

// SHREE GAJANAN PRASANNA //

**"DEED OF ASSIGNMENT"**  
**(SALE DEED)**

This Deed of Assignment made and executed at \_\_\_\_ day of \_\_\_\_\_ in the year **2026**.

BETWEEN

**MRS. PRATIBHA PANDURANG KEDAR**

Age : 65 yrs., Occ. : Housewife,

R/at : Choti Urnari, Borgaon Manju, Akoka – 444001.

**(PAN – JZSPK9366K) (Aadhar No. 2546 2872 1470)**

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

..... PARTY OF THE FIRST PART

AND

**MR. EKHLAK AZIZ SHAIKH**

Age : 41 yrs., Occ. : Business,

R/at – S. No. 35/B/2/1, Nakhate Wasti, Main Road,

Near Legacy Aura, Behind A. S. Hair Saloon, Rahatani,

Pimpri, Pune – 411017.

**(PAN – DQDPS2595J) (Aadhar No. 6270 9956 9376)**

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

..... PARTY OF THE SECOND PART

( 2 )

WHEREAS the Vendor / 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. 104 on First Floor, admeasuring area 600 Sq. Ft. i.e. 55.74 Sq. Mtrs. Built Up area + along with One Covered Car Parking, in the Building/Wing No. 'B', & Scheme Known as "AMORA HOMES", Situated at Survey No. 207/1/1, Situated at Village WAKAD, Tal. Mulshi, Dist. Pune and MSEDCL Consumer No. 172050124750 and PCMC Property Tax No. 1040113735.00 and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub – Registrar, Haveli Pune and more particularly described in the Schedule hereinunder.**

HEREINAFTER CALLED AS THE SAID FLAT.

AND WHEREAS the Assignor had purchased the SAID FLAT from M Mr. Sameer Balasaheb Mankar by Deed of Assignment on 9/11/2022 which is duly registered in the Office of the Sub Registrar, Haveli No. 26, Pune, vide document No. 21770/2022 and paid total consideration amount and got the vacant and peaceful possession of the SAID FLAT (hereinafter called as Principal Deed).

AND WHEREAS the Vendor / Assignor herein decided to Assign all his occupancy right, interest, title in the Said Flat and Purchaser / Assignee were in search of likewise Residential Accommodation approached the Vendor / Assignor and Vendor / Assignor has sold the Said Flat for Total consideration of **Rs. 50,50,000/- (Rs. Fifty Lakh Fifty Thousand 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 Vendor / Assignor hereby Assign all his occupancy rights, interest and title in respect of the SAID FLAT in favour of present Purchaser / Assignee for the total consideration of **Rs. 50,50,000/- (Rs. Fifty Lakh Fifty Thousand Only)** and the same is paid as under :-

( 3 )

Rs. 50,000/- Paid by Online Tran. ID No. \_\_\_\_\_  
Dtd. \_\_\_\_\_.

Rs. 2,00,000/- Paid by Cheque No. 054276 dt. 04/06/2026  
Drawn on Canara Bank Br. Pimpri Pune

Rs. 2,50,000/- Paid by Cheque No - 000056 dt. 10/02/2026  
Drawn on Bassein Catholic Co-op Bank

Br. Akurdi Pune

Rs. 50,500/- Paid TDS @ 01% of Sales amount by Purchasers  
Towards Income Tax of Assignors To IT Department.

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**Rs. 50,50,000/- (Rs. Fifty Lakh Fifty Thousand Only)**  
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The receipt whereof the Vendor / Assignor does hereby admit and acknowledge the receipt of aforesaid total agreed consideration subject to realization of the cheque/s hereinabove mentioned and confirm that nothing remains due and payable towards consideration of the SAID FLAT and does hereby acquit, release, and discharge, the Purchaser / Assignee from the same. Hence no separate receipt is required for the same and this Sale Transaction should be considered as Valid.

(2) The Vendor / 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 Flat is free and marketable and the Vendor / Assignor has full and absolute authority to sell the same to any person of his choice.

(3) The said Flat is agreed to be sold along with all fixtures, fittings, electricity meter along with security deposit attached to the Said Flat along with all rights titles, interests over the Said Flat along with appurtenances, easements, passages, ways. The Vendor / Assignor has handed over the actual and physical possession of the said Flat unto the Purchaser/ Assignee today.

