



DEED OF ASSIGNMENT / TRANSFER

THIS DEED OF ASSIGNMENT IS MADE AND EXECUTED AT MULSHI, PUNE ON THIS _____ DAY OF AUGUST IN THE YEAR 2026.

B E T W E E N

MR. SAMPATH KUMAR

Age: 44 years,

PAN: BFPVPS3793D

R/at: 108, Sholur Ooratty, Sholur Post, The Nilgiris, Tamil Nadu 643005.

(Hereinafter referred to as the “**Assignor/Seller/Vendor**” Which expression shall unless it to be repugnant to the context or meaning thereof be deemed mean and include himself, his heir/s and assign/s, nominee/s, legal representative/s etc.)

..... PARTY OF THE FIRST PART

AND

1. MR. SHUBHAM BALKRISHNA DHARERAO

Age: 32 years,

PAN: BVKPD0192E

2. MRS. APURVA NANDKUMAR BAKSHI

Age: 33 years,

PAN: CEQPB7124G

Both R/at: Near D. B. Pawar Chowk, Anand Vikas Chawl Committee, Desai Galli Ramabai Nagar, Ghatkopar East, Mumbai, Maharashtra 400075.

(Hereinafter referred to as the “**Assignee/Purchaser/Vendee**” Which expression shall unless repugnant to the context or meaning thereof shall mean and include himself, their heir/s, executor/s, nominees/s, legal representative/s, assign/s etc.)

..... PARTY OF THE SECOND PART

- **WHEREAS PROMOTER M/S. KOLTE PATIL INTEGRATED TOWNSHIP LIMITED (OLD NAME - KOLTE PATIL I-VEN TOWNSHIP (PUNE) LIMITED)** (hereinafter referred to as the “Said Promoter/Developer/Builder) has vide various Development Agreements read with the Powers of Attorney executed by the present Owners, received development rights in respect of parcels of land admeasuring approximately 1657477 sq. mtrs or thereabouts situate, lying and being at Villages Jambe, Nere and Marunji, Taluka Mulshi, District Pune (more particularly described in the Schedule I hereunder written and hereinafter referred to as "the Larger Land"; & hereinafter referred to as the “Said Land”, vide various Agreements/Sale Deeds & Power of Attorneys’;

- **AND WHEREAS** the Promoter desired to develop the larger land, which more particularly described in scheduled I Written hereunder in terms of notification No. TPS/1804/Pune R.P DCR/UD-13 dated 16/11/2005 Issued By The Urban Development department under government of Maharashtra has sanctioned regulation for development Special township area under the regional plan thereby modifying the regional plan and amending the urban development department notification No.1895/ 227 /CR-26/ 95/ UD-13 dated 25/11/1997 and all its modification and utilized its full potential for such user as may be permissible by law including commercial and residential use.
- **AND WHEREAS** By and under a Letter of Intent I dated 07/06/2008 bearing reference No. PMH/KAVI/1286/2008 and subsequently under Letter of Intent-II dated 03/09/2014 bearing reference No. PMH/KAVI/758/2014 and subsequently under Letter of Intent-III dated 12/04/2018 bearing reference No. PMH/KAVI/677/2018 and subsequently under Letter of Intent-IV dated 27/01/2022 bearing reference No. PMH/KAVI/531/2021 and subsequently Letter of Intent V dated 04/05/2023 bearing reference No. PMH/KAVI/303/2023 and subsequently Letter of Intent - VI dated 17/10/2022 bearing reference No. PMH/KAVI/1726/2022 issued by the Revenue Branch of the Collectorate, Pune, the Larger land is notified as Township Project on the terms mentioned therein.
- **AND WHEREAS** As per issued by the revenue branch of collector Pune, notifying the township project on terms and with respect of the larger land as per the notification No. TPS/1806/53/Case No. 19/06/Navi-13 dated 28/04/2008. Issued by The Urban Development department government of Maharashtra in excursive the powers confirmed under sec, 18(3) the Maharashtra regional town planning act 1966 the Maharashtra government granted permission and declared the project as a special township project hence as per the regulation No. 2 A Of township policy the larger land deemed to have been automatically converted into non-agricultural use.
- **AND WHEREAS** By a Notification dated 26th December, 2016, the term "Special Township Project" was replaced by the term "Integrated Township Project" with effect from 22nd April, 2015. The term Special Township Project shall hereinafter be referred to as "Integrated Township Project" ("ITP");
- **AND WHEREAS** The Government of Maharashtra has amended the Township Policy from STP to ITP all further sanctions will be as per the prevailing rules and regulations of the ITP. The Promoter has been given liberty to either continue the development of Township under the STP or migrate to ITP;
- The Promoter has named the ITP as "Life Republic"
- The Promoter intends to develop the ITP in the form of various Sectors;

