

"DEED OF TRANSFER & ASSIGNMENT"

THIS DEED OF TRANSFER & ASSIGNMENT is made and executed at Pune on this ----- day of ----- , 2026.

BETWEEN

1) MR. ZISHANUDDIN ZIYAUDDIN INAMDAR

Age: 43 Years, Occupation: Business,

PAN: AANPI8241G

AADHAR No. 423001874793

2) MRS. ZAMREEN ZIYAUDDIN INAMDAR

Age: 39 Years, Occupation: HOUSEWIFE,

PAN: AQFPI1988N

AADHAR No. 245180847611

Email id: Ziahan.inamdar@gmail.com

Mobile No. 9405401786

permanently residing at, At / Post 25 WABALE

COLONY CHOWK FAKIRWADA, MUKUNDNAGAR

AHMEDNAGAR 414001

Hereinafter referred to as the "**VENDOR / ASSIGNOR**"; (which term or expression shall unless excluded by or repugnant to the subject or context mean and include all his respective heirs, transferees, administrators, successors, executors and assigns etc.) Party of the **FIRST PART;**

AND

1) MR. MANGESH GANESH NANAPURE

Age: 40 Years, Occupation: SERVICE,

PAN: AOJPN4744F

AADHAR NO. 602863051122

Email id: mannanapure8108@gmail.com

Mobile No. 8551860188

residing at, Hali Tq Udgir Disti Latur

2) Mrs MANISHA MANGESH NANAPURE

Age: 36, Occupation: - Service

PAN: BJVPN2131A

AADHAR NO. 744983254628

Both of Residing at, Hali Tq Udgir Disti Latur 413518

Hereinafter collectively referred to as the **"PURCHASERS / ASSIGNEES"**; (which term or expression shall unless excluded by or repugnant to the subject or context mean and include their respective heirs, administrators, successors, executors and assigns etc.) Party of the **SECOND PART;**

W H E R E A S:

WHEREAS All that residential the Flat / Apartment No.1201, admeasuring carpet area 39.04 Square mit, i.e. 420.22 Square feet along with together with adjacent Terrace, admeasuring 5.82 Square Meters i.e. 62.64 Square feet which is situated on the 12 floor, in the building No. 'A', in the project known and styled as 'SAPTASAJAI AANGAN, along with right to use 1 Covered Car Parking on Ground Floor, Along with 0.50 % share in the common areas and facilities constructed on the Land / Property, lying, being and situated at Village Kadamwakwasti, Taluka Haveli and District Pune and within the local limits of PMRDA and within the jurisdiction of Sub-Registrars of Assurances at Haveli No. 1 to 28 (Pune);

AND WHEREAS, on dated 06/08/2014 the original owner/ promoter /Builder/ developer's M/s **GANDHARVA LANDMARK AND OTHER** sale the Said flat and accordingly the Said flat was Agreement to **MR. ZISHANUDDIN ZIYAUDDIN INAMDAR and MRS. ZAMREEN ZIYAUDDIN**

INAMDAR virtue of the Agreement on dated 10/07/2023 which is registered at the Office of Sub Registrar, Haveli -22, Pune at Sr. No. 15032/2023.

(d) The Promoter / Developer had got the Plans approved from the concerned authorities of Pune Metropolitan Region Development Authority, Pune through Asst. commissioner Smt. Shilpa Karmarkar (Purchaser/ Transferee) at the Office of Sub. Reg office Haveli No. 3 at Sr. No. 825572021 the building plans has/have been by revised Commencement Certificate dated 20/06/2022 bearing No. DP/BHA/HAV/Mounje /Gat No. 356(P)/Pra Kra.1275/21-22 which are approved & sanctioned by Pune Metropolitan Regional Development Authority Pune ie. PMRDA for wing No. "A" corisisting additional Floor 10 Floor (11 Flats) 11th Floor (1) Flats) 12th Floor (11 Flats) & for Wing No. "B" Consisting additional Floor 2 Floor to 9th Floor (hereinafter referred to as the said Plan(s); and the Promoter has commenced the construction of the building/s of the project known as the 'SAPTASAJAI AANGAN, on the said land as per the plan sanctioned by the Competent Authority (hereinafter referred to as the seid Building/s)

