

DEED OF ASSIGNMENT (SALE DEED)

THIS DEED OF ASSIGNMENT (SALE DEED) IS MADE AND EXECUTED AT PUNE ON THIS DAY OF AUGUST IN THE YEAR 2026.

BETWEEN,

MR. MILIND VALMIK MORE

Age :- 40 Years, Occupation :- Service,

PAN : AQEPM9798D Aadhar No. : 3694 5585 7090

Residing at :- S/o. Valmik More, Flat No. A-401, 7th Floor,

S. No. 73P , Kamalraj Shivdarshan, Dighi-Bhosari Road,

Dighi, Pune City, Pune Dighi Camp,

Pune, Maharashtra – 411015.

Hereinafter referred to as the “VENDOR/ASSIGNOR” (which expression shall mean and include all his/her/their heirs, executors, administrators and assigns etc.)

PARTY OF THE FIRST PART.

AND

1] **MR. BABASAHEB WALCHAND GAIKWAD**

Age :- 31 Years, Occupation :- Service,

PAN : DCSPG3024F Aadhar No. : 4925 2810 8504

2] **MRS. MANISHA BABASAHEB GAIKWAD**

Age :- 27 Years, Occupation :- Housewife,

Aadhar No. : 2486 9803 2095

3] **SMT. NAMRATA SHANKAR GAIKWAD**

Age :- 33 Years, Occupation :- Housewife,

PAN : CIXPG6745F Aadhar No. : 8173 5286 1729

All Permanent at :- Palapur Taluka Akkalkot,

Palapur, Kini, Solapur, Akkalkot, Maharashtra – 413216.

Present Add: Near Sai Hospital, Adarsh Nagar,

Dighi, Pune : 411015.

Hereinafter referred to as the ‘PURCHASERS/ASSIGNEES’ (which expression shall mean and include all her/his/their heirs, executors, administrators and assigns etc.) **PARTY OF THE SECOND PART.**

AND WHEREAS the Assignor/Vendor herein seized and possessed off or otherwise well sufficiently entitled to the property bearing Residential **Flat No. A-401, admeasuring an area 691 sq.ft. i.e. 64.91 sq.mtrs. Built-up area along with attached Terrace admeasuring area 66 sq.ft. i.e. 6.13 sq.mtrs. situated on 4th Floor, in Building No. A, in the society known as "KAMALRAJ SHIVDARSHAN CO-OPERATIVE HOUSING SOCIETY LTD."**, PCMC Property No. :1160102183.00 Constructed on land bearing Survey No. 73 Situate, lying and being at Revenue Village Dighi, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within Registration Jurisdiction of Sub-Registrar Haveli, Pune (hereinafter referred to as the Said Flat) constructed on the land/property described in the Schedule written hereinafter.

AND WHEREAS on or before 1971, the land bearing S. No. 73, lying and situate at Revenue Village Dighi, Taluka Haveli, District Pune, was appearing in the name of one Mr. Maruti Gaikwad.

AND WHEREAS after the demise of said Maruti Gaikwad, his legal heirs namely Mr. Bala Maruti Gaikwad, Mr. Krishana Maruti Gaikwad and son a deceased son Master Dattatraya Ramchandra Gaikwad, through his natural legal guardian mother Smt. Kondabai Ramchandra Gaikwad, preferred an application to the revenue authorities, stating that, all the lands, including S. No. 73 of village Dighi, are standing in the name of late Maruti Gaikwad, and after his demise, the shares of his legal heirs be recorded on the record of rights as per the rules of succession.

AND WHEREAS the revenue authorities, deciding the said application on 03/01/1971, recorded a Mutation Entry bearing No. 887 and which was certified on 04/02/1971, after the demise of late Maruti Gaikwad, as per the prevailing rules of succession, recorded the names of his legal heirs namely (1) Mr. Bala Maruti Gaikwad, (2) Mr. Krishna Maruti Gaikwad & (3) son of a deceased son master Dattatraya Ramchandra Gaikwad, through his natural legal guardian mother smt. Kondabai Ramchandra Gaikwad on the 7/12 extracts mentioning the shares of each of them as five Anna and Four Pai, i.e. 1/3 each.