- **AND WHEREAS** On account of the vast and enormous layout of the said Larger Land, the Proposed Land Use Map has been divided into various sectors. The Promoter intends to develop one such sector known as 'Sector R16'/'16th Avenue' on a portion of the said Larger Land. The Promoter represents that, prior to the revision of PLU, the area of the said Sector 16/16th Avenue was admeasuring 57080.97 sq. mtrs or thereabouts. Upon revision of the PLU, an area admeasuring 968.98 sq. mtrs has been added to the layout of Sector R16/16th Avenue. As a result thereof, the area of Sector R16/16th Avenue now stands increased to 58049.95 sq. mtrs and more particularly described in the Schedule II hereunder written ("Sector R16 Land/ Project Land");
- **AND WHEREAS** Agreement to Sale executed between the ASSIGNOR/VENDOR and PROMOTER executed on **29/12/2023** in respect of the **Flat No. 1001, Floor No. 10TH Floor**, Building / Tower No- 'J', **area admeasuring 56.69 Sq. Mtr.(Carpet) + Balcony admeasuring 9.00 Sq. Mtr + Utility Area admeasuring 2.88 Sq. Mtr + one covered parking space no, J-227 at parking level 2 + One 2 wheeler parking space no. 118** located at Ground level in '**Sector R16-16th Avenue-AREZO**, Project / Township known as "**LIFE REPUBLIC**" at Village **JAMBE, NERE & MARUNJI**, Taluka Mulshi, District Pune more particularly described in the **Schedule IV** written hereunder and Hereinafter referred to as "**The Said Flat**". The said Agreement is registered in the office of Sub-Registrar **Mulshi (Paud)** at serial No. **1214/2024** bearing registration dated **15/01/2024**;
- **AND WHEREAS** The Promoter has taken Completion Certificate from Pune Metropolitan Region Development Authority, Pune vide no. बीएमयु/मौ. मारुंजी व जांबे, /स.नं. 91/1 व इतर, सेक्टर आर-16/प्र.क्र. 1010/22-23/1062, दिनांक 01/07/2026.
- **AND WHEREAS** the construction of the said flat is completed and possession of the said flat is delivered by the Promoter letter dated _____ to the Assignor.
- **AND WHEREAS** the Builder/Promoter/Declaration formed Society Ltd named "लाईफ रिपब्लिक सेक्टर R 16/ सोळावा अँव्हेन्यु सहकारी गृहरचना संस्था मर्या." "**LIFE REPUBLIC SECTOR R 16/ SIXTEEN AVENUE CO-OPERATIVE HOUSING SOCIETY LTD**" which is registered at **PNA/MSI/HSG/(TC)/23826/2021-22** Dated: **10/02/2022**.
- **AND WHEREAS** the ASSIGNOR agreed to assign their rights and benefits through the said Deed of Assignment to the Assignee and the Assignee agreed to purchase the same on the terms and conditions hereinafter contained:
 - ❖ The Assignor have represented to the Assignee that they have full and absolute rights, title and interest in the said flat and that there is no encumbrance of whatsoever nature on the said flat and the said flat is not the subject matter of any dispute in any court of law and they have not

entered into any sort of agreement/s with the third party in respect of the said flat and there are no claims against the said flat. The Assignor have represented to the Assignee that there is no charge, loan whatsoever on the said flat. The dispute regarding charge, lien, lease, or any encumbrances etc. if any, is found then the Assignor shall clear off the same at his own cost and expenses and shall further indemnify and keep indemnified to the Assignee and the society.

