

DEED OF ASSIGNMENT

**THIS DEED OF ASSIGNMENT IS MADE AND EXECUTED AT PUNE ON
THIS th DAY SEPTEMBER 2026.**

BETWEEN

1) MRS. KALPANA NANDKUMAR HAJARE

Age: 63 Years, Occupation : Housewife,

PAN NO. : ABYPH 3256 Q

ADHAR NO. : 6904 9326 5952

2) MR. CHAITANYA NANDKUMAR HAJARE

Age: 42 Years, Occupation : Business,

PAN NO. : ACJPH 5811 M

ADHAR NO. : 8881 6070 1607

Both R/at : A-501, Shivam Angan, Sinhagad

Institute Road, Ambegaon Budruk, Behind

Ashok Leyland, Pune – 411 046.

Hereinafter referred to as the "**Vendors/Assignors**" (Which expression unless be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and representatives.)

..... OF THE FIRST PART

AND

1) MR. PANDURANG RAGHUNATH ANARTHE

Age: 58 Years, Occupation : Business,

PAN NO. : ANZPA 4067 H

ADHAR NO. : 6514 8371 5890

2) MRS. NILAM PANDURANG ANARTHE

Age: 48 Years, Occupation : Housewife,

PAN NO. : AWEPA 5460 A

ADHAR NO. : 9373 8270 2459

Both R/at : B-3/03, Damodar Vihar Co-op.

Housing Society Limited, Sinhagad Road,

Hingne Khurd, Pune – 411 051

Hereinafter referred to as the "**Purchasers/Assignees**" (Which expression unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and representatives.)

..... OF THE SECOND PART

WHEREAS, the property bearing **Plot No. 5** in **S. No. 9/4/4/1+2+3+4+5** and **S. No. 10/1** an area admeasuring **5739.97 Sq. Mtr.** situated at village "**HINGNE KHURD**" within a jurisdiction of Sub-registrar Haveli No. 1 to 28 and within the limits of Pune Municipal Corporation & which is more particularly described in **Schedule - I**.

AND WHEREAS, the Assignor is seized and possessed of or otherwise well and sufficiently entitled to **Flat No. 15**, on **Fourth Floor in Building No. B-4** an area admeasuring **363.79 Sq. Ft. i.e. 33.81 Sq. Mtrs. (Built-up)** alongwith attached terrace an area admeasuring **159.89 Sq. Ft. i.e. 14.86 Sq. Mtrs.** in the society known as, "**DAMODAR VIHAR SAHAKARI GRUH-RACHANA SANSTHA (MARYADIT)**", constructed on the land described in Schedule - I of village **Hingne Khurd**, Tal. Haveli, Dist - Pune, (Hereinafter referred to as "**the said Flat**" more particularly described in Schedule -II written here-in-under written.);

AND WHEREAS, the said land was owned and possessed by Mr. Arun Damodar Hingnekar and Others;

AND WHEREAS, the owners of the said land i.e. Mr. Arun Damodar Hingnekar and Others had granted developments rights to M/s. Suvidha Homes through its partner Mr. Rajesh Anant Atre;

AND WHEREAS, the said M/s. Suvidha Homes through its partner Mr. Rajesh Anant Atre had decided to develop the said property;

AND WHEREAS, M/s. Suvidha Homes through its partner Mr. Rajesh Anant Atre had for the development of the said property obtained various permissions from the concerned authority;

AND WHEREAS, the developers of the said land have jointly applied and obtained the Non-Agricultural permission from the **Sub Divisional Officer, Haveli, Pune bearing Order No. PRH/NA/SR/586/III Dated 18/11/2000** granted the permission for Non-Agricultural use;

AND WHEREAS, the developers had also obtained permission for the construction of the said building by obtaining **Commencement Certificate bearing No. DPO/2906/Newly Merged/Hingne Kd. Dated 18/08/2000;**

AND WHEREAS, the said developers had carried out the development activities by obtaining all due permission, sanctions and approvals from the

appropriate local authorities i.e. Collector Pune and Pune Municipal Corporation;

AND WHEREAS, the Developers/Promoters had proposed to construct a multistoried building under the name and style of "**DAMODAR VIHAR**" consisting of multistoried building on the said land (hereinafter referred to as 'THE SAID BUILDINGS') with intention to sell the same on ownership or like basis;

AND WHEREAS, the said flat is purchased by the Vendors from the Developers/Promoters i.e. M/s. Suvidha Homes through its partner Mr. Rajesh Anant Atre by virtue of **Agreement for Sale, dated 11/07/2002 duly registered before the Sub-Registrar Haveli No. 16 at Serial No. 3503/2002;**

AND WHEREAS, the Promoters had successfully completed the construction of the building and accordingly Pune Municipal Corporation has issued **Completion Certificate vide No. BCO/14/2/777, dated 29/03/2003;**

AND WHEREAS, the said developers have formed a Co-operative Housing Society of the said Buildings and the same is registered under the name and style as "**DAMODAR VIHAR SAHAKARI GRUH-RACHANA SANSTHA (MARYADIT)**" bearing its **Registration No. PNA/PNA-1/HSG(TC)6229/2003-2004 dated 24/07/2003;**

AND WHEREAS, further, the said society has issued Share Certificate to its members and present member is holding **Five fully paid-up shares of Rs. 50/- each bearing Share Certificate No. 091 bearing distinctive Share No's. 451 to 455.**

AND WHEREAS, further the said Flat has been subjected to the Property Tax Assessment of the Pune Municipal Property Tax Assessment Dept. And said Flat is also duly assessed to the said **Pune Municipal Corporation having No. O/C/01/02792015;**

AND WHEREAS, the Assignors have applied to the said "**DAMODAR VIHAR SAHAKARI GRUH-RACHANA SANSTHA (MARYADIT)**" to issue NOC to transfer the said Flat and to admit the Assignees as its member in respect of the said premises;

AND WHEREAS, party of the first part i.e. Assignors for just and valid reason have decided to sell, transfer & assign all the benefits including the right of

membership by way of shares in the Said premises. The party of the Second Part i.e. Assignees herein come to know the intention of the First Part to sell, transfer & assign the Said premises and attached things has approached the party of the Second Part showed **their** willingness to purchase and acquire the same and after due negotiations the party of the First Part has agreed to sell, transfer & assign all **their** right, title & interest of the Said premises and the party of the Second Part agreed to purchase Said premises & arrived at a concluded contract for sale of the Said premises for total **consideration of Rs. 23,00,000/- (Rs. Twenty Three Lakhs Only)**;

AND WHEREAS, the Assignees offered the consideration of **Rs. 23,00,000/- (Rs. Twenty Three Lakhs Only)** for purchasing/acquiring the said Flat by way of the membership, share certificate, right, title, interest and possession as well as occupancy rights in respect of the said Flat.

NOW THEREFORE THE PARTIES TO THIS DEED WITNESSETH AS UNDER:

THE ASSIGNORS AGREE TO THE ASSIGNEES THAT IS TO SAY,

1. The Assignors / Vendors hereby transfers, conveys and assigns all and singular **their** right, title and interest in the said Flat is free from all encumbrances and reasonable doubts together with all **their** right, title and interest in the said share Capital of the said Society to be issued by the "**DAMODAR VIHAR SAHAKARI GRUH-RACHANA SANSTHA (MARYADIT)**" (including Share money, deposits, sinking fund, country club membership etc) and as incidental thereto all and singular the beneficial rights, title, interest and property of the Assignors / Vendors as the registered member of the "**DAMODAR VIHAR SAHAKARI GRUH-RACHANA SANSTHA (MARYADIT)**" including the allotment and ownership of the said Flat as also all the direct and indirect benefits attached to the said Flat and the said shares (the said Flat and the said Shares are hereinafter collectively referred to as "**the said Flat**") unto the Assignees at and for the lump sum of price of **Rs. 23,00,000/- (Rs. Twenty Three Lakhs Only)**.
- a) In pursuance of the aforesaid agreement, the Assignees have on execution of the said Deed paid entire consideration amount to the Assignors / Vendors as under:

CONSIDERATION :

Rs. 51,000/-	Purchasers/Assignees have paid to Vendors/Assignors on 17/08/2026 by Online Pay Having UTR No. 694052931435 from Saraswat Bank Bank, Branch – Narayan Peth Pune.
Rs. 49,000/-	Purchasers/Assignees have paid to Vendors/Assignors on 22/09/2026 by Online Pay Having UTR No. 428549633608 from Saraswat Bank Bank, Branch – Narayan Peth Pune.
Rs. 22,00,000/-	Purchaser / Assignee will pay to Vendor / Assignor subject to realization by DD No. on/...../2026 having obtained loan from Bank, Branch -

Total Rs. 23,00,000/- (Rs. Twenty Three Lakhs Only)
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Being the full and final consideration (the payment and receipt whereof the Assignors / Vendors doth hereby admit confirm and acknowledge) and the parties have completed the transaction as herein stated.

- b) The Pune Municipal Corporation have assessed the said Flat and the name of the Assignors have been recorded in the Tax and Assessment Register of Pune Municipal Corporation as the owner of the said Flat AND therefore the Assignors shall sign necessary application for transfer the said Flat on the name of the Assignees/Purchasers.
- c) That the Electricity Meter in respect of the said Flat stands in the name of Assignors and the Assignors and thereafter, the Assignees/Purchasers shall transfer the said Meter on Assignees/Purchasers name at his own cost.
- d) The Assignors have paid and discharged and/or all other outgoings such as property taxes, maintenance to the said society upto the date hereof and shall keep the Assignees/Purchasers indemnified against non-payment thereof. The Assignors declare that they have paid and discharged in full all the dues and liabilities as aforesaid upto the date hereof in respect of the said premises.

- e) The Assignees/Purchasers shall pay and discharged all the outgoings and liabilities as aforesaid on and after the date hereof.
- f) However, if any breach in the said payment of the agreement from Assignees, then the said deed will stand null and void.

b) The Assignors do hereby covenants with the Assignees/Purchasers as follows:-

- a) The Assignors declares that, Assignors are holding the said premises quietly without any claim or obstruction from any other person. The Assignors further declares that, they have full power and absolute right to sell the said premises to the Assignees/Purchasers in the manner agreed herein. The Assignors further declare that the said premises is free from any encumbrances, claims or demands by way of sale, transfer, mortgage, lease or otherwise and there is no litigation of any other nature whatsoever of any person against them in respect of the said premises and the same has never before this transfer been charged, encumbered, dealt with or disposed of in any manner whatsoever to any other party or person.
- b) That notwithstanding any act, deed matter or thing whatsoever by the Assignors or any person or persons lawfully or equitable claiming by, from, through, under or in trust for them made, done committed or omitted or knowingly suffered to the contrary the Assignors have good right, full power and absolute authority to convey, transfer and assure the said premises hereby agreed to be transferred, conveyed and assigned in favour of the Assignees/Purchasers as aforesaid. AND they have not done, committed or omitted any act, deed, matter or thing whereby the ownership, possession, occupation or enjoyment of the said premises may be rendered void or voidable for any reason or on any account.
- c) The Assignors do hereby agrees to execute or cause to be executed at the request and costs of the Assignees/Purchasers all such further and other acts, deeds, matters and things in law whatsoever as may be required by the Assignees/Purchasers or their Counsel at Law for better and more perfectly transferring, conveying and assigning the said premises in favour of the Assignees/Purchasers.
- d) The Assignors are not restrained by any decree or order of any court or authority having jurisdiction on in India from dealing with or disposing of the said premises to any person or party.

- e) The Assignors have not been adjudicated insolvent nor they have committed any act of insolvency nor is there any order of any court or authority restraining the Assignors or creating any inability in the Assignors from entering into this transaction.
- f) The Assignors have handed over to the Assignees/Purchasers the original Agreement, Possession Receipt, Share Certificate, Tax receipt, No objection certificate of Society, Electricity Bill and all other papers relating to the said premises for the permanent custody of the Assignees/Purchasers.
- g) The Assignors do hereby covenant with the Assignees/Purchasers that the Assignees/Purchasers shall enjoy quietly and peacefully, occupy the said premises without any hindrance, denial, demands, interruption or eviction by the Assignors or any person lawfully or equitably claiming through, under or in trust for the Assignors.

c) The Assignees/Purchasers do hereby covenant with the Assignors that;

- a) The Assignees/Purchasers shall become the member of the said society and shall abide by all the rules and regulations and bye-laws of the said society.
- b) The Assignors and the Assignees/Purchasers shall execute the necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the said premises in the name of the Assignees/Purchasers in all records.
- c) That the Assignors have duly complied and observed, performed all the Rules, Regulations and Bye-Laws of the said Society and that the Assignors have neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulations and Bye-laws of the said Society nor is there any actions or proceedings pending against the Assignors instituted by the said Society or any member of the said society in respect of the said premises including any notice or action for expulsion or termination of the Assignors as the member of the said society;
- d) The necessary Transfer Fees payable to the society shall be paid i.e. by the Assignees.
- e) It is further agreed between the parties that stamp duty and registration fees shall be paid by Purchasers/Assignees and Purchasers/Assignees have accordingly paid.

- f) Relying upon the aforesaid representations, statements, covenants and assurances of the Assignors, the Assignees/Purchasers have purchased the said Flat.
- g) This Deed shall always be subject to the provisions of the **Maharashtra Ownership Apartment Act, 1970** and **Maharashtra Co-operative Societies Act, 1960** made thereunder from time to time.
- h) **STAMP DUTY PARTICULARS :**
- ❖ **LOCATION : HINGNE KHURD**
 - ❖ **Govt. Value : Rs./-**
 - ❖ **Agreed Price : Rs. 23,00,000/-**
 - ❖ **Stamp Duty (7%) : Rs. 1,61,000/-**
 - ❖ **Reg. Fee (1%) : Rs. 23,000/-**

SCHEDULE - I

All that piece and parcel of land in Residential Zone situated within the jurisdiction of Sub-Registrar Haveli No. 1 to 28 and within the limits Pune Municipal Corporation at **Plot No. 5** in **S. No. 9/4/4/1+2+3+4+5** and **S. No. 10/1** an area admeasuring **5739.97 Sq. Mtr.** situated at village **"HINGNE KHURD"** which is bounded as follows :

On or Towards The

- East** : By Internal Road.
- South** : By Aminty Space of the said layout.
- West** : By S. No. 11 of Hingne Kd. Pune.
- North** : By S. No. 10 of Hingne Kd. Pune.

SCHEDULE – II

Flat No. 15, on Fourth Floor in Building No. B-4 an area admeasuring **363.79 Sq. Ft. i.e. 33.81 Sq. Mtrs. (Built-up)** alongwith attached terrace an area admeasuring **159.89 Sq. Ft. i.e. 14.86 Sq. Mtrs.** in the society known as, **"DAMODAR VIHAR SAHAKARI GRUH-RACHANA SANSTHA (MARYADIT)"**, constructed on the property described in **Schedule – I** and which is bounded as follows :

On or Towards The

- East** : By Society Internal Road.
- South** : By Flat No. 16.

West : By Staircase.
North : By B-3 building, Flat No. 16.

**IN WITNESS WHEREOF THE PARTIES HERE TO HAVE HEREUNTO SET
AND SUBSCRIBE THERE RESPECTIVE HANDS THE DAY AND YEAR
FIRST HEREIN ABOVE WRITTEN.**

Signed, Sealed & Delivered by
Within Named **Vendors / Assignors**

1) MRS. KALPANA NANDKUMAR HAJARE

2) MR. CHAITANYA NANDKUMAR HAJARE **VENDORS/ASSIGNORS**

Signed, Sealed & Delivered by
Within Named **Purchasers/Assignees**

1) MR. PANDURANG RAGHUNATH ANARTHE **PURCHASERS/ASSIGNEES**

2) MRS. NILAM PANDURANG ANARTHE

PURCHASERS/ASSIGNEES

In the presence of

1. SIGN. :

NAME :

ADD. :

2. SIGN. :

NAME :

ADD. :