



“SHRI”

*** DEED OF ASSIGNMENT/SALE DEED ***

This **DEED OF ASSIGNMENT/SALE DEED** is made and executed at Pune, on this **30th Day of September 2026**.

BETWEEN

1. MR. RITESH RADHAKRISHNAN PALLIANA

Age: 48 yrs., Occupation: Doctor, PAN: BFJPPI166B

Adhar No. : 7838 4653 2530

2. MRS. CHITRA ARAVINDAKSHAN NAIR

Age: 42 yrs., Occupation: Doctor, PAN: AMUPN3900E

Adhar No. : 4035 2927 9418

Both Residing at: Flat No. 6, Royal Retreat, Aundh Road, Khadki, Pune-411020.

Herein after referred as “**The VENDORS/SELLERS/ASSIGNORS**” (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns)

----- THE PARTY OF THE FIRST PART

AND

1. MR. DINKAR BHASKAR KADAM

Age: 50 yrs., Occupation: Service, PAN: ALXPK2246C

Adhar No. : 2691 9028 7627

2. MRS. SAROJ DINKAR KADAM

Age: 40 yrs., Occupation: Housewife, PAN: BJWPK4673B

Adhar No. : 4069 5423 7186

Both Residing at: K.P. Square off/307, Survey No 127/1A, Opposite Double Tree Hotel, Chinchwad, Pune- 411019.

Herein after referred as “**The PURCHASERS/ASSIGNEES/VENDEES**” (Which expression shall unless repugnant to the context or meaning thereof be

deemed to mean and include their heirs, executors, administrators, legal representatives and assigns)

----- **THE PARTY OF THE SECOND PART**

WHEREAS All that piece or parcel of land admeasuring 2937.95 sq. mtrs. out of which the project land admeasuring **2204.48** Sq. mtrs. along with Open space & area under road widening IS 733.47 Sq. mtr, On **Plot No. B** carved out of land or property bearing CTS No. 4780 totally admeasuring 9057.8 sq. mtrs., having Survey No. 127/1A/1A/A(Part), situated at Village Akurdi, Tal. Haveli, Dist. Pune (hereinafter collectively referred to as "**Said Property**") which is more particularly described in the "**Schedule I**" written hereunder is developed by M/s. VTP CORPORATION LLP.

AND WHEREAS the Pimpri Chinchwad Municipal Corporation granted permission to construct the said land, vide Commencement Certificate dated 11/07/2018, bearing no. B.P./AKURDI/15/2018.

AND WHEREAS the said M/s. VTP CORPORATION LLP, executed Agreement For Sale in favour of **MR. RITESH RADHAKRISHNAN PALLIANA and MRS. CHITRA ARAVINDAKSHAN NAIR**, Vide Document Sr. No. 13374/2019 Dt. 04/07/2019 Registered in the office of Sub-Registrar Haveli No.- 23, (**HEREINAFTER CALLED AS THIS PRINCIPAL DEED**), **VENDORS/ASSIGNORS** have Possessed the Commercial Shop/Unit/Showroom/Office bearing No. **408**, Carpet area admeasuring about 43.15 Sq. Mtrs., situated on **Fourth (4th)** Floor, in the project " **KP SQUARE** ", in the society "**VTP KP SQUARE COMMERCIAL PREMISES CO-OPERATIVE SOCIETY LTD.**", bearing Property Tax No. 1120110283.00, having Semi covered Parking No. 175-D Building, (Hereinafter referred to as the '**SAID Shop/Unit/Showroom/Office**') together with all benefits, appurtenances thereto and other common areas and facilities comprised in the said property, (Hereinafter referred to as the '**SAID Shop/Unit/Showroom/Office**') and more particularly described in **Schedule – II** written under the foot of this Indenture.

AND WHEREAS, all the dues in respect of the said Shop/Unit/Showroom/Office are fully paid by **MR. RITESH RADHAKRISHNAN PALLIANA and MRS. CHITRA ARAVINDAKSHAN NAIR**.

AND WHEREAS M/s. VTP CORPORATION LLP Obtained Completion Certificate from the Pimpri Chinchwad Municipal Corporation Dt. 21/10/2022 bearing no. 735/2022 and completed above named project **“KP SQUARE”** as per sanction plan.