- ❖ Upon execution of the assignment deed of the said flat, all the formalities for becoming member of the Society shall be done by the Assignee who undertake to observe all the rules and regulations of the society and Assignor shall have no objection for the same. The Assignor shall sign any document/s as & when require without any additional cost in favour of the Assignee for perfecting the title to the said flat.
- ❖ Whatever stated elsewhere in this Deed of Assignment the Assignee herein is second Purchaser of the said flat. And the Assignor and the Assignee have given their expression and understanding that, the promoter is floating ownership flat scheme as per Special Township Regulations under Maharashtra Regional Town Planning Act, 1966 and the said Flat as well as the said building are the part of the said township and the Assignee have also got himself satisfied in respect of the same and also the title of the Assignor to the said flat. The Promoter sought various approvals, permissions such as Environmental clearance, Fire NOC, Water permission, N.A. permission, Layout and Building plans sanctions etc. from various departments and authorities from time to time and the contents and ratio of the said orders, permissions, approval shall always binding on the Assignee and further all agreements, earlier documents, writings, flat agreement etc. & the contents therein shall always be binding on Assignee.
- ❖ That the Assignee will enjoy all rights & facilities appurtenant to said flat upon execution of this Deed of Assignment subject to all obligations, rules, regulations, bye-laws framed time to time by the said Society or the concern statutory authorities.
- ❖ This present shall always be subject to the provisions and regulations framed for Special Township Schemes under the Maharashtra Regional Town Planning Act, 1966, of The Maharashtra Ownership Flats Act, 1963, and of the Maharashtra Co-op. Societies Act, 1960 and the rules made there under and will be always binding on Assignor and Assignee.
- ❖ **AND WHEREAS** the Assignor are the exclusive owner of the said flat and entitled to sale, assign, convey and transfer all their rights, title and interests in respect of the said flat.
- ❖ **AND WHEREAS** the Assignee are in need of the flat in the area where the said flat is located and therefore approached the Assignor for purchase of the said flat. Hence the Assignor has shown their readiness and willingness to assign, transfer, convey or sell said flat with the consent of consenting party for a Total Consideration **Rs. 72,00,000/- (Rs. Seventy Two Lakh Only).**

❖ **AND WHEREAS** the Assignor have thus sold, assigned, conveyed, transferred the said flat & all their direct & indirect rights, title and interests in respect of the said flat herein and Assignee have purchased, acquired the same from the Assignor on the following terms & conditions:

NOW THEREFORE THIS DEED OF ASSIGNMENT WITNESSETH AS UNDER:-

1. The Assignee have paid to the Assignor the said consideration in the following manner:

a) ₹ 1,00,000/- (₹ **One Lakh Only**) via online bank transfer ref. No. **FHL7923409** dated **17/08/2026** through **ICICI Bank**, in the name of Vendor/Seller herein by the Vendee/Purchaser herein and the Receipt of which is hereby acknowledged by the Vendor/Seller herein and no separate Receipt is required for the same.

b) ₹ _____ /- (₹ _____ **Only**) via online bank transfer ref. No. _____ dated _____ from _____ **Bank**, in the name of Vendor/Seller herein by the Vendee/Purchaser herein and the Receipt of which is hereby acknowledged by the Vendor/Seller herein and no separate Receipt is required for the same.

c) ₹ _____ /- (₹ _____ **Only**) via Bankers Cheque/DD No. _____ dated _____ from _____ **Bank, (Subject to Realization)** in the name of Vendor/Seller herein by the Vendee/Purchaser herein and the Receipt of which is hereby acknowledged by the Vendor/Seller herein and no separate Receipt is required for the same.

Rs. 72,00,000/- (TOTAL CONSIDERATION AMOUNT RS. SEVENTY TWO LAKH ONLY)

2. The payment and receipt whereof the Assignor both hereby owned, admitted, acknowledged, accepted and from the same and every part thereof and both hereby acquitted, released, discharged and exonerated the said flat, more particularly described in SCHEDULE "IV" written hereunder.
3. The Assignor hereby handed over all the original documents like Agreement along with Index II & Registration receipt dated **15/01/2024** possession letter dated _____ and Promoter/Society transfer NOC in respect of the said flat dated _____.
4. The VENDOR / SELLER has on execution hereof handed over, actual, vacant, physical and peaceful possession of the said Flat to the Purchaser as absolute owner thereof.

