TRANSFER DEED

This Direct Transfer Deed_is made and executed at Pune on this ..... day of the month September, in the year 2026.

BETWEEN

MRS.SMITA BALASAHEB JADHAV
PAN NO.- AKYPA8139L
Age: About 47 years, Occupation -Service
R/at: Flat No.C/108,Binawat Paradise,
Bhekrai Nagar,S.No.175/2B,Fursungi,Pune 412308

Hereinafter for sake of brevity referred to as "THE VENDOR/ ASSIGNOR/ TRANSFEROR" (which expression shall unless it be repugnant to the context thereof, be deemed to mean and include his legal heirs, executors, administrators and assignees etc.)

...Party of the FIRST PART

AND

Details of Buyer: (PURCHASER/ASSIGNEES)

MR.PRAMOD SUNIL PATIL
PAN NO.- EJAPP0611M
Age: About 29 years, Occupation -Service,
R/at: S.No.29/3,Borate Wasti,Kharadi,Pune 411014

Hereinafter called and referred to as the **"Purchasers/ TRANSFEREE"** (Which expression unless repugnant to the context or meaning thereof shall mean and include their legal heirs, successors, assigns, executors, administrators, etc.).

...Party of the SECOUND PART

(The pronoun "He" used herein shall mean and include a singular and plural, a male or female, firm, or body corporate as the case may be)

..... PROPERTY DETAILS.....

Flat No.1001, 10TH Floor, admeasuring about 53.75 Sq. mtrs carpet Along With adjacent Balcony admeasuring 9.57 Sq. mtrs.& One Coverd Car Parking In The Building No.B situated in Ganraj Skydale, at Survey No.4 Hissa No.4B, Area 00 H 40 Ares,situated at revenue village Mahammadwadi, Pune and within the limits of Pune Municipal Corporation and within the limits of Sub-Registrar, Haveli, Dist. Pune written, along with undivided share in common areas,

facilities and amenities therein, which is more particularly described in the schedule written hereunder (this is subject matter of this Deed and it is more particularly described in **Schedule II** herein under), (Hereinafter called as "**The Said Flat**").

WHEREAS That property bearing S. No. 4, Hissa No.4B situated at Mahammadwadi, Pune, admeasuring about 0 H 78 Ares and which is more particularly described in First Schedule here under written and here in after referred to as the said property,is ancestral property of Ghule Hindu Undivided Family. That the name of Mr. Punaji Vithuji Ghule was entered into 7/12 extract of the aforesaid property.

AND WHEREAS The said Mr. Punaji Vithuji Ghule expired intestate on 21-04-1962 leaving behind him Mr. Anandrao Punaji Ghule and Mr. Vitthal Punaji Ghule as his heirs and legal representatives. After the death of Mr. Punaji Vithuji Ghule, the name of his sonMr. Anandrao Punaji Ghule was entered into 7/12 extract of the aforesaid property as Karta and Manager of undivided family vide M.E. No. 1139.

AND WHEREAS There after by M.E.No. 2178, the name of Mr.Vitthal Punaji Ghule another legal heir of Mr.Punaji Vithuji Ghule was entered in to 7/12 extract of the afore said property.

AND WHEREAS There after a partition took place between Mr. Anandrao Punaji Ghule and Mr. Vitthal Punaji Ghule vide order of Hon'ble Tahasildar, Haveli, Pune bearing No. TAHA/ VATAP/ 18/ 83 dated 05-07-1983.e.By the said partition the property bearing S. No. 4, Hissa No. 4B was allotted to the share of Mr. Vitthal Punaji Ghule. The effect of the said partition was given to the said property vide M.E. No. 2178.

ANDWHEREASThe said Mr. Vitthal Punaji Ghule expired intestate on19-11-2005 leaving behind him four sons,by name 1.Mr. Bhagwan Vitthal Ghule, 2.Mr. Subhash Vitthal Ghule, 3.Mr. Ramchandra alias Chandrakant Vitthal Ghule and 4.Mr.Popat Vitthal Ghule and 2married daughter 1.Mrs. Ranjana Dashrath Kamathe and 2.Mrs. Sangita Hiraman More and widow Smt. Rukmini Vitthal Ghule as his heirs and legal representatives.The names of Mr. Bhagwan Vitthal Ghule, Mr.Subhash Vitthal Ghule,Mr.Ramchandra alias Chandrakant Vitthal Ghule and Mr. PopatVitthalGhule , Mrs. Ranjana Dashrath Kamathe, Mrs. Sangita Hiraman More and Smt.Rukmini Vitthal Ghule are entered into 7/12 extract of the said property vide M.E. No. 9404.

