

SALE DEED

THIS SALE DEED MADE & EXECUTED AT DAPOLI ON THIS 25th DAY OF JUNE 2024.

ACTUAL SALE VALUE OF THE PLOT: RS. 15, 25,000/-
GOVERNMENT VALUE OF THE PLOT: RS. 11, 50,000/-
STAMP DUTY: RS. 91,500/-

BETWEEN

Mr. Atul Ramesh Navle
Age: years, Occupation – Business.
Address:

Pan No. :
Aadhar No. :
Mobile No. :
Email :

Hereinafter referred to as the **OWNER** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include himself, his legal heirs, executors, administrators, authorized representatives, assigns, etc.)

.....PARTY OF THE FIRST PART

Mr.
Age: Years, Occupation - Service.
Address:

Pan No. :
Aadhar No. :
Mobile No. :
Email :

Hereinafter called as **THE PURCHASERS** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include himself/hearse lf/themselves, his/her/their respective, legal heirs, representatives, executors, administrators, assignees etc.)

.....PARTY OF THE SECOND PART

WHEREAS the **PARTY OF THE FIRST PART** is the owners of lands bearing Gat No. 398 & 399 situated at **SRUSHTI HOLIDAY HOMES**, Village Chikhalgaon, Taluka Dapoli, District Ratnagiri, more particularly described in the Schedule written hereunder and referred to as **the entire Property**;

AND WHEREAS the said Owner has purchased the said entire property from Mr. Ravindra Yashawant Tilak by a Sale Deed dated 16/12/2011 vide document no. 3899/2011 & Mr. Prakash Dattatray Kelaskar by a Sale Deed dated 12/10/2010 vide document no. 2363/2010 registered in the Office of the Sub Registrar, Dapoli,
AND WHEREAS by virtue of the aforesaid Sale Deeds, by Mutation Entry Nos. 437 & 407, the name of the present Owner is entered in 7/12 Extract and other Revenue Records of the entire Property as Owner thereof, together with all rights, title and interest attached to the entire Property.

AND WHEREAS, the entire self-acquired property absolutely and exclusively belongs to the present Owner; and the Owner is absolutely and exclusively entitled to deal with the entire property in the manner he deems fit.

AND WHEREAS the Owner has prepared a Layout on the entire Property by Sub-Division in number of plots and applied for the NA & Layout permission and got the same approved from the Collectorate of Ratnagiri vide Order No. **Masha.Ka.6/LNA/SR/Taha/13/12. dated 30.01.2013.**

AND WHEREAS the said Owner has decided to sell the said Plots to intending Purchasers for consideration.

AND WHEREAS the Purchasers approached the OWNER and expressed their willingness to purchase Plot No.09, GAT No. , admeasuring 257.00 sq. meters i. e 2766.35 sq. ft. And are bounded as under:

The said Plot No. 09 is hereinabove and hereinafter referred to as the said property for the purpose of brevity. Description of the property is given here under:

Local Name: Chirekhan.

Plot No.:15, Gat No.: .

Area Measurements: Approximately 295 sq. meters i.e. 3175.38 sq. ft.

And bounded by as under:

East : Open Space (Gat No. 399/11).

West : Internal Road.

North : Plot No. 16, Gat No. 399/15.

South : Plot No. 14, Gat No. 399/13.

AND WHEREAS the Owner has accepted to the request of the said Purchasers and agreed to sell the said property marked on the Collectorate of Ratnagiri approved layout plan plot No.09, GAT No. , admeasuring 257.00 sq. meters i. e 2766.35 sq. ft. for a lump sum consideration of RS. 15, 25,000/- (Fifteen Lac Twenty Five Thousand Only);

AND WHEREAS accordingly, the Purchasers have paid the entire amount of agreed consideration to the Owner herein; and it was, therefore, decided to execute this Sale Deed in respect of the said Property, plot No.09, GAT No. , admeasuring 257.00 sq. meters i. e 2766.35 sq. ft.in favor of the Purchasers.

NOW THIS DEED OF SALE WITNESS, IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

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1) In consideration of receipt of the entire amount of agreed consideration, viz. RS. 15, 25,000/- (Fifteen Lac Twenty Five Thousand Only); from the Purchaser, Owner does hereby sell, grant, convey, transfer the said property, plot No.09, GAT No. , admeasuring 257.00 sq. meters i. e 2766.35 sq. ft. situated at, '**SRUSHTI HOLIDAY HOMES**', Gat no. 398 & 399,Village Chikhalgaon, Taluka Dapoli, District Ratnagiri, more particularly described in the Schedules hereunder written.

land bearing Gat no. 398 & 399 situated at **SRUSHTI HOLIDAY HOMES**, Village Chikhalgaon , Taluka Dapoli , District Ratnagiri and bounded by as under:

1) Gat No. : 398

East : Village boundary of Male

West : Gat no. 399

North : Gat no. 401

South : Gat no. 397

2) Gat No. : 399

East : Gat no. 398

West : Gat no. 400
North : Gat no. 401
South : Gat no. 397

2) Details of Payment:

Amount	Payment Details
RS. 15, 25,000/-	
RS. 15, 25,000/-	Total Rupees Fifteen Lac Twenty Five Thousand Only.

3) Now the Owner does hereby convey, transfer, grant assign and assure unto the Purchaser herein all the rights, title and interest absolutely in respect of the said property plan plot No.09, GAT No. , admeasuring 257.00 sq. meters i. e 2766.35 sq. ft. free from all encumbrances, claims and demands and charges and drains, ways, paths, the said passages, trees , plants, lights, liberties, privileges, advantages, appurtenances whatsoever land hereditament or any part thereof belonging to or in otherwise appertaining to or usually held or occupied therewith and all the estate, rights and interest in the said plot free from any claims and demands whatsoever at law, in and to the said property, etc. Owner has not received any notice related to acquisition/requisition of the said plot.

