeasuring area 1650 Sq. mtrs in Chikhali District Center situated at Village Chikhali, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad New Town Development Authority and Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub- Registrar Haveli Pune and Plot bounded as under :-

On or towards East: By 18 mtrs wide Road

On or towards South: By 18 mtrs wide Road

On or towards West: Plot No-4

On or towards North: Plot no -20

SCHEDULE OF THE FLAT

All that piece and parcel of the flat bearing Flat No. B-5, on First Floor, admeasuring 818.38 Sq. Ft., i.e., 76.03 Sq. Mtrs. Carpet area + Terrace admeasuring 42.6 Sq. Ft. i.e., 13 Sq. Mtrs., built up area alongwith one covered car parking no B-5 in building namely “Astha Height Apartment Condominium.”, B Building constructed on Plot No. 19, being and lying at Chikhali District Centre situated at Chikhali, Taluka Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, along with all amenities and facilities provided thereto and to be provided thereon,

IN THE WITNESS WHEREOF THE Parties hereto have set their respective hands on these presents on the year, day and date first herein above written.

Name and signature of parties	Left hand thumb impression	Photograph
MRS. MUKTA MUKUND KONNUR Transferor		

MISS. PALLAVI VASANT JANJALKAR@ MRS. PALLAVI PAWAN RAJURKAR Purchaser		
Witness:		

Flat/Astha Height Apartment