AND WHEREAS Thereafter by a Deed of Partition dated 14.08.2007 executed between Mr. Bhagwan Vitthal Ghule, Mr.Subhash Vitthal Ghule,Mr.Ramchandraalias Chandrakant Vitthal Ghule and Mr. Popat Vitthal Ghule, Mrs. Ranjana Dashrath Kamathe, Mrs. Sangita Hiraman

More andSmt. Rukmini Vitthal Ghule the said property was allotted to the share of Mr. Bhagwan Vitthal Ghule, Mr. Subhash Vitthal Ghule,Mr.Ramchandra alias Chandrakant Vitthal Ghule and Mr.Popat Vitthal Ghule in following manner.

Sr.No.	Name	Area
1	Mr.BhagwanVitthalGhule	0H.19Are
2	Mr.SubhashVitthalGhule	0H.19Are
3	Mr. Ramchandra alias Chandrakant Vitthal Ghule	0H.19Are
4	Mr.PopatVitthalGhule	0H.19Are
5	Mr. Bhagwan Vitthal Ghule, Mr. Subhash Vitthal Ghule, Mr. Ramchandra alias Chandrakant Vitthal Ghule and Mr. Popat Vitthal Ghule	0H.2Are

The said Deed of Partition is registered in the office of Sub-Registrar Haveli No. 12 at Sr. No. 7328 on the same day. The effect of the said Partition Deed wasgiven to the 7/12 extract of the said property vide Mutation Entry No. 10004.

AND WHEREAS Thus, the said Mr. Bhagwan Vitthal Ghule, Mr. Subhash Vitthal Ghule, Mr. Ramchandra alias Chandrakant Vitthal Ghule and Mr. Popat Vitthal Ghule became full and absolute owner of the said property each having 0 H.19Are and 0 H. 2 Are is common.

AND WHEREAS That the said Mr. Bhagwan Vitthal Ghule, Mr. Subhash Vitthal Ghule, Mr. Ramchandra alias Chandrakant Vitthal Ghule and Mr. Popat Vitthal Ghule have formed a “Association of Persons” dated 13.05.2019 by name M/s. Ganraj Associates to develop the said property.

AND WHEREAS That the said Mr. Subhash Vitthal Ghule expire intestate on 04.10.2020 leaving behind him his widow Smt. Nanda Subhash Ghule, and two sons Mr. Ravindra Subhash Ghule and Mr. Suhas Subhash Ghule as his heirs and legal representatives. The name of legal heirs of Mr.

Subhash Vitthal Ghule areentered into 7/12 extract of the said property vide M.E. No. 15338.

AND WHEREAS That by a Supplementary Association of Persons dated 25.12.2020 the member of M/s. Ganraj Associates have added the name of legal heirs of Late Mr. Subhash Vitthal Ghule.

AND WHEREAS The Developers have obtained the following permissions and sanctions from various authorities for the development of the said land.

AND WHEREAS, the Collector of Pune has granted permission to use the above said land for non agricultural purpose by NA Order bearing No.NA/SR/252/2020.

AND WHEREAS the Promoter revised the said sanctioned building layout and building plans and the last of such revision was sanctioned by the Municipal Corporation of Pune vide it's Commencement Certificate bearing No. CC/1123/2020 dated 11/11/2020 & CC/4274/21 date 31/03/2022 & CC/3554/22 date 29/03/2023 the Municipal Corporation of Pune sanctioned the building plans.

AND WHEREAS while sanctioning the said Building Layout and Building Plans the concerned sanctioning authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said Project and upon due observance and performance of which only the Completion / Occupation Certificate in respect of the said Project shall be granted by the said sanctioning authority;

AND WHEREAS as per the said sanction building plan the Promoter/Developer developed the said land by obeying the terms and conditions laid down by concerned authorities and constructed thereon residential building and accordingly obtained the full occupancy certificate Vide it's OCC No. OCC/1557/24 Date 28/03/2025.

AND WHEREAS, Ganraj Associates Through Authorized Members Bhagwan Vitthal Ghule and Other has sold and assigned the said flat to and in favour of **MRS.SMITA BALASAHEB JADHAV** by Agreement bearing No. 6820/2025 dated 24/03/2025 registered in the office of Sub-registrar Haveli No.12, Pune. **MRS.SMITA BALASAHEB JADHAV** (Herein after called as 'the said Vendors/Assignors') has become absolute owner and possessor of the said flat.

AND WHEREAS the **VENDORS/ASSIGNORS** hereby confirm that they are the only owners of the said Flat, well and sufficiently entitled to the said Flat and also in actual possession and occupation as owners thereof. They have not transferred and/or sold the said Flat including their rights, title and interest in respect of the said Flat to anybody.

