



//SHREE GAJANAN PRASANNA//
DEED OF ASSIGNMENT

THIS DEED IS MADE AND EXECUTED AT PUNE ON THISth DAY OF THE MONTH OF IN THE YEAR 2026.

BETWEEN

1. MR.DIPTESHKUMAR PARSHOTTAMDAS PATEL

Age about 41 Years, Occupations: Business,

PAN CARD NO- APFPP1038P

AADHAR CARD NO- 3058 5636 8136

Both R/at. – FLAT NO-301, SURVEY NO-98/2, CTS NO-3952, PLOT NO-49,
ASTHA APARTMENT GURU VIHAR COLONY, BHOSARI, PUNE-411039.

Hereinafter referred to as **“THE VENDOR”** (Which expression shall unless it be repugnant to the context or to the meaning thereof shall be deemed to mean and include his heirs, executors, administrators and assigns) **PARTY OF THE FIRST PART**

AND

1. MR. DHONDIBA NARAYAN SHEVTE

Age about 31 Years, Occupations: Service,

PANCARD NO-FAOPS5729D

AADHAR CARD NO- 6653 8340 4527

Both R/at. – S/O NARAYANRAO, SIRPUR, PALAM, KERWADI, DIST-PARBHANI-431720.

Hereinafter referred to as **“THE PURCHASERS”** (which expression shall unless it be repugnant to the context or to the meaning thereof shall be deemed to mean and include their legal heirs, executors, administrators and assigns) **PARTY OF THE SECOND PART**

WHEREAS all that piece and parcel of Property bearing Gat No. 41 having Old Gat No. 961 having total admeasuring area of 01 H. 88 Ares out of area admeasuring 00 H. 91 Ares which is totally assessed at Rs. 9.55 Paise situated at Village Medankarwadi, Taluka Khed, District Pune and within the local limits of Zilla Parishad Pune Panchayat Samiti Taluka Khed, District Pune and Grampanchayat Medankarwadi and within the Jurisdiction of Sub-Registrar Khed, District Pune and which is more particularly described in the Schedule written hereunder.

WHEREAS And Property bearing Gat No. 42 having Old Gat No. 960 having total admeasuring area of 00 H. 09 Ares which is totally assessed at Rs. 0.45 Paise

situated at Village Medankarwadi, Taluka Khed, District Pune and within the local limits of Zilla Parishad Pune Panchayat Samiti Taluka Khed, District Pune and Grampanchayat Medankarwadi and within the Jurisdiction of Sub-Registrar Khed, District Pune and which is more particularly described in the Schedule written hereunder.

AND WHEREAS the Property bearing Gat No. 41 having Old Gat No. 961 having total admeasuring area of 01 H. 88 Ares situated at Village Medankarwadi, Taluka Khed, District Pune was originally owned and possessed by Shri. Shivaji Vishnu Kad and his name was recorded in the Revenue Records as owner of the aforesaid Property.

AND WHEREAS 1) Shri. Sunil Shankar Kad, 2) Shri. Sham Shankar Kad, 3) Sou. Varsha Sunil Kad, & 4) Sou. Nirmala Sham Kad purchased the Property bearing Gat No. 41 having Old Gat No. 961 having total admeasuring area of 01 H. 88 Ares out of area admeasuring 00 H. 80 Ares, and Property bearing Gat No. 42 having Old Gat No. 960 having total admeasuring area of 00 H. 09 out of area admeasuring 00 H. 2.25 Ares situated at Village Medankarwadi, Taluka Khed, District Pune from Shri. Shivaji Vishnu Kad on 14/06/2006. That the said Sale Deed was duly executed and Registered with the Sub Registrar Khed at their Serial No. 3986/2006 dated 14/06/2006. And the same is recorded in the Record of Rights vide Mutation Entry No. 1723.

AND WHEREAS 1) Shri. Sunil Shankar Kad, 2) Shri. Sham Shankar Kad, 3) Sou. Varsha Sunil Kad, & 4) Sou. Nirmala Sham Kad had filed an application before the office of Sub Divisional Officer, Khed for granting permission to make use of said properties for Non-Agricultural purpose. That accordingly The Sub Divisional Officer, Khed has granted the permission under Order No. SJD/NA/SR/ 127/2006 dated 20/10/2006. And the same is recorded in the Record of Rights vide Mutation Entry No. 2215.

AND WHEREAS the Property bearing Gat No. 42 having Old Gat No. 960 having total admeasuring area of 00 H. 09 Ares situated at Village Medankarwadi, Taluka Khed, District Pune was originally owned and possessed by Shri. Shivaji Vishnu Kad & Shri. Ramchandra Balaku Kad and their name were recorded in the Revenue Records as owners of the aforesaid Property.

AND WHEREAS 1) Shri. Sunil Shankar Kad, 2) Shri. Sham Shankar Kad, 3) Sou. Varsha Sunil Kad, & 4) Sou. Nirmala Sham Kad purchased the Property bearing Gat No. 41 having Old Gat No. 961 having total admeasuring area of 01 H. 88 Ares out of area admeasuring 00 H. 80 Ares, and Property bearing Gat No. 42 having Old Gat No. 960 having total admeasuring area of 00 H. 09 out of area admeasuring 00 H. 2.25 Ares situated at Village Medankarwadi, Taluka Khed, District Pune from Shri. Shivaji Vishnu Kad on 14/06/2006. That the said Sale Deed was duly executed and Registered with the Sub Registrar Khed at their Serial No. 3986/2006 dated 14/06/2006. And the same is recorded in the Record of Rights vide Mutation Entry No. 1723.

AND WHEREAS 1) Shri. Sunil Shankar Kad, 2) Shri. Sham Shankar Kad, 3) Sou. Varsha Sunil Kad, & 4) Sou. Nirmala Sham Kad had filed an application before the

office of Sub Divisional Officer, Khed for granting permission to make use of said properties for Non-Agricultural purpose. That accordingly The Sub Divisional Officer, Khed has granted the permission under Order No. SJD/NA/SR/ 127/2006 dated 20/10/2006. And the same is recorded in the Record of Rights vide Mutation Entry No. 2215.

AND WHEREAS 1) Shri. Sunil Shankar Kad, 2) Shri. Sham Shankar Kad, 3) Sou. Varsha Sunil Kad, & 4) Sou. Nirmala Sham Kad had executed Development Agreement and Irrevocable Power of Attorney in favour of M/s. Tulsi Buildtech, A Partnership Firm Through its Partners Shri. Ketankumar Parsottamdas Patel for the Property bearing Gat No. 41 having Old Gat No. 961 having total admeasuring area of 01 H. 88 Ares out of area admeasuring 00 H. 80 Ares, and Property bearing Gat No. 42 having Old Gat No. 960 having total admeasuring area of 00 H. 09 out of area admeasuring 00 H. 2.25 Ares situated at Village Medankarwadi, Taluka Khed, District Pune. That the said Development Agreement and Irrevocable Power of Attorney is registered with the Sub Registrar Khed, Pune at their Serial No. 7135/2013 & 7136/2013 respectively dated 13/09/2013.

AND WHEREAS Shri. Shivaji Vishnu Kad & Others had executed Development Agreement and Irrevocable Power of Attorney in favour of M/s. Tulsi Buildtech, A Partnership Firm Through its Partners Shri. Ketankumar Parsottamdas Patel for the Property bearing Gat No. 41 having Old Gat No. 961 having total admeasuring area of 01 H. 88 Ares out of area admeasuring 00 H. 11 Ares, and Property bearing Gat No. 42 having Old Gat No. 960 having total admeasuring area of 00 H. 09 out of area admeasuring 00 H. 2.25 Ares situated at Village Medankarwadi, Taluka Khed, District Pune. That the said Development Agreement and Irrevocable Power of Attorney is registered with the Sub Registrar Khed, Pune at their Serial No. 7387/2014 & 7388/2014 respectively dated 21/10/2014. AND WHEREAS Shri. Ramchandra Balku alias Balkoba Kad & Others had executed Development Agreement and Irrevocable Power of Attorney in favour of M/s. Tulsi Buildtech, A Partnership Firm Through its Partners

Shri. Ketankumar Parsottamdas Patel for the Property bearing Gat No. 42 having Old Gat No. 960 having total admeasuring area of 00 H. 09 out of area admeasuring 00 H. 4.50 Ares situated at Village Medankarwadi, Taluka Khed, District Pune. That the said Development Agreement and Irrevocable Power of Attorney is registered with the Sub Registrar Khed, Pune at their Serial No. 2022/2015 & 2023/2015 respectively dated 26/02/2015.

AND WHEREAS Shri. Ramchandra Balku alias Balkoba Kad & Others had executed Agreement for Easementary Right in favour of M/s. Tulsi Buildtech, A Partnership Firm Through its Partners Shri. Ketankumar Parsottamdas Patel for the Property bearing Gat No. 43 having Old Gat No. 959 having total admeasuring area of 01 H. 53 out of area admeasuring 00 H. 29 Ares i.e. 2900 Sq. Mtrs., situated at Village Medankarwadi, Taluka Khed, District Pune. That the said Agreement for Easementary Right is registered with the Sub Registrar Khed, Pune at their Serial No. 2024/2015 dated 26/02/2015.

