

DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT IS MADE AT PUNE ON THIS ---th DAY OF -----
-----, 2026.

B E T W E E N

1) MRS. VANDANA VINAYAK DAMALE

Age: 61, Occupation: - House Wife

PAN: ADDPD3197M

AADHAR NO. 2384 2438 4741

R/at: DHAYARI, PUNE 411041

2) MR. SAURABH VINAYAK DAMALE

Age: 38, Occupation: - Business

PAN: AQOPD2822K

AADHAR NO. 2443 8405 5429

R/at: KOTHRUD, PUNE 411038

Hereinafter called as the 'VENDOR'.
(Which expression unless repugnant to context or meaning thereof shall mean and include their successor in title executors and administrators and assigns)

... PARTY OF THE FIRST PART

A N D

1) MR. VINOD JALINDAR LENDAVE

Age: 34 Years, Occupation: - Service

PAN: AHIPL3769L

AADHAR NO. 4183 4990 5824

R/at: LENDAVE CHINCHALE,

TQ. MANGALVEDHA, DIST. SOLAPUR 413305

2) MRS. SHUBHANGI VINOD LENDAVE

Age: 27 Years, Occupation: - Service

PAN: DIJPG8590R

AADHAR NO. 5136 2584 5664

R/at: VARSHA NAGAR PARK SITE, VIKHROLI, DIST. MUMBAI 400079

Hereinafter called as the 'PURCHASER'.

(Which expression unless repugnant to context or meaning thereof shall mean and include their representative heirs, executors, administrators, and assigns etc.)

... PARTY OF THE SECOND PART

WHEREAS All that piece and parcel of Flat No. **406, B wing** On **4th floor** admeasuring **53.43 sq. mtr.** i.e **575 sq.ft.**, (Builtup) along with terrace admeasuring **4.64 sq. mtr.** i.e **50 sq.ft.**, of the building Developed by **VITTHAL SANGAM** And other Building named as "**SOMNATH**" Situated at **SURVEY. NO. 109/23** Total admeasuring area 00 H 13 R, Of These admeasuring area 00 H 08 R, **VILLAGE DHAYARI, TAL- HAVELI, DIST- PUNE.** And within the limits of PUNE MUNICIPAL CORPORATION, *and more particularly described in schedule hereunder written.*

AND WHEREAS, on dated 23/04/2014 the original owner/ promoter /Builder/ developers **DATTAPRASAD BUILDERS THROUGH PARTNER PRO.PRA SOMNATH BAJIRAO RAYAKAR**, sell the Said flat and accordingly the Said flat was sold to **1) MRS. VANDANA VINAYAK DAMALE, 2) MR. SAURABH VINAYAK DAMALE** virtue Agreement on dated 23/04/2014 which is registered at the Office of Sub Registrar, HAVELI-20, Pune at Sr. No. 2554/2014.

AND WHEREAS, AND have decided to sell the Said Flat. **1) MRS. VANDANA VINAYAK DAMALE, 2) MR. SAURABH VINAYAK DAMALE** has decided to sell the Said flat and accordingly entered in the DEED OF ASSIGNMENT with **1) MR. VINOD JALINDAR LENDAVE, 2) MRS. SHUBHANGI VINOD LENDAVE**

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

AND WHEREAS the promoter /Builder/ Developers M/s **DATTAPRASAD BUILDERS THROUGH PARTNER PRO.PRA SOMNATH BAJIRAO RAYAKAR** has applied for the NA Order certificate towards District Officer Pune and There by the said District Officer pune (revenue branch), Issued by District Officer,

Junnar, Khed **NA Order bearing No. पमह/एनए/एसआर/1052/12 Dated 10/01/2014.**

AND WHEREAS the promoter /Builder/ Developers M/s **DATTAPRASAD BUILDERS THROUGH PARTNER PRO.PRA SOMNATH BAJIRAO RAYAKAR** And Other has applied for the commencement certificate towards the of PUNE MUNICIPAL CORPORATION and There by the said PUNE MUNICIPAL CORPORATION, Dist.Pune Issued Commencement certificate bearing No. -----
--- Date ---/0--/-----

