

DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT IS MADE AND EXECUTED AT PUNE ON THIS DAY OF AUGUST 2026.

BETWEEN

SMT. JIJABAI VITTHAL GOGAWALE

Age: 72 Years, Occupation – Retired,

PAN: EQXPG5102G, Aadhar No. 4551 1935 4020,

Resident at: - W/o. Vitthal Gogawale, A/P. Shindewadi, Tal – Bhor, Pune 412205.

hereinafter referred to as the **“VENDOR/ASSIGNOR”** (Which expression shall unless it be repugnant to the context mean and include herself individually, her respective heirs, executor, administrator, assigns, etc.)

..... PARTY OF THE FIRST PART;

AND

SHRI. KHANDERAV UTTAM JAGTAP

Age: 26 Years, Occupation: - Service,

PAN: CBNPJ3849L, Aadhar No. 3718 6930 0722,

Residing at: S/O: Uttam Jagtap, Gaonthan, Varkute Malavadi Tal. Man, Satara, 415509.

hereinafter referred to as the **“THE PURCHASER/ASSIGNEE”** (Which expression shall unless it be repugnant to the context mean and include himself individually, his respective heirs, executor, administrator, assigns, etc.)

..... PARTY OF THE OTHER PART;

WHEREAS, the Transferors/Assignors are seized and possessed of or otherwise well and sufficiently entitled **Flat No. 1008**, on the **Tenth Floor** admeasuring carpet area 37.51 Sq. Mtrs., and Terrace area 6 Sq. Mtrs. i.e. Total area 43.51 Sq. Mtrs. in the

‘Building A’ in the society known as **“Lushlife Impero Building A Co-operative Housing Society Ltd.”** along with Car parking space no. A-31 on constructed the land property bearing Sr. No. 22/3 (P), 22/2/1 (P), 22/2/2/1, 22/2/2/2 and 22/5/1/1 (P), situated at Autade Handewadi, Tal. Haveli, Dist. Pune and within the assurances of Sub Registrar Office Haveli No. 1 to 27 and within the limits of Pune Municipal Corporation Pune (hereinafter referred to as the **“Said Flat”** and more particularly described in the **SCHEDULE** hereunder written);

AND WHEREAS, the Shri. Dada C. Hande and others assigned the development rights of the said property to M/s. Lushlife Real Estate LLP through Partner Mr. Rohan Gul Malani separate agreements of Development Rights of FSI / FAR and power of attorneys registered at the office of the Sub-Registrar Haveli Pune.

AND WHEREAS thereafter, the Pune Municipal Corporation sanctioned and approved the plans and specifications of the building/s to be constructed on the said Property, vide Commencement Certificate No. 1349/19-20 dated 17/06/2020;

AND WHEREAS, the M/s. Lushlife Real Estate LLP has completed the construction of the building on the said land and the concern authorities of the corporation has issued Occupation certificate to the said Shri. Prabhu Hande through M/s. Lushlife Real Estate LLP bearing Occupancy/Completion Certificate No. 1349/19-20 dated 16/03/2022;

AND WHEREAS, the said M/s. Lushlife Real Estate LLP with others flat members had formed society namely as **“Lushlife Impero Building A Co-operative Housing Society Ltd.”** Bearing Society Registration No. PNA/PNA(4)/(HSG)/TC/(25583/2023-24 dated 27/06/2023 and said Society had issued Shares Certificate No. share bearing no. to for the said flat on dated/.../.....;

AND WHEREAS, the herein Mr. Ramesh Dhnyanoba Hande and Mr. Ashok Dhnyanoba Hande and Mr. Suresh Dhnyanoba Hande had purchased the said flat from M/s. Lushlife Real Estate LLP through Partner Mr. Rohan Gul Malani and others by an Agreement dated 01/06/2025 bearing registration number Haveli No.23, at Sr. No. 13499/2025 also the said M/s. Lushlife Real Estate LLP through Partner Mr. Rohan

Gul Malani handed over the possession of the said flat to the Mr. Ramesh Dhnyanoba Hande and Mr. Ashok Dhnyanoba Hande and Mr. Suresh Dhnyanoba Hande herein by Possession letter on dated/..../.....;

AND WHEREAS, the Maharashtra State Electricity Distribution Co. Ltd. issued Electricity Bill to the Said Flat under Meter Number Consumer Number

AND WHEREAS, Pune Municipal Corporation, Pune had issued Property Tax Bill to the Said Flat Bearing Tax Receipt No.;

AND WHEREAS, the herein Mrs. Jijabai Vitthal Gogawale had Gift the said flat from her brothers Mr. Ramesh Dhnyanoba Hande and Mr. Ashok Dhnyanoba Hande and Mr. Suresh Dhnyanoba Hande by a Gift Deed dated 16/07/2025 bearing registration number Haveli No.12, at Sr. No. 14017/2025 also the said Donor handed over the possession same;

AND WHEREAS, the Vendors/Assignors herein, for their own reasons, decided to sell/dispose off the Said Flat and the Purchaser/Assignee, who came to know about the intention of the Vendors/Assignors to sell the Said Flat, approached the Vendors/Assignors. Thereafter, negotiations took place between the Vendors/Assignors and the Purchaser/Assignee were satisfied that the price offered by the Purchaser/Assignee was good and attractive considering the prevailing market rates and accordingly the Vendors/Assignors decided to sale/transfer/convey/assign the Said Flat to the Purchaser/Assignee at and for the total price of **38,00,000/- (Rupees Thirty-Eight Lakh Only)**;

AND WHEREAS, the Vendors/Assignors herein have assured the Purchaser/Assignee that they have **paid all outgoings** including rates, cesses, assessments, taxes, and all other dues in respect of the Said Flat till the day of execution of these presents and they do hereby indemnify and henceforth will keep indemnified

the Purchaser/ Assignee herein against any claim made for any period prior to the date of execution of these presents;

AND WHEREAS, the Vendors/Assignors agreed to sell, transfer, convey, and assign all their membership and other rights in respect of the Said Flat together with the Said Flat unto and in favor of the Purchaser/Assignee and after verifying and satisfying themselves agreed and decided to purchase and acquire from the Vendors/Assignors herein all his right, title, and interest in the Said Flat;

AND WHEREAS, the parties hereto have performed their respective covenants and they are now desirous of completing this Sale transaction and the Vendors/Assignors has decided to convey to the Purchaser/Assignee and is accordingly hereby conveying the Said Flat together with the membership and all other rights in respect of the same unto and in favour of the Purchaser/Assignee forever, hence these presents.

NOW, THEREFORE, THIS DEED OF ASSIGNMENT WITNESSETH AS UNDER:

TRANSFER: In consideration of **38,00,000/- (Rupees Thirty-Eight Lakh Only)** paid by the Purchaser/Assignee to the Vendors/Assignors as per the payment schedule herein written, the Vendors/Assignors do hereby transfer/convey/sell/assign and grant all their rights, title, and interest, etc. in respect of the Said Flat along with the possession and all other rights in respect of the Said Flat unto and in favor of the Purchaser/Assignee absolutely and forever.

1. PAYMENT SCHEDULE:

Rs./-	Rupees only paid by the Purchaser to the Vendor by D.D. No., dt./08/2026, Drawn on
Rs./-	Rupees only paid by the Purchaser to the Vendor by D.D. No., dt./08/2026, Drawn on

Rs. 38,00,000/-	(Rupees Thirty-Eight Lakh Only)
-----------------	---------------------------------

2. **PAYMENT RECEIPT:** The total agreed consideration of the Said Flat is paid by the Purchaser/Assignee herein to the Vendors/Assignors herein. The Vendors/Assignors hereby admit and acknowledge the receipt of the agreed total consideration of **38,00,000/- (Rupees Thirty-Eight Lakh Only)** paid by the Purchaser/Assignee herein to the Vendors/Assignors in full and final accord and no any sort of complaint of payment of whatsoever nature is raised by the Vendors/Assignors with regard to any amount in respect of the Said Flat and no separate receipt is required in that behalf. The Vendors/Assignors confirm that the entire consideration is paid by the Purchasers/Assignees to the Vendors/Assignors in aforesaid proportion at the request of the Vendors/Assignors and the Purchaser/Assignee are hereby discharged from the same forever.

3. **POSSESSION:** The Vendors/Assignors have granted, delivered, and handed over the actual, physical, vacant, and peaceful possession of the Said Flat to the Purchaser/Assignee and the Purchaser/Assignee have received and accepted the same from the Vendors/Assignors at the time of execution of the present Deed.

4. **VENDORS/ASSIGNORS ASSURANCES:**

(a) The Vendors/Assignors covenant with the Purchaser/Assignee that the Vendors/Assignors are the absolute owner of, is well seized and possessed of, and is sufficiently entitled to the Said Flat and he is fully entitled/competent to transfer/sell/convey/assign all his rights, title, and interest in respect of the Said Flat along with all rights, etc. mentioned herein to the Purchaser/Assignee. The Vendors/Assignors also declare that the Said Flat or any part thereof has neither been a subject matter of any acquisition, requisition, order of any authority, nor the Vendors/Assignors have received until today, any notice of acquisition, requisition, or reservation from any authority. The Vendors/Assignors further covenant that heretofore they have not, in any manner whatsoever, assigned and/or transferred and/or agreed or promised orally or in writing to assign and/or transfer their rights, title, and

interest in the Said Flat to any other person/s, entities, or anybody else and have not created any kind of encumbrance upon the Said Flat or any part thereof. The Vendors/Assignors hereby undertake to indemnify, and shall keep indemnified, the Purchaser/Assignee herein from all the loss/es, damage/s, cost/s, charge/s, expense/s, etc. suffered and/or incurred by the Purchaser/Assignee due to any defect in the title of the Vendors/Assignors in respect of the Said Flat.

(b) The Vendors/Assignors hereby agree and undertake to execute and/or sign, without demanding or expecting and/or accepting, any extra consideration therefor, all the relevant deeds and/or documents and/or applications, forms and/or affidavits, etc. as and when required to do so in future, for the absolute and effectual enjoyment/disposal by the Purchaser/Assignee of all the rights, title, and interest in respect of the Said Flat hereby conveyed in favour of the Purchaser/Assignee.

(c) The Vendors/Assignors hereby declare that, till date, they have fully paid all the dues, maintenance charges, other outgoings, etc. in respect of the Said Flat. **The said Society has given its No Objection Certificate to the Purchaser/Assignee.** The Vendors/Assignors hereby expressly undertake that they shall co-operate with the Purchaser/Assignee at all relevant times so as to enable the Purchaser/Assignee to incorporate their name in various government records as the owner of the said flat.

(d) The Vendors/Assignors hereby declare that, till date, they have paid all the Pune Municipal Corporation, Government taxes, charges, electricity dues, water charges, cess, and all other outgoings, etc. in respect of the Said Flat to various government/semi-government departments, MSEDCL, water department, other concerned bodies. Henceforth, the Purchaser/Assignee shall pay and go on paying all the Pune Municipal Corporation, Government taxes, charges, electricity dues, water charges, cess, and all other outgoings, etc. in respect of the Said Flat to various government/semi-government departments, MSEDCL, water department, other concerned bodies. The Vendors/Assignors does hereby agree that if any arrears in respect of any of the aforesaid dues, etc. for the period prior to the date of handing over of the possession of the Said Flat arise, then the Vendors/Assignors shall pay the same and shall always indemnify and keep indemnified the Purchaser/Assignee against the same. The Vendors/Assignors covenant with the Purchaser/Assignee that now the

Purchaser/Assignee have become entitled to get their name entered in the relevant records of Pune Municipal Corporation, Electricity Department, Tax Department, Water Department, and other Local Authorities, etc. as the Owners/Occupiers/Possessors of the Said Flat.

(e) The Vendors/Assignors have hereby transferred unto the Purchaser/Assignee all the rights, title, and interest in respect of the Said Flat which they have got under the aforesaid Agreement dated 01/06/2025 bearing registration number HVL-23/13499/2025 and Gift Deed dated 16/07/2025 bearing registration number HVL-12/14017/2025. The Vendors/Assignors hereby assure and declare that they will co-operate with the Purchaser/Assignee and sign all the forms, documents, papers, applications, etc. to enter the name of Purchaser/Assignee as the owner/occupier of the Said Flat in all government and non-government records, schemes, tax, electricity, gas, water, etc. and for any and all other purpose/s as may be required from time to time without taking/claiming/expecting any extra consideration/charges therefor, monetary or otherwise.

(f) The Vendors/Assignors hereby unconditionally transferred and delivered the Said Flat along with all other rights, interest, and all the benefits attached thereto to the Purchaser/Assignee along with all the present and future benefits and without reserving any right, title, or interest therein.

(g) The Purchaser/Assignee are now entitled, peacefully and quietly, to hold, enter upon, occupy, possess, enjoy, and dispose off, etc. the Said Flat along with all the rights, etc. in respect of the same and also to receive rent, profits, etc. therefrom without any suit, eviction, claim, or demand of whatsoever nature from the Vendors/Assignors or anybody claiming through, for, or under the Vendors/Assignors.

(h) Notwithstanding what is stated in clause (5) above and elsewhere in the document, Purchaser/Assignee have independently verified the title of Vendors/Assignors to the Said Flat, and Purchaser/Assignee have got themselves satisfied about the title of the Vendors/Assignors to the said Flat and upon satisfaction of the same they have entered into this Deed.

