



|| SHREE GANESH ||

DEED OF ASSIGNMENT

This DEED OF ASSIGNMENT is made and executed at Pune on ---- Day of Month of October in the Year 2026, by and

BETWEEN

MRS. VIJETA AGARWAL

AGE: 42 YEARS,

PAN NO: AINPA3922G

OCCUPATION: SERVICE

AADHAAR NO: 4954 2027 2489

MR. PUNIT CHHATPAR

AGE: 47 YEARS,

PAN NO: AGXPC6028P

OCCUPATION: SERVICE

AADHAAR NO: 3560 5689 7972

BOTH R/AT: NO. 88 & 89, SHANTI NAGAR HBCS LIMITED, SRINIVAGILU, BANGALORE SOUTH 560034

Herein after called the "VENDORS / ASSIGNORS"

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators, assigns from time to time) the PARTY OF THE FIRST PART.

AND

MRS. SHWETA ASHISH JADHAV

BEFORE MARRIAGE: SHWETA EKNATH NIGHUT

AGE: 33 YEARS,

PAN NO: AYTPN7769G

OCCUPATION: SERVICE

ADHAAR NO: 4927 6587 9770

ADDRESS: ROOM NO. 2, B-17, SHIV KRUPA SOCIETY, SECTOR 10, NAVI MUMBAI SANPADA, THANE 400705

Herein after called the "PURCHASER / ASSIGNEE"

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include her legal heirs, executors, administrators, assigns from time to time) the PARTY OF THE SECOND PART.

WHEREAS the Assignors above named are the owners of and otherwise well and sufficiently entitled to all the piece and parcel of the residential Flat/Unit No. "1010" on 10th Floor of Tower No. 2 having Carpet area 19.69 sq. mtrs. and exclusive areas of the said Flat / Unit is 4.97 sq. mtrs. The said Exclusive areas of the said Flat/ Unit includes balcony area admeasuring 3.47 square meters and terrace area admeasuring 1.50 square meters. The Carpet Area and Exclusive area aggregates to total area of 24.66 square meters (Total Area) along with 0 (None) Parking Space in "GODREJ PARKRIDGE CO-OPERATIVE HOUSING SOCIETY LIMITED" in the project known as "GODREJ PARKRIDGE" constructed and situated on the said Land Properties described in the Schedule I hereinbelow (hereinafter referred to for the sake of convenience and brevity as "the said Flat";

WHEREAS L.K Developers Private Limited was the owner of and seized and possessed of or otherwise well and sufficiently entitled to the contiguous block of lands admeasuring 41 Hectares 35.14 Ares formed of the and bearing Gat Nos. 124, 125, 126, 127, 128, 129, 130, 131, 132, 137 (part), 138, 139, 140, 141, 142, 144, 145, 146 (part), 147, 148, 149, 150, 151, 152, 153, 155, 156, 157, 158, 159 (part), 160, 162, 163, 164, 166, 167, 169 (part), 170 (part) and 194 (part) all situate, lying and being at Village Manjari Khurd, Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Manjari and whereas the said contiguous block is more particularly described in the First Schedule hereunder written and the same is hereinafter referred to as the "said Larger Land".

AND WHEREAS L.K Developers Private Limited was desirous of implementing a "Special Township Scheme" on the said Larger Land as contemplated under the Notification bearing No. TPS-1804/PUNE/RP / DCR/UD-13 dated 16th November, 2005 issued by the Government of Maharashtra, Urban Development Department under Section 18 (3) of Maharashtra Regional & Town Planning Act, 1966 and Addendum thereto dated 6th January, 2006.

AND WHEREAS pursuant to application made in that behalf by the said L.K Developers Private Limited, the Government of Maharashtra, Urban Development Department vide its Notification dated 4th April, 2008 bearing No. TPS 1807/245/CR-641/07/UD-13 read with its Corrigendum Order dated 4th December, 2008 and read with Addendum dated 4th December, 2008 granted Locational Clearance dated 3rd February, 2012 to the said L.K Developers Private

Limited for implementation of a Special Township Scheme/Project on the Larger Land.

AND WHEREAS pursuant to application made in that behalf, the office of the Collector District Pune issued its Letter of Intent dated 7th June, 2008 bearing No. PMH/Kavi/1287/2008 in respect of the Special Township Project proposed to be implemented on the said Larger Land. The term originally stipulated in the said Letter of Intent dated 7th June, 2008 was extended from time to time on application made by L.K Developers Private Limited.

AND WHEREAS the abovementioned Location Clearance and Letter of Intent was issued by the Government of Maharashtra and/or relevant authority in the name of Mr. Lalit Kumar Jain, Director of L.K. Developers Private Limited.

AND WHEREAS further, vide Certificate of Incorporation dated 9th April, 2010 as issued by the Ministry of Corporate Affairs, the name of L. K. Developers Private Limited was changed to KUL Developers Private Limited. KUL Developers Private Limited procured the sanction from office of the Collector, District Pune for master layout (for zoning) in respect of the said Larger Land vide Letter dated 15th April, 2013 bearing No. PMH/TPS/SR/07/2013, thereafter vide letter dated 21 July, 2016 bearing No. PMH/TPS/SR/18/2016.

AND WHEREAS KUL Developers Private Limited decided to implement the said scheme of Special Township Project on the Larger Land in a phase-wise manner.

AND WHEREAS further, vide Certificate of Incorporation dated 21 May, 2018 as issued by the Ministry of Corporate Affairs, the name of KUL Developers Private Limited was changed to Ashdan Developers Private Limited.

AND WHEREAS by and under a registered Deed of Conveyance dated 1st of February, 2019 registered with the office of the Sub-Registrar of Assurances, Haveli, under Serial No. HVL11-9001-2019, and executed by and between Ashdan Developers Private Limited (therein referred to as the Vendor). and Manjari Housing Projects LLP (LLPIN: AAJ-2162) (PAN : AARFG0014F) a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli, Mumbai 400079 hereinafter referred to as the "said Developer"), the Vendor therein sold, conveyed and transferred unto the Developer herein inter alia, a portion of Larger Land bearing Gat Nos. 124, 125, 127, 128, 129, 130, 131, 132, 137 (part), 138, 139, 140, 141, 142, 144, 145, 146 (part), 147, 156, 157, 158, 159 (part), 160, 162, 163, 164,

166, 167, 169 (part), 170 (part) and 194 (part) admeasuring in the aggregate approx. 23 Hectares 08.91 Ares situated at Village Manjari Khurd, Taluka Haveli, District Pune hereinafter referred to as the "said Land" and more particularly described in the Second Schedule hereunder written

AND WHEREAS accordingly, the Developer became the lawful owner and is thus seized and possessed of and otherwise well and sufficiently entitled to the said Land.

AND WHEREAS Ashdan Developers Private Limited jointly with Manjari Housing Projects LLP, the Developer herein, have, vide letter dated 21st November, 2019 bearing no. BHA/Village Manjri Khurd/ S. No. 124 & Others/ CR. NO. 328/19-20 issued by the Pune Metropolitan Region Development Authority, District Pune ("PMRDA") got the revised Proposed Land Use [PLU] sanctioned from the office of PMRDA Pune for master layout (for zoning) ("Layout of the Township Land") on terms and conditions more particularly stated therein in respect of a portion of the Larger Land being all that piece and parcel of contiguous land admeasuring approximately 40 Hectares 44.97 Ares situate, lying and being at Village Manjari Khurd, Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Manjari comprised in Gat Nos. more particularly described in the Third Schedule hereunder written and referred to as the "Township Land".

AND WHEREAS thereafter, Ashdan Developers Private Limited jointly with Manjari Housing Projects LLP, the Developer herein, have been issued the revised Location Clearance by the Government of Maharashtra, Town Planning and Valuation Development vide its Notification dated 27th October, 2020 bearing No. RP Pune/Village-Manjari Kh., Wagholi/ITP/TPV-1/2986 as per details and terms and conditions more particularly set therein.

AND WHEREAS pursuant to the aforesaid, Ashdan Developers Private Limited jointly with Manjari Housing Projects LLP, the Developer herein, have been issued the revised Letter of Intent by the Collector, District Pune, vide letter dated 3rd March, 2021 bearing no. Sr. Kr./PMH/KaVi/1236/2020 as per details and terms and conditions more particularly set therein.

AND WHEREAS the Township Land is being developed in phases by person(s)/entity(ies) statutorily responsible for the development of the entire Township Scheme on the Township Land in consonance with the ITP/STP policy, Relevant Laws and the sanctions received, from time to time ("Project Proponent/s") including the Developer in terms of the extant Integrated Township

Project policy approved under Notification bearing no. TPS-1816/CR-368/16/UD-13, dated 8th March, 2019 issued by Urban Development Department Mumbai under Maharashtra Regional Town and Planning Act, 1966 (Township Project).