AND WHEREAS as per the abovementioned documents Consenting Party M/s. Tulsi Buildtech, A Partnership Firm Through its Partners Shri. Ketankumar Parsottamdas Patel have the right to Development over the Property bearing Gat

No. 41 having Old Gat No. 961 having total admeasuring area of 01 H. 88 Ares out of area admeasuring 00 H. 91 Ares, situated at Village Medankarwadi, Taluka Khed, District Pune and which is more particularly described in the Schedule written hereinunder and Property bearing Gat No. 42 having Old Gat No. 960 having total admeasuring area of 00 H. 09 Ares, situated at Village Medankarwadi, Taluka Khed, District Pune and which is more particularly described in the Schedule written hereinunder and also have absolute authority to evolve a scheme on ownership basis on the said properties and are legally entitled and have right of Development over the said properties as per the aforesaid documents.

AND WHEREAS “The Promoters/Developers and Builders” have decided to develop the said Land by constructing ownership Flats, a scheme in the name of “LAXMI VISHWA”

AND WHEREAS “The Promoters/Developers and Builders” have proposed to construct a multistoried building consisting of ownership Flats, Tenements, Galas and Parking space in accordance with the plans as sanctioned by the concerned Government Authority. That the concerned Authority i.e. Pune Metropolitan Regional Development Authority, Pune has sanctioned the said building plan and has issued Commencement Certificate on 18/06/2016 by the Commencement Certificate No.DP/BKH-05/2016/P.K-312-16-17/KHE/Branch-1/ Medankarwadi/ Gat No. 41(P) & 42(P) dated 18/06/2016.

AND WHEREAS “The Promoters/Developers and Builders” and “The Owner & Consenting Party” also applied to The Hon’ble Sub Divisional Officer Khed, Sub Division Khed, (Revenue Branch) for granting permission to make use of said property for Non-Agricultural purpose and accordingly the Concerned Government Authority has granted permission under Order No. SKD/NA/SR/69/2016 dated

26/07/2016 for the Property bearing Gat No. 41 having Old Gat No. 961 having total admeasuring area of 01 H. 88 Ares out of area admeasuring 00 H. 91 Ares, situated at Village Medankarwadi, Taluka Khed, District Pune and Property bearing Gat No. 42 having Old Gat No. 960 having total admeasuring area of 00 H. 09 Ares, situated at Village Medankarwadi, Taluka Khed, District Pune.

AND WHEREAS the Vendor had purchased the subject Flat No. **905** Wing No. **B** from **“LAXMI VISHWA”** A Joint Venture Organization comprising of M/s. Tulsi Buildtech, A Partnership Firm Through its Partners Shri. Ketankumar Parsottamdas Patel Through POA Mr. Bhaveshkumar Manharbhai Pokar by agreement no. **10455/2021** dated **18/10/2021** registered at the office of the Sub-Registrar Khed- 2, on **18/10/2021** for total consideration of **Rs. 20,00,000/-**. By virtue of the Agreement to Sale No **10455/2021** dated **18/10/2021**, the VENDOR herein have acquired valid right, title and interest in the subject Flat No **905** and hereby transfer all the rights title & interest to be purchases as mentioned in the above agreement no **10455/2021** dated **18/10/2021**.

AND WHEREAS the VENDOR has also handed over quiet, peaceful and physical possession of the subject property to the VENDOR.

WHEREAS the VENDOR is well seized and possessed of all that piece and parcel of property bearing Flat No. **905** admeasuring carpet area **46.12** sq. mtrs., Enclosed Balcony 5.20 sq.mtr and Attached Terrace area **9.56** sq. Mtrs. situated on the **9th** Floor in the ‘**B**’ Wing of the scheme known as “**LAXMI VISHWA**” situated at village-Medankarwadi, Taluka- Khed, District-Pune within the limits of Grampanchayat Medankarwadi and also within the limits of Sub Registrar Khed and the same is more specifically specified in the Schedule written hereunder (hereinafter for the sake of brevity referred to as ‘**THE SUBJECT FLAT PROPERTY**’).

AND WHEREAS the VENDOR was intending to sell, dispose off and transfer the subject property along with its fittings and fixtures and were in search of a suitable customer. The Purchaser was also on the lookout for suitable premises in the said locality and hence approached the VENDOR and offered to purchase the subject property.

AND WHEREAS due negotiations took place between the VENDOR and Purchasers and the offer given by the Purchasers being found to be reasonable as per the prevailing market rate and higher than other intending Purchasers, the VENDOR agreed to sell, transfer and assign the subject property more specifically described in Schedule herein below to the Purchaser for the total consideration of **Rs. 29,00,000/-** on the following terms and conditions.

AND WHEREAS the parties have decided to reduce to writing terms and conditions of the Assignment Deed which are as follows:

NOW THIS DEED WITNESSETH AS FOLLOWS

1. The VENDOR hereby agrees to sell, transfer and assign to the PURCHASERS, and the PURCHASERS hereby agrees to purchase and acquire from the VENDOR subject property more specifically described in the Schedule written hereunder in favour of the Purchasers for total consideration of **Rs.29,00,000/- (Rupees Twenty Nine Lakh Rupees only)**

Sr. No.	Amount	Particulars
1	Rs. 29,00,000/-	By Cheque No-....., dated Drawn Form Punjab National Bank, by loan availed Form PNB Housing Finance Ltd
Total	Rs. 29,00,000/-	Rupees Twenty Nine Lakh Rupees only

2. The Vendors hereby admit and acknowledge to received the Full amount of **Rs.29,00,000/- (Rupees Twenty Nine Lakh Rupees only)** towards full consideration of the subject property from the Purchaser & acquits, releases & discharged the purchaser from the same.

3. The Vendors have put the Purchaser in quiet, vacant and peaceful possession of the subject property with the execution of these presents and the Purchaser has now become its absolute owner having clean, clear and marketable title. The Vendors further declare that there is no outstanding dues payable by the Purchaser towards the consideration of the subject property.

4. The Vendors declares that the Purchaser is entitled to use and occupy the subject property as he may deem fit and the Vendors or any person claiming through them shall not obstruct or interfere with the right and possession of the Purchaser.

5. The Vendors hereby declares and confirms that apart from the Vendors there are no other persons having any right title and interest and /or claim in respect of the subject property.

6. The Vendors hereby declare that they has not entered into any Agreement for Sale and /or transfer of the aforesaid flat to any other party or parties nor have the Vendors received any amount as and by way of consideration either in full or in part or by of deposit or earnest money from any other party or parties for the purpose of transfer and /or sale of the subject property and that the Purchaser herein is the only person with whom the Vendors are entering into this Deed for assignment of all their right title and interest in subject property.

7. The Vendors hereby further declare that they are the absolute owners of the subject property and that there is no lessee or licensee and/or care taker or any other person or persons in occupation of the subject property or in part thereof and that the entire subject property is in exclusive physical and judicial possession of the Vendors.

8. The Vendors hereby further declare that the subject property is not subject to any litigation in any Court of Law and/or before any judicial or quasi judicial authority including arbitration nor is any suit pending in respect of subject property against the Vendors and or any person having or claiming any right, title and interest in the subject property nor is any order of attachment of the subject property by any court of law or any other Competent Authority.

9. The Vendors hereby further declare that they have paid fully agreed consideration or cost of the subject property to the Developer and that there is nothing due and payable towards the consideration of the subject property. The Vendors also hereby declare that there is nothing due and payable by the Vendors to the said apartment towards outgoings in respect of the subject property and if any outstanding dues are found to be unpaid the same shall be borne by the Vendors.

10. The Purchaser hereby agrees that all the Terms & Conditions mentioned in the Agreement to sale **dated 18/10/2021**; duly registered under Sr. No. Doc. No. **10455/2021** between Vendor and the Promoter is binding/ enforceable on the purchasers.

11.The Purchaser has verified and taken inspection of all the documents from the Vendors and is fully satisfied about the title of the Vendor and the Vendors further declare that if any defect is found in the title of the Vendors, the Vendors shall help the Purchaser to remove any defects if any in respect of the title of the Vendor at the cost of the Vendors and agree to keep the Purchaser indemnified from all losses.

12.The Vendors delivered to the Purchaser simultaneously with the execution of these presents all the documents and writings regarding the subject property which are in their custody and they further undertake to deliver or cause to deliver to the Purchaser all the documents, deeds and writings regarding the subject property which may be found in their custody or which they can obtain on demand.

13.The Vendors assure that they have paid up to date property tax of the subject property and no property tax dues are outstanding. The Vendors shall pay the property tax of the subject property till the date of execution of the Deed. The Vendors further undertake to provide cooperation to the purchaser in getting the property tax transferred in the name of the Purchaser without any delay and further consideration and further undertakes to attend the office of Pimpri-Chinchwad Municipal Corporation if required.

14.The Vendors assure that they have paid all the taxes, Ceases, charges, society charges etc in respect of the subject property till date. The Vendors further assure that they have paid all dues, duty, taxes, Ceases to the Government, Semi Government authorities till the date of execution of this Deed and henceforth, the Purchaser is to pay the same and if any arrears are found to be outstanding the same shall be liable to be paid by the Vendors.

15.The Vendors shall cooperate with the Purchaser for getting the transfer of the subject property in the name of Purchaser in the revenue records as per the terms of these presents and in furtherance thereto and for that purpose, they shall do or cause to be done all acts, deeds and things necessary without any further consideration and without any delay including attending the offices of competent authorities if required.

16.The Vendors shall make available MSEB receipts, cleared of all past dues and sign necessary forms and attend the MSEB office if required to transfer MSEB meter in the name of the Purchaser without delay and without any consideration. The subsequent expenses, following the transfer of meter from name of the Vendors to name of Purchaser shall be borne by the Purchaser.

17.The Vendors declare that they have no right, title or interest left in the subject property and further admit that the vacant and peaceful possession of the subject property is delivered to the Purchaser, free from claims and encumbrances. The Vendors further declare that they have not done any act or thing to endanger the marketability of the subject property and in case any claim is made by any person on the subject property due to the act of the Vendors, then in such case the Vendors agree to clear such claim at their own costs and further keep the Purchaser indemnified from all losses.

18.This Deed of Assignment shall be subject to the provisions of the Maharashtra Ownership Flats Act, 1963.

19.The Stamp duty and/or registration charges in respect of this Deed evidencing the transfer of the subject property from the name of the Vendors to the name of the Purchaser shall be borne and paid by the Purchaser.

SCHEDULE I
DESCRIPTION OF THE LAND PROPERTY

A) All that piece and parcel of the Property bearing Gat No. 41 having Old Gat No. 961 having total admeasuring area of 01 H. 88 Ares out of area admeasuring 00 H. 91 Ares which is totally assessed at Rs. 9.55 Paise situated at Village Medankarwadi, Taluka Khed, District Pune and within the local limits of Zilla Parishad Pune Panchayat Samiti Taluka Khed, District Pune and Grampanchayat Medankarwadi and within the Jurisdiction of Sub-Registrar Khed, District Pune and which is bounded as under: -

On or towards East : - By Property bearing Old Gat No. 959
On or towards West : - By Property bearing Old Gat No. 962
On or towards South : - By Chakan-Shikrapur Road.
On or towards North : - By remaining Property in Old Gat No. 961

B) All that piece and parcel of the Property bearing Gat No. 42 having Old Gat No. 960 having total admeasuring area of 00 H. 09 Ares which is totally assessed at Rs. 0.25 Paise situated at Village Medankarwadi, Taluka Khed, District Pune and within the local limits of Zilla Parishad Pune Panchayat Samiti Taluka Khed, District Pune and Grampanchayat Medankarwadi and within the Jurisdiction of Sub-Registrar Khed, District Pune and which is bounded as under:-

On or towards East : - By Property bearing Old Gat No. 959
On or towards West : - By Property bearing Old Gat No. 961
On or towards South : - By Property bearing Old Gat No. 961
On or towards North : - By Property bearing Old Gat No. 961.

SCHEDULE - II
DESCRIPTION OF THE FLAT PROPERTY

All that piece and parcel of property bearing Flat No. **905** admeasuring carpet area **46.12** sq. mtrs., Enclosed Balcony **5.20** sq.mtr and Attached Terrace area **9.56** sq. Mtrs. situated on the **9th** Floor in the '**B**' Wing of the scheme known as "**LAXMI VISHWA**" situated at village-Medankarwadi, Taluka- Khed, District-Pune.

IN WITNESS WHEREOF the parties hereto have read and signed this Assignment Deed on the day and year first mentioned hereinabove.

1. MR.DIPTESHKUMAR PARSHOTTAMDAS PATEL		
Vendor		
PHOTO	SINGNATURE	L.H.T.I

1. MR. DHONDIBA NARAYAN SHEVTE		
PURCHASER		
PHOTO	SINGNATURE	L.H.T.I

Witnesses-1	Witnesses-2
Signature: _____	Signature: _____
Name: _____	Name: _____
Address: _____	Address: _____