AND WHEREAS the land situated at Dighi bearing Survey No. 73 admeasuring 00 H 41 R out of 01 H 19.45 R was originally owned by Mr. Dattatrya Ramchandra Gaikwad. He has received the aforesaid land by virtue of Partition to the tune of 1/3 share.

AND WHEREAS in pursuance of the fixation of the shares as mentioned hereinabove, Smt Kondabai Ramchandra Gaikwad & Mr. Dattatraya Ramchandra

Gaikwad was entitled for 1/3 share in the said S. No. 73, Village Dighi, which came to be 01 Hecter 19.45 Are

AND WHEREAS Mr.Dattatrya Ramchandra Gaikwad, Smt. Kondabai Ramchandra Gaikwad, Mrs. Lata Dattatraya Gaikwad, Mr. Ravindra Dattatrya Gaikwad, Mrs. Ashwini Ravindra Gaikwad, Mr. Uday Dattatrya Gaikwad, Mrs. Mangal Santosh Ghule, Mrs. Usha Dilip Patil, Mrs. Parvati Somaji Ghule executed Sale Deed in respect of S. No. 73 admeasuring 00 H 41 R out of 01 H 19.45 R by taking Monitory consideration as well as built up saleable residential/ commercial unit approximately admeasuring 17000 sq.ft. as stipulated in the Sale Deed executed in favour of M/s. Kamalraj Properties through its partner Mr. Mohan Shahaji Thorat, Mr. Rajesh Madhukar Pokharkar, Mr. Kamlesh Kanhaiyalal Gandhi. The said Sale Deed was registered in the office of Sub Registrar Haveli No.8 on 25/06/2009 at Sr. No. 4433/2009. Accordingly the name of M/s. Kamalraj Properties through its partner Mr. Mohan Shahaji Thorat, Mr. Rajesh Madhukar Pokharkar, Mr. Kamlesh Kanhaiyalal Gandhi (hereinafter to be referred to as the said Promoter / Builder / Developer) their name were recorded on revenue record.

AND WHEREAS M/s. Kamalraj Properties prepared layout plan of the proposed building which is sanctioned by **Pimpri Chinchwad Municipal Corporation vide Commencement Certificate BP/Dighi/05/10 dated 03/05/2010 further revised vide No. BP/Dighi/15/2010 dated 23/08/2010** and thereafter also revised by **Pimpri Chinchwad Municipal Corporation vide Commencement Certificate BP/Dighi/17/11 dated 13/07/2011** on certain terms and conditions mentioned therein.

AND WHEREAS Collectorate Pune Revenue Branch granted Non Agricultural permission, vide its NA Order No. PMH/NA/SR/939/2010 date 31/12/2010 on certain terms and conditions mentioned therein.

AND WHEREAS M/s. Kamalraj Properties commenced the construction of the Multi Storied building by the name and Style, "**KAMALRAJ SHIVDARSHAN**".

AND WHEREAS M/s. Kamalraj Properties through its Partners Mr. Mohan Shahaji Thorat, Mr. Rajesh Madhukar Pokharkar, Mr. Kamlesh Kanhaiyalal Gandhi executed Special Power of Attorney in favour of Mr. Atul Madhukar Chavan and Mr. Devram Bhagaji Shelake for admit, execution and registration of Agreements signed by them. The said Power of Attorney was registered in the office of Sub Registrar Haveli No.8 on 19/01/2011 at Sr. No. 784/2011.

AND WHEREAS **Mr. Milind Valmik More** had entered into Agreement with **M/S. KAMALRAJ PROPERTIES** a partnership firm, duly registered under the provisions of Indian Partnership Act, 1932, having its registered office at Survey No. 85/1/1, Parande Nagar, Dighi, Pune - 411015 through its any of partners & authorized person 1) Mr. Kamlesh Kanayalal Gandhi, 2) Mr. Rajesh Madhukar Pokharkar, 3) Mr. Mohan Shahaji thorat (hereinafter referred to as 'the Promoter/Builder/Developers) on 29/04/2011 and the said Agreement is duly registered in the office of Sub-Registrar Haveli No. 8, Pune vide Sr. No. 4324/2011 on dtd 29/04/2011. The said **Mr. Milind Valmik More** after fulfilling all the terms and conditions of said Agreement the said Promoter/Developers has also given the actual and peaceful possession of the said Flat to **Mr. Milind Valmik More** and thereafter **Mr. Milind Valmik More** has become the absolute owner of the said Flat and are in actual and physical possession of the said Flat.

