

DEED OF ASSIGNMENT

This Deed of Assignment is made and executed at Pune on this ____ **day of September, in the Year 2026.**

BETWEEN

MR. UMESH VASANTRAO PARGAONKAR

Age:-53 Years, Occu :- Service,

Pan No. **CFUPP7032Q**

MRS. SUMEDHA UMESH PARGAONKAR

Age:-47 Years, Occu :- Housewife,

Pan No. CFUPP7033R

Both R/at : Flat No. 7, Pritesh Apartment,
Paud Road, Right Bhusari Colony, Kothrud,
Pune City, Maharashtra 411038

Hereinafter referred to or called **“THE VENDORS/OWNERS/ ASSIGNORS”** (which expression shall unless it be repugnant to the context or meaning there of shall mean and include her heirs, executors and administrators)

AND

MR. MANGESH PRAMODRAO KANKIRAD

Age:-35 Years, Occu :- Service,

Pan No. **CKUPK3472Q**

MRS. TEJASWINI MANGESH KANKIRAD

Age:-31 Years, Occu :- Housewife,

Pan No. LOFPK8367A

Both R/at : Bambarda, Shaha, Washim,
Maharashtra 444105

Hereinafter referred to or called **“THE PURCHASERS/ ASSIGNEE”** (which expression shall unless it be repugnant to the context or meaning there of shall mean and include their heirs, executors and administrators)

WHEREAS all that piece and parcel of land bearing Gat No. 1210, 1211, 1212 & 1213 situated within revenue village Pirangut within the registration District Pune Sub-Registration Taluka Mulshi and also within the local limits of Zilla Parishad Pune and more particularly described in Schedule written hereunder hereinafter referred to as ‘Said Property’ was owned by M/s. Prabhav Vastav Ventures. (hereinafter referred to as the ‘said owner’).

AND WHEREAS the said owner along with consent of Mr. Dattakumar Kisan Nikate etc. executed Development Agreement coupled with Power of Attorney dated 12/6/2012 in respect of the said property in favour of M/s. S-2 Realty which is duly registered in the Office of Sub Registrar of Assurances at Mulshi at serial no. 3204/2012 & 3208/2012 respectively and thereby empowered M/s. S-2 Realty to develop the said property.

AND WHEREAS M/s. S-2 Realty has obtained permission from Additional Collector, Pune vide its order bearing no. PMA/NA/SR/228/2012 dated 02/04/2014 for converting the use of the said property into non-agricultural purpose and for construction of buildings.

And Whereas, in due course, Co-operative Housing Society of all the tenements purchasers of the said project, **“URBANGRAM C WING CO. OP. HSG. SOC. LTD”** was formed which is registered as per provisions of the Maharashtra Co-operative Societies Act, 1960 and bearing Registration No. PNA/MSI/HSG(TC)/24065/2022 on 18/10/2022, which is hereinafter for sake of brevity referred to as "The said Society.

AND WHEREAS the M/s. S-2 Realty have commenced the scheme of ownership Flats named & styled as **“URBANGRAM C WING CO. OP. HSG. SOC. LTD”** according to sanctioned layout & building plans by Town Planning Authority, Pune.

AND WHEREAS M/s. S-2 Realty has executed Agreement to Sale dated 16/04/2013 in favour of Assignors in respect of Flat no. C-1107 admeasuring about 421 Sq.ft. i.e. 39.11 Sq. mtrs carpet, attached Terrace admeasuring about 67 Sq.ft. i.e. 6.22 Sq. mtrs carpet i.e. Total Saleable 590 Sq.ft. i.e. 54.81 Sq. mtrs built-upon Eleventh Floor in “C” Wing Along with one Covered Parking in building known as **“URBANGRAM C WING CO. OP. HSG. SOC. LTD”** which is more particularly described in schedule written herein

under. And hereinafter for the sake brevity referred as 'Said Flat'. The said Agreement to Sale is duly registered in the Office of Sub-Registrar of Assurances at Mulshi No. 2 at serial no. 3196/2013. On the virtue of said agreement the assignors have acquired the right, title, interest and possession of the said Flat.

AND WHEREAS the said Flat is well seized and possessed by the Assignors and free from all encumbrances and defects in title of any nature whatsoever being absolute and lawful owner thereof and the Assignors has full and absolute power to sale, transfer and assign the said Flat and to assign all their rights, title and interest in the said Flat including ownership, right, title and interest along with possession and occupancy rights on the basis of the documents referred to herein above.

