

ASSIGNMENT DEED

This ASSIGNMENT DEED made and executed on this ____ day of _____
2026 at Pune.

BETWEEN

MR. DNYANESHWAR SHANTARAM KALJE

AGE: 59 YEARS, OCCUPATION: HOUSEWIFE,

PAN: _____

R/AT: KALJEWADI, NEAR BHAIKAVNATH MANDIR, CHARHOLI BK, ALANDI
RURAL, PUNE, ALANDI DEVACHI, MAHARASHTRA – 412105.

.....hereinafter referred to as the “VENDORS / OWNERS / ASSIGNORS” (which
expression shall, unless it be repugnant to the context or meaning thereof, mean and
include herself, her successors, survivors, legal representatives, administrators, executors
and assigns),

.....OF THE FIRST PART

IN FAVOUR OF

MR. GOPICHAND DATTATRAY SHIVALE

AGE: 31 YEARS, OCCUPATION: BUSINESS,

PAN: FEYPS9754G

AADHAAR NO.: 6483 1213 5366

R/AT: TULJAPUR, TAL. HAVELI, DIST. PUNE – 412216.

...hereinafter referred to as the “PURCHASER / ASSIGNEE”, which expression shall,
unless repugnant to the context or meaning thereof, mean and include his heirs,
successors, survivors, executors, administrators and assigns,

PARTY OF THE SECOND PART.

The expression Vendor/s and Purchaser/s shall mean and include his/her/their heirs,
successors, legal representative, executors, nominees, Purchaser/s, etc.

HISTORY OF THE PROPERTY :

a. AND WHEREAS the property bearing Flat No. 401, on the 4th floor, in the building
‘F’, in the project named “TANISH PEARLS”, situated at Survey No. 509/1, 509/2,
509/3, at Village Charholi Budruk, Tal. Haveli, Dist. Pune, within the local limits of
Pimpri Chinchwad Municipal Corporation, Pimpri, Pune and within the Jurisdiction of
Sub-Registrar Haveli, Pune (hereinafter to be referred to as the “said flat”).

b. AND WHEREAS the Vendor/s are absolute owners of the said flat and they have
received the said flat from M/s. Tanish Developers having its office at Alandi - Markal
Road, Pune - 412105.

c. AND WHEREAS M/s. Tanish Developers have obtained all the necessary permissions from the concerned departments and also have got plans sanctioned from Pimpri Chinchwad Municipal Corporation, Pimpri, Pune and constructed the project named “TANISH PEARLS” on the land which is more particularly described in the Schedule-I herein. Phase 2 of this project is registered under The Maharashtra Real Estate (Regulation and Development) Act, 2016 by Certificate No. P52100022384 on 18.05.2020 by M/s. TANISH DEVELOPERS.

d. AND WHEREAS a Co-Operative Housing Society of the said project has been formed by the name Tanish Pearls Co-Operative Housing Society Limited having its Registration No. PNA/PNA/(6)/HSG/(TC)/21779/2020-21 on 28/09/2020.

e. AND WHEREAS the Vendor/s entered into Agreement / Tabapavti with M/s. Tanish Developers with respect to the said Flat and the said Agreement / Tabapavti is registered on 19.01.2024 in Sub-Registrar Haveli No. 25 at Serial No. 27491/2026.

f. AND WHEREAS the Vendor/s want to sell the said flat and the Purchaser/s intend to purchase the said flat more particularly described in SCHEDULE-II written herein below for and at the agreed consideration amount as mentioned in this Deed.

g. AND WHEREAS the parties hereto are desirous to reduce in writing all the terms and conditions of this deed and hence these presents.

NOW THIS INDENTURE WITNESSETH THAT –

1. The Vendor/s do hereby assign, transfer, assure and convey in favour of the Purchaser all that piece and parcel of property more specifically described in Schedule-II, situated at Survey No. 509/1, 509/2, 509/3, situate, lying and being at Village Charholi Budruk, within the Registration Sub-District of Taluka-Haveli, District Pune and within the limits of the Pimpri Chinchwad Municipal Corporation, Pimpri, Pune and Sub-Registrar Haveli, Taluka Haveli, District Pune. TOGETHER WITH all liberties, rights, privileges, easements and appurtenances whatsoever to the said Property or any part thereof belonging or in any wise appertaining or usually thereto.

The Purchaser has to pay to the Vendor/s before registration of this Deed the sum of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) towards consideration in respect of the said flat. The Purchaser has paid / shall pay the agreed consideration to the Vendor/s as mentioned in Schedule-III herein.

3. The payment and receipt whereof the Vendor/s hereby admit and acknowledge of and from the same and every part thereof does hereby acquit, release and discharge the Purchaser forever.

4. The Vendor/s now has in himself/herself good right and absolute power to grant release, convey, transfer and assure the said Flat unto and to the use of the Purchaser in manner aforesaid.

5. AND the Vendor/s further covenants that the said Flat is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor/s hereby gives warranty of title. If any claim is made by any person either claiming through the Vendor/s or otherwise in respect of the said Flat, it shall be the responsibility of the Vendor/s alone to satisfy such claims. In the event of the Purchaser being put to any loss on account of any claims on the said Flat, the Vendor/s shall indemnify the Purchaser fully for such loss.

6. The Vendor/s have this day delivered vacant and peaceful possession of the said flat to the Purchaser subject to balance payment.

7. The Vendor/s shall not have any right, title or interest in the said Flat which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor/s or anyone claiming through them.

8. The Vendor/s hereby covenant that they shall sign, verify and execute such further documents as and when required so as to effectively transfer/mutate the said Flat unto and in favour of the Purchaser in the concerned departments.

9. The Vendor/s do hereby covenant that the Vendor/s have paid all taxes, cess, charges, GST, society maintenance, etc. to the concerned authorities relating to the said Flat payable as on the date of this Deed. If any claim is made in this respect by any department/authorities till the date of this Deed, it shall be the responsibility of the Vendor/s to clear the same.

10. The Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted in the said Flat and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

11. The Purchaser shall become a member of the Tanish Pearls Co-operative Housing Society Ltd. in the project named "TANISH PEARLS" constructed on the scheduled land. As a member the Purchaser shall abide by the rules and by-laws framed by the said society.

12. The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties, society maintenance charges, GST, etc. assessed or payable to the concerned authorities or other local bodies in respect of the said Flat from the date of delivery of its possession by the Vendor/s to the Purchaser.

AND THIS INDENTURE FURTHER WITNESSETH that the Vendor/s have this day handed over vacant and peaceful possession of the said Flat to the Purchaser as absolute owner on execution hereof AND THIS INDENTURE FURTHER WITNESSETH that the Vendors hereby confirms and declares that he/she has not done, executed or performed any act, deed, matter or thing whereby or by means whereof the title of the Vendors to the said Flat is prejudicially affected or encumbered in any manner or whereby or by means whereof any third person or party has acquired any claim, right, title or interest on the said Flat.

That the Purchaser has paid necessary stamp duty and registration fees on this Deed as per prevailing rules.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SCHEDULE OF THE PROPERTY

SCHEDULE I

A] S. No. 509/1 (Old S. No. 979/1) Adm. area 00 H 72 R, its assessment at Rs. 6.50 Paise, situated at Village Charholi Bk, Tal. Haveli, District Pune; lying and situate within the Registration District of Pune, the Registration Sub-District of Taluka Haveli 1 to 27, the Revenue limits of the Tahsil Haveli and situate within the limits of the PCMC, Pune.

On or towards East : By Property of Mr. Shataram Pandharinath Kalje

On or towards South : 45 mtrs. D. P. Road

On or towards West : By Property of Mr. Babanrao Zinzurde

On or towards North : By Property of Mr. Dilip Kholllam and others

B] S. No. 509/2 (Old S. No. 979/2), Adm. area 00 H 15 R, its assessment at Rs. 1.00 Paise, situated at Village Charholi Bk, Tal. Haveli, District Pune; lying and situate within the Registration District of Pune, the Registration Sub-District of Taluka Haveli, the Revenue limits of the Tahsil Haveli and situate within the limits of the PCMC, Pune.

On or towards East : By Property of Mr. Pathare

On or towards South : D. P. Road

On or towards West : By Property of Mr. Kholllam & Kalje

On or towards North : By Property of Mr. Zinzurde

C] S. No. 509/3 (Old S. No. 979/3), Adm. area 00 H 92 R, its assessment at Rs. 7.50 Paise, situated at Village Charholi Bk, Tal. Haveli, District Pune; lying and situate within the Registration District of Pune, the Registration Sub-District of Taluka Haveli 1 to 27, the Revenue limits of the Tahsil Haveli and situate within the limits of the PCMC, Pune.

On or towards East : By Property of Mr. Pathare

On or towards South : By D. P. Road

On or towards West : By Property of Mr. Kholllam & Kalje

On or towards North : By Property of Mr. Zinzurde

SCHEDULE-II

(DESCRIPTION OF THE APARTMENT / UNIT)

Particular	Details
Flat / Unit	401
Society Name	Tanish Pearls Co-Operative Housing Society Ltd.
Wing / Building	F
Floor	4th
Carpet Area	43.82 Sq. Mtrs. (471.72 Sq. Fts.)
Open Balcony Area	43.82 Sq. Mtrs. (471.72 Sq. Fts.)

SCHEDULE-III

Consideration Amount: Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Only) Stamp Duty and Registration Fees: Rs. _____/-
Amount Received Details as under:

1. CH / Cheque No. _____ Date: _____ Rs. _____/-
2. DD / RTGS / NEFT No. _____ Date: _____ Rs. _____/-
3. Balance / Other: _____ Date: _____ Rs. _____/-

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED AND EXECUTED THIS DEED ON THE DATE AND AT THE PLACE HEREIN BEFORE FIRST MENTIONED.

MR. DNYANESHWAR SHANTARAM KALJE
VENDORS / OWNERS / ASSIGNORS

MR. GOPICHAND DATTATRAY SHIVALE
PURCHASER / ASSIGNEE

Witness 1:
Name: _____
Address: _____
Signature: _____

Witness 2:
Name: _____
Address: _____
Signature: _____