

DEED OF ASSIGNMENT

THIS **DEED** IS MADE & EXECUTED AT PUNE, ON THIS th DAY OF SEPTEMBER, TWO THOUSAND TWENTY – SIX. (**Date: - /09/2026**)

BETWEEN

SQUARE 9 CORPORATION PRIVATE LIMITED
THROUGH ITS DIRECTOR
PAN NO. : AATCS8532R

1) MR. SIDDHARTH ARUN SHAH

Age :- 50 Years, Occupation :- Business,

2) MRS. MAMTA SIDDHARTH SHAH

Age :- 48 Years, Occupation :- Business,

Office Address at :- Office No. 10 on 04th Floor, Siddhi Towers, Sr. No. 5A/1A Kondhwa Khurd, Pune – 411 048.

HEREINAFTER referred to as the “**VENDORS**” and individually referred to as “**THE VENDOR No. 01**”, “**THE VENDOR No. 02**”, and “**THE VENDOR No. 03**”, (Which expression shall unless it be repugnant or contrary to the context or meaning thereof be deemed to mean and include their heirs, nominees, administrators, executors, successors, assigns etc.)

.....**PARTY OF THE FIRST PART**

AND

MR. OM GAJANAN JAWAKE

Age :- 28 Years, Occupation :- Service,

PAN : BTLPJ2058J , Aadhaar No.: 9321 9733 9055

Residing at : GAJANAN, INDUSTRIAL NDT AND INSPECTION SERVICES, SECTOR NO 10 PLOT NO 4/14, BHOSARI PUNE, INDRAYANI NAGAR PCNTDA, Pune City, Pune – 411 026.

HEREINAFTER referred to as the “**PURCHASER**” and individually referred to as “**THE PURCHASER No. 01**”, “**THE PURCHASER No. 02**”, and “**THE PURCHASER No. 03**”, (Which expression shall unless it be repugnant or contrary to the context or meaning thereof be deemed to

mean and include their heir, nominees, administrators, executors, successors, assigns etc.)**PARTY OF THE SECOND PART**

AND WHEREAS the Vendor herein are seized and possessed off or otherwise well sufficiently entitled to the property bearing Residential All that piece and parcel of Residential **Flat No. 508, admeasuring carpet area about 33.12 sq. mtrs., along with attached Terrace admeasuring area 2.52 sq. mtrs., on Fifth Floor, in Building/Wing No. A1, in the scheme known as "NITHYAM"** in society known as **"NITHYAM CO-OPERATIVE HOUSING SOCIETY LIMITED"**, constructed on the land bearing Gat No. 1 to 5/1, 1 to 5/2, 1 to 5/3, 1 to 5/4 (Old No. 1, 2, 3, 4, 5). Situate, lying and 2 being at Revenue Village Charholi Khurd, Taluka Khed, District Pune and within limits of Zilla Paridhad Pune, Taluka Panchyat Samiti Khed, Grampanchyat Charholi Khurd and within the Jurisdiction of Sub-Registrar Khed, Pune (hereinafter referred to as the said flat).

AND WHEREAS the said Gat No.1 consists of Old Survey No.1 which was Patil Vatan Land Inam Class III Land and previously owned by Vatandar Patil Namely Nathu Kusaji Thorve. The said Mr. Nathu Kusaji Thorve Sold the said land to Mr. Sitaram Ganpati Murkute through a registered Sale Deed No 1612/1930 dated 28/5/1930. The Mutation Entry No.706 that Tallu Khandu Pagade is declared as tenant of kondiram Sitaram Murkute under the Tenancy Act. It appears from the Mutation Entry No. 1064 that Tallu Khandu Pagade purchased the Survey No.1 from Kondiram Sitaram Murkute through a registered Sale Deed No. 1464/1952 dated 09/12/1952 which is duly registered at Sub-

Registered Office Khed. The Mutation Entry No.1091 that, SDO Junnar vide order No.WS/V/414, dated 10/03/1953 and Mamledar khed Vide order No.7/53, dated 17/03/1953 Passed an order that the purchaser mentioned in Mutation Entry No.1064 Tallu Khandu Pagade has right to use the Patil Vatan Land Inam Vatan Class III during the lifetime of the Vatandar Patil Nathu Kusaji Thorve and after the death of Vatandar Patil Nathu Kusaji Thorve the said land will herited to his legal heirs only. The Mutation Entry No. 1461 dated 26/05/1964 In 1962 Patil Inam Vatan abolition Act, 1962 was came in the existence on dated 01/01/1963 by which Patil Vatan was abolished by the Maharashtra Government hence the effect of Patil Inam Vatan abolished Act, 1962 was incorporated was said Land on dated 13/07/1963 through which Government of Maharashtra gave a notification that unless and until the Vatandar paid 6 to 12 times ownership payment out of the total amount of assessment of land and re-grant the said land his favour name of Maharashtra Government will be recorded in the ownership column below which the names of current owners will be recorded.

AND WHEREAS, The Mutation Entry No.21, dated 21/04/1969 honorable Tahasildar Khed vide order No. Vatan/Vashi/345/69, dated 09/04/1969 re granted the Patil Inam land New Gat No. 1, 2, 3, 4, 5, 6 having its old Survey No.1/1A/1, 1/2, 1/3, 1/5, 1/B, 1/6 to Housabai Nathu Thorve. Against the said order of Tahasildar Khed the current owner filed an appeal before Hon'ble Commissioner Pune who passed an order No.WTN-P-2-229, dated 05/12/1968 to record the re-grant order in the other rights column of the 7/12 extract of Gat No.1. The

said mutation entry is approved on 29/09/1969. While recording this mutation entry notice was issued to 3 current owner Tallu Khandu Pagade who appeared personally and admitted regarding the order passed by Commissioner Pune.

AND WHEREAS In the year 1968 Smt. Housabai widow of Nathu Thorve filed RCS No.17/1969 before the Civil Judge Junior Division Khed against current owner Tallu Khandu Pagade and other 4 and Kondiba Sitaram Murkute for declaration and injunction in which ordered Passed on dated 20/06/1974 that Hausabai Nathu Thorve is widow of Nathu Kusaji Thorve is directed that she be put in to possession of the suit land evicting current owner. Against the said order current owners Tallu Khandu Pagade and others filed an appeal before Hon'ble District Court Pune No.348/1974, in which on dated 18/09/1976 District Court Pune passed an Order by set aside the decision of lower Court, allowed the appeal with cost. After that Ramdas Pagade and others made an application before Hon'ble Tahasildar Khed & Circle Officer, Alandi on dated 23/04/2014, to remove the name of Nathu Kusaji Thorve and Housabai Nathu Thorve from the other rights column on the 7/12 extract of the said property. On the said application Hon. Tahasildar Khed on dated 15/04/2015 passed an order No. Vatan/SR/396/2015 to remove the name of Nathu Kusaji Thorve and Housabai Nathu Thorve from the other rights Column of Gat No. 1 and if the said land is used for non agriculture purpose there will be liability imposed to pay the amount of 50% of the market value as Najrana Tax to the Govt. The said remark is mentioned on the 7/12 extract in the other rights column

by giving effect through Mutation Entry No. 2480. The said mutation Entry is approved by Circle Officer Alandi dated 30/04/2015.

AND WHEREAS the present owners of land bearing Gat No.1 admeasuring about 00 H 31 R, situated in Village Charholi Khurd, Taluka Khed, District Pune, within the limits of Sub-Registration Office Khed/Chakan, District Pune and within the jurisdiction of Sub-Registration Office of Khed and Chakan, more described in Schedule-I below and referred to as the said property for the sake of brevity. The Builder/ Developers have Development Rights for through various Registered Development Agreements and Power of Attorney from its provisions owners has duly registered with Sub Registrar Khed on dated 12/05/2015 at Sr. No. 3003/2015 and 3006/2015 respectively.

AND WHEREAS the present owners of land bearing Gat No.2 admeasuring about 00 H 21 R, situated Village Charholi Khurda, Taluka Khed, District Pune, within the limits of Sub-Registration Office Khed/Chakan District, Pune and within the jurisdiction of Sub-Registration Office of Khed and Chakan, more described in Schedule-1 below and referred to as the said 4 property for the sake of brevity. The Builder/ Developers have Development Rights for through various Registered Development Agreements and Power of Attorney from its previous owners has duly registered with Sub Registrar Khed on dated 03/09/2015 at Serial No.5616/2015 and 5619/2015 respectively.

AND WHEREAS the present owners of land bearing Gat No.3 admeasuring about 00 H 22 R, Village Charholi Khurda, Taluka Khed, District Pune, within the limits of Sub-Registration Office Khed/Chakan, District Pune and within the jurisdiction of Sub-Registration Office of Khed and Chakan, more described in Schedule-1, below and referred to as the said property for the sake of brevity. The Builder/Developers have Development Rights for through various Registered Development Agreements and Power of Attorney from its previous owners has duly registered with Sub-Registrar Khed on dated 03/09/2015 at Serial No.5614/2015 and 5615/2015 respectively.

AND WHEREAS the present owners of land bearing Gat No.4 admeasuring about 00 H 20 R, Village Charholi Khurda, Taluka Khed, District Pune, within the limits of Sub-Registration Office Khed/Chakan, District Pune and within the jurisdiction of Sub-Registration Office of Khed and Chakan, more described in Schedule-1, below and referred to as the said property for the sake of brevity. The Builder/Developers have Development Rights for through various Registered Development Agreements and Power of Attorney from its previous owners has duly registered with Sub-Registrar Khed on dated 07/08/2015 at Serial No.5310/2015 and 5311/2015 respectively.

AND WHEREAS the present owners of land bearing Gat No.5 admeasuring about 00 H 17 R, Village Charholi Khurda, Taluka Khed, District Pune, within the limits of Sub Registration Office Khed/Chakan, District Pune and within the jurisdiction of Sub-Registration Office of

Khed and Chakan, more described in Schedule-1 below and referred to as the said property for the sake of brevity. The Builder/Developers have Development Rights for through various Registered Development Agreements and Power of Attorney from its previous owners has duly registered with Sub-Registrar Khed on dated 07/08/2015 at Serial No. 5297/2015 and 5298/2015 respectively.

AND WHEREAS order passed by Tahasildar Khed and Sub Divisional Officer Vide S/Kh/D/NA/SR/44/2016 dated 28/06/2016 The Old Gat No. 1,2,3,4 5 and 5 were renumbered as New Gat No.1 to 5/1, 1 to 5/2, 1 to 5/3 and 1 to 5/4 vide Mutation Entry No.3035 dated 07/08/2019.

AND WHEREAS the Promoter has registered the project under provisions of the Act the Real Estate (Regulation & Redevelopment) Act, 2016 with Real Estate Regulatory Authority at Mumbai No. P52100000458.

AND WHEREAS all the partners of the said Builder/Developer firm have agreed in between them to develop the said property by taking permission from the concerned local authority the Non-Agricultural permission from the concerned local authority the Non-Agricultural (Residential) use of Schedule-I property under section 44 of Maharashtra Land Revenue Code, 1966. The Sub-Divisional Officer Khed, Pune has granted permission for Non-Agricultural (Residential) use of Schedule-I property vide Order No. Sakhad/Vishe/SR/44/2016 dated 28/07/2016.

AND WHEREAS the said land has been in Residential Zone as per The Maharashtra Regional and Town Planning Act, 1966 under Sections 44, 45, 58, 69 and under Sections 253 and 254. The Bombay Provincial Municipal Corporation Act, 1949 have taken permission from PMRDA for sanction of proposed construction over Schedule-I property, hence the PMRDA approved the plan of proposed construction and issued by Senior Engineer and Assistant Engineer PMRDA DP BKH/22016/Case No. 117/Khe/Branch Village Charholi Khurd/Gat No. 1, 2, 3, 4 & 5 dated 03/05/2016 and DP/BKH/KHE/Village Charholi Khurd/Gat No. 1, 2, 3, 4 & 5/Case No. 330/16-17 dated 06/11/2019 construct on the said property new multistoried building of ground and various upper floors.

AND WHEREAS Builder/Developer has handed over 707.89 sq.mtrs. for 8 mtrs, road, 288.45 sq.mtrs. area for 4 mtrs. road and 164.03 sq.mtrs. area for 24 mtrs. road total 1160.37 sq.mtrs. area to PMRDA vide Transfer Deed dated 07/07/2020 registered at Sr. No. 2605/2020 in the Office of Sub Registrar Khed 2.

AND WHEREAS the present Builder/ Developer accordingly commenced the construction work of the scheme to be known as "NITHYAM" on the said land in accordance with the plans duly sanctioned as hither to before mention by PMRDA.

AND WHEREAS an Agreement to Sale dated 24/03/2024 made by and between G & S Associates, A Partnership firm, registered under the

Indian Partnership Act, 1932, having its address as 201, Second Floor, Sai Siddhi 6 Behind Congress Bhavan, Shivaji Nagar, Pune – 411005. Through its Partner Mr. Nilesh Popatlal Gada (hereinafter called as “Promoters”) have sold the said flat to SQUARE 9 CORPORATION PRIVATE LIMITED THROUGH ITS DIRECTOR (1) MR. SIDDHARTH ARUN SHAH & (2) MRS. MAMTA SIDDHARTH SHAH and the said Agreement to Sale is duly registered in the office of Sub-Registrar Khed No. 2, Pune at Serial No. 14944/2023 dated 24/03/2024.

AND WHEREAS in pursuance of the aforesaid Agreement to Sale dated 24/03/2024 the SQUARE 9 CORPORATION PRIVATE LIMITED THROUGH ITS DIRECTOR (1) MR. SIDDHARTH ARUN SHAH & (2) MRS. MAMTA SIDDHARTH SHAH has paid the entire agreed consideration to Developer i.e. G & S Associates in respect of the said flat and other due amount to the Developer and accordingly, the SQUARE 9 CORPORATION PRIVATE LIMITED THROUGH ITS DIRECTOR (1) MR. SIDDHARTH ARUN SHAH & (2) MRS. MAMTA SIDDHARTH SHAH has been put into the quiet, vacant and peaceful possession of the said flat and the SQUARE 9 CORPORATION PRIVATE LIMITED THROUGH ITS DIRECTOR (1) MR. SIDDHARTH ARUN SHAH & (2) MRS. MAMTA SIDDHARTH SHAH became the absolute owner, possessors and vahiwatdar of the said flat.

AND WHEREAS G & S Associates has obtained Completion Certificate from Pune Metropolitan Regional Development Authority, Pune vide Completion Certificate from concerned authority of PMRDA vide

outward No. DP/BKH/Khe/Village Charholi Khurd/Gat No. 1 to 5/Case No. 330/16-17/35 dated 16/02/2023.

AND WHEREAS the said flat are situated in “NITHYAM CO-OPERATIVE HOUSING SOCIETY LIMITED” registered under Maharashtra Co-operative Societies Act, 1960 and Rules of 1961. Society Registration No. PNA/PNA(__)/HSG/(TC)/____/_____ dated _____ (Hence forth the society is described as ‘SAID SOCIETY’ for sake of brevity) and the Mr. Kunal Krishna Kamble is the bonafide member of said Society and society has been issued Shares Certificate in the name of SQUARE 9 CORPORATION PRIVATE LIMITED THROUGH ITS DIRECTOR (1) MR. SIDDHARTH ARUN SHAH & (2) MRS. MAMTA SIDDHARTH SHAH and having Share Certificate No. ____ vide distinctive nos. ____ to ____.

