

DEED OF ASSIGNMENT

**THIS DEED OF ASSIGNMENT IS MADE AND EXECUTED AT PUNE ON
THIS ____th DAY OF SUPTEMBER IN THE YEAR 2026**

BETWEEN

MR. ADITYA SURYAPRKASH AGARWAL

**R/AT – Flat No. 505 and 506, Bharti Kuanj CTS 208/2A,
20 Aundh Road, Rengal Hills Pune – 411020.**

Hereinafter referred to as “FIRST PARTY/ASSIGNOR” (which expression shall unless it be repugnant to the context or meaning thereof shall always deem to mean and include the present & future owners, their survivor or survivors, and the heirs, executors, administrators and assigns of such last survivor) of the First Part

...PARTY OF THE FIRST PART

AND

1. MR. ASHOK VINAYAK PAWAR (PAN No. BDYPP3306C)

Age - 43 years, occupation: Service.

2. MRS. POOJA ASHOK PAWAR (PAN No. IADPP4844J)

Age - 28 years, occupation: Service.

**Both Residing at- Suryvanshi Chal,
Near Hadapsar, Dist – Pune, 411028.**

Hereinafter jointly referred to as “**SECOND PARTY / ASSIGNEE**” (which expression shall unless it be repugnant the context or meaning thereof mean and include the said firm, the present and future partners constituting the said firm and their respective heirs, successors, executors, administrators and assigns)

...PARTY OF THE SECOND PART

WHEREAS, the lands bearing New Gat Nos. **223, 224, 225 and 229/3**, situated at Village Bhamboli, Tal. Khed, Dist. Pune, were originally owned by the respective landowners, as more particularly described in the title documents, and are hereinafter collectively referred to as the “**Larger Land/Property**”.

AND WHEREAS, the respective landowners entered into **Articles of Agreement and Power of Attorney dated 20/02/2014 and 28/05/2015** in favour of the M/s. Maple Shelters Chakan – 1 through its partner Mr. Sachin Ashok Agarwal (herein referred as Developer/Vendor) for development of their respective portions of the Larger Land. The said documents were duly registered with the Sub-Registrar, Khed.

AND WHEREAS, by **Confirmation Deed and Power of Attorney dated 13/10/2015**, the previous landowners confirmed the development rights of the Developer/Vendor in respect of the Larger Land and authorised the Developer/Vendor to develop the same under the name and style “**AAPLA GHAR CHAKAN-TALEGAON**”.

AND WHEREAS, the necessary **N.A. Permission, Environment Clearance and Sanctioned/Commencement Certificates** were obtained from the competent authorities from time to time, including the revised sanction/layout approved by PMRDA on **08/10/2024**.

AND WHEREAS, pursuant to the demarcation and revenue proceedings, the Larger Land was reconstituted and new revenue records were created from time to time, including pursuant to **Mutation Entries Nos. 1673, 1681 and 2003**.

AND WHEREAS, certain disputes arose between the previous landowners and the Developer/Vendor, which were amicably settled by filing **Consent Terms dated 13/09/2025** in **Special Civil Suit No. 21 of 2025** before the Civil Judge, Senior Division, Khed.

AND WHEREAS, pursuant to the said settlement, by a **Deed of Conveyance dated 09/01/2026**, registered with the Sub-Registrar, Khed-2 at **Sr. No. 491/2026**, the landowners conveyed **Gat No. 223/2/Plot No. A-31 part, 223/2/Plot No. A-34, 223/2/Plot No.A-36 part, 223/2/Plot No.A-37 and 223/2/Plot No.B-1 to B-22** in favour of the Promoter/Developer.

AND WHEREAS, the Developer/vendor is developing the said Buildings namely “**AAPLA GHAR CHAKAN-TALEGAON**” on Gat No.223/2/plot No. A – 37 **total admeasuring area 13521.58 sq. mtr.** (which is more particularly described in **SCHEDULE I** written hereunder and hereinafter

referred to as the **“SAID PROPERTY”**) situated at Village Bhamboli, Tal. Khed, Dist. Pune.

AND WHEREAS, the Developer has got approved from the concerned local authority/Town Planning Department the plans and specifications, elevations, sections and details of the said building/s, to be constructed on the said property;

AND WHEREAS, the Developer/Vendor also obtained Environment Clearance Certificate from the Government of Maharashtra, Environment Department vide correspondence bearing no SEAC-2014/CR-37/TC-3 Dated – 16/07/2015.

AND WHEREAS, thereafter Revised Sanction Plan and Commencement Certificate is obtained from PMRDA, Pune Vide Order no BKH/Mouje Bhamboli/Gat No 223 and others/PK no 974/16 - 17 Dated 20/04/2019 and also thereafter Revised Sanction Plan and Commencement Certificate is obtained from PMRDA, Pune Vide Order no BKH/Mouje Bhamboli/Gat No 223/2/Plot No. A1 to A 30 and others/Pr. Kr. 682/24-25/6077 Dated 08/10/2024.

