

|| Shree Ganesh ||

DEED OF TRANSFER

THIS **DEED OF TRANSFER** is made and executed at Pune, on ___th Day of August 2026...

BETWEEN

MR. VIKRAM BHATT

S/O. BAL KRISHNA BHATT

Age. 47years, Occ. : Service

PAN NO. AKBPB6054C

UID NO.

R/at: Lamba 21, Omaxe Riviera, Rudrapur,

Udham Singh Nagar, Uttarakhand - 263153

Hereinafter called the “VENDOR”

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators, assigns from time to time) of the FIRST PART.

AND

1. MR. JOGINDERSINGH G KHASRIYA

Age. 54years, Occ. : Service / Business

PAN NO. BFTPK8319F

UID NO. 4415 3073 9606

R/at: S. No. 56/3/9, Balaji Nagar,

Near Gurudwara, Wadgaon Sheri,,

Pune 411 014

2. MRS. DALJEET KAUR JOGINDDER SINGH KHASRIYA

Age. 54years, Occ. : Service / Business

PAN NO. BHBPK1493G

UID NO. 4959 2598 7891

R/at: S. No. 56/3/9, Balaji Nagar,

Near Gurudwara, Wadgaon Sheri,,

Pune 411 014

Herein after called the "**PURCHASER**"

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators, assigns from time to time) of the SECOND PART...

WHEREAS, all that piece and parcel of land bearing (a) Survey No. 9 to 14, Hissa No. 1/39, area adm. 00H. 79R., (b) Survey No. 9 to 14, Hissa No. 1/42, area adm. 00H. 79R., (c) Survey No. 9 to 14, Hissa No. 1/43, area adm. 00H. 79R., (d) Survey No. 9 to 14, Hissa No. 1/45, area adm. 00H. 79R., and (e) Survey No. 9 to 14, Hissa No. 1/46, area adm. 00H. 79R., (f) Survey No. 9 to 14, Hissa No. 1/37, area adm. 00H. 79R., (g) Survey No. 9 to 14, Hissa No. 1/38, area adm. 00H. 79R., (h) Survey No. 9 to 14, Hissa No. 1/40, area adm. 00H. 79R., (i) Survey No. 9 to 14, Hissa No. 1/41, area adm. 00H. 79R. and (a) Survey No. 9 to 14, Hissa No. 1/44, area adm. 00H. 79R., i.e. total area adm. 79115.95 Sq.mtrs. (79000 Sq.mtrs. as per 7/12 extract), situated at Village Mundhwa (Keshavnagar), Taluka - Pune City, Dist. - Pune and more particularly described in the schedule "I" hereunder written (hereinafter referred to as "The Said Land") is developed by Pune Projects LLP, a limited liability partnership firm. (hereinafter called as the "Promoter / Developers")

AND WHEREAS, the promoter have obtained from the Asst. Director, Town Planning Department, Pune the sanction of the Building Plans of the Buildings which were constructed on the said land vide sanctioned No. Layout / NABP / Mouje Mundhwa / Tal. Haveli / S. No. 9 to 14 (pt), Hissa No. 1/39 to 1/46 / SSP/1127 dated 25/02/2015.

AND WHEREAS, the said promoter/developer planned out a scheme of ownership flats, and accordingly the promoter has filed an application to the Collector, Pune for obtaining the N.A. permission and after going through all the related documents Hon'ble Collector, Pune in exercise of the power vested in him under section 44 of Maharashtra Land Revenue Code 1966 pass an order granting N.A. permission for construction of residential building bearing its Order No. PMN/NA/SR/04/2015 dated 23/03/2015.

AND WHEREAS, the promoter has got revised plan sanctioned from the Pune Metropolitan Regional Development Authority, Pune vide commencement Certificate bearing No. BHA / Mouje Mundhwa /S. No. 9 to 14, Hissa No. 37 to 46 / Case No. 3433 dated 17/02/2016 and from the Pune Municipal Corporation vide Commencement Certificate No. CC/2810/2021 dated 21/12/2021.

AND WHEREAS, the said builder/developer completed the construction work of the proposed buildings as per the sanctioned plans of Pune Municipal Corporation and accordingly obtained Occupancy Certificate bearing No. occ/0277/25 dated 10/06/2025.

AND WHEREAS promoter alone has sole and exclusive rights to sell the flats / shops/ offices in the constructed building and to entered in to agreement with the purchasers and to receive the sale price in respect thereof;

AND WHEREAS the promoter transferred **Flat No. B-1-611, on the Sixth Floor, in Building No. B-1, Carpet area adm. 25.07 Sq.mtrs. with Balcony area adm. 2.49 Sq.mtrs. & Balcony / Terrace area adm. 2.66 Sq.mtrs., situated in the project known as “PURVA SILVERSANDS”** and more particularly described in the schedule hereunder written (hereinafter referred to as the “Said Flat”) in favour of present vendor by virtue of agreement dated 14/10/2017 which has been registered in the office of the Sub-registrar Haveli No. XXIII, Pune vide its serial No. 11593/2017, and accordingly the present vendor became the legal possessor and owner of the said flat having actual and physical possession over the same.

AND WHEREAS, as per the agreement executed between the vendor and promoter the present vendor had paid the entire consideration amount in respect of the said Flat to the said Promoter and hence the said Promoter had handed over the peaceful possession of the said Flat to the vendor herein and since then till today the vendor is in actual possession and in occupation of the said Flat. And present vendor has full right to dispose off the said flat to any intended purchaser as he think fit and proper.

AND WHEREAS, the vendor is desirous of disposing off the said Flat and the purchaser herein knowing the intention of the vendor, approached the vendor and offered to purchase the said Flat for the total consideration of **Rs. 41,50,000/- (Rupees Forty One Lakhs Fifty Thousand only)** and the vendor have agreed to sell, transfer and assign all his rights title and interest in respect of the said Flat in favour of the purchaser herein for the abovesaid consideration;

NOW THIS INDENTURE WITNESSETH and it is mutually agreed by and between the parties hereto as follows :

1. The vendor has sold, transferred and assigned and the purchaser herein have purchased and acquired the said Flat (more particularly described in the schedule II hereunder written) for the total consideration of **Rs. 41,50,000/- (Rupees Forty One Lakhs Fifty Thousand only)** which the Purchaser has paid to the vendor in following manner :-

Rs. =00 Paid by Cheque No. _____ dated
 _____ drawn on

Rs. =00 Paid by Cheque No. _____ dated _____ drawn on _____

Total Rs. 41,50,000/- (Rupees Forty One Lakhs Fifty Thousand only)

The payment and receipt of **Rs. 41,50,000/-** only, doth hereby admit and acknowledge by the vendor and therefore no separate payment receipt is necessary.

2. The vendor do hereby assure unto the purchaser that the vendor are the sole and absolute owners 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 their right, title, claim and interest in respect of the said Flat in favour of any person whatsoever, nor the vendor have mortgaged, leased out or charged with the said Flat and that the said Flat is free from all

encumbrances, charge, loans, liabilities, mortgaged, lease, lien etc. and the title of the vendor to the said Flat is good, clear and marketable.

3. The vendor having received full and final consideration as aforesaid in the payment of schedule has handed over the vacant, peaceful and physical possession of the said Flat to the purchaser and the purchaser has received the same in presence of the witness and therefore no separate possession receipt is necessary. The vendor undertakes to deliver all the original documents pertaining to the title and ownership of the flat to the Purchaser. Vendor hereby declares that the neither he nor their legal heirs or family members or persons claiming through him shall be entitled to have any claim or interest in the said flat.
4. The vendor further agree and undertake to sign all papers necessary for the transfer of the said flat, shares, membership, electricity meter, municipal tax receipt etc., in the name of the purchaser as and when it is required by the purchaser. The present vendor has paid all dues of taxes and necessary outgoings till today and hereafter it is the liability of the purchaser to pay the same and the present vendor will not held responsible for the same.
5. The vendor further assure that he has paid all the municipal taxes, building maintenance charges, water charges, electricity bills and other outgoings in respect of the said Flat upto-date and the purchaser shall be liable to pay for the same from the date of possession and shall not withhold the same for any reason whatsoever and shall indemnify and continue to be indemnified the vendor in this respect.
6. The purchaser further agree to observe and perform the terms and conditions mentioned in the agreement executed by and between the vendor and promoter/previous purchaser and the stipulations contained therein on their part.
7. The flat Purchaser shall join other flat Purchasers in the building informing and registering the Association of Apartment Owners, or Society or a Limited Company to be known by such name as the Flat Purchasers may decide and for that purpose also from time to time sign and execute the application for registration of the association of Apartments Owners

or Society or the Limited Company and for becoming a member, including the bye-laws of the proposed society and duly fill in sign and return to the vendor within enable vendor to register the organisation of the flat Purchaser under the section 10 of the said act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flat (Regulation of the promotion of construction sale, management and Transfer) Rules 1964. No Objection shall be taken by the Purchaser if any changes or modification are made in the draft bye-laws or the memorandum and or articles of association as may be required to register the cooperative society as the case may be any of the competent authority.

8. That the vendor have agreed to handover all the relevant title documents/deeds in original only after the said transaction is complete and agree to co-operate with the purchaser for obtaining the copies of the documents to obtain loan from any bank or financial institution.
9. The Purchaser shall pay monthly maintenance charge in respect of the said flat to the builder & Promoter payable from time to time till the formation of the society.
10. The vendor hereby assure to the present purchaser that there should be clear passage of movements leading to the said flat without any hindrance or obstructions whatsoever.
11. The Purchaser hereby covenant to the vendor as follows:
 - a) To pay and bear local taxes, water charges and such other levy if any which are imposed by the concerned authority. During the stay of the purchaser in the said flat all taxes, building maintenance etc. will be borne by the purchaser.
 - b) The Purchaser shall observe and perform all the rules and regulation which the society or association of apartment owner, limited company or promoter may adopt at its inception and additions alternation amendments that may be made from time to time for the protection and maintenance of the said building and the flat therein and for observance and performance of the building rules regulation by laws for the time being of the local concerned authority and other public bodies. The flat Purchaser shall observe and perform

all the stipulation and conditions laid down by the society or limited company as aforesaid regarding the occupation and use of flat in the building.

12. This deed always be subject to the provisions of Maharashtra Ownership Apartment Act 1970 and/or Maharashtra Ownership Flats Act 1963, and/or Maharashtra Co.op. Societies Act 1960 and the rules made thereunder from time to time.
13. The expenses such as stamp duty, registration fees, advocate fees and other incidental charges in connection with these deed will be borne by the purchaser only.
14. The stamp duty has been paid on Rs. _____/- as per the provisions of The Maharashtra Stamp Act. 1958 of Sec 25B.

SCHEDULE "I" OF THE PROPERTY

All that piece and parcel of land bearing (a) Survey No. 9 to 14, Hissa No. 1/39, area adm. 00H. 79R., (b) Survey No. 9 to 14, Hissa No. 1/42, area adm. 00H. 79R., (c) Survey No. 9 to 14, Hissa No. 1/43, area adm. 00H. 79R., (d) Survey No. 9 to 14, Hissa No. 1/45, area adm. 00H. 79R., and (e) Survey No. 9 to 14, Hissa No. 1/46, area adm. 00H. 79R., (f) Survey No. 9 to 14, Hissa No. 1/37, area adm. 00H. 79R., (g) Survey No. 9 to 14, Hissa No. 1/38, area adm. 00H. 79R., (h) Survey No. 9 to 14, Hissa No. 1/40, area adm. 00H. 79R., (i) Survey No. 9 to 14, Hissa No. 1/41, area adm. 00H. 79R. and (a) Survey No. 9 to 14, Hissa No. 1/44, area adm. 00H. 79R., i.e. total area adm. 79115.95 Sq.mtrs. (79000 Sq.mtrs. as per 7/12 extract), situated at Village Mundhwa (Keshavnagar), Taluka - Pune City, Dist. - Pune within the local limits of Pune Municipal Corporation, and also within the Jurisdiction of Sub-registrar Haveli No. I to XXVIII, Pune

SCHEDULE "II" OF THE FLAT

Flat No. B-1-611, on the Sixth Floor, in Building No. B-1, Carpet area adm. 25.07 Sq.mtrs. with Balcony area adm. 2.49 Sq.mtrs. & Balcony / Terrace area adm. 2.66 Sq.mtrs., situated in the project known as "PURVA SILVERSANDS" which is situated and constructed on the land more particularly described in the schedule "I" hereinabove written,

alongwith proportionate undivided share in the land and use of common areas, fixture, fittings, MSEB connection, water connection, staircase, Lift, terrace and all other amenities and facilities of the building provided thereon.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and date first hereinabove mentioned.

Sealed Signed and Delivered

withinnamed Vendor

MR. VIKRAM BHATT

S/O. BAL KRISHNA BHATT _____

Sealed Signed and Delivered

withinnamed Purchasers

1. MR. JOGINDERSINGH G KHASRIYA

2. MRS. DALJEET KAUR JOGINDDER SINGH KHASRIYA

Witness :

1. Sign

Name

Address.

2. Sign

Name

Address.