5. The Assignor hereby further declares that the said flat is free from any encumbrances and doubts and except the Assignor no other person/s has/have any right, title and interest of whatsoever nature in the said flat and the same is free from all encumbrances and doubts.
6. The Assignor hereby covenants to the Assignee that they have all legal rights to transfer, assign, sell, convey or otherwise deal with and/or dispose of the said Flat.
7. The Assignor hereby assures the Assignee that the said flat is not mortgaged with any financial institution or bank or any individual/s and the Assignor has not created any kind of charge or encumbrances on the said Flat. The Assignor both hereby represents, assures and covenants to the Assignee that the said flat is free from all charges, encumbrances of whatsoever nature, however, if any charge, encumbrance or any previous dues are found to be due, the same shall be removed, cleared, paid and discharged by the Assignor alone.
8. The said Assignor hereby assured and covenant to Assignee that they have paid property Tax (If any), MSEB (Electricity) bill, maintenance and any other Cess and taxes up to the execution & registration of this Deed of this present along with the amount of VAT, Service Tax, any other cess and taxes. And thereafter same shall be payable by the Assignee.
9. It is hereby agreed by and between parties that the Assignee will record his name to the MSEB meter, Property Tax and any other concern departments at their own expenses and Assignor shall co-ordinate and/or give signatures and his NOC, at no additional consideration.
10. The Assignor further declares that they have good and marketable title to the said flat and that they have not done anything whereby it is prevented from transferring the said Flat to the Assignee and that the said Flat is not subject matter of any litigation in any court of law in India and that there are no impediments of whatsoever nature for transfer/assign of the said Flat in favors of the Assignee.
11. That the Assignee shall and may at all times hereafter peacefully and quietly enter upon have hold occupy, own, possess and enjoy the said flat and benefit without any suit, eviction, interruption, claim and/or demand whatsoever from or by the Assignor and/or his legal representative/s, legal heirs, successors, Nominee and permitted Assignor, executor/s, administrator/s or any of them or any person lawfully and/or equitably claiming by/under or in trust for them or any of them and the Assignor further undertake that if any claim or obstruction etc. is raised by any person to the lawful enjoyment of the said flat by the Assignee for the period being Assignor in capacity as the owner of the said flat, the same shall be removed by the Assignor at his own risk and cost.

12. STAMP DUTY PARTICULARS:

That the parties hereto state that the Stamp Duty which is paid towards this present INDENTURE of DEED OF ASSIGNMENT is paid as per the prevailing present Market/Government Rate in the subject locality which

is true and fair market value of the said **Flat**. However, as the consideration amount is **Rs. 72,00,000/- (Rs. Seventy Two Lakh Only)** which is **MORE** than the Government Valuation, thus the **Vendee** herein have paid the proper Stamp Duty of **Rs. 4,32,000/-** as per the Present Current Market Rate by getting duly franked from the Authorities Concerned and the Stamp duty for these present INDENTURE of DEED OF ASSIGNMENT is been paid as per relevant provisions of Article 25 of the Bombay Stamp Act of 1958, for this DEED as per today Market Rate at the Rate of **6%** and **Rs. 30,000/-** as Government Registration Charges.

NOTE: - It is to be noted that we the parties herein i.e. The SELLER and the Purchaser do hereby state and declare that each recital of this said INDENTURE of DEED OF ASSIGNMENT is made as per the terms and conditions negotiated between us. That we have gone through each important recitals of this indenture agreement to sale, and hence we have signed herein under unto the day and month set forth as above.

S C H E D U L E – I
(Description of Larger Land)

All that piece and parcel of land bearing S. No. New 86 (Old S. Nos. 78/1 part, 80 part, 81/1/A part, 81/1B, 81/2, 82/1 part, 82/2, 82/3, 83 part, 86, 107/1, 107/2 part, 110/1A part, 110/2 part, 110/1/B part, 111/1A/1 part, 111/1A/2 part, 111/1B part, 111/2 part, 112/1 part, 113/1A/1 part, 113/1A/1B/1 part, 113/1A/1B, 113/2, 113/1A/2, 113/1B, 114/1 part, 114/2, 115/1part, 117 part, 118/1 part, 120/3, 121 part, 122, 123), New 74/B (old S. No. 74/2, 74/3, 74/9/2), 74/7 (Part), 74/8, 74/9/1(Part), 78/1Part, 80 part, 81/1/A part, 82/1 part, 83 Part, 85/1, 102/1, 107/2 part, 110/1/B part, 111/1A/1 part, 111/1A/2 part, 111/1B part, 111/2 part, 113/1A/1 part, 113/1A/1B/1 part, 115/1 part, 117 part, 118/1 part, 121 part, 77/1(Part), 77/2, 78/1 (part), 80/1(Part), 83/2(Part), 90/7/1, 90/9, 90/10, 91/1(Part), 91/2, 91/3, 91/4, 91/5, 91/6, 91/7 (Part), 91/8, 91/9, 92/1A, 92/2A (Part), 92/3, 92/4, 92/5, 92/6(Part), 92/7, 92/8 (Part), 93(Part), 95, 96/1/1 (Part), 96/1/2 (Part), 96/1/3, 96/2/1, 96/2/2 (Part), 96/3 (Part), 96/4 (Part), 96/5/2 (Part), 98 (Part), 98/2, 100/1/1, 100/1/2, 100/2, 101 (Part), 112/1 (Part), 112/2, 114/1 (Part), 119, 120/1, 120/2, 120/4/1, 120/4/2, 124/1/1, 124/1/2, 124/2, 125/1, 126/1 (Part), 126/2, 127/1/1, 127/1/2 (Part), 99/1/2 (Part), 113/1A/1B/1B (Part), 131/8 (Part), 131/9, 131/10, 102/2 (Part), 126/2/1, 73/9, 87/2, 129/2/1, 130/2/2(Part),130/3/1(Part), 92/7/1(Part), 92/8/1(Part), 96/1/1(Part), 96/1/2/1(Part), 96/1/3(Part), 92/96/1/B/1, 24/3, 24/5, 25/1, 25/2, 26/1, 26/2, 26/4, 26/5, 26/6, 27/1, 27/3 (Part), 69/1, 69/2/1, 69/2/2, 69/2/3, 69/2/4, 69/2/5, 69/2/6, 69/2/7, 69/2/8, 71 (Part), collectively admeasuring 1657477 Sq. Mtrs. lying, being and situated at Mouze Jambe, Nere & Marunji respectively, Tal. Mulshi, Dist. Pune. (Maharashtra).

S C H E D U L E – II
(Sector R-16 Land/ Project Land)

All that piece and parcel of the property i.e. Sector 16, known as "16th AVENUE" which is to be constructed on the part of the land described in the First Schedule

written herein above on the portion of land admeasuring 58049.95 Sq. Mtrs. out of S. Nos. 91/1 Part, 91/2, 91/3, 91/4 Part, 91/5, 91/6, 91/7 Part, 91/8, 91/9 and 92/1A (Part) which is shown on the plan annexed hereto by red colour boundary line and bounded as under-

ON THE EAST : BY Township Boundary and S. No. 91(P), PCMC Punawale
ON THE WEST : BY Township Boundary
ON THE SOUTH : BY 18 Mtr. Wide RP Road
ON THE NORTH : BY Township Boundary and S. Nos. 52(P), 53(P), 54(P)

S C H E D U L E - III
(Project 5 Land)

Portion of the land described in the Schedule II hereinabove written bearing S. Nos. 91/1 Part, 91/2, 91/3, 91/4 Part, 91/5, 91/6, 91/7 Part, 91/8, 91/9 and 92/1A (Part) which portion admeasures 14936.97 Sq. Mtrs. and is shown in yellow colour boundary line on the sanctioned plan annexed hereto.

S C H E D U L E - IV
(Description of Flat)

All the peace or parcel of Residential Premises being a **Flat No. 1001, Floor No. 10TH Floor**, Building / Tower No- 'J' **area admeasuring 56.69 Sq. Mtr.(Carpet) + Balcony admeasuring 9.00 Sq. Mtr + Utility Area admeasuring 2.88 Sq. Mtr + one covered parking space no, J-227 at parking level 2 + One 2 wheeler parking space no. 118** located at Ground level in ‘**Sector R16-16th Avenue- AREZO**, Project / Township known as “**LIFE REPUBLIC**” at Village **JAMBE, NERE & MARUNJI**, Taluka Mulshi, District Pune and outside the jurisdiction & limits of Pimpri Chinchwad Municipal Corporation AND within Limits of Zilla Parishad Pune, Panchayat Samiti Mulshi AND within jurisdiction of Office of Sub Registrar Mulshi, District Pune.

IN WITNESS WHEREOF THE PARTIES TO THIS INDENTURE HAVE SET THEIR RESPECTIVE HANDS ON THE DATE, MONTH AND YEAR WRITTEN ABOVE.

L. H. THUMB	SIGN	PHOTO

MR. SAMPATH KUMAR
ASSIGNOR/SELLER

L. H. THUMB	SIGN	PHOTO

1. MR. SHUBHAM BALKRISHNA DHARERAO
ASSIGNEE/PURCHASER

L. H. THUMB	SIGN	PHOTO

2. MRS. APURVA NANDKUMAR BAKSHI
ASSIGNEE/PURCHASER

WITNESS:-

1)

Sign:

Name:

Address:

2)

Sign:

Name:

Address: