

"DEED OF TRANSFER & ASSIGNMENT"

THIS DEED OF TRANSFER & ASSIGNMENT is made and executed at Pune on thisday of **October, 2026**.

BETWEEN

Madhu Pravin Mehta

Age: 32 Years, Occupation: - **HOUSEWIFE**

PAN: AFDPM4268G

Residing at: A 1-402, Serenity Townscapes,

Yerwada Pune 411015

Hereinafter referred to as the **"VENDOR / ASSIGNOR"**; (which term or expression shall unless excluded by or repugnant to the subject or context mean and include all his respective heirs, transferees, administrators, successors, executors and assigns etc.) Party of the **FIRST PART**;

AND

1) Ravi Ganesh Sonune

Age: 30 Years, Occupation: **service**

AADHAR NO: 236441278476

PAN: GENPS9936C

2) Shubham Ganesh Sonune

Age: 26 Years, Occupation: **service**

AADHAR NO: 934258293866

PAN: PFDPS7170N

BOTH Residing at: mu Post Sonoshi Sindkhed Raja Dist

Buldhana Maharashtra 443308

Hereinafter collectively referred to as the **"PURCHASERS / ASSIGNEES"**; (which term or expression shall unless excluded by or repugnant to the subject or context mean and include their respective heirs, administrators, successors, executors and assigns etc.) Party of the **SECOND PART;**

W H E R E A S:

WHEREAS All that piece and parcel of Flat No. **104** On 1st floor admeasuring 43.59 sq. mtr. of the building named **Ashirwad Samruddhi COOPERATIVE HOUSING SOCITY LIMITED Registered no PNA/PNA/(6)/HSG/(TC)/29524/2026-2027**, Situated at SR. NO 218/3/1/3 Privet Plot no 18 admceasuring about 350 sq. mtr and SR. NO 218/4/1 Privet Plot no 33, admceasuring about 360 sq. mtr, **Wadmukhwadi**, Tal-Haveli, Dist- Pune. And within the limits of Pimpri-Chinchwad Municipal Corporation, Pimpri. *and more particularly described in schedule hereunder written.*

AND WHEREAS Development Agreement dated 29/12/2014, registered with the office of the Sub Registrar of Haveli No. 26 (pune) at serial No. 9119/2014 the 1) Pratap Karbhari Dhakne, 2) shital Pratap Dhakne 3) Mahdu pravin mehata absolutely sold and conveyed an admesuring 350 Square Meters, out of SR. NO 218/3/1/3 Privet Plot no 18 admceasuring about 350 sq. mtr and SR. NO 218/4/1 Privet Plot no 33 out of the said Property unto and in favour of M/s Ashirwad ASSOCIATS THROUGH Girish Dhanraj Bhatewara

AND WHEREAS, on dated 18/06/2024 the promoter /Builder/ developers M/s Ashirwad ASSOCIATS THROUGH Girish Dhanraj Bhatewara And Others sell the Said flat and accordingly the Said flat was allotted **Madhu Pravin Mehata** virtue of the Tabapavti on dated 18/06/2024 which is registered at the Office of Sub Registrar, Haveli-8, Pune at Sr. No. 12674/2024.

AND WHEREAS the promoter /Builder/ Developers/ owners Mr. sopan Namdev kalje through M/s Ashirwad ASSOCIATS THROUGH Girish Dhanraj Bhatewara has applied for the commencement certificate towards the PCMC Pimpri and the said PCMC Pimpri vide its BP/layout/wadmukhwadi /75/2024 on dated 28/11/2024.

AND WHEREAS the promoter /Builder/ Developers / owners Mr. sopan Namdev kalje through M/s Ashirwad ASSOCIATS THROUGH Girish Dhanraj Bhatewara has applied completion certificate towards the PCMC Pimpri and the said PCMC Pimpri vide its Sr. No 892/2024 on dated 28/11/2024. **Ashirwad Samruddhi COOPERATIVE HOUSING SOCITY LIMITED Registered no PNA/PNA/(6) /HSG/(TC)/29524/2026-2027,** Dated : 30/04/2026,

AND WHEREAS **Madhu Pravin Mehata** have decided to sell the Said Flat.

AND WHEREAS the owner **Madhu Pravin Mehata** has decided to sell the Said flat and accordingly entered in the agreement with **1) Ravi Ganesh Sonune 2) Shubham Ganesh Sonune**

AND WHEREAS the parties agreed to the terms agreed to by and between them into writing.

**NOW THEREFORE THIS PRESENT WITNESSES AND IT IS AGREED BY
AND BETWEEN THE PARTIES HERETO AS UNDER:-**

1] The vendors hereby agrees to sale / transfer / Assign his rights, Interest and title in the respect of the said Flat and in favour of the purchasers for the total consideration of **Rs. 28,00,000/- (Twenty eight Lakh Only)** and the purchasers has agreed to pay the said consideration as under : -

Rs. 28,00,000/- : Paid by Purchasers by Cheque Bearing No -----
dated -----/-----/2026 drawn on PUNJAB NATIONAL
BANK, loan taken from PNB HOUSING FINANCE LTD
Branch pune in favour of **Madhu Pravin Mehata**

Rs. 28,00,000/- (Twenty eight Lakh Only)

So, today the purchasers have paid the above said consideration to the vendors& the vendors/owners acknowledges & admits the same.

2] The vendors/owners hereby declare that henceforth they have no right, title or interest in the said Flat No. **104** in any way and agrees that vendors will not claim the same in future.

3] The vendors /owners has assured the purchasers that their title to the said Flat is clean, clear and marketable and without any encumbrances of whatsoever nature, so also there is neither any charge

on the said Flat nor the same is being mortgaged to any bank or any financial institution and that the same has been acquired by ownership rights and besides this no other person/party has any right, title and interest thereon and that he has not received any notice of acquisition, requisition or reservation in respect thereof and further that there is no litigation in any court of law and that the purchasers has agreed to purchase the said Flat only on the representations and the assurances given by the vendors.

3] The vendors/ owners hereby covenants to indemnify and keep indemnified the purchasers, his heirs, executors, administrators and representatives against all loss and damage occasioned as result of any defect in title or want of title of the vendors to the said Flat or in the event of non-performance of the vendors resulting into to non-transfer of the said Flat in the name of the purchasers or in the case the purchasers is dispossessed of the said Flat.

4] The vendors /owners further agrees and covenants to execute the cost of any further acts, deeds as may be necessary to complete and make perfect the title of the purchasers in respect of the said Flat.

5] The consideration of the said flat assigned is as per the prevailing market rate in the subject locality and is the true and fair market value of the said Flat.

6] The vendors /owners have delivered all the documents relating to the title pertaining to the said Flat to the purchasers.

7] The purchasers has paid the stamp duty and registration charges for Agreement to Sale When demanded by the concerned authorities in the event in future any duty or other charges by the Government for the said transaction then the same shall be paid by the purchasers and the vendors shall not be liable/ responsible for the same. The purchasers will keep the vendors indemnified thereof.

8] The vendors /owners have paid all outgoings in respect of the said Flat as under PCMC Pimpri taxes up to date and same thereafter shall be paid by the purchasers. In the event of any balance being demanded to prior to the said debts then the same will be paid or reimbursed by the vendors as the case may be.

9] It is therefore declared that this Deed of Assignment is subject to the provisions of Maharashtra Ownership Flat Act, 1963 & Maharashtra Apartment Ownership Act, 1970 & rules framed there under and Maharashtra Co-op Society's Act of 1960 and rules framed there under & this Agreement to Sale is made subject to the same.

10] At the time of the execution of this Deed of Assignment the vendors hereby declares and confirms that they have delivered the vacant and peaceful possession of the said Flat to the Purchasers who confirm having received the same.

11] The purchasers shall use the said Flat as per the rules, regulations of PCMC Pimpri and local authority.

12] STAMP DUTY AND REGISTRATION FEE: For the stamp duty purpose actual value of the said Flat is **Rs. 28,00,000/- (Twenty eight Lakh Only)** Thus, the **Stamp duty** is to be paid on it's actual value i.e. **Rs. 28,00,000/- (Twenty eight Lakh Only) and on this Stamp of Rs.- ----- and Registration Fee of Rs -----/- is paid**

13] The stamp duty registration fees, Advocate fees, transfer fees and other incidental charges have been borne by the **purchasers** only.

SCHEDULE I

A

A- All that piece and parcel of Survey No. 218, Hissa No. 3/1/3 , admeasuring area 0 H. 3.5 R private Plot no 18 Situated at Village WADMUKHWADI, Taluka Haveli, District Pune within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar, Haveli No. 1 to 27, Pune and bounded as follows:

On or towards East : By Property bearing Survey No 218/3

On or towards South : By Property bearing Survey No 218/4

On or towards West : By 5 Mtrs Wide Road.

On or towards North : By 5 Mtrs Wide Road..

B

All that piece and parcel of Survey No. 218, Hissa No. 4/1 , admeasuring area 0 H. 3.6 R private Plot no 33 Situated at Village WADMUKHWADI, Taluka Haveli, District Pune within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar, Haveli No. 1 to 27, Pune and bounded as follows:

On or towards East : By plot no 32 out of Property bearing Survey No 218/4/1

On or towards South : By plot no 38 out of Property bearing Survey No 218/4/1

On or towards West : By 5 Mtrs Wide Road.

On or towards North : By plot no 18 out of Property bearing Survey No 218/4/1

SCHEDULE II

WHEREAS All that piece and parcel of Flat No. **104** On 1st **floor** admeasuring 43.59 sq. mtr. of the building named **Ashirwad Samruddhi COOPERATIVE HOUSING SOCITY LIMITED Registered no PNA/PNA/(6) /HSG/(TC)/29524/2026-2027** , Situated at SR. NO 218/3/1/3 Privet Plot no 18 admceasuring about 350 sq. mtr and SR. NO 218/4/1 Privet Plot no 33, admceasuring about 360 sq. mtr, **Wadmukhwadi**, Tal-Haveli, Dist- Pune. And within the limits of Pimpri-Chinchwad Municipal Corporation, Pimpri. *and more particularly described in schedule 1 hereunder written.*

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on day, mentioned herein above, by these presents of Deeds of Assignment / Transfer.

SIGNED SEALED AND DELIVERED by the within named VENDOR / ASSIGNOR,		
PHOTO	L.H.T.I.	SIGN.
		Madhu Pravin Mehta

In the presence of.....	
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SIGNED SEALED AND DELIVERED by the within named PURCHASERS / ASSIGNEES NO. 1,		
PHOTO	L.H.T.I.	SIGN
		Ravi Ganesh Sonune
In the presence of.....		

SIGNED SEALED AND DELIVERED by the within named PURCHASERS / ASSIGNEES NO. 2,		
PHOTO	L.H.T.I.	SIGN
		Shubham Ganesh Sonune
In the presence of.....		

WITNESSES

(1) Sign :
Name :
Address :

(2) Sign :
Name :

Address :