

DEED OF ASSIGNMENT

(SALE DEED)

THIS DEED OF ASSIGNMENT IS MADE AND EXECUTED AT PUNE, ON THIS DAY ...OF SEPTEMBER, TWO THOUSAND TWENTY SIX.

BETWEEN

1. MR. DATTATRAY DNYANDEO JAGTAP

Age: 53 years, Occ.:- Business

Aadhar No:- 5997 7791 9216

Pan No:- AMZPJ1107E

2. MRS. CHITRA DATTATREY JAGTAP

Age: 46 years, Occ.:- Housewife

Aadhar No:- 5495 0835 0345

Pan No:- AMZPJ1100D

Both R/at: Flat No.2,S.No. 54/8/AB, Sadguru Heights,
Siddhi Vinayak Aangan Javal, Narhe, Pune City,
Pune, Maharashtra – 411041.

Hereinafter referred to as "**Vendors**"

(Which expression unless be repugnant to the context or meaning thereof shall mean and include themselves, their legal heirs, legal representatives, executors, administrators and assigns.)...

PARTY OF THE FIRST PART

AND

1.MR. HARSHDEEP PARAMESHWAR BANSODE

Age: 35 years, Occ.:- Service

Aadhar No:- 2613 9429 9738

Pan No:- AWF PB5610G

2.MRS. SWATI HARSHDEEP BANSODE

Age: 28 years, Occ.:- Service

Aadhar No:- 9395 3617 5438

Pan No:- CME PG9671D

Both R/at: Medashingi, Marathi Shale Javal,
Medashingi, Dist: Solapur,
Maharashtra, 413307.

Hereinafter referred to as "**Purchaser**"

(Which expression unless be repugnant to the context or meaning thereof shall mean and include themselves, their legal heirs, legal representatives, executors, administrators and assigns.)...

PARTY OF THE SECOND PART

WHEREAS the property Situated in the village of Narhe, within the jurisdiction of the Sub-Registrar (Haveli, Pune) and the limits of the Pune Municipal Corporation, Taluka Haveli, District Pune; specifically, land comprised in Survey No. 54, Hissa No. 8/1B, having a total of admeasuring area of 00 Hectares 11 Ares and an assessment of Rs. 0.44. Out of this, a plot of land measuring 120 feet (North-South) by 50 feet (East-West)—equivalent to 6,000 square feet or 557.62 square meters—is the subject property, more particularly described in Schedule develop

the said property By the M/s Sadguru Developers through its Proprieror Mr.Sunil Tukaram Jadhav.

WHEREAS the The residential unit (flat) mentioned above in Clause 1 is the self-acquired property of Mr.Sunil Tukaram Jadhav, and he is recorded as the owner in the revenue records for the property described in Clause 1.

WHEREAS the The said property was purchased by Mr.Sunil Tukaram Jadhav from Mr. Shivaji Dagdu Kakade, Mrs. Shalan Shivaji Kakade, Mr. Pravin Shivaji Kakade, and Mr.Sambhaji Shivaji Kakade on 15/12/2008. The deed of conveyance for the said property is registered in the office of the Hon. Sub-Registrar, Haveli No. 20, under Serial No. 9882/2008, dated 17/12/2008.

WHEREAS the necessary permission has been obtained from the Narhe Gram Panchayat by M/s. Sadguru Developers through its Proprieror Mr.Sunil Tukaram Jadhav acting on behalf of Mr. Shivaji Dagdu Kakade, Mrs. Shalane Shivaji Kakade, and Mr. Sambhaji Shivaji Kakade—to construct buildings on the property specifically described herein. The said Narhe Gram Panchayat issued the house construction and repair permit on 16/12/2008. Furthermore, the requirements regarding necessary documentation under the Maharashtra Ownership Flats Act have been fulfilled.

AND WHEREAS the said MR.SUNIL TUKARAM JADHAV(Power Of Attorney Holder Mr.Vitthal Antu Dafale) SOLD The residential unit (flat) bearing No. 2, situated on the first floor of the building named 'Sadguru Heights'—which has been constructed on a portion measuring 557.62 sq. meters out of the land at Mauje Narhe, Survey No. 54, Hissa No. 8/1 (total area 00 Hectare 11 Are, assessment 00 Rs. 44 Paise)—comprising a built-up area of 525 sq. feet (48.79 sq. meters) and a

parking area of 100 sq. feet (9.29 sq. meters), along with its amenities and facilities as specified in 'Schedule - B' is a property falling under the jurisdiction of the PMC. herein under to present Vendors by registered Agreement which was duly registered in the office of the Sub-Registrar Haveli No. 11 vide document serial No. 2242/2010 dated 02/03/2010.

