

ASSIGNMENT DEED

This Assignment Deed is made and executed at Pune on this th day of September 2026.

B E T W E E N

1. MR. AMOL ARUN KUNDE (PAN No: AXKPK0147R)

Age : 41 years, Occupation: Service

2. MRS. SNEHAL AMOL KUNDE (PAN No: DJBPK5017E)

Age : 36 years, Occupation: Service

Residing at : D 108, AEROPOLIS PHASE 2, Lohegaon Pune-411047.

Hereinafter shall be referred to as the “**Vendors/Assignors**” (which expression shall, unless it be repugnant to the context or meaning thereof, shall mean and include their heirs, successors, nominees, representatives etc.)

----- Party of the First Part

A N D

MR. TULSARAM SONAJI CHUADHREY (PAN No: ANZPC1666Q)

Age : 43 years, Occupation: Service

Residing at : S – 70, CLASSIC POOJA SOCIETY, SANTOSH NAGAR KATRAJ PUNE - 411046.

Hereinafter shall be referred to as the “**Purchaser/Assignee**” (which expression, unless it be repugnant to the context or meaning thereof, shall mean and include his heirs, successors, legal representatives etc.)

----- Party of the Second Part

1. WHEREAS, all that piece and parcel of land or ground bearing S. No. 298, Hissa No. 2D/2 admeasuring about 0 Hectors 96 Ares equivalent to 9600 sq mtrs in village Lohegaon, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation within the jurisdiction of Sub registrar Haveli hereinafter referred to as the "said property and more particularly described in Schedule I mentioned herein below is owned and possessed by **M/s. NIRVANA LIFECITY LLP** i.e. the **OWNER/PROMOTER** and **DEVELOPERS** (hereinafter for the sake of brevity referred to as the "said landed property").

2. AND WHEREAS, Mr. Sopan Devram Khandve & Ors. have sold out their entire share of a separated area, admeasuring Hectare, 16 Ares, from and out of the said Land more particularly described in Schedule I bearing Survey No. 298 Hissa No. 2D/2, to and in favor of **M/s. NIRVANA LIFECITY LLP** i.e Promoters / Owners by virtue of Sale Deed, dated 03/07/2015, registered at the Office of the Sub Registrar, Haveli No. 11, (Pune), at Sr. no. 5619/2015.

3. AND WHEREAS, Mr. Hanumant Devram Khandve & Ors with the consent of M/s. VARAD ASSOCIATES, have sold out the said separated area, admeasuring 00 Hectare, 50 Ares, from and out of the said Land more particularly described Schedule I bearing Survey No. 298 Hissa No. 2D/2, to and in favor of **M/s. NIRVANA LIFECITY LLP** i.e. Promoters Owners by virtue of Sale Deed, dated 05/11/2015, registered at the Office of the Sub Registrar, Haveli No 11, (Pune) at Sr. no. 9490/2015.

4. AND WHEREAS, by virtue of Supplementary Deed dated 28/12/2015, registered at the Office of the Sub Registrar, Havel No. 11, (Pune), at Sr. no. 10591/2016 the daughters of original Owner Late Shri. Devram Gopal Khandve, namely, 1) Mrs. Krushnabal Piraji Ghavane 2) Mrs. Bhamabai Dashrath Kakade 3) Mrs. Suman Soman Nangude, have sold, transferred, alienated, whatever all their so called rights, title & interest in the said property, admeasuring 00 Hectare, 96 Ares, to and in favour of **NIRVANA LIFECITY LLP** i.e. Promoters/ Owners.

5. AND WHEREAS, M/S VARAD ASSOCIATES have sold out their separated area, admeasuring 00 Hectare, 30 Ares, from and out of the said property to and in favour of the said **M/s. NIRVANA LIFECITY LLP** i.e. Promoters/ Owners by virtue of Sale Deed dated 31/12/2015, registered at the Office of the Sub Registrar, Haveli No. 11,(Pune), at Sr. no 105/2016.

6. AND WHEREAS, that by virtue of above Mentioned Sale Deeds all the rights and interest in respect of the property bearing GAT No.298 Hissa No.2D/2 area admeasuring about 00 H 96 Ares is owned and possessed by **M/s. NIRVANA LIFECITY LLP** i.e. Promoters/ Owners herein (Herein after referred to as the said Promoters/Owners for the sake of brevity and convenience). The name of **M/s. NIRVANA LIFECITY LLP** was duly mutated on the 7/12 extract of the said landed property vide Mutation Entry No.4936.

7. AND WHEREAS, the said Promoters decided to develop the said land and to construct a multi storied building and to sale the tenements therein to various intended purchasers.

8. AND WHEREAS, the said Promoters has preferred application to the Tahsildar Pune for permission of Non Agricultural use of the said landed property and said authority after considering the application has granted N. A. permission by their order No. PRH/NA/SR/160/2018, dated: 24/04/2019 and allowed Non - Agricultural use of the said landed property.

9. AND WHEREAS, the said promoters has prepared the building layout plan and the said building layout plan was duly approved by Pune Municipal Corporation vide its Commencement Certificate bearing no.CC/3163/2018 Dt.10/01/2019 and revised the same vide Revised Commencement Certificate bearing no.CC/2050/2019 Dt. 06/12/2019.

10. AND WHEREAS, the said promoters has submitted the said project to the provisions of Maharashtra Real Estate Regulatory Act, 2016 and registered the said project vide its RERA Registration No. P52100020070 dated 26/03/2019.

11. AND WHEREAS, the said Promoter agreed to sell all that piece and Parcel of **FLAT NO. 1003**, area admeasuring **46.33** Sq.mtr. Carpet alongwith attached balcony/terrace area **10.18** Sq. mtr. situated on **10th Floor** and alongwith one covered car parking no. **107** building/wing no. **E** project known as “**NIRVANA LIFE CITY**” along with common amenities and facilities in the said building/wing constructed on the said land more particularly described in Schedule I mentioned here in below (Herein after referred to as the said Flat for the sake of brevity and convenience) by executing registered Agreement to Sale Dt. 23/11/2020 which is duly registered at Sub-Registrar Office Haveli No. 01 at Serial No. 5611/2023 on 28/03/2023 in favour of **MR. AMOL ARUN KUNDE AND MRS. SNEHAL AMOL KUNDE**.

12. AND WHEREAS, after the completion of the said Building/Project as per the sanction plan the said Promoter obtained Final Completion Certificate bearing no. OCC/1022/22 Dt. 23/01/2023 from Pune Municipal Corporation.

13. AND WHEREAS, the said promoters and all the flat purchasers in the said project submitted the said Building/Project to the provisions of Maharashtra Co-Operative Housing Society Act, 1960 and registered the said project under the name and style “**NIRVANA LIFE CITY SAHAKARI GRUHARACHANA SANSTHA MARYADIT**” vide its registration no. PNA/PNA(5)/HSG/(TC)/25651/2023-2024 Dt. 17/05/2023. (Herein after referred to as the said Society for the sake of brevity and convenience).

14. AND WHEREAS, that by virtue of above mentioned Agreement to Sale Dt. 01/12/2020 and after the payment of full and final payment of the agreed consideration to the said Promoters, **MR. AMOL ARUN KUNDE AND MRS. SNEHAL AMOL KUNDE** became the absolute owners of the said Flat and the said Promoter has handed over the vacant and peaceful possession of the said **Flat No. 1003**. That **MR. AMOL ARUN KUNDE AND MRS. SNEHAL AMOL KUNDE** has got absolute ownership rights and interest in respect of the said Flat.

15. AND WHEREAS, the vendors was intended to sale the said flat and the purchaser herein was in search of the flat and got to know about the availability of the flat and contacted the vendors.

16. AND WHEREAS, after discussions and negotiations, the Vendor and Purchaser herein thought it just and proper to reduce into writing, the terms and conditions, which are mutually agreed upon.

