

## **DEED OF ASSIGNMENT**

THIS DEED OF ASSIGNMENT IS MADE AND EXECUTED  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2026.

### **BETWEEN**

**1.MR. DIGAMBAR VASUDEV BHALERAO**

Age 93 years, Occ. Retired

PAN No. AGEPB 3877 A

Adhar No. 9783 7088 1449

Residing at : Flat No. 12, Abnhikalpa Apartment

Alapapuri Society, Paud Road, Near Vanaz Company

Kothrud, Pune 411038

**LATE : SHIRISH MADHUKAR KATRE**

Through their legal heirs

**1. MRS. CHHAYA SHIRISH KATRE**

For herself and as a legal heir of late Shirish Madhukar Katre

Age 61 years, Occ. Housewife

PAN No. ASFPK 0953 R

Adhar No. 6239 9456 4653

**2. MR. SALIL SHIRISH KATRE**

Age 32 years, Occ. Business

PAN No. HVJPK 2410 P

Adhar No. 6701 0287 8876

Both Residing at : Flat No. 702, Plot No. 87

Shridhar Prasad Apartment, Mitramandal Co – Operative

Housing Society, Mitra Mandal Colony

Parvati Paytha, Pune 411009

HEREINAFTER referred to as ASSIGNORS (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include themselves, their heirs, executors, administrators, successors and assigns etc. )

... PARTY OF THE FIRST PART

: 2 :

A N D

**1. MRS. SHUBHANGI PRAKASH SHINDE**

Age 40 years, Occ. Housewife

PAN No. AJLPJ 2750 Q

Adhar No. 5649 0390 1156

**2. MR. PRAKASH MANOHAR SHINDE**

Age 44 years, Occ. Service

PAN No. AXCPS 6692 M

Adhar No. 9222 1235 4566

Both Residing at : E-302, Venkatesh Galaxy, Tilekar Nagar

Kondhwa Budruk, Near Three Jewels Society

Pune 411048

HEREINAFTER referred to as ASSIGNEES (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include themselves, their heirs executors, administrators, successors and assigns etc.)

**.. PARTY OF THE SECOND PART**

WHEREAS the Mr. Diagambar Vasudev Bhalerao, Mr. Shirish Madhuykar Katre and Mrs. Chhaya Shirish Katre are the absolute owners of Flat No. C1 – 101 on First Floor, in the building No. C-1, admeasuring area 540 sq. fts. i.e. 50.18 sq. mtrs. in the building known as **Rohan Heights C-1 Building Co - Operative Housing Society Ltd. situated at Survey No. 170/A, C.T.S. No. 4947, Survey No. 171/A, C.T.S No. 4867, at village Pimpri Waghere, Taluka Haveli, Dist. Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub – Registrar Haveli having PCMC property No. 1081000950.00 and having M.S.E.D.C. Consumer No. 170147501547 along with all common amenities and facilities provided by the Builder / Society. That the above owners have purchased the above mentioned flat from M/s. rohan Engineering Construction a partnership firm through its partners**

: 3 :

Mr. Yaswant Bapurao Sawant by way of Agreement to sale which is duly registered in the office of the Sub – Registrar Haveli No. 17 vide document serial No.5334/2005 dated 24.08.2005 and got the vacant and peaceful possession of the said flat.

AND WHEREAS one of the Assignor i.e. Shirish Madhukar Katre expire on dated 23.12.2023 leaving behind him his legal heirs Chhaya Shirish Katre and Salil Shirish Katre.

AND WHEREAS the Promoter got the plan sanctioned from Pimpri Chinchwad Municipal Corporation bearing commencement certificate No. BP / Pimpri / 11 / 2003 dated 07.02.2003 and completed the construction thereon.

AND WHEREAS the Co – Operative Housing Society is formed namely **ROHAN HEIGHTS C1 BUILDING CO – OPERATIVE HOUSING SOCIETY LTD.** Bearing registration No. PNA / PNA (3) / HSG / (TC) 12634 / 2012-2013 dated 21/11/2012 and the said society has issued share certificate to the VENDORS bearing No. 3 issued 10 shares of Rs. 50/- each having distinctive numbers from 21 to 30.

AND WHEREAS the ASSIGNOR have decided to transfer their ownership right, title and interest of the said **FLAT** in favour of the ASSIGNEE.

AND WHEREAS the ASSIGNEE herein is in need of the **FLAT** in the said locality being learnt about the decision of the ASSIGNOR. The number of meetings were held and after negotiations ASSIGNOR have felt the consideration price of the **FLAT** offered by the ASSIGNEE reasonable and agreed to sale the said **FLAT** to the ASSIGNEE herein and accordingly entered into this DEED OF ASSIGNMENT on the following terms and conditions agreed to between the parties hereto.

: 4 :

**NOW THIS DEED OF ASSIGNMENT IS WITNESSETH AS  
UNDER :**

01. That the consideration amount of **Rs. 30,00,000/- (Rs. Thirty Lakhs only)** the ASSIGNORS have transferred, conveyed, sold, acquits all his right, title and interest in respect of the said **FLAT** in favour of the ASSIGNEES .