(e) And Whereas, pursuant to which the Non-Agricultural and commercial permission u/s 44 of MRTP Act 1966 in respect of the said and has been applied to the Collector Pune (Revenue Branch) SS/164/16 in respect of the said land and the same has been granted vide Order No. PMH/PMRDA/NA/SR/80/2016, Pune dated 18/08/2016 admeasuring 7003.58 Sq. Mtrs. for residential use & an area 94.04 Sq Mtrs. for Commercial use and an area 1802.38 Sq. Mtrs, reserved for

Road out of an area 8900 Sq. Mtrs, which is annexed here to as Annexure "G" & Copy of Commencement Certificate issued by PMRDA Pune is annexed hereto as Annexure "G-1";

(f) The Promoter / Developer had got the Plans approved from the concerned authorities of Pune Metropolitan Region Development Authority, Pune the building plans has/have been by revised Completion Certificate dated 16/04/2024 bearing No. DP/BKH/Mounje Kadamwakwasti /Gat No. 356(P)/Pra Kra.1275/22-23/370 which are approved & sanctioned by Pune Metropolitan Regional Development Authority Pune ie. PMRDA for wing No. "A" corisisting additional Floor 10 Floor (11 Flats) 11th Floor (1) Flats) 12th Floor (11 Flats) & for Wing No. "B" Consisting additional Floor 2 Floor to 9th Floor (hereinafter referred to as the said Plan(s); and the Promoter has commenced the construction of the building/s of the project known as the 'SAPTASAJAI AANGAN, on the said land as per the plan sanctioned by the Competent Authority (hereinafter referred to as the seid Building/s)

(f) The Promoter / Developer registered the said Project known and styled as ""SAPTASAJAI AANGAN "" with the Maha RERA authority and obtained Registration Certificate bearing No. P52100023529.

(g) In accordance with the plans sanctioned by the PMRDA of Pune, the Developer develop the Land / Property, described in the **FIRST SCHEDULE** written hereto and constructed thereon multi-storied Wings / Buildings known as ""SAPTASAJAI AANGAN "".

AND WHEREAS the promoter /Builder/ Developers M/s **GANDHARVA LANDMARK AND OTHER** has applied for the Completion certificate towards the **PMRDA** and the said **PMRDA** Completion certificate bearing No. **DP/BKH/MAU.KADAMWAKWASTI/GAT NO 356PAI/PRA.K-1275/22-23/370** dated **16/04/2024**

A Co-operative Housing Society of all the Flat purchasers in the project known as **“SAPTSAJAI AANGAN PHASE 1 AND PHASE 2 ”** Reg no;- PNA/PNA(4)HSG(TC) 26872/2023-24 Dated;- 15/03/2024 has yet to be established, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and rules made there under (hereinafter referred to as the **“SOCIETY”**)

AND have decided to sale the Said Flat. **MR. ZISHANUDDIN ZIYAUDDIN INAMDAR and MRS. ZAMREEN ZIYAUDDIN INAMDAR**

AND WHEREAS the owner has decided to Sale the Said flat and accordingly entered in the agreement with **MR. MANGESH GANESH NANAPURE AND MRS. MANISHA MANGESH NANAPURE**

AND WHEREAS the parties agreed to the terms agreed to by and between them into writing.

NOW THEREFORE THIS PRESENT WITNESSES AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1] The vendors hereby agrees to sale / transfer / Assign his rights, Interest and title in the respect of the said Flat and in favour of the purchasers for the total consideration **Rs. 27,60,000/- (Rupees Twenty-seven lakh sixty thousand Only)** and the purchasers has agreed to pay the said consideration as under : -

Rs. 10,000/ Paid by Purchasers to Vendor by UTR NO. -----
----- dated ----- drawn on ----- Bank
Branch, -----

Rs. 27,50,000/ Paid by Purchasers by Cheque Bearing No -----
-- dated ----- drawn on -----, loan taken
from ----- Branch ----- in favour of **MR.**
ZISHANUDDIN ZIYAUDDIN INAMDAR and MRS.
ZAMREEN ZIYAUDDIN INAMDAR

Rs. 27,60,000/- (Rupees Twenty-seven lakh sixty thousand Only)

So, today the purchasers have paid the above said consideration to the vendors& the vendors/owners acknowledges & admits the same.