5. The Vendors/Assignors herein have hereby transferred, conveyed, delivered in favor of the Purchaser/Assignee herein the following properties in furtherance of the transfer of the Said Flat free from encumbrance, claim, demand, etc. of whatsoever nature:
- (i) The rights to the existing electricity connection, water connection, and other services and facilities, if any, related to the Said Flat;
 - (ii) All the deposits/amounts paid for/standing to the credit of the Vendors/Assignors with the Developer, Society, MSSEDCL, Municipal Corporation, Pune Municipal Corporation, Water Department, etc. in respect of electricity connection, society amounts, water connection, corpus deposit, maintenance, infrastructure charges, any taxes, any other services or facilities, and in any other funds, etc. raised/maintained in respect of the Said Flat.
6. This Deed of Transfer shall be subject to the provisions of *The Maharashtra Co-Operative Societies Act, 1960* and *other applicable laws*, and *rules* made thereunder.
7. The charges/expenses of stamp duty, registration fee, advocate fees and incidental charges of these presents are borne and paid by the Purchaser/Assignee.
8. Both the parties hereto agree to execute, register deed of correction or any other document, etc. necessary, in case any mistake is noticed in the contents of these presents or in the title documents of the Said Flat that too without any delay and consideration.
9. The recitals and all contents hereof form integral part of these presents and shall be read accordingly.
10. Except where the context otherwise requires, references to one gender include all genders and the singular includes the plural and vice versa.
11. References to persons include companies, corporations, partnerships, associations, and other organizations, etc.
12. These presents shall always remain binding upon all the parties hereto and their respective legal heirs, executors, administrators, assigns, etc.

13. Except where the context otherwise requires, references to one gender include all genders and the singular includes the plural and vice versa. Except where the context otherwise requires, references to persons include companies, corporations, partnerships, associations, and other organizations, etc.

14. **INTERPRETATION:**

All the parties hereto do hereby specifically agree that the widest possible interpretation shall be given to these presents considering the real intention of the parties. The parties further confirm that if two or more interpretations are possible in respect of these presents or anything contained herein, then before choosing any of those interpretations, regard must be had to the fact that the Purchasers has paid the entire agreed consideration and has purchased said flat bona fide and in good faith relying on the assurances given by the Vendors.

15. **STAMP DUTY AND REGISTRATION CHARGES:**

That the required stamp duty and registration fees are paid by the Purchasers/Assignees herein at the time of Registered Document.

SCHEDULE I
(DESCRIPTION OF THE SAID LAND)

ALL THAT PIECE AND PARCEL OF land bearing Sr. No. 22/3 (P), 22/2/1 (P), 22/2/2/1, 22/2/2/2 and 22/5/1/1 (P) total area admeasuring 4129.90 Sq. Mtrs, situated at Autade Handewadi, Tal. Haveli, Dist. Pune, within the limits of Pune Municipal Corporation, District Pune.

SCHEDULE II
(DESCRIPTION OF THE SAID FLAT)

ALL THAT PIECE AND PARCEL OF Flat No. 1008, on the **Tenth Floor** admeasuring carpet area 37.51 Sq. Mtrs., and Terrace area 6 Sq. Mtrs. i.e. Total area 43.51 Sq. Mtrs. in the **‘Building A’** in the society known as **“Lushlife Impero Building A Co-operative Housing Society Ltd.”** along with Car parking space no. A-31 on constructed the land property bearing Sr. No. 22/3 (P), 22/2/1 (P), 22/2/2/1, 22/2/2/2 and 22/5/1/1 (P), situated at Autade Handewadi, Tal. Haveli, Dist. Pune and within the assurances of Sub Registrar Office Haveli No. 1 to 27 and within the limits of Pune Municipal Corporation Pune.

TOGETHER WITH ALL FIXTURES, FITTINGS, ELECTRIC METER, WATER CONNECTION, APPURTENANCES, AMENITIES AND COMMON FACILITIES IN THE BUILDING AND COMMON RIGHTS ATTACHED THERETO

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR
RESPECTIVE HANDS AND HAVE SIGNED THESE PRESENTS AT
PUNE ON THE DAY AND THE YEAR FIRST HEREIN ABOVE
WRITTEN.**

**SMT. JIJABAI VITTHAL GOGAWALE
(VENDOR)**

**SHRI. KHANDERAV UTTAM JAGTAP
(PURCHASER)**

WITNESSES:

1. Signature	:	2. Signature	:
Name	:	Name	:
Address	:	Address	: