

SHRI GAJANAN PRASANNA
DEED OF ASSIGNMENT (SALE DEED)

THIS DEED OF ASSIGNMENT IS MADE AND EXECUTED AT

BETWEEN

1. MR. OMKAR BABURAO GUNJAMURTE

Age: about 70 years, Occupation: Retired,

PAN NO. ABLPG2338K

Residing at: Sukhwani Park, Link road,
Chinchwad, Pune – 411018.

HEREINAFTER called as the "VENDOR " (which expression unless repugnant to the context shall mean and include themselves, their heirs, executors, administrators, and assigns)

-----Party of the first part.

AND

1. MRS. PRATIBHA ATULBHAI PATIL

Age: about years, Occupation: Service,

PAN NO:

2. MR. ATULBHAI NARAYAN PATIL

Age: about years, Occupation: Service,

PAN NO.

PIMPRI, PUNE ON THIS DAY OF SEPTEMBER TWO
THOUSAND TWENTY SIX.

No. 1 and 2 Residing at:.....

.....

Pimpri, Pune 411018.

HEREINAFTER called as the "PURCHASERS" (which expression unless repugnant to the context shall mean and include themselves, their heirs, executors, Administrators and assigns)

-----Party of the second part.

This Deed is in respect of to Flat No. 1007, situated on the 10th Floor of the building known as "**ABHIMAN VISHWA D WING**", , in the cooperative housing society known as "**ABHIMAN VISHWA D WING COOPERATIVE HOUSING SOCIETY LTD.**", the said flat admeasuring 24.75 square metres carpet area, enclosed balcony area 3.78 Square meters, attached terrace area 4.66 Square meters together with one covered car parking space, constructed on land bearing Gat No. 752 and Gat no. 1652 situated at Vallabh Nagar, Village Chikhali, Taluka Haveli, District Pune, and bearing PCMC Property Tax No., more particularly described in the Schedule written hereunder, and hereinafter referred to as the "**SAID FLAT**".

WHEREAS the land bearing Gat No. 752 and Gat no. 1652 situated at Vallabh Nagar, Village Chikhali, Taluka Haveli, District Pune, was developed by M/S ROYAL GROUP, as per the sanctioned plan issued by PIMPRI CHINCHWAD MUNICIPAL CORPORATION, vide its commencement certificate bearing No. BP/Chikahli/96/2019, dated 24/07/2019.

WHEREAS M/s ROYAL Group launched a construction project named "ABHIMAN VISHWA" on the said property. This project was registered with "Maharashtra Real Estate Regulatory Authority" (MahaRERA) on 25/08/2019, under project registration number P52100021984.

WHEREAS in the said scheme named "ABHIMAN VISHWA", the said flat was purchased by the said owners i.e. Mr. Omkar Baburao Gunjamurte, vide the Agreement, which is registered in the office of SubRegistrar Haveli No. 05, bearing Registration No. 12373/2022, dt. 29/06/2022 and the said owners i.e. Mr. Omkar Baburao Gunjamurte have made the total payment to the Builder and thus the said owners i.e. Mr. Omkar Baburao Gunjamurte have acquired the right, title & interest in the said flat.

AND WHEREAS the members of the said building and M/s. Sukhwani Buildcon Properties have formed the co-operative housing society under the name & style as **"ABHIMAN VISHWA D WING COOPERATIVE HOUSING SOCIETY LTD."**, vide the Registration Certificate bearing No. PNA/PNA(6)/HSG/(TC)/29051/2026-2027, dt. 13/04/2026

AND WHEREAS The Vendors declared that the said flat is their self acquired property and said flat is free from all encumbrances and no other/any person except them have any right, title or interest in or towards the said flat and as such nobody except them have any right, title, interest in the **SAID FLAT**.

AND WHEREAS the present Vendors intend to sell, transfer and convey the flat which is more particularly described in the schedule written hereunder, as per their financial planning and for other legal necessities.