AND WHEREAS after completion of the construction **M/s. Kamalraj Properties** obtained Completion Certificate from Pimpri Chinchwad Municipal Corporation vide No. 64/2013 dated 03/06/2013.

AND WHEREAS the "**KAMALRAJ SHIVDARSHAN CO-OPERATIVE HOUSING SOCIETY LTD.** Reg. No. PNA/PNA(6)/HSG/(TC)/12327/2014 dated 06/03/2014 and the **Mr. Milind Valmik More** was the bonafide member of the said Society and the said society has issued Share Certificate in the name of **Mr. Milind Valmik More** bearing Share Certificate No...., vide distinctive Nos. to(both inclusive) Ten fully paid -up share each of Rs. 50/-.

AND WHEREAS **Mr. Milind Valmik More** have obtained loan from State Bank of India and thereafter **Mr. Milind Valmik More** have repaid the entire housing loan to the said State Bank of India and obtained No Dues Certificate /NOC from State Bank of India.

AND WHEREAS the said Vendor/Assignor has absolute right, title & interest in the said Flat.

AND WHEREAS the Vendor/Assignor were desirous of disposing off the said Flat and the Purchasers/Assignees herein knowing the intention of the Vendor/Assignor approached the Vendor/Assignor and offered to purchase the said Flat for the total consideration of **Rs.38,00,000/- (Rupees Thirty Eight Lakhs Only)** the offer was quite reasonable and Vendor/Assignor decided to transfer the said Flat in favour of the Purchasers/Assignees on term and conditions as mutually

agreed by and between the present Purchasers/Assignees and Vendor/Assignor and that the same is reduced and writing as follows :-

NOW THIS INDENTURE WITNESSTH AS FOLLOWS:-

1] That in total consideration of sum of **Rs.38,00,000/- (Rupees Thirty Eight Lakhs Only)** paid by the Purchasers/Assignees to the Vendors/Assignors (more particularly described in the Schedule of payment hereunder written) the Vendor/Assignor do hereby forever grant, convey, transfer and assign unto the Purchasers/Assignees the entire proprietary rights in the said Flat along with the proportionate share attached with it and free from all encumbrances, charges, loans whatsoever, and other dues mentioned hereinafter and TO HAVE AND TO HOLD the said Flat and the said undivided rights, share and title in the said Flat hereby granted, conveyed and assured so to be upto and to the use of the Purchasers/Assignees forever.

2] **SCHEDULE OF PAYMENT: -**

S. NO	AMOUNT	DETAILS
01]	Rs.9,00,000/-	(RUPEES NINE LAKHS ONLY) Paid by Cheque No. 063986, on dated 01/08/2026 Drawn on NKGSB BANK, Bhosari, Pune Branch.
02]	Rs.10,00,000/-	(RUPEES TEN LAKHS ONLY) Paid by Cheque No. 000006, on dated 30/07/2026 Drawn on Pune District Central Co-Op Bank LTD, Bhosari Pune Branch.
03]	Rs.19,00,000/-	(RUPEES NINETEEN LAKHS ONLY) Paid by Cheque /D.D. No. on dated .../.../2026 Drawn on, Pune Branch.
TOTAL RS. 38,00,000/-		(RUPEES THIRTY EIGHT LAKHS ONLY)

The payment and receipt of **Rs.38,00,000/- (Rupees Thirty Eight Lakhs Only)** whereof the Vendor/Assignor do hereby admit and acknowledge and of and from the same and every part thereof and do hereby forever acquit, release and discharge the Purchasers/Assignees from the same and every part thereof & No separate Payment Receipt is necessary for the same. (subject to realization of the above said payment in the Assignors/ Vendors Bank Account)

3] The vacant and peaceful possession of the said Flat, hereby assigned / conveyed, has been delivered by the Vendor/Assignor to the Purchasers/ Assignees

by these presents, therefore, no separate receipt of possession is necessary for the same.