AND WHEREAS as per the said Layout of the Township Land approved by PMRDA the Developer / Project Proponent is required to provide for amenities as enlisted in part A of Annexure D as annexed to the original Agreement ("Common Amenities of the Phase and Township Level Amenities) and such other amenities and common utilities for the entire Township Land required under Relevant Laws including but not limited to township road, security, drainage sewage treatment plant, solid waste management, landscaping, bus stations, storm water system, fire station, hospital, power and water utilities, and any other amenities provided at township level ("Overall Township Amenities"/"OTA") and reservation/s as more particularly set out in the said Layout of Township Land. However, the approved Layout of the Township Land and conditions prescribed in relation to the same are subject to further revisions by PMRDA due to amendment in Relevant Laws/revisions in approvals from time to time. The Developer / Project Proponent shall further carryout the changes in the Layout of the Township Land at its discretion and/or as per terms and conditions laid down by the Authorities from time to time.

AND WHEREAS the Developer has informed the purchaser/s about all these aspects pertaining to the ongoing Township Project including applications, sanctions, permissions pertaining to the Township Project and proposed phase-wise / segment-wise development, common amenities, reservations and facilities (if any) for the entire Township Project, and the purchaser/s agrees and acknowledges the same. It is clarified by the Developer that the Layout of the Township Land is tentative and though the same has been approved by PMRDA, the Developer / Project Proponent reserves the right in its/their absolute discretion to amend/alter/modify the Layout of Township Land from time to time as it may deem fit and also to add and/or delete one or more building/tower/s having one or more wing from the Layout of Township Land and/or also change the location of any of the buildings/towers, amenities, and facilities (if any) in the Layout of the Township Land or change the nature of the buildings/towers proposed to be constructed on the Layout of the Township Land.

AND WHEREAS in furtherance thereto, Ashdan Developers Private Limited and the Developer herein, has procured sanction from office of PMRDA for building

plans vide letter dated 19th January, 2021 bearing no. BHA/ CR No. 644/ 20-21/ Mouze Manjri Khurd/ S. no 124 and others/ Sector R5 issued in respect of the Phase (as defined herein below). The aforesaid plans are issued in respect of a portion of the said Land bearing Gat/ Survey Nos. 138 (part), 139 (part), 140 (part) and 141 (part), all lying, being and situate at Village Manjari Khurd, Taluka Haveli, Dist. Pune and admeasuring in the aggregate 33,170.00 square meters being Sector R-5 ("Common Layout Land").

AND WHEREAS the Developer intends to develop a portion of the said Common Layout Land bearing Gat/Survey Nos. 138 (part), 139 (part), 140 (part) and 141 (part) admeasuring in the aggregate 15,830 square meters being part of Sector R-5 more particularly described in Fourth Schedule hereunder written, hereinafter referred to as the "Phase Land" for predominantly residential use consisting of 4 (four) building(s) /towers(s): (i) Tower 1 comprising of Ground + 27 floors, (ii) Tower 2 comprising of Ground + 17 floors, (iii) Tower 3 comprising of Ground + 32 floors, (iv) being a Multi-Level Car Parking Tower / Building with Clubhouse-1 comprising of Lower Ground + Ground + 4 floors ("MLCP & Clubhouse-1") under the name and style of "Godrej Parkridge" (hereinafter referred to as the "Phase").

AND WHEREAS pursuant to the application made by the Developer the PMRDA has issued vide Commencement Certificate bearing No. BHA/ Mouze Manjri Khurd/ S. no 124 and others/ Sector RS/CR No 644/20-21 dated 19th January 2021 permission for construction and development of Building(s)/Tower(s) on the Phase Land on terms and conditions more particularly mentioned therein.

AND WHEREAS based on its rights and entitlement including in terms of the Deed of Conveyance above referred, the Developer/Project Proponent is developing the Township Project including the Phase Land and carrying out the development in a phase-wise and segment-wise manner in consonance with the Relevant Laws in the manner the Developer may deem fit. For the purpose of this Agreement, "Relevant Laws" means and includes any applicable Central, State or local law(s), statute(s), ordinance(s), rule(s), regulation(s), notification(s), order(s), bye-laws, etc. including amendment(s)/modifications thereto, any government notifications, circulars, office order, directives, etc. or any government notifications, circulars, directives, order, direction, judgment, decree or order of a judicial or a quasi judicial authority , etc. whether in effect on the date of the Original Agreement for sale.

