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DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT IS EXECUTED TODAY ON THIS
____th DAY OF MONTH AUGUST OF THE YEAR 2026 AT PUNE.

BETWEEN

MR. BALAJI VINAYAKRAO CHOUDHARI

Age: - 54 yrs, Occ: - Business

R/at: - Pardi, Washi, Osmanabad,

Pune - 413503

PAN NO. – AIJPC5909P

AADHAR NO. – 4872 0201 9207

...Hereinafter called as the "**VENDOR/ASSIGNOR**",
(which expression shall, unless repugnant to the context or
meaning thereof, mean and include his respective heirs,
successors, survivors, executors, administrators and
assigns)

.... PARTY OF FIRST PART,

AND

1] MR. AKSHAY VRAJESHKUMAR SHAH

Age- 37 years Occ- Service

R/at – Flat No. 1006, G Wing, 10th Floor,

Eisha Pearl Society, Kodhwa Khurd,

Pune- 411048

PAN No. BKFPS5238C

AADHAR NO. – 2567 3179 1835

2] MRS. RIDDHI AKSHAY SHAH

Age- 35 years Occ- Service

R/at – Flat No. 1006, G Wing, 10th Floor,

Eisha Pearl Society, Kodhwa Khurd,

Pune- 411048

PAN No. GGBPS1884M

AADHAR NO. – 9717 0186 7137

...Hereinafter called as the "**PURCHASER/ASSIGNEE**",
(which expression shall, unless repugnant to the context or
meaning thereof, mean and include their respective heirs,
successors, survivors, executors, administrators and assigns)

...PARTY OF SECOND PART,

WHEREAS;

WHEREAS All that piece and parcel of the land bearing Survey No. 44 Hissa No. 1/2/4 area admeasuring 00H 54 Ares, Land bearing Survey No. 44 Hissa No. 1/3/1 area admeasuring 00H 40 Ares and land bearing Survey No. 44 Hissa No. 2/1/2 area admeasuring 00H 33 Ares thus total area admeasuring 01 H 27 Ares situated at Village Kondhwa Khurd Taluka Haveli Dist. Pune, within the Registration District Pune Sub Registrar Haveli Taluka Haveli and within the limit of Pune Municipal Corporation which is more particularly described in the Schedule A hereunder written [hereinafter referred to as "**Said Property**"]. The said Property originally owned by COMMUNITY "A" CO-OPERATIVE HOUSING SOCIETY LTD, a registered society under the provision of Maharashtra Cooperative Society Act, 1960 under registration No. PNA/PNA (4)/HSG/(TO)/ 808/96-97 dated 19/10/1996 having register office at Survey No. 44 /1/2/4, 44/ 2/1/3 and 44/1/3/1 Kondhwa Khurd, Pune. [hereinafter referred to as "**Said Owner**"]

AND WHEREAS the said Owner i.e Community "A "Co-Operative Housing Society Ltd executed Development Agreement, Deed of Confirmation and Power of Attorney in favour of Skylar Promoters Pvt. Ltd who further transferred their Development Rights in favor of Raviraj Abhinandan Associates a Partnership Firm registered under the Indian Partnership Act, 1932 having registered Office

at- Millenium Star Second Floor, Dhole Patil, Pune - 411001 through its partner Shri. Ravindrakumar Naupatlal Sakla and Shri. Abhinandan Ravindrakumar Sakla [hereinafter referred to as **“Said Developer/Promoter”**]. The said Development Agreement and Power of Attorney dated 27/02/2007 in respect of the said property is registered in the Office of Sub Registrar Haveli 11 at Serial No. 1649 and 1650 respectively on 27/02/2007.

AND WHEREAS the Said Developer/Promoter has obtained the layout approved from the Pune Municipal Corporation under Letter No. BPO/11125/F/KK/176 dated 29/03/2006.

AND WHEREAS the Said Developer/Promoter has obtained the sanction and approval to the building plans from the Pune Municipal Corporation vide Commencement Certificate No. CC/4794/2006 Dated 30/03/2007 and commenced with the construction of the Project and named the project as **“RAVIRAJ COLORADO”**.

AND WHEREAS The said Developer/Promoter entered into an Agreement for Sale in respect of the **Flat No. 202** situated on **Second Floor** in the **Building No./ Wing A-2** admeasuring Carpet area 47.95 sq.mtrs i.e 516 sq.ft. and Builtup area admeasuring 645 sq.ft. i.e 59.92 sq.mtrs. in the project known as **“RAVIRAJ COLORADO”** which is constructed on the said Property [hereinafter referred to as **“Said Flat”**] which is more particularly described in the Schedule B hereunder written in favour of Mr. Balaji Vinayakrao Choudhari i.e Assignor/Vendor on 24/12/2020. And accordingly, an Agreement for Sale is registered in the office of Sub Registrar Haveli No. 11 at Serial No. 1275/2010 on 02/02/2010. A copy of Index II of the said Agreement is annexed hereto and shall form a part and parcel of the present Deed.

AND WHEREAS thereafter, the said Promoter/Developer has completed the construction of the building as per the sanctioned building plans and obtained the Completion Certificate from Pune Municipal Corporation on _____ bearing Completion Certificate No. _____.

AND WHEREAS the said Promoter/Developer upon receipt of the entire agreed consideration from the Mr. Balaji Vinayakrao Choudhari i.e Assignor/Vendor herein has delivered the actual physical possession of the said Flat which is constructed on the said Property which is more particularly described in the Schedule B. A copy of possession letter issued by the said Developer is annexed hereto.

AND WHEREAS the Flat holders in the building and the said Promoter/Developer has formed a Co-operative Housing Society as per the provisions of Maharashtra Co-operative Societies Act, 1960. Thereafter, the Project **“RAVIRAJ COLORADO”** has been registered under society name **“Raviraj Colorado Co-Operative Housing Society Ltd”** bearing Registration No. PNA/PNA(4)/HSG(T.O.)/800/1996-97 dt. 19/10/1996. [hereinafter referred to as **“Said Society”**] and thereafter, the said Assignor/Vendor have been admitted as member of the said Society. The said Society has issued membership certificate by issuing a Share Certificate No. 58 having distinctive Nos. 1 to 10. A copy of this share certificate is annexed hereto and shall form part and parcel of the present Deed.

AND WHEREAS The said Vendor/Assignor obtained No Dues in respect of said Flat from Said Society. A copy of this No Dues Certificate is annexed hereto and shall form part and parcel of the present Deed.

AND WHEREAS For well and sufficient reasons, the Vendor/Assignor decided to Assign/Transfer the said **Flat No. 202** situated on **Second Floor** in the **Building No./ Wing A-2** admeasuring Carpet area 47.95 sq.mtrs i.e 516 sq.ft. and Builtup area admeasuring 645 sq.ft. i.e 59.92 sq.mtrs in the Project/Building Known as **“Raviraj Colorado” now Known as “Raviraj Colorado Co-Operative Housing Society Ltd”** which is constructed on the said Land [hereinafter referred to as **“Said Flat”**] which is more particularly described in the Schedule B hereunder written. The PURCHASER/ASSIGNEE were in search of the Flat and upon getting information about the intention of the Vendor/Assignor to sale the said Flat the PURCHASER/ASSIGNEE approached the Vendor/Assignor with an offer to purchase said Flat. Detailed discussion and negotiations took place between the parties which the terms and conditions of the transaction were discussed and finalized. Ultimately, the Vendor/Assignor agreed to sell and the PURCHASER/ASSIGNEE agreed to purchase from the Vendor/Assignor said Flat No. 202, more particularly described in the schedule B hereunder written, for total consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only).

AND WHEREAS PURCHASER/ASSIGNEE has assured the PURCHASER/ASSIGNEE that, the title of the Vendor/Assignor in respect of the said Flat and rights of the Vendor/Assignor in to or upon the said Flat is clear and marketable and therefore the PURCHASER/ASSIGNEE has agreed to get the rights of the Vendor/Assignor in to or upon the said Flat in his favour by virtue this present Deed of Assignment.

AND WHEREAS PURCHASER/ASSIGNEE therefore, offered to pay to Vendor/Assignor the entire consideration of the said Flat which is more particularly described in the Schedule B hereunder written and for assignment of rights acquired by the Vendor/Assignor in respect of the said Flat in favour of PURCHASER/ASSIGNEE. Accordingly, the present Deed of Assignment is executed on the following terms and conditions.

NOW, THEREFORE, THIS DEED OF ASSIGNMENT WITNESSETH AS FOLLOWS:-

1] The Vendor/Assignor hereby transfer and assign all their rights, title and interest in to or upon the **Flat No. 202** situated on **Second Floor** in the **Building No./ Wing A-2** admeasuring Carpet area 47.95 sq.mtrs i.e 516 sq.ft. and Builtup area admeasuring 645 sq.ft. i.e 59.92 sq.mtrs in the Project/Building Known as **“Raviraj Colorado” now Known as “Raviraj Colorado Co-Operative Housing Society Ltd”** which is constructed on the said Land [hereinafter referred to as **“Said Flat”**] which is more particularly described in the Schedule B, together with the rights in the common areas and facilities as detailed in the Agreement to Sale dt. 24/12/2009 registered in the office of Sub Registrar Haveli No. 11 at Serial. No. 1275/2010 on 02/02/2010 and which inter-alia including all the rights, title and interest free from all encumbrances, charges, or liens whatsoever and TO HAVE and TO HOLD the said Flat and rights, share title and interest in the said Flat hereby granted, conveyed and assured to be up to the use and occupation of the PURCHASER/ASSIGNEE forever for the total consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only).

2] Purchaser obtain the loan of Rs. _____/- (Rupees Thirty Lakhs Only) from ICICI Homes Finance vide Sanction Letter Dated _____

3] The PURCHASER/ASSIGNEE have paid the entire amount of the agreed consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) towards the consideration of this DEED OF ASSIGNMENT and in respect of the said Flat the rights of which are assigned and transferred by the Vendor/Assignor in favour of PURCHASER/ASSIGNEE as directed and requested by the Vendor/Assignor in the manner detailed below –

Particulars of Payment :-

Rs -----/- [Rupees _____ Thousand only]
paid by way of _____ Branch
_____ in favor of the Vendor/Assignor by
PURCHASER

Rs -----/- [Rupees _____ Thousand only]
paid by way of _____ Branch
_____ in favor of the Vendor/Assignor by
PURCHASER availed the loan from ICICI Home
Finance.

Rs. 30,00,000/- (Rupees Thirty Lakhs Only)

=====

4] The Vendor/Assignor hereby admits and acknowledges the receipt of entire agreed consideration from PURCHASER/ASSIGNEE and does hereby acquits, releases and discharges the PURCHASER/ASSIGNEE from their responsibility of payment of the entire agreed consideration which is paid in the manner stated Since the receipt of the entire agreed consideration is hereby admitted and acknowledged by the Vendor/Assignor, no separate receipt for the same is necessary.

5] Thus, by virtue of this present Deed, the ASSIGNEE/TRANSFeree have stepped into the shoes of Vendor/Assignor to the extent of said **Flat No. 202** which is more particularly described in the Schedule B. The Vendor/Assignor herein has delivered actual, vacant and physical possession of the said Flat to the PURCHASER/ASSIGNEE before the execution of this Deed and PURCHASER/ASSIGNEE hereby acknowledges, admits and accepts the receipt of actual, vacant and physical possession of the said Flat from the Vendor/Assignor and discharge the Vendor/Assignor to that extent.

6] As a result of this DEED OF ASSIGNMENT whatever rights, title and interest the Vendor/Assignor has acquired by virtue of Agreement to Sale dt. 24/12/2009 registered in the office of Sub Registrar Haveli No. 11 at Serial. No. 1275/2010 on 02/02/2010 in respect of the said Flat which is more particularly described in the Schedule B hereunder written, now stands transferred and assigned in favor of the PURCHASER/ASSIGNEE.

7] Vendor/Assignor hereby covenants with PURCHASER/ASSIGNEE that the rights, title and interest of Vendor/Assignor, which are subject matter of this present Deed, are absolutely clear and marketable and are free from all or any encumbrances. The Vendor/Assignor have not done any act, deed and thing nor they have omitted to do any act deed or thing as a result of which the said rights are likely to be encumbered in any manner whatsoever. The said rights are not the subject matter of any litigation/ dispute in any court of law/ before any other authority. The said rights have not been mortgaged or subjected to any charge or respectively by Vendor/Assignor in favor of any bank or finance institute or private creditors either in capacity of principal borrower, surety or any other capacity except in the

manner stated in the foregoing paragraphs. The Vendor/Assignor has not received any notice of acquisition, requisition or reservation with the rights of the said Flat described in Schedule B hereunder written or any part thereof. The Vendor/Assignor does not suffer from any legal disability as a result of which, the present Assignment is likely to be rendered void. The PURCHASER/ASSIGNEE has entered into this Deed solely relying upon the aforesaid covenant and assurances. Therefore, if at anytime in future any of aforesaid covenant or assurances are found to be factually or legally incorrect and if the PURCHASER/ASSIGNEE are exposed to any risk or response, then in that event the Vendor/Assignor as the case may be hereby undertakes to indemnify and keep always indemnified for any such loss or responsibility. This term shall be the essence of this present Deed.

8] The PURCHASER/ASSIGNEE shall use the said Flat for the purposes, which are permissible as per the bye laws of the local authority relating thereto. The Pune Municipal Corporation has issued the Completion Certificate in respect of the said Flat, a copy of which is annexed hereto.

9] The Vendor/Assignor herein has paid all the taxes, dues and duties including maintenance charges and taxes payable in respect of the said Flat, and undertakes to pay any arrears if arises to be payable in respect of the said Flat till the date of this Deed of Assignment.

10] The Vendor/Assignor shall be liable to pay the Municipal Taxes, maintenance charges and other charges as applicable till the date of execution of this present Deed. The PURCHASER/ASSIGNEE shall be liable to pay taxes and all other

outgoings either to the concerned authorities from the date of execution of this Deed as the possession of the said Flat is delivered to the PURCHASER/ASSIGNEE on the date of this Deed of Assignment. The PURCHASER/ASSIGNEE shall also be liable to pay the electricity charges for the said Flat after the date of this Deed of Assignment.

11] The ASSIGNEE/TRANSFeree shall get the Electricity Meter Numbered- 160250429719 along with the deposit paid by the Vendor/Assignor transferred in their name and also shall get their name recorded in the records Pune Municipal Corporation and all other revenue records, the PURCHASER/ASSIGNEE shall get their name along with the deposit for maintenance charges paid by the Vendor/Assignor and Vendor/Assignor has agreed to and shall sign all the necessary papers, applications, documents, agreements, deeds etc. if required for such transfer and to complete all the necessary formalities with respect to give effect of the present agreement at the cost and expenses of the PURCHASER/ASSIGNEE .

12] The Vendor/Assignor has handed over and delivered the vacant and peaceful possession of the said Flat, and their occupancy rights therein to the PURCHASER/ASSIGNEE herein today at the time of execution of these presents without any restrictions, reservations and conditions and in front of the witnesses and the PURCHASER/ASSIGNEE herein confirms and admits of having received the possession of the said Flat. Therefore, no separate receipt for the same is required.

13] The Vendor/Assignor herein have handed over and delivered all the original documents of title in respect of the said Flat to the

PURCHASER/ASSIGNEE herein today at the time of execution and registration of this Deed as per the list given below:-

- A] Original Agreement to Sell dated 24/12/2009 between the Developer/Promoter and Mr. Balaji Vinayakrao Choudhari i.e. Vendor/Assignor registered in the office of Sub Registrar Haveli No. 11 at Sr. No. 1275/2010 on 02/02/2010 along with the Index II.
- B] Original Copy of Possession Letter
- C] Original Share Certificate
- E] Original NOC issued by Society

14] The PURCHASERS shall get their name recorded in the records of Pune Municipal Corporation to the Property Tax bearing No. O/E/01/02539010 and to all other revenue records. The Vendors has agreed to and shall sign all the necessary papers, applications, documents, agreements, deeds etc. if required for such transfer and to complete all the necessary formalities with respect to give effect of the present agreement at the cost and expenses of the Purchaser.

15] The consideration agreed between the parties to this deed is Rs. 30,00,000/- (Rupees Thirty Lakhs Only). According to the rates prescribed by State of Maharashtra for stamp duty the valuation of said Property is _____/- which is described in Schedule-B hereunder written. The present Deed of Assignment is executed on the stamp paper calculated at 7% of the higher valuation amongst the two, this deed is executed on stamp paper of Rs. _____/- and the registration charges to the tune of Rs. 30,000/- are paid by the Assignee/Purchasers

16] This Deed of Assignment shall always subject to the provisions of Maharashtra Ownership Offices Act, 1963 and Maharashtra Co-operative Societies Act, 1960.

17] All the expenses of stamp duty and registration charges and other incidental expenses of this Deed of Assignment are paid by the PURCHASER/ SSIGNEE.

SCHEDULE – A

[Description of the Said Property]

All that piece and parcel of Land bearing Survey No. 44 Hissa No. 1/2/4 area admeasuring 00H 54 Ares, Land bearing Survey No. 44 Hissa No. 1/3/1 area admeasuring 00H 40 Ares and land bearing Survey No. 44 Hissa No. 2/1/2 area admeasuring 00H 33 Ares thus total area admeasuring 01 H 27, of Village Kondhwa Khurd, Taluka Haveli, Dist. Pune and within the Registration District Pune Sub Registrar Haveli Taluka Haveli and within the limit of Pune Municipal Corporation and is bounded as follows-

On or towards:

East	-	By Serial No. 43, Kondhwa Khurd
South	-	By Serial No. 44 (part), Kondhwa Khurd
West	-	By 30 ft. Road
North	-	By Serial No. 45, Kondhwa Khurd

Together with all rights, easements, liberties, privileges, hereditaments and appurtenant thereto but without affecting rights of 1 allottee member of the 1 plot bearing Plot No. 3 together

with pro-rata individual share in the area under internal roads, open spaces and amenity areas.

SCHEDULE – B

[Description of the Said Flat]

Flat No. 202 situated on **Second Floor** in the **Building No./ Wing A-2** admeasuring Carpet area 47.95 sq.mtrs i.e 516 sq.ft. and Builtup area admeasuring 645 sq.ft. i.e 59.92 sq.mtrs. in the Project/Building Known as **“Raviraj Colorado” now Known as “Raviraj Colorado Co-Operative Housing Society Ltd”** which is constructed on the said Property which is more particularly described in the Schedule A, Together with the rights in the common areas and facilities.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS DEED OF ASSIGNMENT AT PUNE ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN

SIGNED AND DELIVERED

by the within-named **VENDOR/ASSIGNOR**

MR. BALAJI VINAYAKRAO CHOUDHARI

PARTY OF THE FIRST PART

SIGNED AND DELIVERED

by the within-named **PURCHASER/ ASSIGNEE**

1] MR. AKSHAY VRAJESHKUMAR SHAH _____

2] MRS. RIDDHI AKSHAY SHAH _____

PARTY OF THE SECOND PART

In the presence of

1.

Sign _____

Name _____

Address_____

2.

Sign _____

Name _____

Address_____