NOW THIS ASSIGNMENT DEED WITNESSES AS UNDER :

1. The Vendor has assured the Purchaser that he is the only person who is entitled and empowered to deal, assign, transfer and sell all the right, title, interest in respect of the said Flat.
2. The Vendor has assured the Purchaser that other than the Purchaser he has not dealt with anybody and/or agreed to sell the Flat orally or in writing. Thus the said flat is free from all the encumbrances and that he has absolute, clear and marketable title to the said Flat so as to enable them to sell it to the Purchaser.
3. The total consideration decided between the said parties for the said Flat is **Rs. 46,00,000/- (Rupees Forty Six Lakhs Only)**, which is paid by the Purchaser to the Vendor.
4. And whereas the Purchaser has paid to the Vendor the sum of **Rs. 46,00,000/- (Rupees Forty Six Lakhs Only)**, towards Full and Final payment of the agreed sale price for the said Flat. The payment and the receipt whereof the Vendor hereby admits and acknowledges. The payment details is mentioned in the table mentioned herein below:

Payment Details:

S. No.	Amount	Particulars
1	Rs. _____/-	Paid by the Purchasers to the Vendor Vide NEFT Transaction No _____ dated _____.
2	Rs. _____/-	Paid by the Purchasers to the Vendor Vide _____ No _____ dated ____/____/2026
Total	Rs. 46,00,000/-	(Rupees Forty Six Lakhs Only)

5. The purchasers has paid the full and final agreed consideration Amount i.e. **Rs. 46,00,000/- (Rupees Forty Six Lakhs Only)** in the above mentioned manner. The Receipt of which is acknowledged by the vendor herein and no separate payment receipt is required to be executed.
6. The Vendor No. 2 hereby expressly agrees, confirms and irrevocably consents that the cheque(s) or Demand Draft(s) towards the consideration amount payable under this Assignment Deed may be drawn and issued in favour of Vendor No. 1. And also Vendor No. 2 declares that she has no objection, claim, demand, right or interest whatsoever in respect of such payment being made in favour of Vendor No. 1, and shall not raise any objection, dispute or claim in respect thereof in future.
7. The vendor do hereby agree and assure unto the PURCHASER that the vendor is the sole and absolute owner of the said flat and that no other person, except the vendor, have got any right, title, claim or interest of whatsoever nature in the said flat. The vendor further assured unto the purchaser that the vendor have not on or before the date of this agreement sold, transferred, assigned or in any other way encumbered or alienated his rights, title, claim and interest in respect of the said flat in favour of any person/s whomsoever, nor the vendor have mortgage,

leased out or charged with the said flat is free from all encumbrances, charges, loans, liabilities, mortgages, lease, lien etc. and the title of the vendor to the said flat is good, clear and marketable.

8. The Vendor do hereby hand over the entire, vacant and peaceful possession of the said Flat to the Purchaser.

9. The Vendor agrees to transfer all his rights, title, interests and claim in the said Flat along with membership rights, easement rights and possession enjoyed by him in respect of the said Flat.

10. The Vendor has assured the Purchaser that he will pay all the charges of MSEB, maintenance charges of the society, Pune Municipal taxes, cesses, water bills, Govt. and semi-govt. taxes and all other outgoing expenses in respect of the said Flat till date of possession. The Vendor has further assured the Purchaser that no charges/outgoings to the said Flat are outstanding prior to the said date. If in future any outstanding amount rises, then the Vendor is liable and responsible to pay the due amount of whatever nature.

11. The Vendor hereby undertakes to make good the loss, if any, caused to the Purchaser on account of any dues paid by them in respect of municipal taxes, electricity charges or maintenance charges of the society for a period prior to the taking over possession by the Purchaser. The Purchaser/Vendor has agreed to pay Society transfer charges equally. The vendor has obtained the society NOC.

12. It is hereby indemnify by the Vendor that if in future any third party claim on the basis of any Visar Pavati, oral agreement or any written assurances in respect of the said flat will come to the knowledge of the Purchasers, in that event the Vendor is only responsible for the same and he has to solve the said problems at his own cost and consequences.