4] The Vendor/Assignor hereby covenant unto the Purchasers / Assignees that he has paid all the charges of said Society and water bill, Electricity bill and corporation taxes if any and other charges and other outgoings upto the execution of this final Sale Deed/Deed of Assignment in respect of said Flat and the said Flat is free from all liabilities, charges, encumbrances etc. it is further assured by the Vendor / Assignor that the Vendor / Assignor has not on or before the date of this Flat was sold, transferred, assigned or in any other way encumbered or alienated their right, title and interest in respect of the said Flat in favour of any third person and that the said Flat is free from all encumbrances, mortgage, charges etc.

5] The Assignor/Vendor further declare that in the event the Assignees/Purchasers being required to pay any outstanding dues applicable prior to the date of handing over the actual possession in performance of this Deed then the Assignor/Vendor shall be liable to pay the same. The Assignor/Vendor also hereby assure to offer all kinds of co-operation i.e. statement and signatures whenever and wherever necessary for the transfer of rights, title and interests pertaining to the said flat in the said Society in favour of Assignees/Purchasers.

6] The Purchasers/Assignees hereby agrees to become the member of the said Society which is formed by the bonafide member of the said Society and abide by all the singular Bye-laws, rules, regulations etc. adopted by the said Society which may be adopt from time to time. The Vendor/Assignor has no objection to the said Society issuing and transferring the share certificate in favour the said Purchasers/Assignees, after receiving the abovesaid entire agreed consideration of the said flat.

7] That the Vendor/Assignor shall give the necessary permission and the required papers for the loan & for the sale, transfer, grant conveyance and/or assignment of their right, title and interest in the said Flat in favour of the Purchasers/Assignees or their nominee/s as the case may be at their own costs and expenses and any delays due to defect in the vendors marketable title in respect of the said flat will be cleared at cost of the Vendors/Assignors. However the repayment and liability of the said loan shall be exclusively of the Purchasers/Assignees alone and in that case the Vendors/Assignors shall not be held responsible for it.

8] The Electricity Meter Consumer No.170012012198 in respect of the said flat is presently standing in the name of Vendors and the Vendors hereby undertakes to sign and execute all the necessary papers and documents for the transfer of the said electricity meter in the name of Purchasers. Hereinafter the Purchasers/Assignees has agreed to pay the electricity bill charges in respect of the said flat after receiving the vacant and peaceful possession of the said flat. **The Electricity meter transfer charges will be borne by the said Purchasers / Assignees only.**

9] The PCMC Property Tax No. 1160102171.00 in respect of the said flat is presently standing in the name of Vendor and the Vendor hereby undertakes to sign and execute all the necessary papers and documents for the transfer of the said Property Tax in the name of Purchasers. Hereinafter the Purchasers/Assignees has agreed to pay the property tax charges in respect of the said flat after receiving the vacant and peaceful possession of the said flat. **The property tax transfer charges will be borne by the said Purchaser/Assignee only.**

10] The Assignor/Vendor hereby declare that except them, there is no other person who has any rights, title or interest in the said flat and that the said flat is not subject matter of any litigation including family or other disputes.

11] The Assignor/Vendor assures and declare that they have not done anything which is in contravention to this Deed and that they are fully and absolutely entitled to execute these presents and they had not entered into any agreement or alienated the said flat in any manner whatsoever either orally or in writing in favour of any third party.

12] The Assignor/Vendor have not been prohibited from dealing with, disposing of or selling the said flat thereto by any Income Tax, Wealth Tax, Estate Duty, Urban Land Ceiling Act, 1976 or any other authority. That there is no Injunction or any other Order from any Court, Tribunal, Collector, Revenue Authority, Municipal Corporation or any Taxation Authority for any taxes or dues in respect of the said flat premises on account whereof the Assignor/Vendor are disentitled to or restrained from selling, transferring or conveying the said flat. That all rates, charges, taxes, out goings, assessments, dues, repair charges, etc., in respect of the said flat payable to any Competent Authority have been paid by the Assignor/Vendor up to the execution of this Deed.

13] The Vendor/Assignor have agreed to obtained the No Objection Certificate (NOC) in the manner and prescribed format of the purchasers housing loan Bank from the said Society to transfer the said flat in favour of Purchasers/Assignees.

The Vendors/Assignors have agreed to pay the Society NOC charges to be paid to the said Society.

14] All the deposits, payments made by the Vendors to the Society/Promoter shall stand in the name of the Assignees/Purchasers and the Assignee/Purchaser shall have right to acquire the benefits provided by the previous Agreement executed between the Vendor and the Promoter hereinabove mentioned on dtd. 18/02/2012, executed in respect of the said flat.

15] The said Deed of Assignment shall always be subject to the provisions of Maharashtra Co-Op. Societies Act 1960 and provisions of the Maharashtra Ownership of Flats Act 1963 & provisions of the Maharashtra Ownership Apartment Act 1970 & rules made there under from time to time.

16] The Vendor/Assignor further declares and assures that the Vendor/Assignor shall render their fullest co-operation for recording the name of the Purchasers/Assignees over the scheduled flat with concerned revenue authorities, Society, M.S.E.D.C.L. meter and for that purpose shall execute affidavits, indemnity bonds, etc, that may be required to be executed for purpose of recording of name of Purchasers/Assignees over schedule flat at the cost and expenses of the Purchasers/Assignees.

17] The Vendor/Assignor have further confirmed to the Purchaser/Assignee that the shares of the society been issued in the name of Vendor/Assignor and the same shall be transferred on due course in favor of Purchasers/Assignees on their becoming members of the Society, which is formed by the said promoters and the Vendor/ Assignor do hereby giving their full & free consent to shares being transferred in the name of Purchaser/Assignee.

18] The Vendor/Assignor has agreed to give all available original and Xerox copies of documents which were in their custody like abovesaid original Agreement, original Registration Receipt, original Index-II, last MSDCL Bill paid receipts(Light Bills), last property tax bill paid receipts, NOC from the said Society, Possession Letter issued by the builder to the present Vendor/Assignor, & xerox copies of Commencement Certificate, N. A. Order, Sanction Plan blue print, Completion Certificate, original Share Certificate, all original payment receipts paid by the Vendors/ Assignors etc. to the Purchaser/Assignee.

19] The actual price of the said Flat as agreed between the parties hereto is **Rs.38,00,000/- (Rupees Thirty Eight Lakhs Only)** & The Government value of the said flat is Rs./- hence the Assignees/Purchasers has paid the stamp duty of Rs...../- and Registration Fees of Rs./- .

THE SCHEDULE 'I' OF THE SAID LAND/ PROPERTY

All that piece and parcel of land admeasuring 00 H 41 R i.e. 4100 sq.mtrs. out of Survey No. 73, totally admeasuring 03 H 58.35 R, assessment of Rs. 01=53 Paise, situate, lying and being at Village Dighi, Taluka Haveli, District Pune within the jurisdiction of Sub-Registrar Haveli, Pune and within the Registration Sub District of Taluka Haveli Pune City, District Pune and within the limits of the Pimpri Chinchwad Municipal Corporation of Pune and is bounded as follows that is to say :-

- On or towards the East** :- By 60 feet road & beyond that remaining land from S No.73 Dighi
- On or towards the South** :- By S. No. 72 Dighi
- On or towards the West** :- By S. No. 73 Dighi Part
- On or towards the North** :- By S. No. 73 Dighi Part

SCHEDULE-II OF THE SAID FLAT

All that piece and parcel of Residential Flat No. **A-401**, admeasuring an area **691 sq.ft. i.e. 64.91 sq.mtrs. Built-up area along with attached Terrace admeasuring area 66 sq.ft. i.e. 6.13 sq.mtrs. situated on 4th Floor, in Building No. A, in the society known as "KAMALRAJ SHIVDARSHAN CO-OPERATIVE HOUSING SOCIETY LTD."**, PCMC Property No. :1160102183.00 Constructed on land bearing Survey No. 73 Situate, lying and being at Revenue Village Dighi, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within Registration Jurisdiction of Sub-Registrar Haveli, Pune and along with shares if allotted by the said Society, along with all the fittings, fixtures and the Electric Meter, common facilities, share certificate, therein and also along with all the amenities attached to the said flat.

IN WITNESS WHEREOF the parties hereto have set their respective hands on the day and date hereinabove mentioned.

NAME AND SIGNATURE OF PARTIES	THUMB	PHOTO
..... MR. MILIND VALMIK MORE (Vendor/Assignor)		
..... 1] MR.BABASAHEB WALCHAND GAIKWAD (Purchasers/Assignees)		
..... 2]MRS. MANISHA BABASAHEB GAIKWAD (Purchasers/Assignees)		
..... 3]NAMRATA SHANKAR GAIKWAD (Purchasers/Assignees)		

WITNESS NO. 1	
Sign	
Name	
Address	
WITNESS NO. 2	
Sign	
Name	
Address	

PAYMENT RECEIPT

I, **Mr. Milind Valmik More** have received below mentioned a sum of Rupees from 1] **Mr. Babasaheb Walchand Gaikwad & 2] Mrs. Manisha Babasaheb Gaikwad & 3) Namrata Shankar Gaikwad** in the following manner:-

S. NO	AMOUNT	DETAILS
01]	Rs.9,00,000/-	(RUPEES NINE LAKHS ONLY) Paid by Cheque No. 063986 , on dated 01/08/2026 Drawn on NKGSB BANK, Bhosari, Pune Branch.
02]	Rs.10,00,000/-	(RUPEES TEN LAKHS ONLY) Paid by Cheque No. 000006 , on dated 30/07/2026 Drawn on Pune District Central Co-Op Bank LTD, Bhosari Pune Branch.
03]	Rs.19,00,000/-	(RUPEES NINETEEN LAKHS ONLY) Paid by Cheque /D.D. No. on dated .../.../2026 Drawn on, Pune Branch.
TOTAL RS. 38,00,000/- (RUPEES THIRTY EIGHT LAKHS ONLY)		

Received **TOTAL CONSIDERATION** of **RS.38,00,000/- (Rupees Thirty Eight Lakhs Only)** towards the entire consideration for the sale of Residential Flat No. **A-401**, admeasuring an area **691 sq.ft. i.e. 64.91 sq.mtrs.** Built-up area along with attached Terrace admeasuring area **66 sq.ft. i.e. 6.13 sq.mtrs.** situated on **4th Floor**, in Building No. **A**, in the society known as **"KAMALRAJ SHIVDARSHAN CO-OPERATIVE HOUSING SOCIETY LTD."**, PCMC Property No. **:1160102183.00** Constructed on land bearing Survey No. **73** Situate, lying and being at Revenue Village **Dighi**, Taluka **Haveli**, District **Pune** and within the limits of **Pimpri Chinchwad Municipal Corporation** and within Registration Jurisdiction of Sub-Registrar **Haveli, Pune** and also along with the proportionate (individual) rights in the common land and facilities etc.,

I SAY RECEIVED Rs.38,00,000/-

.....
Mr. Milind Valmik More
(ASSIGNOR/VENDOR)

POSSESSION LETTER

We do hereby delivered the vacant, actual & peaceful possession along with entire original and xerox copies of documents & original keys of the **Flat No. A-401, admeasuring an area 691 sq.ft. i.e. 64.91 sq.mtrs. Built-up area along with attached Terrace admeasuring area 66 sq.ft. i.e. 6.13 sq.mtrs. situated on 4th Floor, in Building No. A, in the society known as "KAMALRAJ SHIVDARSHAN CO-OPERATIVE HOUSING SOCIETY LTD.", PCMC Property No. :1160102183.00** Constructed on land bearing Survey No. 73 Situate, lying and being at Revenue Village Dighi, Taluka Haveli, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and within Registration Jurisdiction of Sub-Registrar Haveli, Pune and also along with the proportionate (individual) rights in the common land and facilities etc., TOGETHER WITH all the common amenities and indivisible rights, fittings fixtures annexed to the said flat., after receiving the entire agreed consideration of the said flat premises to the **1] Mr. Babasaheb Walchand Gaikwad & 2] Mrs. Manisha Babasaheb Gaikwad & 3) Namrata Shankar Gaikwad.**

.....
Mr. Milind Valmik More
(ASSIGNOR/VENDOR)