AND WHEREAS, THE Vendors is the absolute owner of the said flat and possessed, seized and otherwise sufficiently entitled to All that piece and parcel of Residential Flat No. 508, admeasuring carpet area about 33.12 sq. mtrs., along with attached Terrace admeasuring area 2.52 sq. mtrs., on Fifth Floor, in Building/Wing No. A1, in the scheme known as “NITHYAM” in society known as “NITHYAM CO-OPERATIVE HOUSING SOCIETY LIMITED”, constructed on the land bearing Gat No. 1 to 5/1, 1 to 5/2, 1 to 5/3, 1 to 5/4 (Old No. 1, 2, 3, 4, 5). Situate, lying and 2 being at Revenue Village Charholi Khurd, Taluka Khed, District Pune and within limits of Zilla Paridhad Pune, Taluka Panchyat Samiti Khed, Grampanchyat Charholi Khurd and within the Jurisdiction of Sub-

Registrar Khed, Pune (constructed on the property more particularly described in **Schedule-I** written hereinbelow) along with membership and share certificate of the Society and all right, interest, title and undivided share in the land and common facilities and right to use common parking space and attached benefits to the said Flat.

AND WHEREAS the said Vendors for good and sufficient reasons, benefits of family legal necessity and having sufficient and spacious accommodation elsewhere and after negotiation decided to dispose of the said Residential **Flat No. 508, admeasuring carpet area about 33.12 sq. mtrs., along with attached Terrace admeasuring area 2.52 sq. mtrs., on Fifth Floor, in Building/Wing No. A1, in the scheme known as “NITHYAM”** in society known as **“NITHYAM CO-OPERATIVE HOUSING SOCIETY LIMITED”**, constructed on the land bearing Gat No. 1 to 5/1, 1 to 5/2, 1 to 5/3, 1 to 5/4 (Old No. 1, 2, 3, 4, 5). Situate, lying and 2 being at Revenue Village Charholi Khurd, Taluka Khed, District Pune and within limits of Zilla Paridhad Pune, Taluka Panchyat Samiti Khed, Grampanchyat Charholi Khurd and within the Jurisdiction of Sub-Registrar Khed, Pune along with Share Certificate, membership of the society, and all right, interest, title, undivided share in the land and common facilities of the said Flat by way of absolute sell and the PURCHASERS herein was in search of a suitable Flat within same locality; and the PURCHASERS offer to the said Flat along with all right interest title and deposit, Share Certificate and all benefits attached thereto from THE VENDORS at or for total consideration a sum of **Rs. 22,00,000/- (Rupees Twenty - Two Lakhs Only)**; the offer made by the

PURCHASERS, is accepted by THE VENDORS and gave their irrevocable consent to transfer and assign the said Flat in favour of the PURCHASERS. Hence this deed as under:-

NOW THIS DEED WITNESSETH AS FOLLOWS:-

- 1) The Recitals above form an integral part of this Deed and the provisions contained therein shall be treated as incorporated in this operative part.
- 2) That in the consideration of the Agreement, the VENDORS assign, transfer, sell, convey, grant and alienate the said Residential **Flat No. 508, admeasuring carpet area about 33.12 sq. mtrs., along with attached Terrace admeasuring area 2.52 sq. mtrs., on Fifth Floor, in Building/Wing No. A1, in the scheme known as "NITHYAM" in society known as "NITHYAM CO-OPERATIVE HOUSING SOCIETY LIMITED",** constructed on the land bearing Gat No. 1 to 5/1, 1 to 5/2, 1 to 5/3, 1 to 5/4 (Old No. 1, 2, 3, 4, 5). Situate, lying and 2 being at Revenue Village Charholi Khurd, Taluka Khed, District Pune and within limits of Zilla Paridhad Pune, Taluka Panchyat Samiti Khed, Grampanchyat Charholi Khurd and within the Jurisdiction of Sub-Registrar Khed, Pune (constructed on the property more particularly described in **Schedule-I** written hereinbelow) along with membership and share certificate of the Society and all right, interest, title and undivided share in the land and common facilities and right to use common parking space and attached benefits to the said Flat derived under their title deeds i.e. Agreement of Sale dated 26/07/2021 to the PURCHASERS FOR

CONSIDERATION PRICE OF **Rs. 22,00,000/- (Rupees Twenty Two Lakh Only)**; and the PURCHASERS agreed to purchase the said flat at or for total consideration a sum of **Rs. 22,00,000/- (Rupees Twenty Two Lakh Only)**;

3) That the PURCHASERS has paid the entire sale consideration of **Rs. 22,00,000/- (Rupees Twenty Two Lakh Only)** to the VENDORS as full and final payment and the VENDORS admit, acquit and receipt the same;

PARTICULARS OF PAYMENTS: -

<u>AMOUNT</u>	<u>MODE OF PAYMENT</u>
1) Rs. 2,20,000/-	Paid by Cheque No. 000002 dated 24/08/2026 Drawn on HDFC Bank Ltd. in favour of Vendor.
2) Rs. 19,80,000/-	Paid by Banker's Cheque No. _____ Dated _____ Drawn on _____, Branch _____, Pune in favour of Vendor.