13. The Vendor has agreed to sign all the necessary papers documents, forms, applications and also agreed to extend their co-operation for getting the said Flat in the name of the Purchaser in the record of Pune Municipal Corporation, Society and to get the electricity meter transferred in name of Purchaser.

14. The Purchaser shall bear the amount of registration charges, stamp duty charges which are required for the registration of the said deed.

15. The Vendor will hand over all originals documents related to the title of the property to the Purchaser for their records after receiving the entire consideration amount at the time of execution of this present Deed .

16. The Vendor does hereby indemnify the Purchasers in relation to any claim arisen regarding any payments from Pradhan Mantri Awas Yojana and to make good of the losses if any caused to the Purchaser.

17. The present deed is always subject to The Maharashtra Co-Operative Housing Societies Act 1960 and Rules made thereunder.

18. Location: As per the ready reckoner the said Flat is located in the Div/sub-Div: 28/434.

19. VALUATION AND STAMP DUTY:

The Government value/ Market Value of the said Flat is **Rs. _____/-** and the agreed consideration price of the said Flat is **Rs. 46,00,000/-** which is more than the Government Value. Hence, Stamp Duty is paid on the Consideration Amount i.e. **Rs. 3,22,000/-**

20. The Purchasers has paid **Rs. 3,22,000/-** towards stamp duty and **Rs. 30,000/-** towards the registration fees at this present Deed of Assignment.

21. The Schedules and Annexure which are enclosed with this Deed, are part and parcel of this Deed.

SCHEDULE ‘ I ’ OF THE LAND

All that piece and parcel of land, bearing Survey No. 298 Hissa No. 2D/2, admeasuring 00 Hectare 96 Ares, assessed at Rs. 1.80, lying, being and situated at village Lohgaon, Taluka- Haveli, District- Pune, within the local limits of Pune Municipal Corporation, within the revenue jurisdiction of Sub- Registrar, Haveli (Pune) and the said entire property is bounded as follows and their respective area is as under is bounded as follows: -

On or Towards East: By Land owned by Hemant Motado and Mr.Godha

On or Towards South: By Land Owned by Shri.Hiraman Khandve and Others,

On or Towards West: By Dhanori Lohagaon Village Road.

On or Towards North: By and owned by Shri.Kaluram Babu Kandve and Others

SCHEDULE ‘II ’ OF THE ENTIRE DEVELOPMENT

The Entire project is being developed by consuming total FSI 23578.20 Square Meter comprising of Building No. A, B,C, D, E & F along with Open Space of 924.63 Sqmtrs with Structure of Ground Plus One Floor at as may be permissible by the Pune Municipal Corporation and excluding area admeasuring about 353.66 Sqmtrs being affected by the 30 mtrs vide road and 1386.95 Sqmtrs Amenity Space to be handed over to Pune Municipal Corporation and same is situated on land more particularly described in Schedule I.

SCHEDULE ‘II ’ OF THE FLAT

All that piece and Parcel of **FLAT NO. 1003**, area admeasuring **46.33 Sq.mtr.** Carpet alongwith attached balcony/terrace area **10.18 Sq.mtr** situated on **10th Floor**, building/wing no. E and alongwith one covered car parking no. **107** project known as “**NIRVANA LIFE CITY**” i.e. Commonly Known as “**NIRVANA LIFE CITY SAHAKARI GRUHARACHANA SANSTHA**

MARYADIT” along with common amenities and facilities in the said building/wing constructed on the said land, together with the **“NIRVANA LIFE CITY SAHAKARI GRUHARACHANA SANSTHA MARYADIT”** as witnessed by the Ten fully paid up shares of Rs. 50/- each, at distinctive Nos. 4811 to 4820 at Share Certificate No. 1482 dated 17 May 2023 and more particularly described in Schedule I mentioned herein above.

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED BEFORE THE WITNESSES ON THE DAY AND DATE HEREINABOVE MENTIONED.

Signed, Sealed and Delivered

by the within named

MR. AMOL ARUN KUNDE

MRS. SNEHAL AMOL KUNDE

(VENDORS)

MR. TULSARAM SONAJI CHUADHREY

(PURCHASER)

WITNESS :-

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