2. The ASSIGNEES has paid entire consideration amount of **Rs. 30,00,000/- (Rs. Thirty Lakhs only)** to the ASSIGNORS in the following manner :

Rs. 50,000/-                      Paid by cash on dated 29.04.2026

Rs. 29,00,000/-

Paid by D.D. No. \_\_\_\_\_ dated \_\_\_\_\_

Drawn on \_\_\_\_\_

\_\_\_\_\_

Issued by \_\_\_\_\_

Rs. 50,000/-      Paid by cash on dated \_\_\_\_\_

**Rs. 30,00,000/- (Rs. Thirty Lakhs only)**

3. The ASSIGNORS hereby admit and acknowledge to have received the full and final consideration amount of **Rs. 30,00,000/- (Rs. Thirty Lakhs only)** and there remains nothing amount is payable by the ASSIGNEES to the ASSIGNORS in respect of the above mentioned flat.

4. The ASSIGNEES have paid stamp duty, registration charges, advocate fees of this DEED.

5. The ASSIGNORS have handed over vacant and peaceful possession of the said **FLAT** to the ASSIGNEES on execution of this Deed of Assignment and the ASSIGNEES has accepted the same.
6. The ASSIGNORS have handed over all the papers as may be required by the ASSIGNEES in respect of the above said **FLAT**.
7. The ASSIGNORS shall satisfy the ASSIGNEES about their title to the said **FLAT** being marketable and will answer all reasonable queries raised by the ASSIGNEES if any.
8. The said **FLAT** has been transferred in the condition as it is in favour of the ASSIGNEES.
9. The ASSIGNEES shall become the owner of the said **FLAT** and enjoy the right title and interest thereof along with all common areas and facilities after payment of entire consideration amount to the ASSIGNORS .
10. That the ASSIGNORS has paid P.C.M.C. property tax, M.S.E.D.C. Limited Electricity bills, Society maintenance charges till today and the ASSIGNEES shall pay the same to the concerned authorities as the owner of the said flat.
11. That the ASSIGNORS have agreed to sign all the papers for transferring the said **FLAT** in the name of the ASSIGNEES in M.S.E.D.C. Ltd. records, Society records and P.C. M.C. records
12. The ASSIGNORS herein assure to the ASSIGNEES that the said **FLAT** is self acquired property of the ASSIGNORS and he is having clean, clear and marketable title of the said **FLAT** and the said **FLAT** is free from all encumbrances, lien, lease of whatsoever nature. If any

case any claim is raised by any party /person, the ASSIGNORS have agreed to clear the same at their own expenses.

13. The ASSIGNORS hereby agree and covenant with the ASSIGNEES that he possess a clear, marketable title and further indemnify and shall always keep indemnified by the ASSIGNEES from any claim, third party interest, loan, encumbrances, damage, losses, suits, actions etc and further covenant that they will clear and remove all the doubts, defects, debts, if any, in respect of the title to the said **FLAT** at his own costs, risk and expenses.

14. The ASSIGNORS hereby agree to and will from time to time and at all times, execute, sign 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 thereto of the ASSIGNEES in respect of the said **FLAT**.

15. This DEED OF ASSIGNMENT shall always be subject to the provisions of the Maharashtra Ownership FLAT Act 1963 and the rules made there under and also under the provisions of the Maharashtra Ownership Apartment Act 1970 and applicable as amended from time to time.

16. The ASSIGNORS and ASSIGNEES hereby declare that all the recitals, titles hereinabove are true and correct and nothing is concealed there from.

#### SCHEDULE OF THE PROPERTY

##### SCHEDULE – I

All that piece and parcel of the property bearing Survey No. 170/A, C.T.S.No. 4947 and Survey No. 171/A, C.T.S.No. 4867 admesuring area 4520 sq. mtrs and 7680 sq. mtrs. respectively both being three acres only i.e. 12,200 sq. mtrs. situated at village Pimpri

: 7 :

Waghere, Taluka Haveli, Dist. Pune, within the local limits of Pimpri Chinchwad Munciiipal Corporation and within the jurisdiction of Sub – Registrar Haveli and is bounded as under :

|                     |   |                                                 |
|---------------------|---|-------------------------------------------------|
| On or towards East  | : | Boundaries of village Bhosri                    |
| On or towards South | : | Bungalows between Shri Phadkar<br>And Shri Wahg |
| On or towards West  | : | Corporation Road, Mahesh Nagar<br>Colony        |
| On or towards North | : | MIDC Bhosari and Atlas Co-<br>Op. Society       |

#### **SCHEDLE OF THE FLAT**

##### **SCHEDULE – II**

All that piece and parcel of the Flat No. C1 – 101 on First Floor, in the building No. C-1, admeasuring area 540 sq. fts. i.e. 50.18 sq. mtrs. in the building known as **Rohan Heights C-1 Building Co - Operative Housing Society Ltd.** situated at Survey No. 170/A, C.T.S. No. 4947, Survey No. 171/A, C.T.S No. 4867, at village Pimpri Waghere, Taluka Haveli, Dist. Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub – Registrar Haveli having PCMC property No. 1081000950.00 and having M.S.E.D.C. Consumer No. 170147501547 along with all common amenities and facilities provided by the Builder / Society.

IN WITNESS WHEREOF the parties herein have signed this DEED OF ASSIGNMENT on this day and year first hereinabove written.

**1.MR. DIGAMBAR VASUDEV BHALERAO**

: 8 :

**LATE : SHIRISH MADHUKAR KATRE**

Through their legal heirs

**1. MRS. CHHAYA SHIRISH KATRE**

For herself and as a legal heir of late Shirish  
Madhukar Katre

**2. MR. SALIL SHIRISH KATRE**

**ASSIGNORS**

**1. MRS. SHUBHANGI PRAKASH SHINDE**

**2. MR. PRAKASH MANOHAR SHINDE**

**ASSIGNEES**

**WITNESSES**

1. SIGN :

NAME :

ADD. :

2. SIGN :

NAME :

ADD. :