



|| SHREE ||

DEED OF ASSIGNMENT /TRANSFER

This Deed of Assignment / Transfer made and executed at Maval on this
----- day of April 2026.

BETWEEN

MR.VIJAY DHONDU PAWAR

Age: 52 years, Occ: SERVICE,

Pan no. AFYPP5728D Adhar no.

R/at: Godrej Station Colony, Vikroli (east), Mumbai 400079.

MRS.VANDANA VIJAY PAWAR.

Age: 50 years, Occ : HOUSE-WIFE ,

Pan no. AJVPP9149E Adhar no.

R/at: **SAME AS ABOVE.**

.....Hereinafter referred to or called **THE ASSIGNOR** (which expression unless repugnant to the context or meaning, thereof, shall mean and include the ASSIGNORs alone and not nominee/ assignees but in case of death of the ASSIGNORs the said expression shall mean and include his heirs, executors, administrators and permitted assigns)**THE PARTY OF THE FIRST PART**

AND

1. MR.SATISH ARJUN SHINDE.

AGE: 46 years, Occupation : Service,

Pan No. DHRPS2375R, Adhar no. 5307 9242 4571.

2. MR.RITESH SATISH SHINDE

AGE: 20 years, Occupation : SERVICE,

Pan No. RXUPS2344F, Adhar no. 6978 6398 1922.

All above R/at – S/O: Arjun Shinde, Near Mhaskoba Mandir, Shinde Vasti, 58

Phata Malashiras,Malshiras, PO:Malshiras, Dist : Solapur,Maharashtra 413107.

.....Hereinafter referred to or called **THE ASSIGNEE** (which expression unless repugnant to the context or meaning, thereof, shall mean and include the ASSIGNEE alone and not nominee/ assignees but in case of death of the ASSIGNEE the said expression shall mean and include his heirs, executors, administrators and permitted assigns) ...**THE PARTY OF THE SECOND PART**

WHEREAS the Assignor is the owner of the **Flat bearing No. 101** (hereinafter referred to as the said flat) having Carpet area 697 sq. fts equivalent to 64.75 sq mts along with attached terrace area 77/2 sq.ft equivalent to 7.153/2 sq.mt on the **FIRST Floor** in **Building No. Q** in the scheme “**VISION CITY / Vision City Sahakari Gruhrachana Sanstha Maryadit** ” duly constructed on the property Gat no. 308 + 309, 338, 339 more particularly described in the schedule I hereunder, situate at village Jambhul, Tal – Maval, Pune within the local limit of Grampanchayat Jambhul and within the Sub-Registration Sub-District of Vadgaon Maval, along with M.S.E.B. Meter along with covered car parking.

AND WHEREAS the said flat was owned by the promoter and builder M/S SHUBBAN PROPERTIES Through Its Partner Mr. Rajeshkumar Naupatlal Sakla. The said builder M/S SHUBBAN PROPERTIES Through Its Partner Mr. Rajeshkumar Naupatlal Sakla sold out the said flat to present Assignor by way of Agreement for Sale which is duly registered in the office of Sub Registrar Lonawala vide document at Serial No. 2319/2008, Dt. 25/04/2008. The said Assignor has paid the entire agreed consideration amount to the builder and obtained the lawful possession of the said Flat from the builder by the Possession Letter.

AND WHEREAS by virtue of the said incidence the said Assignor has obtained ownership rights in the said flat and has also obtained lawful possession of the said flat.

AND WHEREAS the Assignor in order to the sale the said Flat and the Assignee being in need of the suitable Flat, came to know the intention of the Assignor of selling the said Flat, and also the Assignee has found the price of the said Flat being fit and reasonable, after discussions and negotiations the Assignor herein has decided to the sale of the **Flat** to the Assignee for a price of

Rs. 23,20,000/- (Rs. Twenty Three Lakh Twenty Thousand only) and as per the terms and conditions mentioned herein.

AND WHEREAS the Assignor have before entering into and executing this agreement at the request of the Assignee given to Assignee in inspection of all the papers plans, writings, permission approvals, agreements, deeds and documents

of title in relation to the concerning the said property and or as required by the Assignee and the Assignee hereby confirm and accept and are satisfied with the same and that they have no objection or requisitions in respect of them.

AND WHEREAS the Assignor confirm having received from the Assignee the entire amount of price i. e **Rs. 23,20,000/- (Rs. Twenty Three Lakh Twenty Thousand only)** per the payment schedule (payment and receipt whereof the Assignor hereby admit and knowledge, and no separate Receipt need to be passed for the same) and requested the Assignor to execute this deed upon the terms and conditions here in after mentioned.

NOW THIS DEED WITNESSETH that in pursuance of the above incidence and in consideration paid before the execution of these presents to the Assignor by the Assignee, the Assignor do hereby grant and transfer by way of sale unto the Assignee forever the said Flat in the said proposed Society, constructed on the said Plot more particularly described in the schedule I hereunder written together with (I) undivided interest appurtenant to the said proposed Society in the common areas and facilities as defined in section 3 (f) read with section 6 of the said Act of 1970, of the said piece of land more particularly described in the First Schedule hereunder written and (2) undivided interest in the limited common areas and facilities as defined in section 3(n) of the said Act of 1970 being the same as are specified in the aforesaid declaration.

1) The Assignee has paid the consideration amount as under:-

Rs. 50,000/-	Paid by UPI no. from AXIS Bank, Bank Dt. in favor of the vendor as a part payment.
Rs. -----/-	Paid by cheque no. ----- from ----- Bank Dt. ----- in favor of the vendor as a part payment.
Rs. -----/-	Paid by DD bearing no ----- Dt. ----- drawn on ----- Bank Ltd in favour of the Assignor as a full and final payment by availing housing loan from --- -----Bank Ltd.
Rs. 23,20,000/-	(Rs. Twenty Three Lakh Twenty Thousand only)

The Assignors hereby acknowledge, admit receipt of the payment amount of **Rs. 23,20,000/- (Rs. Twenty Three Lakh Twenty Thousand only)** as

above. The Deed will be cleared subject to realization of the above mentioned DD of full and final payment.

- 2) The ASSIGNOR assured to the ASSIGNEE herein that, they are the owner and occupier of the said Flat, including the areas of the balconies, compounds and along with, proportionate area at Staircase and lobbies, in the said proposed Society, constructed on the said Plot more particularly described in the schedule hereunder written and no other person has any interest therein and ASSIGNOR have not created any other third party interest and thus, there is no other encumbrance of any sort.
- 3) The ASSIGNOR further assure and represented that they shall receive the exclusive and peaceful possession and occupation of the said Flat from the Builder and have absolute right as well as authority to deal with the same and the ASSIGNEE is entitled to receive and occupy the same without any interruption or claim from the ASSIGNOR or their heirs or anybody claiming through / under them and if anybody interrupted or claim the right of ASSIGNEE and enjoyment of said Flat then ASSIGNOR will indemnify and keep indemnified the ASSIGNEE against any claim made for any period prior to this Deed of Assignment/Sale/ transfer in respect of the said Flat.
- 4) The ASSIGNOR hereby admit and confirm that they have handed over and delivered the rights to receive the vacant and peaceful possession of the said Flat to and in favour of the ASSIGNEE at the time before this Deed of Assignment. And the ASSIGNEE hereby admit and confirms to have received the same.
- 5) The ASSIGNOR and ASSIGNEE hereby declared the said scheme shall be governed by the Maharashtra Ownership Flat Act, and rules made hereunder.
- 6) The ASSIGNEE will pay all Grampanchayat taxes, for the said property, and the Assignor agrees to pay MSEB Bills, proposed Society Maintenance and other charges etc. till the date of possession and the ASSIGNEE hereby agreed to pay same after the date of possession.
- 7) The ASSIGNEE hereby agree to pay and keep paying the proportionate share in respect of the said premises in all common expenses contribution the entire building and including herein insurance premium, maintenance of common lights, maintenance of sanitation and scavenger service, prepare common amenities, common passage, common compound, common walls of the said Flat, charges of bill collector, chowkidar, gardener and other servants employed, if any the other charges necessary and incidental to the said property of the user thereof to the proposed society.

- 8) The ASSIGNEE shall maintain at their own cost the said Flat in the same good condition, state and the order in which it is handed over to them and shall abide by all the rules and regulations and bye laws of the said society and the State Government, Jambhul Grampanchayat, PMRDA., M.S.E.B. Electricity Board and/ or other authorities.
- 9) The Assignors make it clear and the ASSIGNEE agree to the same that they have gone through the Article of Agreement between the Developer/Builder and the ASSIGNOR dated 25/04/2008 and the ASSIGNEE is fully satisfied and shall be abide and bound by the terms and conditions, rights, obligations, duties mentioned therein to be observed and followed from time to time between the parties.
- 10) The ASSIGNEE have taken inspection of all the facilities and amenities provided for the said Flat as agreed by the ASSIGNOR and as described in the Agreement for Sale referred to above, and the ASSIGNEE is fully satisfied regarding the same and have no objection regarding the same.
- 11) The ASSIGNOR make it clear that the transfer charges and MSEB charges of meter transfer shall be borne and paid by the ASSIGNEE. The stamp duty and registration charges of this Agreement to Sale/Deed of Assignment shall be borne and paid by the ASSIGNEE.
- 12) The ASSIGNOR hereby assured and agreed to sign and execute the application, papers, documents, Deed of Assignment / for the effective and complete transfer of the said Flat in favour of the ASSIGNEE.
- 13) The parties have paid the appropriate stamp duty and registration fees for the said deed.
- 14) The ASSIGNOR and the ASSIGNEE have intimated the above said transaction to the Builder/Developer. And accordingly ASSIGNOR has obtained N.O.C. from the said Builder/Developer for this Deed of Assignment.

THE FIRST SCHEDULE

All that piece and parcel of the property within the registration district Pune,
Sub-Registrar Maval, Sub District Taluka Maval and situated within the limits of

Zilla Parishad Pune and Grampanchayat Jambhul / Jambul situated at revenue village Jambhul / Jambul bearing following Gat no. and area.

Gat no.	Area	Boundaries			
308 + 309	9 H. 52 R. out of which 8 H. 47 R.	Gat no. 259, 249, 248, 247, 246, 245, 244	Gat no. 339 & Railway Line	Railway Line	01 H. 05 R Area out of Gat no. 308 +309
338	38 R	Gat no. 339	Gat no. 339	Gat no. 337	Gat no. 339
339	1 H 17 R.	Gat no. 308	Gat no. 340	Gat no. 336	Gat no. 338 & Railway Line

Together with easement, appurtenances, ingress, egress, pathways, accesses, things attached thereon, other ancillary and incidental rights thereto.

THE SECOND SCHEDULE

(Description of the Flat)

Q Flat bearing No. 101 (hereinafter referred to as the said flat) having Carpet area 697 sq. fts equivalent to 64.75 sq mts along with attached terrace area 77/2 sq.ft equivalent to 7.153/2 sq.mt on the **FIRST Floor** in **Building No. Q** in the scheme “**VISION CITY / Vision City Sahakari Gruhrachana Sanstha Maryadit** ” duly constructed on the property described in the First Schedule herein above written, the said Flat along with covered car parking.

IN WITNESS WHEREOF THE PARTIES HERETO HAS SIGNED THIS DEED AT MAVAL ON THE DATE AND THE YEAR FIRST HEREINABOVE WRITTEN

SIGNED SEALED & DELIVERED BY
Within named **ASSIGNOR**

MR.VIJAY DHONDU PAWAR

MRS.VANDANA VIJAY PAWAR

SIGNED SEALED & DELIVERED BY
Within named **ASSIGNEEs**

1. MR.SATISH ARJUN SHINDE

2. MR.RITESH SATISH SHINDE

SIGNED SEALED & DELIVERED BY
Within named **ASSIGNEEs**

WITNESSES