AND WHEREAS the promoter /Builder/ Developers **DATTAPRASAD BUILDERS THROUGH PARTNER PRO.PRA SOMNATH BAJIRAO RAYAKAR** And Other has applied for the Completion certificate towards the Pune Metropolitan Regional Development Authority and There by the said PMRDA, Dist.Pune Issued **Completion certificate bearing No. -----**

AND WHEREAS the promoter /Builder/ Developers M/s **DATTAPRASAD BUILDERS THROUGH PARTNER PRO.PRA SOMNATH BAJIRAO RAYAKAR** has applied for the **VITTHAL SANGAM "SOMNATH" B-WING CO-OPERATIVE HOUSING SOCIETY LTD** certificate towards the of Assistant Registrar Cooperative Societies PUNE and There by the said Assistant Registrar Cooperative Societies PUNE, Dist.Pune Issued Co-Operative Housing Society certificate bearing No. पीएनए/पीएनए (४)/एचएसजी/(टिसी)/२१३१०/२०१९-२०
Date 31/10/2019.

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

1] The vendors hereby agree to sale / transfer / Assign his rights, Interest and title in the respect of the said Flat and in favors of the purchasers for the total consideration **of Rs. 30,00,000/- (RS. THIRTY LAKH ONLY)** and the purchasers has agreed to pay the said consideration as under: -

Rs. 1,50,000/-: Paid by Purchasers to Vendor by UPI UTR No. ----- dated --/06/2026 drawn on Bank, ----- BANK Branch, -----

Rs. 14,25,000/-: Paid by Purchasers by Cheque Bearing No ----- dated --/06/2026 drawn on ----- Bank, loan taken From ----- housing finance ltd. in favour of Vendor

Rs. 14,25,000/-: Paid by Purchasers by Cheque Bearing No ----- dated --
/06/2026 drawn on ----- Bank, loan taken From -----
housing finance ltd. in favour of Vendor

Rs. 30,00,000/- (RS. THIRTY 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. **B-406** in any way and agrees that vendors will not claim the same in future.

3] The vendors /owners have assured the purchasers that their title to the said Flat is clean, clear and marketable and equates bank of whatsoever nature, so also there is neither any charge on the said. 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 therefore 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.

4] The vendors/ owners hereby covenant to identify 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 are dispossessed of the said Flat.

5] 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.

6] 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.

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

8] The purchasers have 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.

9] The vendors /owners have paid all outgoings in respect of the said Flat as under Grampanchayat 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.

10] 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 Deed of Assignment to Sale is made subject to the same.

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

12] The purchasers shall use the said Flat as per the rules, regulations of P.C.M.C. and local authority.

13] For the stamp duty purpose actual value of the said Flat is **Rs. 30,00,000/- (RS. THIRTY LAKH ONLY)** Thus, the **Stamp duty** is to be paid on its actual value i.e **Rs -----/- and on this Stamp of Rs. -----/-and Registration Fee of Rs -----/- is paid**

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

SCHEDULE I

WHEREAS All that piece and parcel of Flat No. **406, B wing** On **4th floor** admeasuring **53.43 sq. mtr.** i.e **575 sq.ft,** (Builtup) along with terrace admeasuring **4.64 sq. mtr.** i.e **50 sq.ft,** of the building Developed by **VITTHAL SANGAM** And other Building named as “**SOMNATH**” Situated at **SURVEY. NO. 109/23** Total admeasuring area 00 H 13 R, Of These admeasuring area 00 H 08 R, **VILLAGE DHAYARI, TAL- HAVELI, DIST- PUNE.** And within the limits of PUNE MUNICIPAL CORPORATION, *and more particularly described in schedule hereunder written,*

IN WITNESS HEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT TO SALE AT PUNE ON THE DAY AND THE YEAR FIRST HEREIN ABOVE WRITTEN

PHOTO	THUMB	SIGNATURE
VENDORS - 1) MRS. VANDANA VINAYAK DAMALE		

PHOTO	THUMB	SIGNATURE
VENDORS - 2) MR. SAURABH VINAYAK DAMALE		

PHOTO	THUMB	SIGNATURE
PURCHASERS - 1) MR. VINOD JALINDAR LENDAVE		

PHOTO	THUMB	SIGNATURE
PURCHASERS - 2) MRS. SHUBHANGI VINOD LENDAVE		

WITNESSES: - 1	WITNESSES: - 2
Sign :	Sign :
Name :	Name :
Address :	Address :