AND WHEREAS the purchaser/s are also made aware by the Developer that the Project Proponent is required to provide for and construct an EWS tower (i.e. tower for the economically weaker sections) on a portion of the Township Land alongwith such other reservations in accordance with the terms and conditions and as more particularly provided for in the Layout of the Township Land and/or as per Relevant laws.

AND WHEREAS the Developer has appointed VK:a Architecture (License no CA/2002/29235) registered with the Council of Architects, as their Licensed Architects and entered into a standard agreement with them and such agreement is as per the agreement prescribed by the Council of Architects ("Developer's Architect").

AND WHEREAS the Developer has appointed Strudcom Consultants Pvt. Ltd., as structural Engineer for the preparation of the structural design and drawings of the Building(s)/Tower(s) and the Developer accepted the professional supervision of the Architect and the Structural Engineer till the completion of the Building(s)/Tower(s).

AND WHEREAS in terms of the application for grant of environmental clearance for the said Township Project, inter alia the said Phase, the State Level Environment Impact Assessment Authority ("SEIAA") decided to accord environmental clearance in its SEIAA 161 meeting, held on March 14, 2019, vide SEIAA-EC-0000001426 issued on March 26, 2019 on terms more particularly set out therein. Though the sanctioned layout plan is for the said Township Land, the Developer is in the process of constructing the Phase on the Phase Land. The Developer will also be seeking revised/amended clearance in accordance with the present sanction from PMRDA for the Phase Land.

AND WHEREAS the Developer has registered the Phase under the provisions of the Real Estate (Regulation and Development) Act 2016 ("Act") read with Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates Of Interest And Disclosures On Website) Rules, 2017 ("Rules") with the Real Estate Regulatory Authority at <https://mahareraait.mahaonline.gov.in> under Certificate No. P52100028310, authenticated copy of which is attached herewith.

AND WHEREAS the Developer has sole and exclusive right to sell the residential flats/ commercial units in the said building(s)/tower(s) to be constructed by the Developer in the said Phase and to enter into Agreement/s with the Purchaser/s

of the residential flats/ commercial units and receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Assignors herein, the Developer has given them inspection all the documents of title relating to the Phase Land and the plans, designs and specifications prepared by the Developer's Architects and of such other documents as are specified as per the Act read with the Rules and regulations made thereunder.

AND WHEREAS while sanctioning the layout/plan, concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer / Project Proponent while developing the Phase Land and the said Building(s)/Tower(s) and upon due observance and performance of which only the occupancy certificate in respect of the said Building(s)/Tower(s) shall be granted by the concerned local authority.

AND WHEREAS the Developer has accordingly commenced construction of the said Building(s)/Tower(s) on the Phase Land in accordance with the approved plans.

AND WHEREAS the Assignors herein have applied to the Developer for allotment of Flat/Unit No. 1010 situated on 10th Floor of Tower 2 ("Flat/Unit") being constructed in the Phase alongwith 0 (None) parking.

AND WHEREAS the Carpet area of the said Flat/Unit is 19.69 square meters and Exclusive Areas of the said Flat / Unit is 4.97 sq. meters. The said Exclusive area of the said Flat/ Unit includes balcony area admeasuring 3.47 square meters and terrace area admeasuring 1.50 square meters. The Carpet Area and Exclusive area aggregates to total area of 24.66 square meters (Total Area).

AND WHEREAS under section 13 of the said Act the Developer is required to execute a written Agreement for Sale of the said Flat / Unit with the purchaser/s and also to register said Agreement under the Registration Act, 1908 and accordingly the Developer the Developer transferred the said Flat i.e. residential Flat/Unit bearing No. "1010" on the 10th Floor in Tower No. 2 in favour of the Assignor herein by virtue of AGREEMENT TO SALE dated 08/12/2021 which has been registered in the office of the Sub-Registrar Haveli No. 7, Pune at serial No. 13573/2021 on 08/12/2021.

AND WHEREAS, all the tenement holders have formed the Society named and styled as "GODREJ PARKRIDGE CO-OPERATIVE HOUSING SOCIETY LIMITED"

under the Reg. No. PNA/PNA(5)/HSG/(TC)/23072/2022-23 date 26/07/2022 (hereinafter referred to as the “said Society”).

AND WHEREAS as per the AGREEMENT TO SALE executed between the Assignors and the said Developer, the Assignors have paid the entire consideration amount in respect of the said Flat to the said Developer and hence the said Developer has handed over the vacant, peaceful and physical possession of the said Flat to the Assignors vide a Possession Letter dated 06/05/2026 and since then the Assignors is in actual possession and occupation of the said Flat and has full right to dispose of the said Flat to any intended purchaser as they thinks fit and proper.

AND WHEREAS, the said Developer completed the construction of the proposed buildings in compliance with the rules and regulations of the concerned authorities and has obtained partial Completion Certificate bearing No. BHA/MOU. MANJRI KHU./G.NO. 124 and others/R-5/PR.KR.1056/21-22 /2181 dated 21/06/2024;

AND WHEREAS the Assignors are desirous of disposing of the said Flat and the Assignee herein knowing the intention of Assignors, approached the Assignors and offered to purchase the said Flat for TOTAL CONSIDERATION OF Rs. 28,00,000/- (Rupees Twenty-Eight Lakh Only) and Assignors have agreed to sell, transfer and assign all their rights, title and interest in respect of the said Flat, in favour of the Assignee for the above-mentioned consideration.

NOW THIS INDENTURE WITNESSETH AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Assignor has sold, transferred and assigned and Assignee herein has purchased and acquired the said Flat (more particularly described in the Schedule V herein underwritten) for the TOTAL CONSIDERATION OF Rs. 28,00,000/- (Rupees Twenty-Eight Lakh Only) which the Assignee has paid to the Assignors in the following manner:

SR. NO.	AMOUNT	PARTICULARS
1.	Rs. -----/-	Paid by Online Transfer vide ----- bearing Tr. ID: ----- dated ----- from ----- Bank, in the name of the Assignor herein.
2.	Rs. -----/-	Paid by CHEQUE/DD bearing No. ----- - dated ----- drawn on ----- ----- BANK, ----- Branch For ----- ----- in the name of ----- ----- -----.
TOTAL	RS. 28,00,000/-	Rupees Twenty-Eight Lakh Only.

The payment and receipt of Rs. 28,00,000/- (Rupees Twenty-Eight Lakh Only) doth hereby admitted and acknowledged by the Assignor and therefore no separate payment receipt is necessary.

2. The Assignors do hereby assure unto the Assignee that Assignors are the joint and absolute owners of the said Flat and that no other person except Assignors has got any right, title and interest or claim of whatsoever nature in the said Flat. The Assignors further assured unto Assignee that Assignors has not on or before the date of this Deed of Assignment sold, transferred, assigned or in any other way encumbered or alienated their right, title claim and interest in respect of the said Flat in favour of any person whatsoever, nor the Assignors have mortgaged, leased out or charged with the said Flat and that the said Flat is free from all encumbrances, charges, loans, liabilities, mortgages, lease, lien, etc. and title of the Assignors to the said Flat is good, clear and marketable.
3. The Assignors having received full and final Consideration as aforesaid in the payment schedule have handed over the vacant, peaceful and physical possession of the said Flat to the Assignee and the Assignee has received the same in presence of the witnesses and therefore no separate possession receipt is necessary.
4. The Assignors further agrees and undertakes to sign all papers necessary for the transfer of the said Flat, Shares, Membership, Electricity meter,

Property tax receipt etc. in the name of the Assignee as and when it is required by Assignee and/or by the society to be formed.

5. The Assignee hereby agree to become the member of the said society and abide by all and Singular bye-law, rules and regulations etc., adopted by the said society or which it may adopt from time to time.
6. The Assignors further assured that they have paid all the Society maintenance charges, Water charges, Electricity bills and other outgoings in respect of the said Flat up to-date and the Assignee shall be liable to pay for the same from the date of possession and shall not withhold the same for any reason whatsoever and shall indemnify and continue to indemnify the Assignor in this respect.
7. The said Flat is not yet assessed for property tax purpose and till today the Assignors has not received any property tax bill or notice of assessment of the property tax for the said Flat. However, the Assignors herewith undertakes the liability to pay the property tax from the date of actual possession of the flat by the Assignors till the actual handover of the same to the Assignee herein.
8. It is also agreed that the Assignors shall hand over all the relevant title documents/papers in respect of the said flat to the Assignee immediately on registration of these presents.
9. The Assignors hereby assures, indemnifies and shall keep indemnified and harmless unto the Assignee that the Assignors have not created any encumbrances by way of lease, lien, mortgage, agreement, gift, sale, transfer or any other manner whatsoever in respect of the said Flat or part thereof. Further, that the said Flat was purchased out of their own funds and not held benami for some other person or persons. The Assignors have not received any notice in respect of the said Flat or any part thereof.
10. The Assignors hereby assures, indemnifies and shall keep indemnified and harmless unto the Assignee that if any Stamp duty, Registration charges and/or Penalty is levied on the previous agreement related to the said Flat shall be borne, cleared by the Assignors at their own cost and expenses. The Assignee shall not be responsible for the same.

11. Assignee hereby covenant to the Assignors that:
 - a. During the ownership of the Assignee herein in the said Flat all taxes, building maintenance etc. local taxes, water charges and such other levy if any which are imposed by the concerned authority shall be borne by the Assignee herein and in future new purchaser/ assignee will be liable for the same.
 - b. The Assignee shall observe and perform all the rules and regulation which the said society has adopted at its inception and additions alternation amendments that may be made from time to time for the protection and maintenance of the said building and the said Flat therein and for observance and performance of the building rules regulation by laws for the time being of the local concerned authority and other public bodies. The Assignee shall observe and perform all the stipulation and conditions laid down by the said society as aforesaid regarding the occupation and use of said Flat in the said building.

12. The Assignors undertakes to indemnify and keep indemnified the Assignee, her heirs, successors, or assigns forever and at all times against any claims arising by, through or under the Assignors in respect of the said Flat and undertakes to keep the Assignee and / or her successors in title, assigns indemnified and harmless altogether with all costs, expenses and damages in respect of any demand raised against the Assignors by any person or persons claiming through them and the Assignors further undertakes to keep the Assignee and her permitted Assignee and successors in title save and harmless altogether with costs and expenses in respect of any lacuna in title whereby the Assignee is prevented in her right to peaceful enjoyment of the said Flat or same is disturbed or affected in any manner whatsoever.

13. Assignee, her heirs, nominees and assigns is and will be kept all times, exonerated and discharged and well and sufficiently saved, defended, harmless and indemnified of, from and against all titles, charges, claims, disputes, proceedings or encumbrances, etc. had, made executed, occasioned or caused by Assignors or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for Assignors.

14. The Assignee has agreed to purchase/ acquire the said Flat and all its appurtenances from the Assignors relying on the factual veracity of the representations, confirmations, declarations, assurances, warrants and covenants made or given by the Assignors hereinabove including without limitation, those regarding the marketability of the Assignors' title to the said Flat that the same is free and clear of encumbrances, charges, doubts, disputes or claims. The Assignors does hereby agree to indemnify and keep fully indemnified, saved, defended and harmless the Assignee, her successors, assigns and nominees from and against any and all consequences of any breach or violation of the above mentioned representations, declarations, assurances, warrants and covenants or the same being incorrect or untrue, including without limitation in respect of any and all claims, proceedings, damages, demands, costs, disputes, doubts, etc. as may be incurred or suffered by the Assignee or her assigns and nominees in relation thereto.
15. This Deed of Assignment shall always be subject to the provisions of Maharashtra Co-operative Societies Act, 1960 and Maharashtra Ownership Flat Act, 1963 and to rules made thereunder from time to time.
16. The Assignors have applied for the No Objection Certificate from the said Society for the effectual transfer of the said Flat along with shares and membership in the name of Assignee herein, Charges for the same are borne and paid equally by the parties herein.
17. The actual expenses such as Stamp duty, Registration fees, Advocate fees, typing and other incidental charges of these presents shall be borne by the Assignee.
18. The actual Consideration price of the said flat is Rs. 28,00,000/- and Market Value of the said Flat as per Ready Recknor is Rs. _____ and therefore the Stamp Duty of Rs. 1,38,000/- is paid on the higher amongst the them and 1% Registration fee Rs. 23,000/- is also paid as per the provisions of the Bombay Stamp Act Section 25.

The Assignee being Women purchaser has availed the Concession of 1% in the stamp duty as allowed by the State Government vide GR No: No Mudrank-2021/UOR.12/CR.107/M-1 dated 31/03/2021.

FIRST SCHEDULE

(DESCRIPTION OF 'LARGER LAND'):

All that piece and parcel of land bearing Gat Nos. 124, 125, 126, 127, 128, 129, 130, 131, 132, 137 (part), 138, 139, 140, 141, 142, 144, 145, 146 (part), 147, 148, 149, 150, 151, 152, 153, 155, 156, 157, 158, 159 (part), 160, 162, 163, 164, 166, 167, 169 (part), 170 (part) and 194 (part) totally admeasuring 41 Hectares 35.14 Ares situated, lying and being at Village Manjari Khurd, Taluka Haveli, District Pune.

SECOND SCHEDULE

(DESCRIPTION OF SAID LAND):

All that piece and parcel of land bearing Gat Nos. 124, 125, 127, 128, 129, 130, 131, 132, 137 (part), 138, 139, 140, 141, 142, 144, 145, 146 (part), 147, 156, 157, 158, 159 (part), 160, 162, 163, 164, 166, 167, 169 (part), 170 (part) and 194 (part) admeasuring in the aggregate 23 Hectares 08.91 Ares situated, lying and being at Village Manjari Khurd, Taluka Haveli, District Pune.

THIRD SCHEDULE

(DESCRIPTION OF TOWNSHIP LAND)

All that piece and parcel of land bearing Gat Nos. 124, 125, 127, 128, 129, 130, 131, 132, 137 (part), 138, 139, 140, 141, 142, 144, 145, 146 (part), 147, 148, 149, 150, 151, 152, 153, 155, 156, 157, 158, 159 (part), 160, 162, 163, 164, 166, 167, 169 (part), 170 (part) and 194 (part) totally admeasuring 40 Hectares 44.97 Ares situated, lying and being at Village Manjari Khurd, Taluka Haveli, District Pune.

FOURTH SCHEDULE

(DESCRIPTION OF PHASE LAND):

All that piece and parcel of land bearing Gat/Survey Nos. 138 (part), 139 (part), 140 (part) and 141 (part) totally admeasuring 15,830 sq. meters all situate, lying

and being at Village Manjari Khurd, Taluka Haveli, District Pune being part of Sector R-5 and demarcated by its boundaries as follows

On or towards the East	:	By Sector R5 (Future Development)
On or towards the West	:	By Survey No. 136
On or towards the North	:	By Survey No. 146
On or towards the South	:	By Sector CG 06

“FIFTH SCHEDULE”
(DESCRIPTION OF THE SAID FLAT/UNIT)

All the piece and parcel of the residential Flat/Unit No. “1010” on 10th Floor of Tower No. 2 having Carpet area 19.69 sq. mtrs. and exclusive areas of the said Flat / Unit is 4.97 sq. mtrs. The said Exclusive area of the said Flat/ Unit includes balcony area admeasuring 3.47 square meters and terrace area admeasuring 1.50 square meters. The Carpet Area and Exclusive area aggregates to total area of 24.66 square meters (Total Area), having MSEDCL Consumer No. 170781437967, along with 0 (None) Parking Space in “GODREJ PARKRIDGE CO-OPERATIVE HOUSING SOCIETY LIMITED” in the project known as “GODREJ PARKRIDGE” constructed and situated on the said land properties more particularly described in the Schedule hereinabove written, along with proportionate undivided share in the land and use of common areas, fixture, fittings, Panchayat Property Tax, water connection, staircase, terrace and all other amenities and facilities of the building provided thereon.

IN WITNESS WHEREOF THE PARTIES hereto have set their respective hands on this Deed of Assignment on the Day, Month and Year first mentioned hereinabove, by their free will and free consent having clearly understood the implications and consequences of this Deed of Assignment.

SIGN AND NAME	PHOTOGRAPH	THUMB IMPRESSION
MRS. VIJETA AGARWAL (THE VENDOR / ASSIGNOR NO. 1)		
MR. PUNIT CHHATPAR (THE VENDOR / ASSIGNOR NO. 2)		
MRS. SHWETA ASHISH JADHAV BEFORE MARRIAGE: SHWETA EKNATH NIGHUT (THE PURCHASER / ASSIGNEE)		

IN THE PRESENCE OF FOLLOWING WITNESSES:

- 1) SIGN:

NAME:

ADDRESS:
- 2) SIGN:

NAME:

ADDRESS: