



DEED OF ASSIGNMENT

This Deed of Assignment made and executed at **Chinchwad, Pune** on this _____ Day of month of **OCTOBER**, in the year **2026**.

BETWEEN

MR. ANIKET ARVIND BUTALA HUF

Through its Karta (Manager/Head)

MR. ANIKET ARVIND BUTALA

Age : 47 years, Occ. : Bussiness

PAN: **AAKHA8801R**

AADHAR NO. **7909 0741 8993**

R/at : G-601, Beech Building, Greens, Thergaon, Opposite
Pudumjee Paper Mill, Dattanagar, Thergaon, Pune City,
Pune Maharashtra - 411033.

.... Hereinafter called the **TRANSFEROR/ASSIGNOR/VENDOR**

(Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, successors, executors, administrators and assigns)

.... PARTY OF THE FIRST PART

AND

1. MRS. MANISHA RAMESHWAR BOLE

Age: 32 years, Occupation: Business

PAN: **DJIPB7171K**

AADHAR NO: **4555 6996 4625**

2. MR. RAMESHWAR KASHINATHRAO BOLE

Age: 37 years, Occupation: Business

PAN: **BHAPB8027Q**

AADHAR NO: **6384 9771 4041**

Both R/at: Flat No. 1103, Wing - A3, Shlok,
Gat Number – 122(P), 123 (P), Near Aai Hospital,
Borhadewadi, Moshi, Pune - 412105.

.....Hereinafter called the **PURCHASER'S/ASSIGNEE'S**

(Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her respective heirs, executors, administrators and assigns)

... PARTY OF THE SECOND PART

TOTAL CONSIDERATION RS. 25,00,000/-

(In Words Rupees Twenty Five Lakh Only)

WHEREAS the Transferor are absolutely seized and possessed of all that **Shop No. 03** in **Ground Floor** of the **Building/Wing No. "A3"** admeasuring **22.11 Sq. Mtrs. Carpet**, with **Mezzanine area admeasuring 9.25 Sq. Mtrs.**, in project known as of **"SHLOK"** and Society known as **"SHLOK A WING CO-OP HOUSING SOCIETY LIMITED"**, constructed on bearing **Gat No. 122 (Old Survey No. 1242) & 123 (Old Survey No.**

1243) situated at Village **Borhadewadi**, Taluka - **Haveli** and Sub-Registration Taluka Haveli and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation along with all amenities and facilities more particularly described in Schedule hereunder.

Gat No. 122 (old Survey No. 1242) admeasuring about 5250 sq. mtr.

WHEREAS the land bearing Survey No. 1242 admeasuring about 1H 5R belonged to Mr. Maruti Sadhu Borate prior to the year 1975;

AND WHEREAS the said partition took place between Mr. Maruti Sadhu Borate and his family members. In furtherance of the same land admeasuring about 52.5 R came to the share of Mr. Maruti Sahadu Borate and land admeasuring about 52.5 R came to the share of Mr. Sadashiv Sahadu Borate and accordingly their names were mutated on 7/12 extract vide Mutation Entry No, 1476;

AND WHEREAS the said Mr. Maruti Sahadu Borate, Mr. Santosh Maruti Borate, Mrs, Nandabai Ashok Jadhav, Mrs. Anjanabai Dashrath Alhat, Mrs. Jayashri Vitthal Shinde, Mrs. Nirmala Balasaheb Gaikwad, Mrs. Pramila Balasaheb Jadhav, Mrs. Savita Ankush Birdawde, Mr. Sadashiv Sahadu Borate, Mr. Dilip Sadashiv Brate, Mr. Sampat Sadashiv Borate inter alia authorized Mr. Sampat Sadashiv Borate to transfer the land at Gat No.122 admeasuring about 01 H 05R vide Power of Attorney dated 06/08/2008, which is duly registered in the office of Sub Registrar Haveli No.17 at Serial 8297/2008;

AND WHEREAS the said Mr. Maruti Sahadu Borate, Mr. Santosh Maruti Borate, Mrs. Nandabai Ashok Jadhav, Mrs. Anjanbai Dashrath Alhat, Mrs. Jayashri Vitthal Shinde, Mrs. Nirmala Balasaheb Gaikwad, Mrs. Pramila Balasaheb Jadhav through Constituted Attorney and forself Mr. Sampat Sadashiv Borate, Mr. Sadashiv Sahadu Borate, Mr. Dilip Sadashiv Borate with the consent of M/s. Pharande Promoters and Builders assigned development rights of land bearing Gat No.122 admeasuring about 01 H 05 R in favour of M/s Manik Builders vide Development Agreement dated 08/09/2008 which is duly registered in the office of Sub registrar Haveli no.17, at Serial no.9413/2008 and Power of Attorney dated.08/09/2008, which is duly registered in the office of Sub Registrar Haveli no.17, at Serial No.9414/2008;

AND WHEREAS the said Mr. Maruti Sahadu Borate, Mr. Santosh Maruti Borate, Mrs. Nandabai Ashok Jadhav, Mrs. Anjanbai Dashrath Alhat, Mrs. Jayashri Vitthal Shinde, Mrs. Nirmala Balasaheb Gaikwad, Mrs. Pramila Balasaheb Jadhav, Mrs. Savita Ankush Birdawde Constituted Attorney and forself Mr. Sampat Sadashiv Borate, Mr. Sadashiv Sahadu Borate, Mr. Dilip Sadashiv Borate with the constituted Attorney M/s. Manik Builders sold land bearing Gat no.122 admeasuring about 01 H 05 R to M/s. Manik Builders vide Sale Deed dated 09.12.2009, which is duly registered in the office of Sub Registrar Haveli no.18, at Serial no. 6136/2009, in furtherance of same its name was mutated on the 7/12 extract vide Mutation Entry no.3673;

AND WHEREAS the said Late. Parubai Nivrutti Burde through her legal heirs Mrs. Balasaheb Nivrutti Burde, Mrs. Vimal Tukaram Kudale, Mrs. Sonu Atmaram Burde, Mrs. Sarubai Mahadu Alhat, Mrs. Hirabai Shivram Alhat, Mrs. Shevantabai Mahadu Alhat and Mrs. Baidabai Yashwant Jadhav released their share in the land bearing Gat No. 122 in favour of Mr. Maruti Sahadu Borate and Mr. Sadashiv Sahadu Borate vide Release

Deed dated 10.12.2009, which is duly registered in the office of the Sub Registrar Haveli No. 19, at serial no. 6489/2009;

AND WHEREAS the said M/s. Manik Builders exchanged land admeasuring about 00 H 52.50 R out of Gat No.122 with land admeasuring about 00 H 52.50 R out of Gat no. 123 of Mr. Rohidas Ravba Borate, Mr. Dnyandeshwar Ravba Borate, Mr. Shantaram Ravba Borate, Mr. Kailas Ravba Borate, vide Exchange Deed dated 11.06.2010, which is duly registered in the office of Sub Registrar Haveli no.18, at Serial No. 5275/2010 and Power of Attorney dated 11.06.2010, which is duly registered in the office of Sub Registrar Haveli No.18, at Serial No.5277/2010. In furtherance of the same their name were mutated on 7/12 extract vide Mutation Entry No. 4028;

AND WHEREAS in the aforesaid manner M/s Manik Builders i.e. Consenting Party became absolute owner of the aforesaid land;

Gat No. 123 (old Survey No. 1243) admeasuring about 3780 sq. mtr.

AND WHEREAS the land bearing Survey No. 1243 admeasuring about 3 H 36 R belonged to Mr. Eknath Borate prior to the year 1970;

AND WHEREAS the said Mr. Eknath Borate died leaving behind Mr. Ravba Eknath Borate, Mr. Bhau Eknath Borate, Mr. Rau Eknath Borathe, Mr. Raghu Eknath Borate, Mrs. Hausabai Vitthal Tilekar, Mrs. Babubai Digambar Tamhane and Mrs. Saraswati Balu as his legal heirs. In furtherance of the same name of their name was mutated on 7/12 extract vide Mutation Entry No. 4232. However name of Mr. Ravba Eknath Borate as HUF was mutated on the 7/12 extract;

AND WHEREAS the said Mr. Ravba Eknath Borate died on 10.01.1991 leaving behind Mr. Rohidas Ravba Borate, Mr. Dnyandeshwar Ravba Borate, Mr. Shantaram Ravba Borate, Mr. Kailas Ravba Borate, Mrs. Savitribai Sitaram Shevkar, Mrs. Lilabai Kashinath Talekar and Mrs. Anusuya Ravba Borate. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 558;

AND WHEREAS the said Mrs. Anusuya Ravba Borate died on 13.10.2001 leaving behind Mr. Rohidas Ravba Borate, Mr. Dnyandeshwar Ravba Borate, Mr. Shantaram Ravba Borate, Mr. Kailas Ravba Borate, Mrs. Savitribai Sitaram Shevkar and Mrs. Lilabai Kashinath Talekar;

AND WHEREAS the said Mrs. Savitribai Sitaram Shevkar released her share in the land bearing Gat No. 123 in favour of Mr. Rohidas Ravba Borate, Mr. Dnyandeshwar Ravba Borate, Mr. Shantaram Ravba Borate and Mr. Kailas Ravba Borate vide Release Deed dated 15.06.2009, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 2496/2009. In furtherance of the same her name was deleted from 7/12 extract vide Mutation Entry No. 3488;

AND WHEREAS the said Mrs. Lilabai Kashinath Talekar released her share in the land bearing Gat No. 123 in favour of Mr. Rohidas Ravba Borate, Mr. Dnyandeshwar Ravba Borate, Mr. Shantaram Ravba Borate and Mr. Kailas Ravba Borate vide Release Deed dated 12.04.2010, which is duly registered in the office of Sub Registrar Haveli No. 14, at Serial No. 3270/2010. In furtherance of the same her name was deleted from 7/12 extract vide Mutation Entry No. 5028;

AND WHEREAS the said Mr. Rohidas Ravba Borate, Mr. Dnyaneshwar Ravba Borate, Mr. Shantaram Ravba Borate, Mr. Kailas Ravba Borate exchanged land admeasuring about 00 H 52.50 R out of Gat No.123 with M/s. Manik Builders vide Exchange Deed dated 11.06.2010, which is duly

registered in the office of Sub Registrar Haveli no.18, at Serial no.5275/2010 and Power of Attorney dated 11.06.2010, which is duly registered in the office of Sub Registrar Haveli No.18, at Serial No. 5277/2010. In furtherance of the same said M/s Manik Builders name mutated on 7/12 extract vide Mutation Entry no.4028;

AND WHEREAS the said M/s Manik Builders have handed over land admeasuring about 1470.75 sq. mtr. out of Gat No. 123 to Pimpri Chinchwad Municipal Corporation for 18 mtr. road vide Possession Receipt dated 05/06/2013, which is duly registered in the office of Sub Registrar Haveli No.14, at Serial No.4101/2013. In furtherance of the same their names were mutated on the 7/12 extract vide Mutation Entry No. 5358;

AND WHEREAS the said M/s Manik Builders and M/s. Vrunda Venture LLP agreed to jointly develop the land more particularly described in the **'Schedule I'** written hereunder (herein after called and referred to as the **'said land'** for the sake of brevity and convenience) on basis of revenue sharing vide Joint Development Agreement dated 15.07.2019, which is duly registered in the office of the Sub Registrar Haveli No. 26, at serial no. 11262/2019 and Power of Attorney dated 15.07.2019, which is duly registered in the office of the Sub Registrar Haveli No. 26, at serial no. 11268/2019;

AND WHEREAS in the aforesaid manner M/s. Vrunda Venture LLP i.e. Promoter acquire development rights of the said land;

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings;

AND WHEREAS the Pimpri Chinchwad Municipal Corporation has sanctioned building plans pertaining to the present project vide Commencement Certificate dated **04.08.2020 bearing no. B.P./Borhadewadi/25/2020**, Revised Commencement Certificate dated 24.05.2021 bearing no. **B.P./Borhadewadi/26/2021**; Revised Commencement Certificate dated **19.10.2022 bearing no. B.P./Borhadewadi/67/2022**; Revised Commencement Certificate dated **14.06.2023 bearing no. B.P./Borhadewadi/45/2023**;

AND WHEREAS the Promoter has successfully completed the construction of the Said Project and has obtained the requisite Construction **Completion Certificate** from the Pimpri Chinchwad Municipal Corporation, bearing Certificate No. **534/2025, dated 14/07/2025**;

AND WHEREAS the Additional Tahsildar, Pimpri Chinchwad, Taluka Haveli, District Pune has granted permission for the Non Agricultural use of the said land vide its Order dated **14.12.2020 in case no. Jamin/NA/SR/328/2020**;

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority bearing Certificate No. **P52100029815**;

AND WHEREAS the said Transferor and **M/s. Vrunda Venture LLP** have formed a Co-operative Housing society Viz. as **"SHLOK A WING CO-OP HOUSING SOCIETY LIMITED"**, vide its registration no. **PNA/PNA-(6)/HSG/(TC)/28835/2025-26** dated **08/10/2025**.

AND WHEREAS the **MR. ANIKET ARVIND BUTALA (HUF)** i.e Transferor herein., being desirous of purchasing a Shop entered into an **Agreement to Sale** with **M/s. Vrunda Venture LLP** which was duly registered in the office of the **Sub-Registrar Haveli No. 5, Pune vide Document No. 13672/2025 Dated 12/11/2025**.

AND WHEREAS the Transferor herein decided to transfer all his occupancy right, interest, title in the said Shop and Purchaser'/Assignee's in search of likewise commercial purpose., approached to the Transferor and Agreement between the parties regarding the sale of the said Shop Purchase price and other terms and conditions are reduced in writing as under mutually decided by themselves.

NOW THEREFORE, THESE PRESENTS WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The Transferor/Vendor has hereby transferred and assigned all his ownership/occupancy rights, interest and title in respect of the **Shop No. 3 - "A3 Wing"** along with all amenities, facilities, fittings, fixtures in favor of Purchaser'/Assignee's for the total consideration of **Rs. 25,00,000/- (In Word Rupees Twenty Five Lakh Only)**. The Purchaser'/Assignee's has paid the entire consideration amount of the said Shop to the Transferor/Vendor as detailed in clause 8 below.

2. The Transferor/Vendor has handed over vacant and peaceful possession of the said Shop to the Purchaser'/Assignee's together with all ownership rights, interest and title to the said Shop and Purchaser'/Assignee's has accepted the same to his entire satisfaction.

3. The Transferor/Vendor assures that the said Shop is free from all encumbrances of whatsoever nature and the said Shop is not a subject matter of any lien, lease, mortgage, claim or not a subject matter of any court litigation and the title of the said Transferor/Vendor to the said Shop is free and marketable. As the said Shop is self-acquired property of Transferor/Vendor and hence Transferor/Vendor has full and absolute authority to transfer the same to any person of his choice.

4. The Transferor/Vendor hereby declares that his has till the date of this Deed made all the payments of all outgoings towards, society charges, electricity charges, water charges, maintenance charges and other charges and dues in respect of the said Shop. If there are any dues, he undertakes to pay the same. However from today i.e. after the period from the date of possession of the said Shop by the Purchaser/Assignee it is responsibility of the Purchaser/Assignee to pay the same.

5. That for transferring the said Shop in the name of Purchaser'/Assignee's NOC from Builder/Society is required; Purchaser'/Assignee's agreed that he will obtain NOC from Builder/Society on his own cost.

6. Registration Fees and Stamp duty will be borne by the Transferor/Assignor/Vendor and all the expenses like Advocate fee and all other incidental charges will be borne by Purchaser'/Assignee's in this regard.

7. This Assignment shall always be subject to the provisions contained in the Maharashtra Ownership Flat/Shop Act 1963 and Maharashtra Ownership Office Rules 1964 as amended from time to time.

8. Particulars of consideration amount:-

Sr. No.	Amount	Particular of Amount
1.	Rs. 1,00,000/-	Paid to the Vendor/Transferor vide NEFT No., Dated 08/09/2026 from IDFC First Bank, Branch- Moshi.
1.	Rs./-	Paid to the Vendor/Transferor vide DD No., Dated _____ from _____ Bank, Branch- _____.
Total	Rs. 25,00,000/-	(Rupees Twenty Five Lakh only)

9. The Transferor/Vendor hereby acknowledges that he has received the entire consideration amount of **Rs. 25,00,000/- (In Word Rupees Twenty Five Lakh Only)** from the Purchaser'/Assignee's in respect of the said Shop as full and final settlement. Hence no separate receipt is necessary. Today Transferor are executing and registering this Deed of Assignment in favor of present Purchaser'/Assignee's.

10. The Transferor/Vendor hereby undertake to sign all necessary papers and applications for the transfer of the present electric meter along with the deposit in the M.S.E.B. in the name of the Purchaser/Assignee and also for the transfer of the said Shop in the name of the Purchaser'/Assignee's in the Records of the Assessor and Collector of Taxes of Pimpri Chinchwad Municipal Corporation and Pimpri Chinchwad New Township Development Authority without any extra consideration amount.

11. The Transferor/Vendor hereby undertakes that they will make available all necessary legal papers and necessary permissions from concerned authorities/persons for registering this Deed of Assignment in respect of the said Shop and registering name of Purchaser'/Assignee's to the PCMC, MSEDCL and other Govt. Authorities as and when required.

12. The M.S.E.B. meter in the said Shop presently stands in the name of the Transferor. The transferor herein undertakes to give all necessary signs, affidavits for transferring the said meter along with deposit in the name of the Purchaser'/Assignee's herein.

13. The Transferor/Vendor further assures the Purchaser'/Assignee's that, no one acting through or on his behalf or claiming through or on his behalf will interfere with the Purchaser'/Assignee's absolute rights, title and interest in the said Shop. The Transferor/Vendor has purchased the said Shop from and out of his own income and no other person have any rights, title and interest in the said Shop as it is a self- acquired property

of the Transferor/Vendor. The Transferor/Vendor is not holding the said Shop as became. The said Shop is self- acquired property and does not belong to Hindu Undivided Family or has not been purchased from and out of ancestral income.

14. The Transferor/Vendor hereby declared that he has assigned/ Transferred and conveyed all his rights, interest, title in the said Shop along with right to use common parking, common terrace and that vacant and peaceful/physical possession is handed over by the Transferor/ Vendor to the Purchaser'/Assignee's.

15. The Transferor/Vendor declared that he has received entire consideration amount of the said Shop from Purchaser'/Assignee's and handed over physical and peaceful possession of the said Shop to Purchaser'/Assignee's and transferred and assigned all the ownership/ occupancy rights of the said Shop along with all amenities, fittings, fixtures and furniture from today Purchaser'/Assignee's has become absolute owner of the said Shop and from today Purchaser'/Assignee's is having absolute right to use the said Shop and common parking, terrace and all other amenities, facilities provided in the said Shop and building. There remains no right, title, possession, and interest of whatsoever nature with the said Shop of transferor herein.

16. The said Shop/Commercial Premises was purchased by the Transferor/Seller as an **Investor** and the benefit of applicable **Stamp Duty Exemption/Concession** was availed at the time of original purchase. The said property is now being transferred by way of **Resale**. The parties acknowledge that the present transaction shall be subject to the stamp duty, registration charges and other statutory dues applicable under the prevailing law.

SCHEDULE I

DESCRIPTION OF THE SAID LAND

1. All that piece and parcel of land admeasuring about 00 H 52.50 i.e. 5250 sq. mtr. out of Gat No. 122 (Old Survey No. 1242) at Village Borhadewadi, Taluka Haveli, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and which is bounded as follows:

On towards East : By Gat No. 121 (old Survey No. 1241), Gat No. 113
(old Survey No. 1233 and Survey No. 1234)

On towards South : By Gat No. 112(old Survey No. 1232)

On towards West : By Gat No. 123 (old Survey No. 1243)

On towards North : By Gat No. 122 (Old Survey No.1242)

2. All that piece and parcel of land admeasuring about 00 H 37.80 i.e. 3780 sq. mtr. out of Gat No. 123 (Old Survey No. 1243) at Village Borhadewadi, Taluka Haveli, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and which is bounded as follows:

On towards East : By Gat No. 122 (old Survey No. 1242),

On towards South : By Gat No. 112 (old Survey No. 1232),

On towards West : By 18 mtr. D.P. road and Gat No. 111
(old Survey No. 1243)

On towards North : By Gat No. 123 (Old Survey No. 1243)

SCHEDULE II
DESCRIPTION OF THE SAID SHOP

Name of the Project	:	SHLOK
Wing	:	A3
Society Name	:	“SHLOK A WING CO-OP HOUSING SOCIETY LIMITED”
Shop No.	:	3
Floor	:	Ground Floor
Carpet Area of Shop	:	21.11 Sq. Mtrs.
Mezzanine area	:	9.25 Sq. Mtrs.

IN THE WITNESS WHEREOF the Parties hereto have set their respective hand on these presents on the year, day and date first hereinabove written.

MR. ANIKET ARVIND BUTALA HUF
Through its Karta (Manager/Head)
MR. ANIKET ARVIND BUTALA
TRANSFEROR/ASSIGNOR/VENDOR

MRS. MANISHA RAMESHWAR BOLE
PURCHASER/ASSIGNEE

MR. RAMESHWAR KASHINATHRAO BOLE
PURCHASER/ASSIGNEE

WITNESSES:

- 1. Sign:-** _____
Name:- _____
Add:- _____
- 2. Sign:-** _____
Name:- _____
Add:- _____