2] The vendors/owners hereby declare that henceforth they have no right, title or interest in the said Flat No. **A- 1201** in any way and agrees that vendors will not claim the same in future.

3] The vendors /owners has assured the purchasers that their title to the said Flat is clean, clear and marketable and without any encumbrances of whatsoever nature, so also there is neither any charge on the said Flat nor the same is being mortgaged to any bank or any financial institution and that the same has been acquired by ownership rights and besides this no other person/party has any right, title and interest thereon and that he has not received any notice of acquisition, requisition or reservation in respect thereof and further that there is no litigation in any court of law and that the purchasers has agreed to purchase the said Flat only on the representations and the assurances given by the vendors.

3] The vendors/ owners hereby covenants to indemnify and keep indemnified the purchasers, his heirs, executors, administrators and representatives against all loss and damage occasioned as result of any defect in title or want of title of the vendors to the said Flat or in the event of non-performance of the vendors resulting into to non-transfer of the said Flat in the name of the purchasers or in the case the purchasers is dispossessed of the said Flat.

4] The vendors /owners further agrees and covenants to execute the cost of any further acts, deeds as may be necessary to complete and make perfect the title of the purchasers in respect of the said Flat.

5] The consideration of the said flat assigned is as per the prevailing market rate in the subject locality and is the true and fair market value of the said Flat.

6] The vendors /owners have delivered all the documents relating to the title pertaining to the said Flat to the purchasers.

7] The purchasers has paid the stamp duty and registration charges for Agreement to Sale When demanded by the concerned authorities in the event in future any duty or other charges by the Government for the said transaction then the same shall be paid by the purchasers and the vendors shall not be liable/ responsible for the same. The purchasers will keep the vendors indemnified thereof.

8] The vendors /owners have paid all outgoings in respect of the said Flat as under Grampanchayat taxes up to date and same thereafter shall be paid by the purchasers. In the event of any balance being demanded to prior to the said debts then the same will be paid or reimbursed by the vendors as the case may be.

9] It is therefore declared that this Deed of Assignment is subject to the provisions of Maharashtra Ownership Flat Act, 1963 & Maharashtra Apartment Ownership Act, 1970 & rules framed there under and Maharashtra Co-op Society's Act of 1960 and rules framed there under & this Agreement to Sale is made subject to the same.

10] At the time of the execution of this Deed of Assignment the vendors hereby declares and confirms that they have delivered the vacant and peaceful possession of the said Flat to the Purchasers who confirm having received the same.

11] The purchasers shall use the said Flat as per the rules, regulations of PMRDA and local authority.

12] **STAMP DUTY AND REGISTRATION FEE:** The Stamp Duty of **of Rs. 1,93,200/-** is paid on these presents by the Purchasers / Assignees, as per the provisions of The Maharashtra Stamp Act, 1956, along with the necessary registration fees of Rs. 27,000/-

13] The stamp duty registration fees, Advocate fees, transfer fees and other incidental charges have been borne by the **purchasers** only.

SCHEDULE-A

FIRST SCHEDULE ABOVE REFERRED TO DESCRIPTION OF THE ENTIRE LAND

All those piece and parcel land lying and situated in the Sub-registration Dist-Haveli, within the limits of the Grampanchayat Kadamwak Vasti and Revenue Village Kadamvak vasti Tal. Haveli, Dist. Pune bearing Gat No. 356, an area admeasuring 06 H. 93 R. + Pot Kharaba 00 H. 07 R. totally admeasuring area 07 H. 00 R. having revenue assessment of at Rs. 06.12 Ps., out of which an area & their owners & boundaries are as under:

(A) an area admeasuring 00 H. 12 R. i.e. 1200 Sq. Mtrs. owned by Gandharva Landmark and which is bounded as under:

ON OR TOWARDS

EAST: Mr. Kisan Kadam property.