AND WHEREAS relying upon the said offer and subject to whatever stated herein the Present vendors has agreed to sell the said Flat premises at the price and on the terms and conditions herein appearing.

AND WHEREAS the name of the VENDORS is entered in the PCMC tax records vide PCMC property No. P/T/09/32466000 as the owner thereof.

AND WHEREAS the name of the VENDOR is also entered in the M.S.E.D.C.L records vide consumer No. 170570014903.

Thus the Vendor/s is fully seized and possessed of and otherwise well and sufficiently entitled to the said Flat exclusively.

AND WHEREAS the present Vendor/s intend to sell, transfer and convey the Flat which is more particularly described in the schedule-B written hereunder, as they are planning to move to the better accommodation and for the other legal necessities.

AND WHEREAS the Purchaser/s being searching for the residential accommodation find this flat suitable, had approached to the present Vendor/s and after negotiations the Vendor/s agrees to sell and the Purchaser/s agreed to purchase the said flat for the total cost of **Rs.24,30,000/- (Rupees Twenty Four Lakhs Thirty Thousand Only).**

AND WHEREAS the Purchaser/Assignee/s has made the total payments to the Vendor/Seller/s from time to time and hence decided to reduce into writing the terms and conditions of this final sale/ Assignment deed, which is as under:

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. That the Vendor/Seller/s hereby sale, transfer & convey all their rights, title, interest & ownership in respect of the said Flat/Unit in favour of the present Purchaser/Assignee/s for the total consideration Rs.24,30,000/- (Rupees Twenty Four Lakhs Thirty Thousand Only). and the Purchaser/Assignee/s paid the consideration as under:

Sr.No.	Payment Details	Amount
1.	Paid by Google Pay UPI Transaction ID 621042877694 Dated 29/07/2026 to the Vendor	Rs.20,000/-(Rs.Twenty Thousand Only).
2.	Paid by Google Pay UPI Transaction ID 621602950309 Dated 04/08/2026 to the Vendor	Rs.10,000/-(Rs.Ten Thousand Only).
3.	Paid by Google Pay UPI Transaction ID CICAgljayMeXYA Dated 08/09/2026 to the Vendor	Rs.50,000/-(Rs.Fifty Thousand Only).
4.	Paid by Google Pay UPI Transaction ID T2609081640447345476210Dated 08/09/2026 to the Vendor	Rs.50,000/-(Rs.Fifty Thousand Only).

5.	Paid by Google Pay UPI Transaction ID 000000000000 Dated 00/00/2026 to the Vendor	Rs.3,00,000/- (Rs. Three Lakhs Only).
6.	Paid by Loan from With DD No. to the Vendor. BANK , Dated-	Rs.20,00,000/-(Rs. Twenty Lakhs Only).
	Total	24,30,000/- (Rs. Twenty Four Lakhs Thirty Thousand Only).

The Vendor/Seller/s both hereby admit acknowledge the receipt of full & final consideration amount and transferred herewith the clear & vacant possession of the said Flat/Unit to the Purchaser/Assignee/s/ assignee and no need of separate receipt are there.

2. The assignor hereby declares that the said Flat/Unit is free from all encumbrances and doubts and no other person have 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 assignors to the said Flat/Unit is free and marketable and the he has full and absolute authority to sale/ transfer the same to any person/s of their choice.

3. THE ASSIGNOR do hereby declared that they have paid All payments / dues against the said Flat/Unit 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 Purchaser/Assignee/s undertakes to pay the same regularly.

4. The Assignor declares that they have sold the said Flat/Unit along with light meter and right to hold the shares in the society/proposed society and all easementary rights attached thereto. The Vendor/ Seller/s further declares that they will always be ready to sign the required forms and documents for the effectual transfer of the said Flat/Unit at no extra cost.

5. For the cost and expenses of this deed of conveyance i.e. stamp duty, registration charges, Advocate fees etc. shall be borne by Purchaser/Assignee/s.

6. That the Vendor/Seller/s has/have paid the water taxes and dues payable to the Municipal Corporation and the society maintenance and other charges. The Vendor/Seller/s undertakes to pay the entire MSEB electricity consumption charges/bills etc. in respect of the said Flat/Unit till the date of their possession.

7. The Vendor/Seller/s hereby state they have not created any charges, lease, loan, mortgage, with any other financial institutions or otherwise similarly they have not assigned or transferred any right to anyone. As such the said Flat/Unit is free from encumbrances of whatsoever nature.