( 4 )

(4) The Vendor / Assignor hereby declares that he has made all the payments till today of all the outgoing charges and other charges such as Electricity (M.S.E.D.C.L.) charges, Water charges, MNGL Charges, Maintenance charges, Society charges, Municipal Taxes, and other charges, and dues such as VAT or Service Tax, GST in the respect of the Said Flat have been paid by the Vendor / Assignor as per this Assignment Deed. If any dues arises in future (upto the date of possession) he undertake to pay the same, including any dues regarding Property Tax up to date of this Deed of Assignment which may arise even after handing over possession of the Said Flat, however after the period from the date of possession of the Said Flat by the Purchaser / Assignee it is his responsibility to pay the same regularly.

(5) All the expenses like Assignment Deed charges, Stamp duty, Registration charges, Advocate fees and other incidental charges will be borne by the Purchaser / Assignee.

(6) The Purchaser / Assignee upon the execution of this Deed has paid the Vendor / Assignor the complete payment of consideration as agreed before execution of this deed as mentioned hereinafter in the schedule of payment (the payment and receipt whereof the Vendor / Assignor does hereby admits and acknowledges).

(7) The Vendor / Assignor upon receipt of the complete consideration amount hereby has agreed and further undertakes to sign and execute all acts and deeds including Affidavits, Declarations, Undertakings, Consents etc. in favor of the Purchaser / Assignee and/or in favor of the Society and or in favor of other Government/Semi Government Authorities for effective transfer of said Flat and all incidentals thereof in name of the Purchaser / Assignee.

(8) That the Vendor / Assignor hereby further agrees that he shall whenever required to do so from time to time and at all times hereafter execute and sign all such letters, forms, applications, deeds, documents, writings and papers as may be necessary for more effectually transferring the said Flat in favour of the Purchaser / Assignee and to the use of the Purchaser / Assignee forever in the records of any authorities.

( 5 )

(9) The Vendor / Assignor hereby acknowledges that he has received the complete agreed consideration amount of **Rs. 50,50,000/-** and hence today he is executing and registering the present Assignment Deed in respect of the Said Flat in favour of the Purchaser / Assignee today. That the Vendor / Assignor has handed over the vacant and peaceful possession of the Said Flat unto the Purchaser / Assignee today.

(10) The Vendor / Assignor hereby undertakes that he shall make available all necessary legal papers and necessary permissions from concerned authorities, builder NOC, society NOC for Registering the Assignment Deed in respect of the Said Flat.

(11) AND WHEREAS the Vendor / Assignor hereby declares and have represented, covenanted and assured to the Purchaser / Assignee that-

a) That the Vendor / Assignor has duly paid and discharged in full all the dues and liabilities in respect of said Flat including the Municipal outgoings, taxes, rates, society maintenance charges, electricity charges, etc. payable to the concerned local bodies up to the date hereof.

b) That the Vendor / Assignor is the sole and absolute owner and beneficiary of the said Flat duly standing in the name of the Vendor / Assignor in the books and all other records of local body and revenue records and is absolutely entitled to the same and to do all incidental rights attached or arising thereto and to the exclusive right to use, enjoyment and occupation of the said Flat and no other person or persons have any right, title, interest, claim or demand of any nature whatsoever upon the said Flat premises.

c) That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Vendor / Assignor or any persons lawfully or equitably claiming by, from, through, or in any trust for the Vendor / Assignor, the Vendor / Assignor has full power and absolute authority in his own right to transfer the said Flat premises and to relinquish and transfer all his rights, title and interest (past, present and future) therein in favor of the Purchaser / Assignee.

( 6 )

d) That neither the Vendor / Assignor nor any person on his behalf has committed or omitted any act, deed, matter or thing whereby their holding of the said Flat premises and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said Flat and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner and other right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the Competent Court or otherwise.

e) That the Vendor / Assignor has not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party interest, rights over the said Flat premises and no other person or party have any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same is free from all encumbrances and further no litigation pending in respect thereof of any kind whatsoever.

f) That the Purchaser / Assignee shall upon completion of the transfer peacefully and quietly be entitled to hold and own the said Flat and all incidental rights, interests thereto including the right to enter upon and remain in sole occupation and enjoyment of the said Flat and/or any part thereof in the Purchaser / Assignee's own right without any interference disturbance, interruption, claim or demand whatsoever from Vendor / Assignor and/or any person or persons lawfully and equitably claiming by from, through, under or in trust for the Vendor / Assignor.

(12) That relying upon the aforesaid representations, statements, covenants and assurances of the Vendor / Assignor the Purchaser / Assignee has purchased the said Flat .

(13) The Vendor / Assignor has on execution hereof delivered to the Purchaser / Assignee the available original documents and title deeds evidencing the Vendor / Assignor right, title and interest in the said Flat premises.

( 7 )

(14) The Vendor / Assignor has represented and assured to the Purchaser / Assignee that his title to the said Flat premises is free from all encumbrances, claims, demand and reasonable doubts of whatsoever nature. In the event it is found that Vendor / Assignor 's title to the said Flat premises is defective or any claim is made on the said FLAT premises and the Purchaser / Assignee suffers any losses or damages by the statements, declarations, representations and assurances made by the Vendor / Assignor or any claim whether directly or indirectly is made on the said Flat premises, in that case Vendor / Assignor agrees to indemnify and hereby indemnifies the Purchaser / Assignee and/or her/his/their nominees/ successors in title against all such loss, damages, cost and expenses which may be suffered by the Purchaser / Assignee on account of above and the Vendor / Assignor shall reimburse the Purchaser / Assignee and /or his / her / their nominees and /or successors in title for the same.

(15) That the said Flat agreed to be sold is agreed to be transferred along with all the fixtures, and fittings, electricity meter attached to the said Flat along with all rights titles, interests over the said Flat along with appurtenances, easements, passages, ways. The Vendor / Assignor hands over actual and physical possession of the said Flat unto the Purchaser / Assignee after receiving the complete amount of consideration as agreed.

(17) The building was constructed & completed in the year of 2016. And accordingly the Completion Certificate was issued by PCMC bearing No. 123/2016 dated 07/04/2016.

(18) After the execution of Deed of Assignment (Sale deed) and Transfer by the Vendor/Assignor, the Purchasers/Assignees shall make all such applications for affecting the transfer and for entering the names of the Purchasers in the said Society's records, municipal records and other necessary records with the consent of the Vendor/Assignor. Expenses required for such acts shall be borne and paid by the Purchasers only. The Vendor/Assignor shall transfer the electric meter of the said flat along with the deposit

thereof in favour of the Purchasers/Assignees by signing the required transfer form of M.S.E.D. Co. Ltd.

( 8 )

(19) The present MSEDCL meter bearing its No. \_\_\_\_\_ and having its Consumer No. 172050124750 stands in the name of transferor and they hereby undertakes to give signature, application for transfer of the MSEDCL meter along with security deposit in favour of the present Purchasers/Assignees.

(20) 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.

(21) The terms & conditions of Principal Deed registered between the builder and the Vendor / Assignor shall be applicable to the Present Deed and Common Amenities & Facilities shall be available as per the Principal Deed to the Purchaser / Assignee.

#### SCHEDULE OF THE FLAT

All that piece and parcel of property there upon **FLAT No. 104 on First Floor**, admeasuring **area 600 Sq. Ft. i.e. 55.74 Sq. Mtrs. Built Up area + along with One Covered Car Parking**, in the **Building/Wing No. 'B'**, & Scheme Known as "**AMORA HOMES**", Situated at **Survey No. 207/1/1**, Situated at **Village WAKAD**, Tal. Mulshi, Dist. Pune and MSEDCL Consumer No. 172050124750 and PCMC Property Tax No. 1040113735.00 and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub – Registrar, Haveli Pune.

( 9 )

IN WITNESS WHEREOF THE PARTIES hereto have set their respective hands  
on these presents on the year, day and date first hereinabove mentioned.

|              |                    |                                                                                     |
|--------------|--------------------|-------------------------------------------------------------------------------------|
| <b>Photo</b> | <b>L. H. Thumb</b> | <b>MRS. PRATIBHA PANDURANG</b><br><b>KEDAR</b><br><b>Sign. of Vendor / Assignor</b> |
|--------------|--------------------|-------------------------------------------------------------------------------------|

|              |                    |                                                                     |
|--------------|--------------------|---------------------------------------------------------------------|
| <b>Photo</b> | <b>L. H. Thumb</b> | <b>MR. EKHLAK AZIZ SHAIKH</b><br><b>Sign. of Purchaser/Assignee</b> |
|--------------|--------------------|---------------------------------------------------------------------|

WITNESSES :

1.  
Sign :-  
Name :-  
Add. :-

2.  
Sign :-  
Name :-  
Add. :-