4) **TO HAVE AND TO HOLD** UNTO THE PURCHASER forever, subject, however to the payment of all the taxes, duties, assessment etc. levied by the local authorities and the Government and becoming due or payable to be borne, by the Purchaser herein hereafter. assured or intended to be UNTO and to the use of the Purchaser, his/her/their respective heirs, executors, administrators and assigns. Any kind of Government, Semi Government or any other authority etc. taxes, Levis, duties etc. related to this sale deed should be paid/payable by the purchaser. Subsequent to the execution of the present Sale Deed. Any taxes, Levis, duties etc. prior to the execution of the present deed are paid by the OWNERS, though in case subsequent to the present deed if there are any outstanding amounts to be paid with respect to taxes, levis, duties etc. which are due to the OWNER prior to the deed then the same will have to be paid by the OWNER and the OWNER agrees to pay the same at their expense.

5) The Owner has hereby put the Purchaser in actual, vacant and peaceful possession of the said property as the Owner thereof. The Purchasers hereby declares that he/she/they have satisfied themselves about the marketable title of the Owner to the said property and that the said property is free from any encumbrance of whatsoever nature and purchaser has confirmed location of the said plot & purchaser will not raise any claim or dispute relating to absolute and marketable title & location of the said property.

6) And the Owner hereby covenants further with the Purchaser to render assent to any application that would be made by the Purchaser for entering his/her/their names in the record of rights on the said property hereby sold to the Purchaser and will do all that may be required to be done for obtaining mutation in favor of the Purchaser as absolute Owners of the said property. In respect of 7/12 Extract, if there arise any difference as to the description of the property then the OWNER will resolve the issue at their expense. If an amendment to the present document is to be made pursuant to the

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change of description in 7/12 if any of the said property, then the same will be made by the OWNER at their expense immediately with co-operation of the purchaser.

7) The Purchasers agree that they will be solely responsible for all the cost arising out of development of plan plot No.09, GAT No. , admeasuring 257.00 sq. meters i. e

2766.35 sq. ft. In case the principal promoter or principal owners decide to amend/alter/revise./sub divide/amalgamate the said layout; in that case the Purchaser shall be deemed to have given his/her/their unconditional consent for such amendment revision/alteration, there will not be any need of additional or separate N.O.C/consent/permission of purchaser for such alteration/ revision/amendment which is prime condition of these presents provided, such alteration/revision/amendment does not affect the location & area of the plot of the Purchaser. Charges related to such amend/alter/revise/sub divide/amalgamate will be the responsibility of the owner.

8) The Purchasers agree to pay Annual Maintenance Charges towards COMMAN AREA MAINTENANCE, as mutually agreed upon; promptly on YEARLY ADVANCE BASIS before 31st March of every financial year to the Owner / Society / Company officially appointed for maintenance. The said amount at present is calculated and agreed upon to RS. 0.31 paise per Sq. Ft. per month on plot area & after construction on plot @RS. 0.36 paise per Sq. Ft. per month on plot area. This amount is to be increased by 12% after period of 3 years. The said maintenance is payable to Owner until he sells all the Plots in the said project. After such event all the Plot Owners shall collectively decide the further arrangement. If the Purchasers fails to pay the Maintenance Charges within the said period, they agree to pay the interest @ 18% P. A. towards the late payment for the entire period Purchasers makes the payment.

9) The Purchasers agree to pay the charges towards SOCIETY FORMATION separately as and when decided to form the society mutually by the Owner & all the Purchasers in the said property.

10) In the event, the Purchaser herein intends to sell, grant, convey his ownership of the said property, plot No.09, GAT No. , admeasuring 257.00 sq. meters i. e 2766.35 sq. ft. It is mandatory to take NO DUES CERTIFICATE from the Owner / Society / Company officially appointed for the Project maintenance. Apart from due maintenance amount, no additional charges will be levied for NOC issuance.

11) The said property is not subject to any acquisition, requisition or reservation. Any notice of such acquisition, requisition or reservation is not delivered or accepted by the OWNER. The property is not designated as reserved forest. The property is not subject to acquisition for government project.

12) The OWNER is jointly and severally liable to the terms agreed upon in this agreement.

SCHEDULE - I **(Details of Entire Property)**

All that piece & parcel of land bearing Gat no. 398 & 399 situated at **SRUSHTI HOLIDAY HOMES**, Village Chikhalgaon , Taluka Dapoli , District Ratnagiri and bounded by as under:

1) Gat No. : 398
East : Village boundary of Male
West : Gat no. 399
North : Gat no. 401
South : Gat no. 397

2) Gat No. : 399
East : Gat no. 398
West : Gat no. 400
North : Gat no. 401
South : Gat no. 397

SCHEDULE - II
(Details of the (Plot) said Property Sold)

Plot No.09, GAT No. , admeasuring 257.00 sq. meters i. e 2766.35 sq. ft. And are bounded as under:

Plot No. 09:

East : Adjacent village land H. No. 14.

West : Internal Road S. No. 149/13/5.

North : Plot No. 08, S. No. 149/13/1.

South : Plot No. 10, S. No. 149/13/3

IN WITNESS WHERE OF THE PARTIES HERE TO HAVE SIGNED HEREUNDER ON THE DATE AND YEAR FIRST HEREIN ABOVE WRITTEN.

Signed and delivered by the
Within named Owner.

Mr. Atul Ramesh Navle

Signed and delivered by the
Within named Purchaser.

Mr.

Witnesses:

1. Signature :

Name :

Address :

2. Signature :

Name :

Address :