AND WHEREAS the said builders also formed and registered a Co.-Operative Housing Society Ltd. under the Provisions of The Maharashtra Co.-Operative Societies Act 1960 viz. **“VTP KP SQUARE COMMERCIAL PREMISES CO-OPERATIVE SOCIETY LTD.”** having Registration No.-PNA/PNA(6)/HSG/(OH)/894/2024-2025 on 02/05/2024.

AND WHEREAS the benefit of the said Agreement the amenities, the benefit of the said shares, the said Shop/Unit/Showroom/Office and the benefit of all deposits to the credit of the **VENDORS/ASSIGNORS** in the books of the Promoters, Society, PCMC, MSEB/MSEDCL etc. and the said holding stands in the names of the **VENDORS/ASSIGNORS**.

AND WHEREAS the **VENDORS/ASSIGNORS** have paid entire consideration amount and no amount is due and outstanding in respect of the said Shop/Unit/Showroom/Office and hence the **VENDORS/ASSIGNORS** are owners and in actual possession of the said Shop/Unit/Showroom/Office, having lawful marketable title and entitled to dispose off the said Shop/Unit/Showroom/Office.

AND WHEREAS the **VENDORS/ASSIGNORS** wants to dispose off the same by transferring all his right, title and interest in the said Shop/Unit/Showroom/Office;

AND WHEREAS the **PURCHASERS/ASSIGNEES** were in search of a Shop/Unit/Showroom/Office similar to the said Shop/Unit/Showroom/Office and on coming to know about the intention of the **VENDORS/ASSIGNORS** approached the **VENDORS/ASSIGNORS** and offered to acquire all his right, title and interest in the said Shop/Unit/Showroom/Office;

AND WHEREAS for legal and sufficient reasons the **VENDORS/ASSIGNORS** herein sold, transferred and assigned all his rights,

title and interest in respect of the said Shop/Unit/Showroom/Office absolutely and forever for the consideration price of **Rs. 85,50,000/- (Rupees Eighty Five Lakh Fifty Thousand Only) including TDS**. The aforesaid amount of consideration includes the share & right in common areas and facilities as applicable.

AND WHEREAS the **VENDORS/ASSIGNORS** have sold, transferred his rights, title, interest including the share & right in common areas and facilities as mentioned in deed of Assignment therein to the **PURCHASERS/ASSIGNEES** on the following terms and conditions agreed by and between the parties hereto.

NOW THIS DEED WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

That in pursuance of the payment of sum of **Rs. 85,50,000/- (Rupees Eighty Five Lakh Fifty Thousand Only) including TDS** as a full consideration. The **PURCHASERS/ASSIGNEES** have paid the consideration amount as follows.

A. Rs. 50,000/- : Paid vide Online Transfer bearing Transaction ID No. _____, on _____, _____ **Bank** towards the part payment of consideration for the said SHOP/UNIT/SHOWROOM/OFFICE to the **VENDORS/ASSIGNORS** and **VENDORS/ASSIGNORS** hereby acknowledge the same.

B. Rs. 9,14,500/- : Paid vide Online Transfer bearing Transaction ID No. _____, on _____, _____ **Bank** towards the part payment of consideration for the said SHOP/UNIT/SHOWROOM/OFFICE to the **VENDORS/ASSIGNORS** and **VENDORS/ASSIGNORS** hereby acknowledge the same.

C. Rs. 85,500/- : Deduct the 1% TDS amount on the total consideration as a statutory compliance under section 194-IA of the income Tax Act and same will be paid against the **VENDORS/ASSIGNORS** PAN number and paid receipt will be shared before the possession/handover.

D. Rs. 75,00,000/- : Paid vide Cheque bearing no. 108513, on 15/09/2026, State Bank India, towards the full and final payment of consideration for the said SHOP/UNIT/SHOWROOM/OFFICE to the **VENDORS/ASSIGNORS** and **VENDORS/ASSIGNORS** hereby acknowledge the same.

Total Rs. 85,50,000/- (Rupees Eighty Five Lakh Fifty Thousand Only) including TDS and nothing is outstanding in cash or kind to be given to the **VENDORS/ASSIGNORS** by **PURCHASERS/ASSIGNEES**. The **VENDORS/ASSIGNORS** declares that they have received the entire amount of consideration for the said SHOP/UNIT/SHOWROOM/OFFICE.

In performing their part of the contract both the parties shall be entitled to Specific Performance of this Deed Of Assignment/Sale Deed together with right to claim costs, charges and expenses and losses from the other.

1. That the **VENDORS/ASSIGNORS** hereby sold, transferred and conveyed all his rights, titles and interests in the said Shop/Unit/Showroom/Office unto the **PURCHASERS/ASSIGNEES** absolutely and forever.
2. That since entire consideration has already been received by the **VENDORS/ASSIGNORS** the actual vacant physical possession of the Shop/Unit/Showroom/Office has been handed over to the **PURCHASERS/ASSIGNEES** at the time of execution and registration of this Deed Of Assignment/Sale Deed absolutely and forever.
3. The said Shop/Unit/Showroom/Office hereby sold, transferred, conveyed to the **PURCHASERS/ASSIGNEES** shall be transferable heritable estate subject to the provisions of Maharashtra Apartment Ownership Act, 1970 and Maharashtra Co. Op. Housing Society Act 1960, and the rules made there under.
4. The **PURCHASERS/ASSIGNEES** herein have already seen and inspected the said Shop/Unit/Showroom/Office its construction, fixture, furniture, amenities, specifications, services and satisfied themselves about the

same and obtained the possession of the same as it is and accordingly is in possession, occupation use and enjoyment of the said Shop/Unit/Showroom/Office on and from today and therefore the **PURCHASERS/ASSIGNEES** herein after shall/will not raise any queries, claims, disputes, objection regarding the same against the **VENDORS/ASSIGNORS** herein.

5. The **VENDORS/ASSIGNORS** shall have paid all the dues with respect to PCMC tax, MSEDCL, Society maintenance or any other charges of Society and any such records till the date of Deed Of Assignment/Sale Deed and **PURCHASERS/ASSIGNEES** will be responsible for these payments post Deed Of Assignment/Sale Deed.
6. That the **VENDORS/ASSIGNORS** shall have no objection whatsoever if the necessary mutation in the relevant records (i.e. Property PCMC Tax, MSEDCL, Society Share Certificate and any other such records) of the authorities concerned in the respect of the said Shop/Unit/Showroom/Office is effected in favor of **PURCHASERS/ASSIGNEES** and this Deed Of Assignment by itself shall be deemed and construed to grant the NO objection certificate by the **VENDORS/ASSIGNORS** in favor of the **PURCHASERS/ASSIGNEES** for all intents and purposes.
7. That the **VENDORS/ASSIGNORS** have assured the **PURCHASERS/ASSIGNEES** that the said Shop/Unit/Showroom/Office, hereby sold, is free hold in nature and is free from all sorts of encumbrances, such as prior sale, mortgages, will, litigation, stay order, notices, charges, family or religious disputes, acquisition, decree, injunction, hypothecation, income tax, or wealth tax attachments, or any other registered or unregistered encumbrances whatsoever and if is ever proved otherwise as a result of which if the **PURCHASERS/ASSIGNEES** is deprived of said Shop/Unit/Showroom/Office or any part thereof then the **VENDORS/ASSIGNORS** shall be liable and responsible to indemnify all the losses/damages, as suffered or sustained by the **PURCHASERS/ASSIGNEES**.

8. That the **VENDORS/ASSIGNORS** have assured the **PURCHASERS/ASSIGNEES** that the said Shop/Unit/Showroom/Office is their self-acquired Shop/Unit/Showroom/Office and as such they are fully competent to sell the same.
9. That the **VENDORS/ASSIGNORS**, their heirs, legal representative and successors etc. are left with no rights, title and interests of any kind or description whatsoever in the said Shop/Unit/Showroom/Office hereby sold and the said Shop/Unit/Showroom/Office has become the absolute Shop/Unit/Showroom/Office of the **PURCHASERS/ASSIGNEES**, with the right to use, enjoy, sell or transfer the same by whatsoever mean the **PURCHASERS/ASSIGNEES** like without any objection or claim by the **VENDORS/ASSIGNORS** or their heirs.
10. That the expenses for stamp duty and registration charges and all legal and procedural expenses in respect of the transaction on has been paid and borne by the **PURCHASERS/ASSIGNEES**.
11. The **VENDORS/ASSIGNORS** further declares that the applicable VAT, Service Taxes, Conveyance Deed Charges (Builder & Society) are paid by **VENDORS/ASSIGNORS**. If the **VENDORS/ASSIGNORS** found not paid any above amount then the **VENDORS/ASSIGNORS** hereby indemnified the **PURCHASERS/ASSIGNEES** and undertake to pay the same.
12. That all the relevant original documents of the previous title of the said Shop/Unit/Showroom/Office have been handed over by the **VENDORS/ASSIGNORS** to the **PURCHASERS/ASSIGNEES**.
13. The **VENDORS/ASSIGNORS** further declares that, the said SHOP/UNIT/SHOWROOM/OFFICE has been allotted a separate light meter consumer No. _____ and the name of the **VENDORS/ASSIGNORS** are recorded on the same and the **VENDORS/ASSIGNORS** have paid the M.S.E.D.C.L. charges pertaining to the said **SHOP/UNIT/SHOWROOM/OFFICE** till today and **PURCHASERS/ASSIGNEES** will pay the bill hereon.

14. The Electricity meter, Corporation Tax is now standing in the name of said **VENDORS/ASSIGNORS** and they hereby undertake to sign and execute all the necessary papers and document for the transfer of **PURCHASERS/ASSIGNEES** said electricity meter, Corporation Tax in the name of **PURCHASERS/ASSIGNEES**, after crediting entire amount in their bank account. This Deed Of Assignment by itself shall be deemed and construed to grant the NO objection certificate by the **VENDORS/ASSIGNORS** in favor of the **PURCHASERS/ASSIGNEES** for all intents and purposes. All MSEDCL Charges, Property Tax etc. till the date of possession of the said Shop/Unit/Showroom/Office paid by the **VENDORS/ASSIGNORS** and thereafter will be paid by **PURCHASERS/ASSIGNEES**. If the **VENDORS/ASSIGNORS** found not paid any above amount, then the **VENDORS/ASSIGNORS** hereby indemnified and undertake to pay the same.
15. The terms & conditions of Principal Deed will be applicable to the Present Deed and Common Amenities & Facilities as per the Principal Deed. The **PURCHASERS/ASSIGNEES** shall always follow and abide all rules & regulations of Society.

SCHEDULE IA

DESCRIPTION OF THE ENTIRE SAID LAND

All that piece or parcel of land admeasuring 2937.95 sq. mtrs. out of which the project land admeasuring **2204.48** Sq. mtrs. along with Open space & area under road widening IS 733.47 Sq. mtr, On **Plot No. B** carved out of land or property bearing CTS No. 4780 totally admeasuring 9057.8 sq. mtrs., having Survey No. 127/1A/1A/A(Part), situated at Village Akurdi, Tal. Haveli, Dist. Pune, lying within the Limits of Pimpri-Chinchwad Municipal Corporation, Within the jurisdiction of Sub Registrar Haveli, which land along with all rights, interest, claims, etc. attached thereto is the subject matter of this agreement and the same is bounded as under:

On or towards East : By 12.00M Wide Road CTS NO.4794

On or towards South :By 30.00M Wide Road

On or towards West :By part of C.T.S. 4099 +Existing Road

On or towards North : By Plot A (PART OF CTS NO. 4780)

SCHEDULE II

(DESCRIPTION OF THE SAID SHOP/UNIT/SHOWROOM/OFFICE)

Name of the Project	:	KP SQUARE
<u>Shop/Unit/Office No.</u>	:	408
Floor	:	Fourth (4th) Floor
Carpet Area of	:	43.15 Sq. Mtr.
Shop/Unit/Showroom/Office		
Name of the Society	:	VTP KP SQUARE COMMERCIAL PREMISES CO-OPERATIVE SOCIETY LTD.
Property Tax No.	:	1020602436.00
Light Bill No.	:	

constructed on land mentioned in Schedule I herein above.

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS AND SIGNED HEREUNDER ON
THE DAY, MONTH, AND YEAR HEREIN ABOVE FIRST MENTIONED.**

Photo	L. H. Thumb	Sign. of VENDOR/ASSIGNOR No.1 MR. RITESH RADHAKRISHNAN PALLIANA

Photo	L. H. Thumb	Sign. of VENDOR/ASSIGNOR No. 2 MRS. CHITRA ARAVINDAKSHAN NAIR
Photo	L. H. Thumb	Sign. of PURCHASER/ASSIGNEE No.1 MR. DINKAR BHASKAR KADAM

Photo	L. H. Thumb	Sign. of PURCHASER/ASSIGNEE No. 2 MRS. SAROJ DINKAR KADAM
Witnesses:-		
1. Sign:- Name:- Address: -	2. Sign: Name:- Address: -	