8. On execution of this deed the Vendor/Seller/s shall handover all the original documents pertaining to the Flat/Unit along with 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 Purchaser/Assignee/s and thereafter mutate the name of the Purchaser/Assignee/s in place of the Vendor/Seller/s in the records of right maintained by the said society and Municipal Corporation and any other local authorities as may be required by the Purchaser/Assignee/s herein.

9. To sell/transfer all the ownership right, title and interest along with construction in the said Flat/Unit. So also the electricity connection, water connection in the name of Purchaser/Assignee/s is the essence of this contract. And the Vendor/Seller/s have promised and assured to fulfill their part of obligation as stated hereinabove.

10. That the Vendor/Seller/s have assured that they have paid all the dues, taxes and amounts payable to all the Govt. and local authorities including income Tax and if any amounts is due and payable the Vendor/Seller/s undertake to clear the same immediately.

11. The Vendor/Seller/s further conversant with the Purchaser/Assignee/s that the said Flat/Unit is self acquired property purchased by him from his own earning and he has each and every right to transfer sell, alienate their membership and ownership right, title and interest in the said Flat/Unit in favour of Purchaser/Assignee/s. The Vendor/Seller/s hereby agreed and conversant with the Purchaser/Assignee/s that they possess a clear marketable title and further indemnify and shall always keep indemnified the Purchaser/Assignee/s from any claim, damage, losses, suits, actions etc. and further convenient that they will clear and remove all the doubts, defects, if any in respect of the title to the said Flat/Unit premises at their own cost, risk and expenses.

12. The Vendor/Seller/s 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 thereto of the Purchaser/Assignee/s without being required to pay extra consideration of whatsoever nature to the

Vendor/Seller/s or any Person /persons claiming jointly or severally or through the Vendor/Seller/s or in trust thereof.

13. The Vendor/Seller/s hereby specifically agree 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/Unit in favor of Purchaser/Assignee/s at no extra cost.

14. The Vendor/Seller/s further admit & acknowledge the receipt of full & final payment against the said Flat/Unit and handed over the title clear vacant & peaceful possession of the said Flat/Unit to the Purchaser/Assignee/s on today.

15. The Purchaser/Assignee/s/Assignee may from time to time and at all times hereafter peacefully and quietly enter upon, occupy or possess and enjoy the said Flat/Unit 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 him the Vendor/Seller/s or their heirs or any of them or by any person or persons claiming or to claim, from, under or in trust for him or any of them.

16. This Deed of Assignment shall always be subject to the provisions contained in the Mah. Ownership of Flat/Units 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 "A"

DESCRIPTION OF THE SAID LAND

All that piece and parcel of property in the village of Narhe, within the jurisdiction of the Sub-Registrar (Haveli, Pune) and the limits of the Pune Municipal Corporation, Taluka Haveli, District Pune; specifically, land comprised in Survey No. 54, Hissa No. 8/1B, having a total area of 00 Hectares 11 Ares and an assessment of Rs. 0.44. Out of this, a plot of land measuring 120 feet (North-South) by 50 feet (East-West)—equivalent to 6,000 square feet or 557.62 square meters—is the subject property, with the following boundaries:

To the east	:	the property of Mr. Popat Dangat and a 15-foot-wide north- south road;
To the south	:	the remaining property;
To the west	:	the property of Mr. Appa Dangat;
To the north	:	the property of Hindustan Steel Yard.

Along With all easement hereditament Other annexed rights.

SCHEDULE "B"

DESCRIPTION OF THE SAID FLAT

Name of the Project	:	'Sadguru Heights'
Floor	:	1st
Flat No	:	02
Built-Up Area of Flat	:	525 sq. feet i.e. (48.79 sq. meters)
parking area of	:	100 sq. feet (9.29 sq. meters).
PMC property No.		P/T/09/32466000
M.S.E.D.C.L records vide consumer No.	:	170570014903

Together with all proportionate rights in common facilities, spaces/land & amenities and along with the hereditaments, appurtenances and easementary rights and right to use paths, ways subways, water channels, drainage, etc. attached thereto.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED AND EXECUTED THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST HEREIN ABOVE WRITTEN.

Signed, Sealed and Delivered

Name of Party and Signature	Left Hand Thumb Impression	Photograph
1.MR.DATTATRAY DNYANDEO JAGTAP (Vendor)		
2.MRS. CHITRA DATTATREY JAGTAP (Vendor)		

1.MR.HARSHDEEP PARAMESHWAR BANSODE (Purchaser)		
2.MRS. SWATI HARSHDEEP BANSODE (Purchaser)		

IN THE PRESENCE OF WITNESS:

1. SIGN :

 NAME :

 ADDRESS:

2. SIGN :

 NAME :

 ADDRESS :