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Rs. 22,00,000/-	(Rupees Twenty Two Lakh Only)
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The VENDORS hereby admits, acknowledge, and acquit receipt the same and therefore no separate receipts thereof obtained by the PURCHASERS from the VENDORS.

4) That the VENDORS handed over vacant, actual, and physical possession of the said FLAT to the PURCHASERS. The PURCHASERS accepted the possession and delivery of the said flat from the VENDORS.

- 5)** That The VENDORS shall pay all taxes, charges, light bill, P.M.C. Taxes, Common charges, till the possession of the said flat and thereafter same shall be borne and paid by The PURCHASERS, if any amount found due payable same shall be paid by The VENDORS and reimburse The PURCHASERS.
- 6)** That the VENDORS doth hereby declare and assure that the FLAT is free from all encumbrances, charges, demands, in whatsoever nature. The said FLAT is not the subject matter of any sell, gift, mortgage, agreement, lease, lien, charges etc. and they has not created any charge, against the said FLAT by way of borrowing loans or advance etc. from any other Financial Institution, bank/s and said FLAT is free from all encumbrances, charges, demands, in whatsoever nature. The said FLAT is not subject matter of any Court dispute and not prevented by any prohibitory order from selling or conveying or assigning the said FLAT unto the PURCHASERS. That they are owner of the said FLAT and has/have full authority and empowers to sell the said FLAT in favour of The PURCHASERS and except them nobody has right, interest, and title in said FLAT.
- 7)** That the VENDORS covenant to The PURCHASERS and stated, declared and assured as under:
- a. That their heirs or person/s claiming through them has not done or cause to be done or been party to any deed or thing whereby the said Flat or any part thereof is or may be under claim,

demand, charges, etc. The said Flat is free from all encumbrances, charges, demands, in whatsoever nature.

- b. That VENDORS has not created any charge, against the said Flat by way of borrowing loans or advance etc. from any Bank/s or other Financial Institution.
- c. That VENDORS has not entered into contract or an agreement orally, written with any third person or not created any third-party interest except The PURCHASERS.
- d. That VENDORS has not received any notice from Government, Semi-Government or Local Authority till today regarding the attachment acquisition, requisition.
- e. The said Flat is not subject matter of any family or Court dispute and they are not prevented by any prohibitory order from selling or conveying or assigning the said Flat unto The PURCHASERS.
- f. That VENDORS has full authority and empowers to sell the said Flat in favour of The PURCHASERS and except they nobody has right, interest, and title in said flat.
- g. That their title was and is clean, clear and marketable and even now, it is Marketable.
- h. That upon this representation The PURCHASERS purchased the said Flat and the VENDORS shall and agree to keep harmless and indemnified to The PURCHASERS against any loss, damages, demands, charges in whatsoever nature at the VENDORS own costs, risks, responsibilities.

- 8) That the PURCHASERS shall abide by all rule's regulations and bye laws of the " **NITHYAM CO-OPERATIVE HOUSING SOCIETY LIMITED**" and the PURCHASERS will be admitted as a member of the said Society in place of the VENDORS. The said VENDORS further agreed to resign from the membership of said society and the VENDORS agrees to sign, execute all applications, forms for the effective transfer of Share Certificate, and sinking funds standing in their name to the PURCHASERS. The Transfer fee / NOC Charges of the Society shall be equally paid by PURCHASERS & Vendors.
- 9) The VENDORS shall sign and execute all necessary papers, Applications, Forms, Deeds, Affidavits, etc. if required by the P.M.C, and Revenue Authority for the effective transfer of the said flat, in favour of The PURCHASERS or their nominees at the costs of The PURCHASERS and VENDORS shall present before appropriate authorities. The PURCHASERS is entitled to record or to get mutated their name in records of City Survey Office, 7/12, PMC, Society and others offices Govt. as owners, occupiers etc.
- 10) That the VENDORS transferred all rights, interest, and title of the said flat in favour of the PURCHASERS. That the PURCHASERS has become the absolute owner of the said Flat and entitled to use, occupy the same as they thinks fit & proper, and the PURCHASERS is entitled to receive all income and profits from the said Flat and the VENDORS have no right, interest, title left in the said Flat from the date of handover of the said flat of any nature.

- 11)**The PURCHASERS shall get transferred M.S.E.B. Meter & M.N.G.L. Metter along with deposit in favour of The PURCHASERS and the VENDORS shall and sign all applications, forms required by the Competent Authority.
- 12)**That all expenses i.e. stamp duty, registration fee and other incidental charges paid by the PURCHASERS alone.
- 13)**This deed is always subject to the Maharashtra Ownership Flat Act, 1963 and Maharashtra Co-Op. Housing Act, 1960, rule made there under, and the PURCHASERS shall abide by all rule and regulation of the said Society.

THE SCHEDULE - I OF THE PROPERTY

Description of old Gat Numbers (Now closed on Revenue Records)

[A] All that piece and parcel of land bearing Old Gat No. 1, admeasuring area about 00 H. 31 R. Situated in Village Charholi Khurd, Taluka Khed, District Pune and within the limits of Sub-Registration Office Khed/Chakan, District Pune and within the jurisdiction of Sub-Registration office of Khed and Chakan and bounded as under :-

On or towards the East : By Gat No.2 Milind Vasant Pagade & Others
On or towards the South : By Gavthan
On or towards the West : By Road
On or towards the North : By Road.

[B] All that piece and parcel of land bearing Old Gat No. 2, admeasuring area about 00 H. 21 R. Situated in Village Charholi Khurd, Taluka Khed, District Pune and within the limits of Sub-Registration Office Khed/Chakan, District Pune and within the jurisdiction of Sub-Registration office of Khed and Chakan and bounded as under :-

On or towards the East : By Gat No.3 Ganpat Bajirao Pagade & Others
On or towards the South : By Gavthan
On or towards the West : By Gat No. 1 Ramdas Shivram Pagade &
Others
On or towards the North : By Road.

[C] All that piece and parcel of land bearing Old Gat No. 3, admeasuring area about 00 H. 22 R. Situated in Village Charholi Khurd, Taluka Khed, District Pune and within the limits of Sub-Registration Office Khed/Chakan, 11 District Pune and within the jurisdiction of Sub-Registration office of Khed and Chakan and bounded as under :-

On or towards the East : By Gat No.4 Bhausaheb J. Pagade & Others
On or towards the South : By Gavthan
On or towards the West : By Gat No. 2 Milind Vasant Pagade & Others
On or towards the North : By Road & Gat No. 6 with.

[D] All that piece and parcel of land bearing Old Gat No. 4, admeasuring area about 00 H. 20 R. Situated in Village Charholi Khurd, Taluka Khed, District Pune and within the limits of Sub-Registration Office Khed/Chakan, District Pune and within the jurisdiction of Sub-Registration office of Khed and Chakan and bounded as under :-

On or towards the East : By Gat No.5 Baban T. Pagde & Others
On or towards the South : By Gavthan
On or towards the West : By Gat No. 3 Ganpat B. Pagde & Others
On or towards the North : By Road 7 Gat No. 6 with common
ownership of Gat No. 1 to 5.

[E] All that piece and parcel of land bearing Old Gat No. 5, admeasuring area about 00 H. 17 R. Situated in Village Charholi Khurd, Taluka Khed, District Pune and within the limits of Sub-Registration Office Khed/Chakan, District Pune and within the jurisdiction of Sub-Registration office of Khed and Chakan and bounded as under :-

On or towards the East : By Survey No. 2.
On or towards the South : By Charholi Khurd Gavthan

On or towards the West : By Gat No. 4 Bhausahab J. Pagde & Others
On or towards the North : By 150 feet Road.

(Description of New Gat Numbers)

[A] All that piece and parcel of land bearing New Gat No. 1 to 5/1, admeasuring area about 00 H. 9.9396 R. Situated in Village Charholi Khurd, Taluka Khed, District Pune and within the limits of Sub-Registration Office Khed/Chakan, District Pune and within the jurisdiction of Sub-Registration office of Khed and Chakan.

[B] All that piece and parcel of land bearing New Gat No. 1 to 5/2, admeasuring area about 00 H. 14.9094 R. Situated in Village Charholi Khurd, Taluka Khed, District Pune and within the limits of Sub-Registration Office Khed/Chakan, District Pune and within the jurisdiction of Sub Registration office of Khed and Chakan. 12

[C] All that piece and parcel of land bearing New Gat No. 1 to 5/3, admeasuring area about 00 H. 11.6037 R. Situated in Village Charholi Khurd, Taluka Khed, District Pune and within the limits of Sub-Registration Office Khed/Chakan, District Pune and within the jurisdiction of Sub Registration office of Khed and Chakan.

[D] All that piece and parcel of land bearing New Gat No. 1 to 5/4, admeasuring area about 00 H. 74.5473 R. Situated in Village Charholi Khurd, Taluka Khed, District Pune and within the limits of Sub-Registration Office Khed/Chakan, District Pune and within the jurisdiction of Sub Registration office of Khed and Chakan.

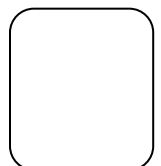
In Total land area admeasuring 01 H. 11 R of New Gat No. 1 to 5/1, 1 to 5/2, 1 to 5/3, 1 to 5/4 of Village Charholi Khurd, Taluka Khed, District Pune.

SCHEDULE-II
(DESCRIPTION OF THE FLAT PROPERTY)

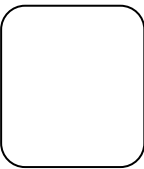
All that piece and parcel of Residential Flat No. 508, admeasuring carpet area about 33.12 sq. mtrs., along with attached Terrace admeasuring area 2.52 sq. mtrs., on Fifth Floor, in Building/Wing No. A1, in the scheme known as "NITHYAM" in society known as "**NITHYAM CO-OPERATIVE HOUSING SOCIETY LIMITED**", constructed on the land bearing Gat No. 1 to 5/1, 1 to 5/2, 1 to 5/3, 1 to 5/4 (Old No. 1, 2, 3, 4, 5). Situate, lying and being at Revenue Village Charholi Khurd, Taluka Khed, District Pune and within limits of Zilla Paridhad Pune, Taluka Panchyat Samiti Khed, Grampanchyat Charholi Khurd and within the Jurisdiction of Sub-Registrar Khed, Pune (constructed on the property more particularly described in **Schedule-I** written). The said Flat includes all rights, title, interest, and undivided share in the land on which the building stands, together with the right to use common areas, amenities, facilities, and common parking spaces, along with the membership and share certificate of the said Society, and all appurtenant and attached benefits in respect of the said Flat.

In witness whereof, both parties have set and subscribed their hands and signatures on day & year mentioned hereinabove first.

Signed sealed and delivered
By the within named VENDORS

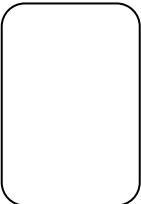


SQUARE 9 CORPORATION PRIVATE LIMITED THROUGH ITS DIRECTOR
MR. SIDDHARTH ARUN SHAH
(Vendor No. 01)



SQUARE 9 CORPORATION PRIVATE LIMITED THROUGH ITS DIRECTOR
MR. SIDDHARTH ARUN SHAH
(Vendor No. 02)

(The Vendor / Assignor No. 01, 02)
Signed sealed and delivered
By the within named PURCHASER



MR. OM GAJANAN JAWAKE
(The PURCHASER)
In the presence of

1		
	Sign: -	
	Name: -	
	Address: -	

2

Sign: -	
Name: -	
Address: -	

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