SOUTH: By Road and Odha.

WEST: By Pratap Kadam property.

NORTH: By Shardul Constructions Property.

(B) An area admeasuring 00 H. 10 R. i.e. 1000 Sq. Mtrs owned by Mr. Madhukar Murlidhar Kadam & Others and which is bounded as under

ON OR TOWARDS

EAST: Mr. Ajay Kadar property.

SOUTH: By Road and odha

WEST: By Kisan Kadar

NORTH: By Road.

c) An area admeasuring 00 H 29 R. I. e. 2900 So. Mtrs. owned by mr Dattatraya Murlidhar Kadam & Others and which is bounded as under:

ON OR TOWARDS

EAST: Mr. Pratap and Mr. Dyaneshwar Kadam Property.

SOUTH: By Road and Odha.

WEST : By Icon Construction's property.

NORTH: By Icon Construction's property and Solapur Road.

(d) An area admeasuring 00 H. 38 R. i.e. 3800 Sq. Mtrs. owned by Mr. Dnyaneshwar Trimbak Kadam & Others and which is bounded as under:

ON OR TOWARDS

EAST: Mr. Abhijeet Kalbhor and MR. Rahul Kate Property.

SOUTH: By Road and Odha.

WEST: Mr. Sunil, Mr. Dattatraya and Mr. Vasant Kadam property.

NORTH: By Mr. Sunil Kalbhor property.

And the aforesaid contiguous pieces & parcels of land admeasuring 00. H.89 Ri.e. 8900 Sq. Mtrs, and which is collectively bounded as under:

ON OR TOWARDS

EAST: D. P. Road & property owned by Mr. Ajay Kadam & others out of Gat No. 356.

SOUTH: By Odha.

WEST: By Icon Construction's property.

NORTH: By Shardul Construction & Khavale's property and Solapur Road.

SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said "FLAT")

All that residential the Flat / Apartment No.1201, admeasuring carpet area 39.04 Square mit, i.e. 420.22 Square feet along with together with adjacent Terrace, admeasuring 5.82 Square Meters i.e. 62.64 Square feet which is situated on the 12 floor, in the building No. 'A', in the project known and styled as 'SAPTASAJAI AANGAN, along with right to use 1 Covered Car Parking on Ground Floor, Along with 0.50% share in the common areas and facilities constructed on the Land / Property, lying, being and situated at Village Kadamwakwasti, Taluka Haveli and District Pune and within the local limits of PMRDA and within the jurisdiction of Sub-Registrars of Assurances at Haveli No. 1 to 28 (Pune); constructed on the said Land / Property, mentioned in **First Schedule** written herein above and together with all rights, title and interest thereon; and along with undivided share in the common areas and facilities with right to use common Terrace and along with the rights / common rights, privileges appurtenant to the said Flat and the Pro-rata share, in respect of the said Land / Property, common area, facilities, Parking, appurtenant to the said Flat. The said Flat is shown on the floor plan annexed hereto in red color boundary line.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on day, mentioned herein above, by these presents of Deeds of Assignment / Transfer.

SIGNED SEALED AND DELIVERED by the within named VENDOR / ASSIGNOR,		
PHOTO	L.H.T.I.	SIGN.
		MR.ZISHANUDDIN ZIYAUDDIN INAMDAR
In the presence of.....		

SIGNED SEALED AND DELIVERED by the within named VENDOR / ASSIGNOR,		
PHOTO	L.H.T.I.	SIGN.
		MRS. ZAMREEN ZIYAUDDIN INAMDAR
In the presence of.....		

SIGNED SEALED AND DELIVERED by the within named PURCHASERS / ASSIGNEES NO. 1,		
PHOTO	L.H.T.I.	SIGN
		MR.MANGESH GANESH NANAPURE
In the presence of.....		

SIGNED SEALED AND DELIVERED by the within named PURCHASERS / ASSIGNEES NO. 2,		
PHOTO	L.H.T.I.	SIGN
		MRS.MANISHA MANGESH NANAPURE
In the presence of.....		

WITNESSES

(1) Sign :
Name :
Address :

(2) Sign :
Name :
Address :