AND WHEREAS the **VENDORS/ASSIGNORS** are desirous to sell, transfer and assign all their rights, title, ownership and interest in the said Flat and the **PURCHASERS/ASSIGNEE** who is looking out for suitable property, approached to the VENDORS/ASSIGNORS and offered him consideration as mentioned hereunder and which consideration being a fair and as per the market value, the VENDORS/ASSIGNORS agreed to sell, transfer and assign the said Flat along with their rights, title, ownership and interest and the PURCHASERS/TRANSFEREE agreed to purchase the said Flat on the terms, conditions and for the consideration mentioned hereunder and on the covenants appearing herein under.

AND WHEREAS, the VENDORS/ASSIGNORS have assured to the PURCHASER/ASSIGNEE that, their title to the Said Flat is clear, marketable and the Said Flat is free from all encumbrances and that no dues are payable in any form / manner to any one in respect of the Said Flat

NOW THIS DEED OF ASSIGNMENT WITNESSETH AS UNDER :-

1. That the Vendors hereby have sold, transferred, conveyed and assigned their interest, claim, right along with the said **Flat** unto and to the name of PURCHASER after tendering their registration of sign and submit the applications for the transfer of the said Flat unto and to the name of PURCHASER or their nominee.

2. The Vendors have assured to the PURCHASER, their title to the said Flat is clear, marketable and the said Flat is free from all encumbrances and that no any other dues are payable in any form / manner to any one in respect of the said Flat.

3. In consideration of the above, the VENDORS/ASSIGNORS have agreed to sell the said flat, on "**As is where is basis**" to the PURCHASER/ ASSIGNEE herein and the PURCHASER/ASSIGNEE have agreed to pay the total consideration of **Rs.56,50,000**/- **(Rupees Fifty Six Lakh Fifty Thousand Only)** in following manner :-

Amount	**Particulars**
Rs. 50,000/-	**Rupees Fifty Thousand Only -** Paid by Cheque No.000003 dated 07/09/2026 A U Small Finance Bank To Vendor **MRS.SMITA BALASAHEB JADHAV**
Rs. 43,500/-	**Rupees Forty Three Thousand Five Hundred Only -** Paid by DD No..... dated .... Bank To Vendor **MRS.SMITA BALASAHEB JADHAV**
Rs. 55,00,000/-	**Rupees Fifty Five Lakh Only -** Paid by DD No..... dated .... Bank To Vendor **MRS.SMITA BALASAHEB JADHAV**
Rs. 56,500/-	**Rupees Fifty Six Thousand Five Hundred Only -** the Central Government of India has inserted **Sec.194-IA** in **Income Tax Act 1961** (TDS)
Total Consideration	
Rs.56,50,000 /-	**(Rupees Fifty Six Lakh Fifty Thousand Only)**

4. VENDORS/ASSIGNORS doth hereby admit and acknowledge the receipt of the afore said entire consideration amount and further doth hereby acquit release and discharge the PURCHASER/ASSIGNEE from the same and every part thereof. That the Vendors have received the total agreed consideration towards the sale of the said Flat from the PURCHASER and nothing is due from the PURCHASER/ASSIGNEE towards the said transaction.

5. The Vendors hereby assures and represents that:

a) The said Flat is a self-acquired, independent property and hence, they alone have right, title and interest in the said Flat.

b) The Vendors have not become the guarantor to any person for any loan or otherwise, where the said Flat has been offered as security or a collateral.

c) Hereto before, the Vendors have not agreed to sell, lease, mortgage or otherwise alienate in future the said Flat, either orally or in writing to any third party.

6) Today on receipt of the agreed consideration, the VENDORS/ASSIGNORS have delivered empty and vacant possession to the PURCHASER/ ASSIGNEE together with all the fixtures, fittings and appurtenances/thereto and so it is confirmed by the PURCHASER. The PURCHASER and his heirs shall enter upon, occupy and possess the same peacefully and quietly, without any lawful interruption and to receive the rents, issue, members and benefits there from and thus HAVE AND TO HOLD the same hereafter as the exclusive holder/owner of the Flat described in the schedule hereunder written.

7) That the VENDORS/ASSIGNORS have given the original documents to the PURCHASER all the original documents such as previous all Agreements, Index – II,

payment Receipts, possession letter, Certificates and all relevant documents of the subject property.

8. The Vendors hereby confirms, assures and declares that they have not created any charge of whatsoever nature on the said Property till this date and the said Property is free from all encumbrances by way of sale, Mortgage, transfer, inheritances, Gift, Lease, Agreement, maintenance, attachment etc., and of whatsoever nature, kind and extent and that it is not subject matter of any domestic, Court Dispute, acquisition, requisition and/or reservation and that no notice in that behalf have been received by the Vendors and they have not verbally and in writing agreed to sale/transfer the said Flat in or to the name of third party and also not subject to Lis Pendence or attachment exchange Gift, Possession, Lease, Lien, or otherwise. They are fully authorized and have power to dispose off the same in favour of the PURCHASER. If any other person or Bank or financial institution claim in respect of the said flat then Vendors shall settle the dispute at his own cost. In that case Vendors shall be responsible to indemnify the PURCHASER. And no any other dues are payable in any form / manner to any one in respect of the Said Flat.

9. The Vendors hereby confirms that they will give signatures on all the forms necessary for transferring the electricity meter connection and Property Tax for transferring the said Property in the name of the Purchases in the records of the Pune Municipal Corporation.

10. That the Vendors have paid all the Govt. and Non - Govt. Taxes, cesses, revenue, assignment etc., and also the Electric Bills and that the Vendors shall sign the application for transfer all their rights, Tax & M.S.E.D.C.L. to and in the name of PURCHASERS/ASSIGNEES. That PURCHASERS/ASSIGNEES may get their names recorded in the Government and Municipal record as well as with Maharashtra State Electricity Distribution Company Ltd. or any other company/Corporation as the case may be and for that the VENDOR/ASSIGNOR will give full co-operation and sign the necessary forms, documents, etc. as and when required by the PURCHASERS/ASSIGNEES for effectual transfer of the Said Flat to and in the names of the PURCHASERS/ASSIGNEES without any extra consideration.

11. The VENDORS hereby declares that they have not committed any act by which they have become liable for any Legal / Court action nor the Said Flat is subject matter of any past and present litigation. The Vendors hereby also indemnified and agreed at all times to keep indemnify the PURCHASERS from and against all claims

that may be preferred against the Said Flat and from and against all actions, proceedings, claims, the demands which may be brought on move against the PURCHASERS by any person or persons whomsoever in respect of the Said Flat or any portion thereof and keep harmless to the PURCHASERS against all such losses, damages, costs, charges and expenses.

12. Vendors doth hereby covenant with the PURCHASER that they will and shall from time to time and at all times hereafter at the request and cost of PURCHASER do and execute all such further acts, deeds, things and matters whatsoever for further and more perfectly assuring and origining the said flat to the PURCHASER owing to any detect in the title to the said flat or any part thereof and to make the same good.

13. Unless repugnant to the reference, meaning and context thereof, all the terms and conditions, agreed upon and decided/incorporated in the Agreement between the Developers and the Vendors herein in the part and also all the rules, regulations and bye-laws of the Society in which the said Flat is situated will also be squarely and totally binding upon the present PURCHASER and the PURCHASER shall abide all these rules and Regulations at all the times.

14.That the Stamp duty, Registration fee, Typing and other incidental expenses are to be borne by the PURCHASER alone

SCHEDULE – I

(Description of the said land)

That property bearing S. No. 4/4B totally admeasuring about 0 H. 40 Ares out of 0 H. 78 Ares assessed at Rs. 1.12 Paise situated at Mahammadwadi, Taluka Haveli, Dist. Pune within the limits of Pune Municipal Corporation and Sub-Registrar Haveli which is bounded as under:-

East	: - By Nyati Ambience society
South	: - By property belongs to Mr. Chandrakant Alias Ramchandra Vitthal Ghule and Mr Popal Vitthal Ghule out of S No. 4/4B Mahammadwadi, Taluka Haveli, Dist. Pune
West	: - By Mahammadwadi – Handwadi DP Road
North	: - By property belongs to Shahida Sayyad out of S No. 4/1B Mahammadwadi, Taluka Haveli, Dist. Pune.

SCHEDULE II

(Description of the property)

All that piece and parcel of **Flat No.1001, 10TH Floor, admeasuring about 53.75 Sq. mtrs carpet Along With adjacent Balcony admeasuring 9.57 Sq. mtrs.& One Coverd Car Parking In The Building No.B situated in Ganraj Skydale, at Survey No.4 Hissa No.4B, Area 00 H 40 Ares,situated at revenue village Mahammadwadi,** Tal-Haveli, Dist-Pune, within the Registration, Sub-Registrar Dist, Taluka- Pune and within the limits of Pune land.

IN WITNESS WHEREOF PARTIES HERETO HAVE SIGNED, SEALED AND DELIVERED TO EACH OTHER THIS DEED ON THE DATE HEREBEFORE MENTIONED.

Sign and executed by PURCHASER/ TRANSFEREE: -

Name & Signature	Thumb Impression	Photo
MR.PRAMOD SUNIL PATIL		

SIGNED SEALED AND DELIVERED By the within named "the TRANSFEROR"

Name & Signature	Thumb Impression	Photo
MRS.SMITA BALASAHEB JADHAV		

Witnesses	
1. Signature –	2. Signature
Name	Name
Address	Address