AND WHEREAS the Assignors due to their sufficient reason has no more requirement of the said Flat and therefore Assignors decided to sell, transfer, assign and convey including right, title, interest and membership rights. The Assignees to these presents were in need of a suitable Flat of the same nature. And after having learnt about the intention of the Assignors, Assignees approached and offered the lump sum consideration of **Rs. 26,50,000/- (Rs. Twenty Six Lakhs Fifty Thousand Rupees Only)** The said offer of Assignees was found to be quite reasonable according to the prevailing market value, higher than the offers given by other intending Assignees and therefore, the Assignors has hereby agreed to sell, transfer, assign all their rights, title and interest including occupancy rights in the said Flat in favor of the Assignees for a total consideration of **Rs. 26,50,000/- (Rs. Twenty Six Lakhs Fifty Thousand Rupees Only).**

AND WHEREAS, the purchaser have called upon the Vendor to execute proper Deed of Assignment to which the Vendor has agreed to do so.

NOW THEREFORE THIS DEED OF ASSIGNMENT WITNESSES AS UNDER :

- 1) The Assignor hereby agree to assign and Assignee agree to get it assign and purchase the of Flat no. C-1107 admeasuring about 421 Sq.ft. i.e. 39.11 Sq. mtrs carpet, attached Terrace admeasuring about 67 Sq.ft. i.e. 6.22 Sq. mtrs carpet i.e. Total Saleable 590 Sq.ft. i.e. 54.81 Sq. mtrs built-upon Eleventh Floor in “C” Wing Along with one Covered Parking in building known as “**URBANGRAM C WING CO. OP. HSG. SOC. LTD**” which is more particularly described in schedule written herein under, at or for the consideration amount of **Rs. 26,50,000/- (Rs. Twenty Six Lakhs Fifty Thousand Rupees Only)**. and the said consideration amount paid by the Purchaser / Assignee to the Assignor as follows :-

Sr.No.	Rupees	Particulars
1)	Rs __,__,__/-	paid by purchaser to the Vendor by way of Bank Trans. No._____ dated __/__/2026 drawn on HDFC Bank
2)	Rs.__,__,__/-	paid by purchaser to the Vendor by way of Cheque/Demand Draft No._____ dated __/__/2026 drawn on _____ Bank
Total.	Rs.26,50,000/-	(Rs. Twenty Six Lakhs Fifty Thousand Rupees Only)

The Purchaser/Assignee has paid the above-mentioned amount to the Vendor/Assignor towards the price of the said Flat together with the fixtures and fittings therein, the receipt whereof the Owner/Assignor hereby admits and acknowledges. Provided, however, that where the said consideration is paid by cheque, the receipt thereof shall be deemed to be subject to the realization of the cheque and the credit of the cheque amount into the bank account of the Owner/Assignor. In the event the cheque is dishonoured or the cheque amount is not realized and credited to the bank account of the Owner/Assignor for any reason whatsoever, this Deed of Assignment shall automatically stand cancelled, terminated, and

become null and void without any further act, deed, or notice, and the Owner/Assignor shall not be bound to convey, transfer, or assign any right, title, interest, or occupancy rights in respect of the said Flat to the Purchaser/Assignee.

- 2) That, the Owner/Assignor has received the total price of the said Flat and he hereby admit that the Purchaser / Assignee is not liable to pay him any further amount and the Assignor hereby declares that he has received the entire consideration price of said Flat and hereby acknowledge the receipt of said amount of consideration amount as has been agreed upon between the parties and shall not raise any objection regarding the same in future.
- 3) The Purchaser/Assignee shall immediately on the execution of this deed make, sign and file all the applications and writings to the various authority and get the said Flat transferred in her name and further do all such acts, deeds and things necessary for conferring absolute and better title in the said Flat in her name.
- 4) That the Owner/Assignor has delivered vacant, peaceful, physical, lawful, actual possession of the said Flat to the Purchaser / Assignee today and Purchaser / Assignee has received the vacant possession of the said Flat along with the fixtures and the Purchaser / Assignee hereby entitled to have and to hold and to use, enjoy and occupy the said Flat, along with the benefits of the same.
- 5) That the Owner/Assignor hereby covenant that the Purchaser / Assignee has become the holder of the said Flat along with the benefits attached to the same and the Purchaser / Assignee is entitled to use and occupy the same as he may deem fit and the Assignor or any other person/s claiming through the Owner/Assignor shall not obstruct or interfere with the right

and possession of the Purchaser / Assignee. The Purchaser /Assignee is entitled to receive all the income and profits from the said Flat and / Assignor has no right, title or interest in the said Flat.

