

// SHREE GAJANAN PRASANNA //
-- **DEED OF ASSIGNMENT** --
(SALE DEED)

This Deed of Assignment made and executed at
day of August in the year 2026.

BETWEEN

Mr. Ananda Bandu Suryawanshi

Age – 49 Years, Occ – Service

PAN- AUCPS4800L

Residing at – H- 501, Shiv Sai Vishwa,

Near Lotus Hospital, Pimple Saudagar,

Pune – 411027.

Hereinafter called as the "VENDOR / ASSIGNOR" (Which
expression shall unless repugnant to the context or meaning thereof be
deemed to mean and include his heirs, executors, administrators and assigns)

..... PARTY OF THE FIRST PART

AND

1. Mrs. Girija Arvind Mahant

Age – 51 Years, Occ – Housewife

PAN – APQPM4516E

2. Mr. Arvind Iranna Mahant

Age – 54 Years, Occ – Service

PAN – AHBPM5946R

Both Residing at – Flat No. 16,

Gangasagar Chambers, Near Om Hospital,

Indira Nagar, Chinchwad, Pune – 411033.

Hereinafter called as the "PURCHASER / ASSIGNEE" (Which
expression shall unless repugnant to the context or meaning thereof shall
mean and include all his heirs, executors, administrators and assigns)

..... PARTY OF THE SECOND PART

AND WHEREAS the Assignor herein is well seized and possessed or otherwise well and sufficiently entitled to all that piece and parcel of the property bearing **Flat No. 8, on 2nd Floor** In the Building known as **Sai Residency, in Sai Residency Co-Operative Housing Society Ltd.** admeasuring area about **685 Sq.Ft. i.e. 63.66 Sq.mtrs.** Builtup having P.C.M.C. property **Tax No. 1030801960.00** constructed on **S. No. 295, Hissa No. 48, CTS No. 1708, S.No. 295, Hissa No. 43, CTS No. 1709 and S.No. 295, Hissa No. 40, CTS No. 1710** in the Village **Chinchwad (Keshavnagar),** Tal. Haveli, Dist. Pune and within the local limits of P. C. M. C. and within the Jurisdiction of Sub Registrar Haveli, Pune and more particularly described hereunder in schedule. **HEREINAFTER CALLED AS THE SAID FLAT**

AND WHEREAS the vendor has purchased the said flat from M/s. S.K. Builders Through its partner Mr. Kamlesh Sadormal Notwani and Shamsuddin Abdulsamad Chaudhary by registered Agreement Which was duly registered in the office of Sub Registrar Haveli No. 18, vide Document Serial No. 4387/2005, on dated 13/07/2005 and paid total consideration amount and got the vacant and peaceful possession of the SAID FLAT.

AND WHEREAS the ASSIGNOR herein decided to Assign all his occupancy right, interest, title in the SAID FLAT and ASSIGNEE was in search of likewise residential accommodation approached the ASSIGNOR, and ASSIGNOR agreed to sale the SAID FLAT for Total consideration of **Rs. 35,00,000/- (Rs. Thirty Five Lakhs Only).** Purchase price and other terms and conditions were fixed by themselves.

The VENDOR / ASSIGNOR gives actual and physical possession of the SAID FLAT to the PURCHASER/ ASSIGNEE TODAY.

NOW THE PARTIES PRESENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

(1) The ASSIGNOR hereby Assign all his occupancy rights, interest and title in respect of the SAID FLAT in favor of present ASSIGNEE for the total consideration of **Rs. 35,00,000/- (Rs. Thirty Five Lakhs Only)** and paid as under :-

Rs.	/-	Paid through RTGS
		On Dt. /08/2026
		From HDFC Bank
		Branch – Nigdi, Pune.
		UTR No.

Rs. /- Paid through Cheque/D.D. No. _____
On Dt. _____
Bank - _____
Branch – _____
By availing Loan from _____ Bank.

Rs. 35,00,000/- (Rs. Thirty Five Lakhs Only)

(2) The Vendor / ASSIGNOR hereby acknowledge that he has received the Total consideration amount of **Rs. 35,00,000/- (Rs. Thirty Five Lakhs Only)** by Cheque/D.D. and RTGS. The ASSIGNOR assures that the SAID FLAT is free from all encumbrances of whatsoever nature and the SAID FLAT is not a subject matter of any lien, lease, mortgage, claim, or not a subject matter of any court litigations and the title of the said ASSIGNOR to the SAID FLAT is free and marketable and the ASSIGNOR has full and absolute authority to sell the same to any person of his choice.

(3) Along with all fixtures, fittings, electricity meter attached to the SAID FLAT along with all rights titles, interests over the SAID FLAT along with appearances, easements, passages, ways. The VENDOR / ASSIGNOR gives actual and physical possession of the Flat to the PURCHASER / ASSIGNEE today.

(4) The ASSIGNOR hereby declares that he has already paid all the payments up to today of all the outgoing charges and other charges such as Electricity (M.S.E.D.C.L.) charges, Water charges, Maintenance charges, Society charges, Municipal Taxes, and other charges, and dues in the respect of the SAID FLAT as per this Assignment Deed. If any dues are there, she undertakes to pay the same, however after the date of possession of the Said Flat and the Purchaser undertakes to pay the same regularly.

(5) All the expenses like Transfer charges, Stamp duty, Advocate fees and other incidental charges will be borne by the ASSIGNEE.

(6) The Transferor / Assignor hereby acknowledges that he has received total consideration amount of **Rs. 35,00,000/- (Rs. Thirty Five Lakhs Only)** of the SAID FLAT and he is to register the Assignment Deed in respect of the SAID FLAT in favor of the ASSIGNEE and registering the same today. And Assignors have given possession of the SAID FLAT to the ASSIGNEE today.

(7) The ASSIGNOR hereby undertakes that he will make available all necessary legal papers and necessary permissions from concerned authorities for Registering the Assignment Deed in respect of the SAID FLAT.

(8) All other common amenities & facility as per the Principal Deed.

(9) The present ASSIGNOR will give all necessary papers, signs, affidavits for entering the name of the present PURCHASER / ASSIGNEE in the all relevant records in respects of the Said Flat and undertakes to help the PURCHASER / ASSIGNEE from time to time without any hesitation, for enrolling PURCHASER/ ASSIGNEE name in **Sai Residency Co. Op. Housing Society Ltd.** (Reg. No. PNA / PNA (3) / HSG / (TC) / 9227/2008, Dt. 29/05/2008), Share certificate No. 7, (Share Account No. 907) society record and Pimpri Chinchwad Municipal Corporation /records and in all Govt. records.

(10) This Assignment Deed shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act & Maharashtra Co. Operative Societies Act 1960 & 1963 and applicable as amended from time to time.

SCHEDULE – I **Description of the said Land**

(A) All the piece and parcel of property bearing **S. No. 295, Hissa No. 48**, Corresponding to **CTS No. 1708** admeasuring **area** about **800 Sq. Mtr.** situated at Village **Chinchwad**, Tal. Haveli, Dist. Pune and within the local limits of P. C. M. C. and within the Jurisdiction of Sub Registrar Haveli, Pune and bounded as under...

On Or Towards East - Road.

On Or Towards West - S. No. 295/46 & 298/47.

On Or Towards South - S. No. 285/50.

On Or Towards North - S. No. 295/43.

(B) All the piece and parcel of property bearing **S. No. 295, Hissa No. 43**, Corresponding to **CTS No. 1709** admeasuring area about **1600 Sq.Mtr.** situated at Village **Chinchwad**, Tal. Haveli, Dist. Pune and within the local limits of P. C. M. C. and within the Jurisdiction of Sub Registrar Haveli, Pune and bounded as under...

On Or Towards East - Road.
 On Or Towards West - Part of S. No. 295.
 On Or Towards South - S. No. 295/48.
 On Or Towards North - S. No. 295.

(C) All the piece and parcel of property bearing **S. No. 295, Hissa No. 40**, Corresponding to **CTS No. 1710** admeasuring area about **950 Sq.Mtr.** situated at Village **Chinchwad**, Tal. Haveli, Dist. Pune and within the local limits of P. C. M. C. and within the Jurisdiction of Sub Registrar Haveli, Pune and bounded as under...

On Or Towards East - Road.
 On Or Towards West - Part of S. No. 295/41 and 295/42.
 On Or Towards South - S. No. 295/43 and 48.
 On Or Towards North - S. No. 295/40.

SCHEDULE - II
Description of the Flat

All that piece and parcel of the property bearing **Flat No. 8**, on **2nd Floor** In the Building known as **Sai Residency**, in **Sai Residency Co-Operative Housing Society Ltd.** admeasuring area about **685 Sq.Ft.** i.e. **63.66 Sq.mtrs.** Builtup having P.C.M.C. property **Tax No. 1030801960.00** constructed on property described in **Schedule I (A, B, and C)** situated in the **Village Chinchwad (Keshavnagar)**, Tal. Haveli, Dist. Pune and within the local limits of P. C. M. C. and within the Jurisdiction of Sub Registrar Haveli, Pune and having with all common facilities provided by the society & Builder.

IN WITNESS WHERE OF the parties here to have signed hereunder at Pune the date first above mentioned.

Mr. Ananda Bandu Suryawanshi
 (VENDOR)

1. Mrs. Girija Arvind Mahant

WITNESSES :-

1.

Signature :-

Name :-

Address :-

2.

Signature :-

Name :-

Address :-

**2. Mr. Arvind Irranna Mahant
(PURCHASER)**

