

DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT MADE AT PUNE ON THIS ____ DAY OF SEPTEMBER 2026.

BETWEEN

1. MRS. VAISHALI VILAS MAHADIK

Age: 58 Years, **Occupation:** Housewife,

PAN No. CXBPM7839M

AADHAR NO. _____

2. MR. VRUSHAL VILAS MAHADIK

Age: 36 Years, **Occupation:** Service,

PAN No. AZYPM0414F

AADHAR NO. 2173 6460 9891

Both R/at:- G.no. 1458, Flat no. B-15, Sai Shardha Soc.

Mhetrewasti Chikhali Pune - 412114.

.....Hereinafter referred to as "**the Vendors**"

(Which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators, successors and assigns)

..... **THE PARTY OF THE FIRST PART**

AND

MR. MANGESH GANGARAM GONJBARE

Age: 50 Years, **Occupation:** Service

PAN No. AKJPG1560C

AADHAR NO. 2180 3939 9107

R/at:- Flat no.912, gat no.124, Vanalika Paradise

Building no. 3A, Pirangut Pune 412115.

....Hereinafter referred to as "**the Purchaser**"

(Which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, successors and assigns)

..... **THE PARTY OF THE SECOND PART**

WHEREAS :-

1. That, the Vendors are the owner of the Flat No.212, 2nd Floor, Building No. B2, Carpet area admeasuring 26.20 Sq. Mtrs in the scheme known as "Playtor Paud B constructed upon the Land bearing Gat no. 218 adm 00 H 7.80 Are out of adm 00 Hectar 13 Ares, Gat no. 219 adm 00 H 21 Are, Gat no. 220 admeasuring 00 H 18.2 Are, Gat at situated village Paud Tal

Mulshi Dist Pune. Hereinafter referred to as “Flat” (Which is more particularly described in the Schedule-II hereunder written)

2. That, the land bearing **Gat No. 221**, Old Survey No. 106/6 & Old Survey No. 305/6, area admeasuring 00 Hectare 20.1 Are + potkharaba admeasuring about 00 Hectare 09 Are totally admeasuring 00 Hectare 29.1 Are assessed 00 Rs. 56 Paisa situated at Village-Paud, Taluka Mulshi, District Pune was originally owned by Mr. Nama Ganu Mang. The same is ancestral property of the owner.

3. That, the said owner i.e. Mr. Nama Ganu Mang expired on 20/02/1958 leaving behind his wife Anusaya Nama Mang and married daughter Sundarabai Bhika Jadhav. The effect was given on 7/12 extract vide Mutation No. 3031 certified on 12.05.1958.

4. That, the record enactment of Bombay Prevention of Fragmentation and Consolidation Act 1947, the consolidation scheme was implemented and Survey Numbers change to Gat Numbers. Accordingly Old Survey No. 106/6 & Old Survey No. 305/6 was changed to Gat No. 221.

5. That, Smt. Anusaya Nama Sonawane died on 18/10/1979 leaving behind her daughter Sundarabai Bhika Jadhav as her only legal heir. Further Sundarabai Bhika Jadhav died on 10/01/1985 leaving behind her legal heirs sons namely Ramchandra Bhiku Jadhav, Maruti Bhiku Jadhav, Hiranman Bhiku Jadhav and daughter Parvatibai Vitthal Bhonde. The effect was given on 7/12 extract vide Mutation No.550 certified on 18.06.1999

6. That, Mr. Maruti Bhiku Jadhav died on 16/02/2002 leaving behind his legal heirs son Nitin Maruti Jadhav, daughter namely Sunita Ashok Gaikwad, Anita Shivaji Khandagale and widow Smt. Shakuntala Maruti Jadhav. The effect was given on 7/12 extract vide Mutation No. 12296 certified on 10.11.2008.

7. That, Mr. Nama Ganu Mang have execute Sale Deed and sold, transferred convey the land admeasuring 00 Hectare 29.1 Are to Deepak Laxman Sadavarte, Ramesh Damodar Pansare and Hanuman Nama Pawar by way of Sale Deed dated 15/04/2010. The said Sale Deed is registered at sub registrar Mulshi at serial No. 2247/2010 on 15/04/2010. The effect of the said Sale Deed is duly given on revenue record.

8. That, Mr.Ramesh Damodar Pansare has sold land admeasuring 00H 1.3Aar out of land admeasuring 00H 9.7 Aar to M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali by way of Sale Deed dated 11/09/2013. The said Sale Deed is registered at sub

registrar Mulshi II at serial No. 7287/2013 on 11/09/2013. The effect was given on 7/12 extract vide Mutation No. 1755.

9. That, Mr. Deepak Laxman Sadavarte has execute the Sale Deed and sold the land area admeasuring 00 Hectare 3.1 Aar out of land admeasuring 00 Hectare 9.07 Aar to M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali by way of Sale Deed dated 11/09/2013. The said Sale Deed is registered at sub registrar Mulshi II at serial No. 7284/2013 on 11/09/2013. The effect was given on 7/12 extract vide Mutation No. 1749 of village Paud Tal Mulshi Dist Pune.

10. That, Mr. Ramesh Hanumant Nana Pawar has execute the Sale Deed and sold land admeasuring 00H 9.7 Aar to M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali by way of Sale Deed dated 11/09/2013. The said Sale Deed is registered at sub registrar Mulshi II at serial No. 7286/2013 on 11/09/2013. The effect was given on 7/12 extract vide Mutation No. 1756 of village Paud Tal Haveli Dist Pune.

11. That, M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali has entered into Joint Venture Agreement dated 01/09/2014 with M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited) and decide to develop the said property jointly. The said Joint Venture Agreement is registered at sub registrar Mulshi at serial No. 3044/2014 on 01/09/2014 and also executed Power of Attorney in favor of M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited) duly is registered at sub registrar Mulshi at serial No. 3045/2014 on 01/09/2014.

12. That, M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali has entered into Joint Venture Agreement dated 01/09/2014 with M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited). The said Joint Venture Agreement is registered at sub registrar Mulshi at serial No. 3042/2014 on 01/09/2014 read with Correction Deed dated 07/08/2015 which is registered at sub registrar Mulshi at serial No. 3181/2015 on 07/08/2015 and Correction Deed dated 07/08/2015 which is registered at sub registrar Mulshi at serial No. 3393/2015 on 26/08/2015.

13. That, M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited). Has got development rights of the said land admeasuring about 00 H 9.1 Ares as per joint Development agreement dt.01.09.2014.

14. That, all that piece and parcel of the land bearing **Gat No. 218 Old Survey No. 107/3 & Old Survey No. 306/3**, admeasuring 00H 11 Are + potkhraba admeasuring about 00 H 02 R

totally admeasuring 00H 13Are out of which land admeasuring about 00 H 7.80 Are assessed 00 Rs. 12Paissa situated at Village-Paud, Taluka Mulshi, District Pune was originally owned by Soma Manaji Mang.

15. That, Mr.Babu Somaji Mang, Narayan Somaji Mang, Hari Somaji Mang and Somaji Manaji Mang and others executed Partition Deed dated 23/06/1939. Accordingly said land came into share of Tukaram Somaji Mang, Genu Somaji Mang, Janardhan Somaji Mang and Laxmibai Somaji Sonawane.

16. That, Mr. Somaji Manaji Mang died on 20/04/1943 leaving behind his legal heirs sons namely Babu Somaji Mang, Narayan Somaji Mang, Tukaram Somaji Mang, Hari Somaji Mang, Genu Somaji Mang and Janardhan Somaji Mang. The effect was given on 7/12 extract vide Mutation No.1087 dt. 09.06.1943.

17. That, on enactment of Bombay Prevention of Fragmentation and Consolidation Act 1947, the consolidation scheme was implemented and Survey Numbers change to Gat Numbers. Accordingly Old Survey No. 107/3 & Old Survey No. 306/3 was changed to Gat No. 218.

18. That, Mr. Babu Somaji Mang as manger of HUF execute the Sale Deed and sold, convey half undivided share in the said land to and in favour of the Mr. Narayan Pandurang Walhekar, Laxman Vasudeo Upadhey, Gangadhar Sadashiv Deo, Kondiram Bhikaji Dalvi, Sopanrao Ramchandra Dalvi, Mahadu Laxman Pandher, Mahipati Ramji Balkavade, Shreepati Ganpati Kandhare, Parvati Sakha Hulavale, Dattatraya Ganesh Gunbharit and Bapu Gopala Phake.

19. That Mr. Narayan Pandurang Walhekar died on 01/12/1964 leaving behind his legal heirs widow Smt. Shantabai Narayan Walhekar, sons namely Shri. Ramchandra Narayan Walhekar and Pandurang Narayan Walhekar.

20. That, the said owners have executed various Sale Deeds in respect of their respective share in favour of M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali as under

Sr. No.	Name of Owners	Area Purchased	Sale Deed Mulshi II at serial No.
1.	Mr. Baburao Gopala Phale	00 H 1.75 Aar	609/2014
2.	Mr. Chandrshekhar Gangadhar Dev	00 H 03.5 Aar	26/2014
3.	Mr. Ramchandra Narayan Walhekar	00 H 3.50 Aar	10368/2013

	Smt. Shantabai Narayan Walhekar Mr. Pandurang Narayan Walhekar Mrs. Sujata Ramesh Hulawale Mrs. Ujwala Ramesh Hulawale Mr. Vitthal Ashok Hulawale Mr. Baban Ramesh Hulawale		
4.	Mr. Vinayak Mahadev Padher and others	00H 1.75Aar	4026/2014

21. That, M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali has inter into Joint Venture Agreement dated 01/09/2014 with M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited). The said Joint Venture Agreement is registered at sub registrar Mulshi at serial No. 3044/2014 on 01/09/2014 and also executed Power of Attorney in favor of M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited) duly is registered at sub registrar Mulshi at serial No. 3045/2014 on 01/09/2014.

22. That, M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali has inter into Joint Venture Agreement dated 01/09/2014 with M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited). The said Joint Venture Agreement is registered at sub registrar Mulshi at serial No. 3042/2014 on 01/09/2014 read with Correction Deed dated 07/08/2015 which is registered at sub registrar Mulshi at serial No. 3181/2015 on 07/08/2015 and Correction Deed dated 07/08/2015 which is registered at sub registrar Mulshi at serial No. 3393/2015 on 26/08/2015.

23. That, M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited). Has got development rights of the said land admeasuring about 00 H 7.8 Ares as per joint Development agreement dt.01.09.2014.

24. That, all that piece and parcel of the land bearing **Gat No. 219** Old Survey No. 107/2 & Old Survey No. 306/2, admeasuring 00H 21 Are assessed 00 Rs. 25 Paisa situated at Village-Paud, Taluka Mulshi, District Pune was originally owned by Dhaku Mahadu Mang and Nama Genu Mang.

25. That, Mr. Dhaku Mahadu Mang died on 16/02/1938, leaving behind his only legal heir son Dadu Dhaku Mang.

26. That, Mr. Nama Genu Mang died on 20/02/1958 leaving behind his legal heir widow Smt Anusaya Nama Mang and daughter Sundarabai Bhika Jadhav.

27. That on enactment of Bombay Prevention of Fragmentation and Consolidation Act 1947, the consolidation scheme was implemented and Survey Numbers change to Gat Numbers. Accordingly Old Survey No. 107/2 & Old Survey No. 306/2 was changed to Gat No. 219.

28. That, Mr. Dadu Dhaku Sonawane died on 30/03/1974 leaving behind his legal heir sons namely Chandrakant Dadu Sonawane, Dnyanoba Dadu Sonawane, Dattu Dadu Sonawane, Baban Dadu Sonawane, Chabban Dadu Sonawane, daughters Janabai Dadu Sonawane and Anusaya Dadu Patole and widow Smt. Gayabai Dadu Sonawane. The effect was given on 7/12 extract vide Mutation No.112 dt. 16.07.1987

29. That, Smt. Anusaya Nama Sonawane died on 18/10/1979 leaving behind her legal heir daughter Sundarabai Bhika Jadhav. Further Sundarabai Bhika Jadhav died on 10/01/1985 leaving behind her legal heirs sons namely Ramchandra Bhiku Jadhav, Maruti Bhiku Jadhav, Hiranman Bhiku Jadhav and daughter Parvatibai Vitthal Bhonde. The effect was given on 7/12 extract vide Mutation No.550 dt. 18.06.1999.

30. That, Mr. Maruti Bhiku Jadhav died on 16/02/2002 leaving behind his legal heirs son Nitin Maruti Jadhav, daughter namely Sunita Ashok Gaikwad, Anita Shivaji Khandagale and widow Smt. Shakuntala Maruti Jadhav. The effect was given on 7/12 extract vide Mutation No.1296 dt. 10.11.2008.

31. That, legal heirs Nama Ganu Mang Shakuntala Maruti Jadhav & others, have sold land admeasuring 00H 10.5 Aar out of Land admeasuring about 00H 21 Are to Deepak Laxman Sadavarte, Ramesh Damodar Pansare and Hanuman Nama Pawar by way of Sale Deed dated 15/04/2010. The said Sale Deed is registered at sub registrar Mulshi at serial No. 2247/2010 on 15/04/2010.

32. That, Mr. Ramesh Damodar Pansare has sold land admeasuring 00 H 1.3 Aar out of land admeasuring 00H 9.7 Aar to M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali by way of Sale Deed dated 11/09/2013. The said Sale Deed is registered at sub registrar Mulshi II at serial No. 7287/2013 on 11/09/2013. The effect was given on 7/12 extract vide Mutation No. 1755.

33. That, Mr. Deepak Laxman Sadavarte has sold land admeasuring 00 H 3.1Aar out of land admeasuring 00H 9.03Aar to M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali by way of Sale Deed dated 11/09/2013. The said Sale Deed is registered at sub registrar Mulshi II at serial No. 7284/2013 on 11/09/2013.

34. That, Mr. Ramesh Hanumant Nana Pawar has sold land admeasuring 00 H 3.5 Aar to M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali by way of Sale Deed dated 11/09/2013. The said Sale Deed is registered at sub registrar Mulshi II at serial No. 7286/2013 on 11/09/2013. The effect was given on 7/12 extract vide Mutation No. 1756.

35. That, Mr. Chandrakant Dadu Sonawane & others has sold land admeasuring 00H 10.5 Aar to M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali by way of Sale Deed dated 20.11.2013. The said Sale Deed is registered at sub registrar Mulshi II at serial No. 9128//2013 on 20.11.2013. The effect was given on 7/12 extract vide Mutation No. 1869.

36. That, Smt. Anusaya Dagdu Patole died on 14.10.2008 leaving behind her legal heirs Mr. Subhas Dagdu Ptole & daughters Mrs.Manda Baban Kmable & Shalu Suresh Tribhuvan The effect was given on 7/12 extract vide Mutation No. 1829.dt. 05.06.2014.

37. That, Smt. Janabai NAMdev Vairat died on 13.05.1999. leaving behind her legal heirs Sunita Ashok Lonare & sons Balasheb, Sachin. The effect was given on 7/12 extract vide Mutation No.1830 dt. 05.06.2014.

38. That, M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali has inter into Joint Venture Agreement dated 01/09/2014 with M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited). The said Joint Venture Agreement is registered at sub registrar Mulshi at serial No. 3044/2014 on 01/09/2014 and also executed Power of Attorney in favor of M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited) duly is registered at sub registrar Mulshi at serial No. 3045/2014 on 01/09/2014.

39. That, M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali has inter into Joint Venture Agreement dated 01/09/2014 with M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited). The said Joint Venture Agreement is registered at sub registrar Mulshi at serial No. 3042/2014 on 01/09/2014 read with Correction Deed dated 07/08/2015 which is registered at sub registrar Mulshi at serial No. 3181/2015 on 07/08/2015 and Correction Deed dated 07/08/2015 which is registered at sub registrar Mulshi at serial No. 3393/2015 on 26/08/2015.

40. That, M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited). Has got development rights of the said land admeasuring about 00 H 21 Ares as per joint Development agreement dt.01.09.2014.

41. all that piece and parcel of the land bearing **Gat No. 220** Old Survey No. 106/5 & Old Survey No. 305/2, admeasuring 00H 14 + potkhraba admeasuring about 00 H 04 R totally admeasuring 00H 18.2 Are assessed 01 Rs. 00 Paisa Are assessed 00 Rs. 25 Paisa situated at Village-Paud, Taluka Mulshi, District Pune was originally owned by Govindlal Chotalal Gandhi.
42. That on enactment of Bombay Prevention of Fragmentation and Consolidation Act 1947, the consolidation scheme was implemented and Survey Numbers change to Gat Numbers. Accordingly Old Survey No. 106/5 & Old Survey No. 305/2 was changed to Gat No. 220.
43. That, Mr. Govindlal Chotalal Gandhi died on 07.1.1960 leaving behind his legal heirs Girish G. Gandhi, Subhaschandra G. Gandhi, Dilipchandra G. Gandhi, Daughters Ushaben G. Gandhi, Sulochana G. Gandhi, Wife Jasvaddbai G. Gandhi & Brother Dinkarlal Chotalal Gandhi.
44. That, Mr. Dinkarlal Chotalal Gandhi mutated his name on 7/12 extract vide Mutation Entry No. 3167 dt. 22.07.1962.
45. Thereafter, Mr. Dinkarlal Chotalal Gandhi executed Sale Deed in favour of Dnyaoba Bhau Barmukhe accordingly his name was mutated on 7/12 extract vide Mutation Entry No.3138.
46. That, the Provision of Maharashtra State Weight and Measurement Act 1958 and Indian Coinage Act 1955 the land at village Paud were converted into Metric System accordingly the effect was mutated on 7/12 extract vide Mutation Entry No.3546.
47. That, Mr. Dinkarlal Chotalal Gandhi died on 18.08.1964 leaving behind his legal heirs Son Navincgandra Dinkarlal Gandhi, Married Daughter Kusumben M.Shah , Sudhaben J.Mehata, wife Swarstaben D.Gandhi. accordingly their names were name was mutated on 7/12 extract vide Mutation Entry No.3742.
48. That, Mr. Dnyaoba Bhau Barmukhe executed Partition Deed between Daughters & sons Suresh D.Barmukhe ,Dnyaoba B.Barmukhe , & others the said Partition Deed executed on 06.03.2009 duly registered in the office of Sub registrar Mulshi at Sr. No. 1443/2009.
49. That, Mr. Suresh D. Barmukhe allotted admeasuring about 00 H 18.2 Are accordingly his name were name was mutated on 7/12 extract vide Mutation Entry No.1346.
50. That Mr. Suresh D.Barmukhe allotted & others has sold land admeasuring 00H 18.2 Aar to M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali by way of Sale Deed

dated 24.01.2014. The said Sale Deed is registered at sub registrar Mulshi II at serial No. 607/2014 on 24.01.2014.. The effect was given on 7/12 extract vide Mutation No. 1795.

51. That, legal heirs was not present at the time of partition deed hence Supplementary partition deed was executed between the family member accordingly his name were name was mutated on 7/12 extract vide Mutation Entry No. 1350.

52. That, M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali has inter into Joint Venture Agreement dated 01/09/2014 with M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited). The said Joint Venture Agreement is registered at sub registrar Mulshi at serial No. 3044/2014 on 01/09/2014 and also executed Power of Attorney in favor of M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited) duly is registered at sub registrar Mulshi at serial No. 3045/2014 on 01/09/2014.

53. That, M/s. Sangam Realty through its partner Shri. Sujit Santosh Bhansali has inter into Joint Venture Agreement dated 01/09/2014 with M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited). The said Joint Venture Agreement is registered at sub registrar Mulshi at serial No. 3042/2014 on 01/09/2014 read with Correction Deed dated 07/08/2015 which is registered at sub registrar Mulshi at serial No. 3181/2015 on 07/08/2015 and Correction Deed dated 07/08/2015 which is registered at sub registrar Mulshi at serial No. 3393/2015 on 26/08/2015.

54. That, M/s. Playtor Paud Landmarks Private Limited (initially known as Space Indcon Private Limited) has got development rights of the said land admeasuring about 00 H 18.2 Ares as per joint Development agreement dt.01.09.2014.

55. The said Promoter prepared the building plan and got the sanctioned along with permission to use the said land for non agricultural purpose from the Collector of Pune vide its order PNA/SR/87/2016 on 05.08.2016.

56. That, the said Promoter i.e. M/s. Playtor Paud Landmarks Private Limited (initially known as M/s. Space Indcon Landmarks Private Limited) execute Ownership Flat Agreement dated 24.07.2027 to and in favor of Mrs. Vaishali Vilas mahadik & Mr.Vrushal Vilas Mahadik and agreed to sell the Flat No.212, 2nd Floor, Building No. B2, Carpet area admeasuring 26.20 Sq. Mtrs in the scheme known as "Playtor Paud B constructed upon the Land bearing Gat no. 218 adm 00 H 7.80 Are out of adm 00 Hectar 13 Ares, Gat no. 219 adm 00 H 21 Are, Gat no. 220 admeasuring 00 H 18.2 Are, Gat at situated village Paud Tal Mulshi Dist Pune for the amount of

Rs. 13,01,075=00. The said Agreement registered in the office of Sub-Registrar Mulshi at serial No. 2780/2017 on same day. The stamp duly amount of Rs. 65,100=00 and registration charges of Rs. 13,100=00 are paid along with the agreement.

57. That, the Promoter issued the Allotment letter and handed over the peaceful possession of the said flat dated 02.02.2021.

58. Hence, Vendors are entitled to sell, transfer, convey and assign all their right, title and beneficial interest in the said Flat to and in favor of the Purchaser, free from all encumbrances.

59. The Vendors for valid legal and sufficient reasons decided to sell and dispose of the said Flat premises as the same is no longer useful and suitable to them and hence the Vendors are in search of suitable customer. The Purchaser is also in search of residential accommodation in the nearby vicinity and expressed their desire to purchase the said Flat to the Vendors and after negotiations between the parties, and the price offered by the Purchaser was fair, reasonable and according to prevailing market price in the area and hence after due negotiations the Vendors agreed to sell the said Flat to the Purchaser at for Rs.13,00,000/- (Rupees Thirteen Lakh only).

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Vendors do hereby agree to transfer and assign all their rights, title, interests and benefits in the said that, the Flat No.212, 2nd Floor, Building No. B2, Carpet area admeasuring 26.20 Sq. Mtrs in the scheme known as “Playtor Paud B constructed upon the Land bearing Gat no. 218 adm 00 H 7.80 Are out of adm 00 Hector 13 Ares, Gat no. 219 adm 00 H 21 Are, Gat no. 220 admeasuring 00 H 18.2 Are, Gat at situated village Paud Tal Mulshi Dist Pune Hereinafter referred to as together with right of occupation and rights to the Purchaser and the Purchaser agree to purchase the said Flat from the Vendors at and for Rs.13,00,000/- (Rupees Thirteen Lakh only).
2. The Vendors and the Purchaser have agreed to the following schedule of the payment of the agreed consideration of Rs.13,00,000/- (Rupees Thirteen Lakh only).

PAYMENT SCHEDULE

Sr. No.	Amount	Particular
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- | | | |
|-----|-----------|--|
| 01. | _____ =00 | Paid on _____ by the Purchaser to Vendors by online transfer vide its Ref no. _____ from _____ Branch _____. |
| 02. | _____ =00 | Paid on _____ by the Purchaser to Vendors by online transfer vide its Ref no. _____ from _____ Branch _____. |
| 03. | _____ =00 | To be paid on or before 45 days from the date of execution of this Agreement by availing housing loan from Bank or any financial Institute and Own Contribution. |

TOTAL	Rs. 13,00,000=00	Rupees Thirteen Lakh Only.
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3. The receipt of which the Vendors severally acknowledge, release, discharge and acquit the Purchaser there from. **THE VENDORS DO HEREBY** declare that now they have received the full consideration amount from the Purchaser.

4. The Vendors do hereby and hereunder confirm and convey, transfer, sell and assure all their rights, title and interest in the said property more particularly described in the schedule hereunder free from all or any encumbrances and/or defects in title **UNTO** the Purchaser.

5. The Vendors do further assure and confirm unto and to the use of the Purchaser the said property along with all liberties, rights privileges, interest and appurtenances whatsoever to the said property hereditaments or any part thereof belonging or in any way pertaining or usually held or occupied therewith or reputed to belong or to be appurtenant thereto **AND ALL** the estates, rights, title, and interest to the said property whatsoever both at law and in equity of the Vendors into and upon the said property and every part thereof **TO HAVE AND TO HOLD** all that piece and parcel of land being the said property hereby granted, released, conveyed and assured or expressed unto and to the use of the Purchaser forever **SUBJECT** to the payment of all rents, rates, taxes, assessment, duties, and dues hereafter **TO BECOME PAYABLE TO THE** Government of Maharashtra/ concerned local authority or to the Municipality or any other Public body in respect thereof herein before.

6. The Vendors do hereby confirm, covenant with the Purchaser that notwithstanding any act, deed and any matter or things whatsoever by the Vendors or by any of predecessors and ancestors in title or by any person or persons lawfully or equitably claiming, by, from,

through, under or in trust for them done, made, omitted, or executed knowingly or willingly suffered to the contrary in connection with the said flat. The Vendors now have in their good right and absolute power and authority to grant, release, convey and assure in the manner aforesaid the said property to the Purchaser and that it shall be lawful for the Purchaser from time to time and at all times hereafter to peaceably and quietly enter upon have, occupy, hold, possess and enjoy the said property hereby granted, sold, conveyed unto and to the use of the Purchaser in the manner aforesaid.

7. AND THAT the Purchaser, or his heir/s, executor/s, administrator/s, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof for their own use and benefits without any lawful eviction, interruption, claim or demand whatsoever from or by any of the Vendors or their heirs or by any person or persons lawfully or equitably claiming by, from under or in trust for them or any of their heirs or ancestors or predecessors in title **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified whatever from and against all estates, charges and encumbrances whatever made and executed, occasioned or suffered by the Vendors or any other person or persons lawfully or equitably claiming by, from, under or in trust for them.

8. AND FURTHER that, the Vendors and all person or persons having or lawfully or equitably claiming any estates, rights, title or interest at law or in equity in the said property hereby granted or any part thereof by, from, under or in trust for them, the Vendors or their heir or heirs shall and will from time to time and all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable, acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely and assuring the said property hereby granted **UNTO** and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser or his heirs, executors, administrators or assigns **AND** so far as it relates to their own acts and deeds only the Vendors do hereby covenant with the Purchaser that the Vendors have not knowingly or willingly suffered or been privy to any acts, deeds or things whereby their are prevented from granting and conveying the said property in the manner aforesaid or whereby the same or any part thereof are, is can or may be charged, encumbered or prejudicially affected in estate, title or otherwise.

9. All outgoings such as Municipal/local taxes etc. revenue/taxes, assessment, Society Charges (If any), and other charges etc. along with the interest penalty of the concerned Municipal/local body and other Authorities up to the date of execution of this agreement hereof shall be borne and cleared by the Vendors and thereafter by the Purchaser.

10. The Vendors declare, confirm that, they are holding a clear and marketable title to the said property and the same is free, clear and marketable and no third party rights or interest in the said property have been created and the same is not a subject matter of any litigation or order restraining or preventing the sale or transfer thereof and the Vendors hereby do solemnly agree and undertake to keep the Purchaser and his successors-in-title and assigns indemnified and harmless together with all cost, expenses and damages thereof in respect of any demand raised against the Purchaser or loss caused to the Purchaser by reasons of any person or persons claiming by, on behalf of or under the Vendors or their predecessors-in-title.

11. The Vendors confirm that all their rights and stakes in the said property hereby and hereunder stand vested transferred and assigned solely and exclusively unto the Purchaser and the Vendors have no subsisting rights or claim to and upon the said property or against the Purchaser. The Vendors assure and confirm that they will make, sign and file all applications and writings, as and when necessary, to the society or any Competent authority or any person and shall get the said Flat, or cause to get the said Flat, transferred in the name of the Purchaser and further do all such acts, deeds and things necessary for conferring absolute title in the said property unto the Purchaser as may be required at the expenses of Purchaser.

12. The Vendors shall cooperate to make all applications for affecting the transfer and for entering the name of the Purchaser in the Municipal records, M.S.E.B. records, and all such other records as may be required at the expenses of Purchaser.

13. The Vendors have delivered to the Purchaser all the original documents including the gift deed and writings regarding the said property which is in their custody and he further undertake to deliver or cause to deliver, to the Purchaser, all the documents, deeds and writings which may be found in their custody or which they can obtain or demand.

14. This Deed of Assignment shall always be subject to the provisions of Maharashtra Ownership Flat Act -1963, Maharashtra Co-Operative Societies Act – 1960 and Rules made thereunder from time to time.

15. That, the Purchaser shall bear and pay all the expenses, costs and charges in respect of this final deed of assignment i.e. stamp duty registration fees, advocate fees, typing charges and others incidental charges may be required to be incurred for the transfer of the said flat.

16. The Vendors and Purchaser shall abide by all the term and conditions stated in this deed of assignment and this deed of assignment will be binding on the heirs apparent who so ever have interest therein of vendor and purchasers.

SCHEDULE I

A. All that piece and parcel of the Land bearing admeasuring 00 Hectar 13 Ares Admeasuring about 00 H 7.8 Are situate at Gat No. 218 old Gat no. 107/3 & S. No. 306/3 assessed at 00 Rs. 12 Ps at situated village Paud Tal Mulshi Dist Pune the collective boundaries whereof are as follows:-

ON or towards East : By Gat No.217
ON or towards West : By Gat No. 220 & 221
ON or towards South : By Forest,
ON or towards North : By Gat No.219

B. All that piece and parcel of the Land bearing admeasuring 00 Hectar 21 Ares situate at Gat No. 219 old Gat no. 107/2 & S. No. 306/2 assessed at 00 Rs. 25 Ps at situated village Paud Tal Mulshi Dist Pune the collective boundaries whereof are as follows:-

ON or towards East : By Gat No.217
ON or towards West : By Gat No. 220
ON or towards South : By 208,
ON or towards North : By Gat No.226

C. All that piece and parcel of the Land bearing admeasuring 00Hectar 18.2 Ares situate at Gat No. 220 old Gat no. 106/5 & S. No. 305/5 assessed at 01 Rs. 25 Ps at situated village Paud Tal Mulshi Dist Pune the collective boundaries whereof are as follows:-

ON or towards East : By Gat No.226
ON or towards West : By Gat No. 221

ON or towards South : By 221
ON or towards North : By Gat No.223

D. All that piece and parcel of the Land bearing admeasuring 00 Hector 29.1 Ares situate at Gat No. 221 old Gat no. 106/6 & S. No. 305/6 assessed at 00 Rs. 53 Ps at situated village Paud Tal Mulshi Dist Pune the collective boundaries whereof are as follows:-

ON or towards East : By Gat No.218
ON or towards West : By forest
ON or towards South : By 245
ON or towards North : By Gat No.220 &245

SCHEDULE-II
(Description of the said flat)

All that piece and parcel of Flat No.212, 2nd Floor, Building No.B2, Carpet area admeasuring 26.20 Sq. Mtrs in the scheme known as “Playtor Paud B constructed upon above land constructed upon the above mentioned land.

In witness whereof, the parties hereto have signed and executed this Deed of Assignment on the date and at the place herein before first mentioned.

SIGNED AND DELIVERED

Photograph	
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1. MRS. VAISHALI VILAS MAHADIK

Photograph	
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2. MR. VRUSHAL VILAS MAHADIK
(VENDORS)

Photograph	
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MR. MANGESH GANGARAM GONJBARE
(PURCHASER)

W i t n e s s e s

1.

Sign

Name

Address

:

:

:
2.

Sign

Name

Address

:

:

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