**AND THE VENDORS FURTHER ASSURED AND DO HEREBY
CONVENANT AS FOLLOWS:**

- a) There are no suits, litigations, civil or any other proceedings pending as against the Vendors personally affecting the FLAT.
- b) There are no attachments or prohibitory orders as against the said Flat and the said flat is free from all encumbrances.
- c) There are no charges and the said Flat is not the subject matter to any lis pendens or easements or attachments either before or after judgment. The Vendors have not received any notice either from the Govt., Semi Govt. or Municipal Corporation regarding any of the proceedings in respect of the flat. The Purchasers further declare and confirm that, for the purpose of availing a housing loan from the State Bank of India (SBI), an independent legal scrutiny, title verification, and search of the title documents relating to the said Flat was carried out by the panel advocate/authorized legal counsel appointed by SBI. Based on such independent legal and title due diligence, the Purchasers are satisfied with the title of the Vendors and the marketability of the said Flat and confirm that, to the best of their knowledge and based on such legal verification, no charges, encumbrances, lis pendens, easements, attachments, or prohibitory orders affecting the said Flat were found to exist as on the date of execution of this Agreement.
- d) The Vendors have paid all the necessary charges of any nature whatsoever in respect of the said flat.
- e) The Vendors have not received any notice from any statutory body or authorities asking for payment of any nature whatsoever of the said flat. The Vendors have paid all the necessary charges till the date of execution of this agreement and shall pay till the physical possession is given to the Purchasers.
- f) The Vendors is in exclusive use, occupation and possession of the said flat and every part thereof and except the Vendors no other person or persons are in use, occupation and enjoyment of the said flat or any part thereof.
- g) The Vendors have not done any act, deed, matters or things whereby he is prevented from entering into the agreement on the various

terms and conditions as stated herein in the favor of the Purchasers and the Vendors have all the rights, title and interests to enter into this agreement with the Purchasers on various terms and conditions as stated herein.

AND WHEREAS the Purchasers being searching for the residential accommodation find this flat suitable, had approached to the present Vendors and after negotiations the Vendors agrees to sell and the Purchasers agreed to purchase the said flat for the total consideration of Rs. 27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousands Only), which is inclusive of all the amenities attached to the said flat, attached car parking, light meter and fully paid share in the said Housing Society.

NOW THIS DEED WITNESSETH AS UNDER:

1. **TOTAL CONSIDERATION & PAYMENT DETAILS:** That the Vendors hereby sell, transfer & convey all their rights, title, interest & ownership in respect of the said flat in favor of the present Purchasers for the total consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only) and the Purchasers paid the consideration as under:

Date	Particulars of Payment	Amount (₹)	Mode of Payment / Cheque No. / Transaction Details
.../.../2026	Part Consideration Payment	₹ (Rupees Only)	Paid vide.....
.../.../2026	Part Consideration Payment	₹ (Rupees Only)	Paid vide.....
.../.../2026	Part Consideration Payment	₹ (Rupees Only)	Paid vide.....
..../..../2026	Part Consideration Payment from Bank (State Bank of India)	₹...../- (Rupees Only)	Banker's Cheque in favor of Mr. Omkar Babu dated .../.../2026 having number drawn by State Bank of India.
TOTAL CONSIDERATION		₹27,50,000/-	(Rupees Twenty Seven Lakhs Fifty Thousands only)

The Vendors do hereby admit & acknowledge the receipt of full & final consideration amount and transfer herewith the title clear & vacant possession of the said flat to the Purchasers/ assignee and

no need of separate receipt is there. However, this deed is subject to the realization of cheques.

2. **FREE FROM ENCUMBRANCES:** The Vendors hereby declares that the said flat is free from all encumbrances and doubts & they have not created any charges, lease, lien, mortgage, with any other financial institutions or otherwise similarly they have not assigned or transferred any right to anyone and No other person has got any right, title or interest in the same and neither the said property or any part thereof is subject matter of any suit or litigation and the title of the assignor to the said flat is free and marketable and the Vendors have full and absolute authority to sale/ transfer the same to any person/s of their choice. As the said flat is free from encumbrances of whatsoever nature.
3. **NO DUES:** The Vendors do hereby declare that they have paid all payments/dues against the said flat of all the outgoing towards the society charges, M.S.E.B charges /Bills, water and maintenance charges and other charges till today and from today i.e. from the date of possession Purchasers undertake to pay the same regularly.
4. **TRANSFER/ASSIGNMENT OF OTHER RIGHTS:** The Vendors declares that they have sold the said flat along with light meter and right to hold the shares in the society and all easementary rights attached thereto. The Vendors further declare that they will always be ready to sign the required forms and documents for the effectual transfer of the said flat at no extra cost.
5. **COST OF PRESENT DEED:** For the cost and expenses of this deed of conveyance i.e. stamp duty, registration charges, Advocate fees etc. shall be borne by Purchasers.

6. **TRANSFER OF TITLE DEEDS:** On execution of this deed the Vendors have handed over all the original documents pertaining to the flat alongwith furniture, fixtures and all others fixed amenities and no due certificate from society/ builder proposed society and other documents as may be required by the Purchasers and thereafter mutate the name of the Purchasers in place of the Vendors in the records of right maintained by the said society and Municipal Corporation and any other local authorities as may be required by the Purchasers herein.
7. **LIABILITY OF PREVIOUS DUES/TAXES IF ANY ACCRUED:** That the Vendors have assured that they have paid all the dues, taxes and VAT amounts payable to all the Govt. or as may be asked by builder and local authorities and if any amounts/taxes is due and payable on or before this deed, then the Vendors undertake to clear the same within seven days from the date of such demand is raised from the concerned authority.
8. **TITLE ASSURANCE :** The Vendors hereby agreed to and shall from time to time and at all times execute, sign do every such assurances, things, acts, and all such acts as may be necessary for further perfectly assuring the title, peaceful enjoyment and possession and all rights attached there to of the Purchasers without being required to pay extra consideration of whatsoever nature to the Vendors or any person/persons claiming jointly or severally or through the Vendors or in trust thereof. And if required they will execute necessary application, affidavit and other documents for effectual transfer of membership and ownership right, title and interest in respect of said flat in favor of Purchasers, However the applicable expenses for the same shall be borne by the Purchaser.
9. **TRANSFER OF POSSESSION:** The Vendors further admit & acknowledge the receipt of full & final payment against the said flat

and handed over the title clear, vacant & peaceful possession of the said flat to the Purchasers on today.

10. **ACKNOWLEDGEMENT BY VENDOR/S:** That the Vendors/Assignors further confirms that they have paid all payments asked by the builder till date for club membership, maintenance charges, common area utilization, common facilities like telephone, internet, gas etc. have been paid and now the same has been transferred by the Vendors/Assignors to the Purchasers/Assignee for utilization/ ownership of these facilities and the same is subject to the terms/rules of the builder or proposed society. The Vendors/Assignors further confirms that the total consideration amount of the said flat includes all the above amenities, facilities and Car Parking & Light meter attached to the said flat and the Vendors/Assignors shall not ask/demand for any other additional money for the same from the Purchasers for any of the above.
11. **ASSURANCE BY VENDOR/S:** The Purchasers may from time to time and at all times hereafter peacefully and quietly enter upon, occupy or possess and enjoy the said flat hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by his the Vendors or their heirs or any of him or by any person or persons claiming or to claim, from, under or in trust for his or any of him.
12. **SUBJECT TO THE ACT:** That this deed shall always be subject to the provisions contained in the Mah. ownership of Flats Act 1963 (Mah. Act XV of 1971) and Co-operative Societies Act 1960 and the rules made there under, as amended from time to time.

SCHEDULE

(Description of the said Flat)

All the piece and parcel of the Flat No. 1007, situated on the 10th Floor of the building known as “**ABHIMAN VISHWA D WING**”, , in the cooperative housing society known as “**ABHIMAN VISHWA D WING COOPERATIVE HOUSING SOCIETY LTD.**”, the said flat admeasuring 24.75 square metres carpet area, enclosed balcony area 3.78 Square meters, attached terrace area 4.66 Square meters together with one covered car

parking space, constructed on land bearing Gat No. 752 and Gat no. 1652

(Alongwith all the furniture & fixtures, light meter connection, gas connection, right of membership, shares in the societ y/proposed society & easementary rights and appurtenant attached thereto)

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and signed hereunder on the day, month and year hereinabove mentioned.

PHOTO	SIGNATURE	LHTI
MR. OMKAR BABURAO GUNJAMURTE		
Party of the first part / Vendors		

situated at Village Chikhali, Taluka Haveli, District Pune, and bearing PCMC Property Tax No., within the limits of Pimpri Chinchwad Municipal Corporation and registration Jurisdiction of Sub- Registrar, Haveli No. I to XXVI, Taluka Haveli, Dist -Pune.

1. MRS. PRATIBHA ATULBHAI PATIL Party of the Second part / Purchasers		
2. MR. ATULBHAI NARAYAN PATIL Party of the Second part / Purchasers		
WITNESSES: 1. Sign : Name : Address :		
2. Sign : Name : Address :		

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