- 6) That the Owner/Assignor declared that, he has paid all the outgoings such a Municipal taxes, Assessments, Cesses, Government taxes, Electricity charges, society maintenance charges and other such charges etc. till the date of this deed and any dues payable prior to the date of possession shall be paid by the Owner/Assignor only and the Purchaser / Assignee shall not be liable to pay the same.
- 7) That the Owner/Assignor assure that, he is ready to give his free consent as and when necessary, to the various authorities or any competent authority or any person to get the said Flat transferred in the name of the Purchaser / Assignee.
- 8) That the Owner/Assignor shall sign on the necessary application, transfer form of M.S.E.B. / M.S.E.D.C.L. for the transfer of the Meter Connection or shall obtain the signatures for transfer of this meter connection which is presently in their name.
- 9) That the Owner/Assignor shall do and perform and cause to be done all such acts and shall sign on all documents for effecting the transfer and for entering the name of the Purchaser / Assignee in the Municipal records and all other records and shall also transfer the M.S.E.D.C.L. meter connection in the name of the Purchaser / Assignee for which he has signed all the transfer forms and he agrees to sign further documents as may be necessary to effect the transfer.
- 10) That the Owner/Assignor hereby declares that he alone has the right, title and interest in the said Flat and he is alone

authorized and entitled to transfer the same unto the Purchasers / Assignees. The Owner/Assignor further declares and assure that he has not assigned, transferred, sold or encumbered his right, title and interest in the said Flat or any part thereof to any other person/s and has not done anything as to endanger the marketability of the title of the said Flat. However, in case any claim is made by any person/ s on the said Flat, the Owner/Assignor agree to clear such claim and shall make the said Flat marketable at her own costs and further keep the Purchaser / Assignee indemnified from all losses.

- 11) That the Owner/Assignor agree that in case any further permission/ No objection are required for completing the transaction and for conveying further and absolute and clear title in the said Flat unto the Purchaser / Assignee then he shall sign all such documents as shall be necessary to convey clear title unto the Purchaser/ Assignee.
- 12) That the Owner/Assignor has delivered to the Purchaser/ Assignee all the original document / documents and writings regarding the said Flat which is in his custody and he further undertake to deliver or cause to deliver, to the Purchaser / Assignee, all the documents, deeds and writings which may be found in his custody or which he can obtain or demand.
- 13) This Deed of Assignment shall always be subject to the provisions of Maharashtra Ownership Flat Act 1963 and Maharashtra Co. Operative Societies Act, 1960 and rules made thereunder and amended from time to time and as such the Assignee/ Purchaser agrees to become a member of the **URBANGRAM C WING CO. OP. HSG. SOC. LTD.** and shall abide by the rules and by-laws of the same.

- 14) The stamp-duty, registration charges, transfer charges & all other out of pocket expenses payable on this deed have been borne and paid by the Assignees alone and each party shall bear and pay their own expenses including their own Advocates professional fees.

That as per ready reckoner for the purposes of computation of the market value of Rs. __,___/- per Sq. mtrs and it comes Rs. __,___,___/- and the agreed value of the said Flat at Rs.26,50,000/- and after the calculation the necessary stamp duty Rs.__,___,___/- and registration fee of Rs. __,___/- has been paid by the Assignees.

SCHEDULE OF FLAT

All that piece and parcel of Residential of Flat no. C-1107 admeasuring about 421 Sq.ft. i.e. 39.11 Sq. mtrs carpet, attached Terrace admeasuring about 67 Sq.ft. i.e. 6.22 Sq. mtrs carpet i.e. Total Saleable 590 Sq.ft. i.e. 54.81 Sq. mtrs built-upon Eleventh Floor in "C" Wing Along with one Covered Parking in building known as "**URBANGRAM C WING CO. OP. HSG. SOC. LTD**" which is constructed on Gat No. 1210, 1211, 1212 & 1213 situated within revenue village Pirangut within the Registration District Pune Sub-registration Taluka Mulshi and also within the local limits of Zilla Parishad Pune.

Together with proportionate right in common facilities paths and passage, ground, land, staircases, terraces etc. including membership right all other rights, title and interest thereto and all other appurtenances.

IN WITNESS WHEREOF the parties hereto have set their respective hands at Pune on the Day, Month and year as mentioned hereinabove.

Name & Signature	Thumb Impression	Photo
MR. UMESH VASANTRAO PARGAONKAR (Vendor/Owner/Assignor)		
MRS. SUMEDHA UMESH PARGAONKAR (Vendor/Owner/Assignor)		
MR. MANGESH PRAMODRAO KANKIRAD (Purchaser/Assignee)		
MRS. TEJASWINI MANGESH KANKIRAD (Purchaser/Assignee)		

WITNESSES :-

Witness No. 1 :-

Sign :

Name :

Address :

Witness No. 2 :-

Sign :

Name :

Address :