AND WHEREAS, Developer/vendor obtained as part Completion Certificate in respect of Building **“I”** and Building **“J”** comprising **Parking plus Four (P + 4) Floors** from the PMRDA, Pune Vide Order no BKH/Mouje Bhamboli/Gat No 223 [P], 224 [P] and 229/3 P. K. 974/16-17 Dated 12/11/2021.

AND WHEREAS, thereafter the Developer /vendor has duly obtained the part Completion Certificate in respect of Building **“H”** comprising **Parking plus Four (P + 4) Floors** from PMRDA, Pune Vide Order no BKH/Mouje Bhamboli/Gat No 223(P), 224(P) AND 229 /3P. K. 974/16-17 Dated 02/06/2022.

AND WHEREAS, thereafter the Developer /vendor has duly obtained the part Completion Certificate in respect of Building **“I”**, Building **“J”** and Building **“H” comprising 5th Floor to 8th Floors (5 to 8)** and Building **“G” comprising Parking plus Four (P + 4) Floors** from PMRDA, Pune Vide Order no BKH/Mouje Bhamboli/Tal. Khed/Gat No 223 & Other/P. K. 682/24-25/2693 Dated 26/06/2025.

AND WHEREAS the Developer, had executed an Agreement for Sale with the Assignor in respect of **Flat No. J – 505**, admeasuring carpet area **428 sq. ft. i.e., 39.75sq. mtrs**, along with an close balcony admeasuring area about **79 sq. ft. i.e. 7.25 sq. mtrs**, along with dry balcony area admeasuring area **21 sq.ft. i.e 1.98 sq.mtrs**, along with adjacent terrace admeasuring area **59 sq.ft i.e 5.51 sq.mtrs** on the **Fifth Floor** in Wing/Building ‘J’ of the project known as “**AAPLA GHAR CHAKAN TALEGAON**”, situated at **Gat No. 223/2/plot No. A – 37**, Bhamboli, Taluka Khed, District Pune. The said Agreement for Sale is duly registered in the office of the Sub-Registrar Khed, at Serial No. 5061/2019 dated 20/07/2019. The aforesaid flat, which is the subject matter of this Deed (hereinafter referred to as the “Schedule II Property”).

AND WHEREAS since the execution of the said Agreement for Sale dated **20/07/2019**, the Assignors became the absolute owners and are enjoying the said flat bearing No. **505** situated on 5th Floor in Building “**J**”, more particularly described in Schedule II written hereunder.

AND WHEREAS the Assignee herein, who were in need a residential premises approached the Assignors and shown his interest to purchase the said **Flat No. 505** situated on 5th Floor in Building “**J**” in the project “**Aapla Ghar Chakan Talegaon**”.

AND WHEREAS after negotiations by and between the parties hereto, the Assignors herein have agreed to sell, transfer and convey the rights acquired by the Assignors herein in the **Flat No. 505** situated on 5th Floor in Building “**J**”, in the project “**Aapla Ghar Chakan Talegaon**” and the Assignee herein agreed to purchase and acquire the same.

NOW THEREFORE, THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Assignor hereby agrees to sell and transfer all their right, title and interest in respect of a Flat bearing no.**505** situated on 5th Floor in Building “**J**” (which flat is more particularly described in the **SCHEDULE II** written hereunder) along with exclusive right to use and enjoy the common amenities provided by the Assignor, as per the sanction plan at or for a consideration price of **Rs.19,72,250/- (Rupees Nineteen Lakhs Seventy Two Thousand Two Hundred Fifty Only)**.

2. The Assignee has paid and agreed to pay the said consideration amount to the Assignor on execution as described herein below.

“Payment schedule”

- a) Rs. _____/- Already paid by the Assignee as earnest money prior to execution of this Agreement to the Assignor by a vide DD bearing no: _____ dated _____ drawn on _____ Bank
- b) Rs. _____ /- Already paid by the Assignee as earnest money prior to execution of this Agreement to the Assignor by a vide DD bearing no: _____ dated _____ drawn on _____ Bank
- c) Rs. _____/- Already paid by the Assignee as earnest money prior to execution of this Agreement to the Assignor by a vide DD bearing no: _____ dated _____ drawn on _____ Bank.

Rs.19,72,250/-

Total Consideration

3. **POSSESSION:** - That the Assignor has handed over actual, physical and vacant possession of the said Flat to the Assignee today, on as is where is basis, along with all the original / Xerox documents of title of the said Flat and the Assignee has received and accepted the peaceful and vacant possession of the said Flat and all the original / Xerox documents, along with all the right, title, interest in the said Flat along with the benefits and shares.
4. The Assignor hereby indemnify to the Assignee that he has not created any charge or mortgage on the said property or they have not alienated or transferred any right, title, interest of whatsoever nature in the said property in favour of any other person/s. The Purchaser hereby state and indemnify that in future she will not claim any amount, compensation nor he will go to any authority/court of law for the aforesaid flat consideration from the consenting party.
5. The Assignor hereby declare that, the Assignor has full right and absolute authority to enter into this Deed of Assignment and that the Assignor has not done or performed or caused or suffered to be done any act, deed, matter or thing whatsoever whereby Assignor may be prevented from entering into this Deed of Assignment, whereby the Assignee may be

obstructed, prevented or hindered in enjoying the rights to be conferred or transferred in his favour and in the event of it being found, that the Assignor was not entitled to enter into this Deed of Assignment, the Assignor shall be liable to compensate, indemnify and / or reimburse the Assignee for the losses or damages, which the Assignee may suffer or sustain in this behalf.

6. The Assignor further declares that, the Assignor has paid all the Government and Pune Municipal Corporation taxes, assessments, cesses and other outgoings, if any, in respect of the said flat, till the handing over the said Flat to the Assignee and no amount is in arrears, in respect of the said Flat at and if any such amount is found to be due, then the Assignor shall pay the same and clear all the dues. Thereafter, the Assignee shall pay the same, in respect of the said Flat.
7. It is agreed between the parties hereto that the Assignor shall transfer the Electricity Meter, Property Tax Receipt of Grampanchayat in respect of the said Flat, in the name of the Assignee and shall co-operate and give his signatures, for transfer of the same on all Applications and Forms to be submitted to M.S.E.D.C.L., Grampanchayat without demanding any additional consideration. The costs of the transfer, if any, shall be borne by the Assignee alone.
8. The Assignee hereby confirms having inspected the said flat and having verified the title of the said Flat and the said Land including all the documents in respect of said Flat and said Land and they are satisfied with the same. Hence, the Assignee shall not make any grievance / dispute / complaint / claim / objection regarding the same, in future.
9. The Assignee has paid the Stamp Duty and Registration Charges, Advocates Charges and other allied expenses of the present Deed of Assignment and the Assignor will not be liable to pay the same.
10. **LOCATION:** The location of the said Flat as per Govt. Ready Reckoner is in the vicinity of Village Bhamboli, Tal. Khed, Dist. Pune, within the jurisdiction of Sub Registrar, Khed.

11. **STAMP DUTY PARTICULARS-** The consideration of the said flat as agreed between the Assignor and the Assignee herein and also as per the prevailing market rate in the subject locality, the true and fair market value of the said flat is **Rs. _____/- and the agreed consideration of the Flat is Rs.19,72,250/- (Rupees Nineteen Lakhs Seventy Two Thousand Two Hundred Fifty Only). so the stamp duty is paid on consideration value.** The Deed of Assignment are applicable Stamp duty accordingly as provided for under Article 25(D) of The Maharashtra Stamp Act, 1958 and amended Act 2017 is paid herewith. For sake and convenience Purchasers/Assignees has requested to the Assignor to pay the stamp duty and registration amount on behalf of them which is paid to the Assignor by the Purchasers/Assignees.

THE SCHEDULE - I

All the piece and parcel of land situated at new Gat No. 223/2/Plot No. A – 37 total admeasuring area about 13521.58 sq. mtrs, situated at Village Bhamboli, Tal. Khed, Dist. Pune, within the jurisdiction of Sub-Registrar, Khed and within the limits of Gram Panchayat Bhamboli, Zilla Parishad Pune, Taluka Panchayat Samiti Khed and bounded as follows:

On or towards East : By Gat No. 221.

On or towards South : By Gat No. 223/2/35 [Part], Gat no.

223/2/Plot no. A 36 [Internal Road] &
Gat no.223/2/Plot no. A 35 [Future
Development]

On or towards West : By Gat No. 229 [Part]

On or towards North : By Gat Nos. 223/2/ Plot No B 1 to B 22.

SCHEDULE - II

(DETAILS OF THE SAID ACCOMMODATION)

All that piece and parcel of the entire land situated at Flat no. J - 505 admeasuring carpet area 428 sq. ft. i.e., 39.75sq. mtrs, along with an close balcony admeasuring area about 79 sq. ft. i.e. 7.25 sq. mtrs, along with dry balcony area admeasuring area 21 sq.ft. i.e 1.98 sq.mtrs, along with adjacent terrace admeasuring area 59 sq.ft i.e 5.51 sq.mtrs **in the project layout named as “AAPLA GHAR CHAKAN TALEGAON ” situated at 5th Floor, Building J, Gat No. 223/2/Plot No. A – 37,** situated at Village Bhamboli, Tal. Khed, Pune.

On or towards East :

On or towards South :

On or towards West :

On or towards North :

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS OUT OF THEIR FREE WILL AND CONSENT AND WITHOUT ANY COERCION ETC ON THE DATE WRITTEN HEREIN ABOVE.

EXECUTION BY THE ASSIGNOR MR. ADITYA SURYAPRKASH AGARWAL		
PHOTO	LEFT HAND THUMB IMPRESSION	SIGNATURE

EXECUTION BY THE ASSIGNEE MR. ASHOK VINAYAK PAWAR		
PHOTO	LEFT HAND THUMB IMPRESSION	SIGNATURE
EXECUTION BY THE ASSIGNEE MRS. POOJA ASHOK PAWAR		
PHOTO	LEFT HAND THUMB IMPRESSION	SIGNATURE

WITNESSES:

1) Sign:

Name:

Address:

2) Sign:

Name:

Address: