

DEED OF ASSIGNMENT

**THIS DEED OF ASSIGNMENT IS MADE AND EXECUTED AT PUNE ON DAY
THIS _____DAY _____ DAY OF JULY IN THE YEAR 2026.**

BETWEEN

MR. SANDEEP NAGORI,

Age 37 years, Occupation : Service

PAN No. AGMPN6092R

Aadhar No. 8971 3365 4775

R/at : Sector R-19, Tower 40-3006, Amanora Adreno Towers,
Amanora Park Town, Hadapsar, Pune – 411 028.

Hereinafter referred to as the "**Assignor/s / Vendor/s**" (Which expression unless be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and representatives.)

..... OF THE FIRST PART

AND

1) MR. ASHUTOSH PRAKASH KSHIRSAGAR

Age 33 years, Occupation : Service,

PAN No. DJGPK4127L

Aadhar No. 2428 9461 4618

2) MRS. NILAM ASHUTOSH KSHIRSAGAR

Age 31 years, Occupation : Housewife,

PAN No. ESCPM1416A

Aadhar No. 6869 9405 9260

Both R/at : Dhamner, Tal. Koregaon,
Dist. Satara - 415511.

Hereinafter referred to as the "**Assignee/s / Purchaser/s**" (Which expression unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and representatives.)

..... OF THE SECOND PART

WHEREAS,

1) Assignor is owner of the **Flat No. 708**, on the **Seventh Floor**, an area admeasuring **565 Sq. Fts. i.e. 52.50 Sq. Mtrs (Carpet) + Terrace 153 Sq. Fts. i.e. 14.21 Sq. Mtrs, Open Car Parking No. O-92**, in the project known as "**SWAPNALOK E WING CO-OPERATIVE HOUSING SOCIETY LTD.**", constructed on the land A) S. No. 201/1/1, (Old S. No. 260) an area admeasuring 00 H 78 R, Assessed at 2 Rs. 09 Ps. B) S. No. 201/2/1, (Old S. No. 260) an area admeasuring 00 H 69 R, Assessed at 1 Rs. 44 Ps. C) S. No. 201/2/2, (Old S. No. 260) an area admeasuring 01 H 01 R, Assessed at 1 Rs. 44 Ps., D) S. No. 201/3, (Old S. No. 260) an area admeasuring 01 H 31 R, Assessed at 2 Rs. 31 Ps. & S.

No. 202, (Old S. No. 163/A) 1 H 20 R at the Northern Side out of total area admeasuring 5 H 22 R, assessed at 8 Rs. 25 Ps. lying and being situated at revenue village "**PHURSUNGI**", Tal. Haveli, Dist. Pune is the subject matter of this **Deed of Assignment** is more particularly described in the **Schedule** written hereunder (Hereinafter referred to as the "**Said Flat**").

2) The said flat was originally purchased by the said vendor from the developers of the said property, i.e. M/s Manav Krushanai Developers vide Agreement the said document is duly stamped and registered on 07/11/2014, in the office of Sub-Registrar Haveli No. 11, at Document Serial No. 9304/2011 and thereafter upon completion of all monetary transaction the said M/s Sai Builders (Promoters & Developers) had delivered the vacant and peaceful possession of the said Flat to said Vendor/s. Therefore the Vendor/s became owner of the said Flat Property.

3) Thereafter the developer has executed the Deed of Declaration in respect of the said property and / or in order to form an Apartment of owners and Condominium of the said project, The said Document of Deed of Declaration has duly stamped and registered on 10/01/2014, in the office of Sub-registrar Haveli No. 11, Registered at Document Serial No. 335/2014.

4) Thereafter the Developer has executed the Deed of Apartment in respect of the said Flat the said document has duly stamped and registered on 05/09/2015, in the office of Sub-registrar Haveli No. 11, Registered at Document Serial No. 7537/2015. and became owner of the said property.

5) Said Promoter has sanctioned the layout plans of the said building from Assistant Director of Town Planning, in short ADTP, Pune vide its No. **LAYOUT/NABP/MOU.PHURSUNGI/TAL.HAVELI/S.NO.201(PAI)/SSP/2373 Dated : 25/12/2012**, Thereafter the Developer has obtained the Non-Agricultural Permission from Hon'ble Collector Pune, Bearing No. **PMH/NA/SR/851/2011, Dated : 21/09/2012**, Further the developer has completed the entire construction of the said project and applied for Completion Certificate to PMRDA, Pune and the same has been granted by the PMRDA by issuing **Completion Certificate No. PHA/MOU.PHURSUNGI/S.NO.201/1/1 & OTHER/CASE NO. 1114 Dated : 24/08/2015**.

6) Said Promoters / Builders have formed the Co-Operative Housing Society of the said building by the name and style as, "**Swapnalok E Wing Co-Operative Housing Society Ltd. (Regd.)**" and the same has been registered before the Registrar of Co-operative Societies under the Provisions of MCS Act

1960 and Rules made there under bearing **Registration No. PNA / PNA (4) / HSG / (TC) / 27871 / 2024 - 2025, Dated : 23/12/2024**, (Hereinafter referred to as the "**said Society**").

7) The said society has not issued Share Certificate to its member/s.

8) The name of the present Assignors is mutated & recorded to the Property Tax Assessment bearing **MUNICIPAL COUNCIL PHURSUNGI - URULI DEVACHI** bearing **Property No. OL82/13879000**, at the time of recording names on Tax Assessment, If any outstanding dues towards the Property Tax, same shall be paid/cleared by the Assignor, as and when demanded by the present Assignee. Further the name of the present Assignor is recorded as an Owner to the M.S.E.D.C.L. record, and the Assignor shall give NOC to change the name on the same without any further consideration herein below mentioned.

9) Assignor have absolute right to sell, transfer, convey, assign the said Flat to anybody and have not agreed to sell the said Flat to any other person other than the present Assignee.

10) The Assignor herein are because of their Personal reasons decided to sell, transfer & assign all the benefits including the right of ownership in the said Flat for the valuable consideration. The Assignee has agreed to purchase and acquire from Assignor all the right, title and interest of Assignor in the said Flat free from all encumbrances and reasonable doubts, which Assignor have agreed to do upon the terms and conditions recorded hereinafter;

NOW THIS DEED OF ASSIGNMENT WITNESSES and it is hereby agreed by and between the parties hereto as follows:—

1. That Assignor hereby sell, transfer, convey and assign their right, title, interest, possession together with all fixtures, all furniture, fittings etc. in the said Flat and membership of the Society in respect of the said Flat together with all their right, title and beneficial interest in the shares of the said Society to the Assignee as also all the benefits directly and/or indirectly attached to the said Flat and the said shares, free from all encumbrances and reasonable doubts for the total consideration of **Rs. 57,00,000/- (In words Fifty Seven Lakh Rupees)** paid in the following manner :—

CONSIDERATION:

A) Rs. 1,00,000/-

paid by the Assignee to the Assignor by Online G-Pay Transaction ID No. 617476868323, on 23/06/2026.

B) Rs. 70,000/-

paid by the Assignee to the Assignor by Online G-Pay Transaction ID No. _____, on 04/07/2026.

C) Rs. 58,000/- paid by the Assignee to the Assignor by Online G-Pay Transaction ID No. _____, on 06/07/2026.

D) Rs. 57,000/- paid against TDS of the said Transaction.

E) Rs. 54,15,000/- paid by the Assignee by availing loan from _____ Bank, to the Assignor by Bankers Cheque / D.D. No. _____, Dated : ____/____/2026, of _____ Bank, Branch : - _____. (The copy of the said Cheque / DD is attached herewith and has made part of the said document)

Rs. 57,00,000/- (In Words Rupees Fifty Seven Lakh Only)
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Being the Full and Final consideration the payment and receipt whereof the Assignor doth hereby admit confirm and acknowledge.

2. Assignor has handed over the **vacant, open and peaceful possession** of the said Flat to the Assignee upon the execution of the present Deed of Assignment.

3. Assignor has obtained No Objection Letter from the said Society *inter alia* to the effect that said Society has no objection to the Assignee being admitted as member of the said Society and for the transfer of the said shares by Assignor in favour of the Assignee and all incidental rights as such shareholder including transfer of the said Flat and allotment thereof to the name of the Assignee in the records of the Society.

4. After execution of the present Deed of Assignment or At the time of completion of the sale (a) Assignor by an appropriate writing resign as the member of the said Society and request the Society to admit the Assignee as member of the Society in place of Assignor (b) the Assignee shall apply to the said Society to become member of the Society (c) Assignor and the Assignee duly complete and sign the requisite transfer forms and other relevant forms, declarations for transfer of the said shares from the names of Assignor to the name of the Assignee.

5. Assignor doth hereby covenant with the Assignee as follows:—

(a) That Assignor have duly paid and discharged in full all the dues and liabilities in respect of the said premises including the Municipal outgoings, property taxes, rates, Society Maintenance charges, payable to the said society and also M.S.E.D.C.L. Light Bills upto the date hereof and has paid all the dues till the Execution of the said Deed of Assignment;

(b) That Assignor are the sole and absolute owner of the said premises duly standing in the name of Assignor in the books and all other records of the

said Society and is absolutely entitled to the same and to all incidental rights thereto and to exclusive rights to the use, enjoyment and occupation of the said Flat and except Assignor no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the said premises;

- (c) That notwithstanding any act, deed, matter or thing whatsoever done, omitted by Assignor or any person or persons lawfully and equitably claiming by, from, through, or in trust for Assignor, Assignor have full power and absolute authority in their own right to transfer the said premises and to relinquish and transfer all their rights, title and interest therein in favour of the Assignee;
- (d) That neither Assignor nor any one on their behalf has committed or omitted any act, deed, matter or thing whereby their holding of the said shares and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said Flat and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby the said shares and their other right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the Competent Court or otherwise;
- (e) That Assignor have not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said premises and no other person or party have any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever and further that Assignor shall so long as this agreement is valid, not enter into any agreement/writing with any third party for creating any rights of whatsoever nature in respect of the said premises;
- (f) That the Assignee shall after execution of the said Deed of Assignment be entitled to hold and own the said Flat and the said shares and all incidental thereto including the right to enter upon and remain in sole occupation and enjoyment of the said Flat and/or any part thereof in the Assignee own right without any interference disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by from, through, under or in trust for Assignor;
- (g) That Assignor have duly complied with observed performed with all the

Rules, Regulations and Bye-Laws of the proposed Society to be formed by said Society and that Assignor have neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulations and Bye-laws of the said Society nor are there any actions or proceedings pending against Assignor instituted by the said Society or any member of the said Society in respect of the said premises including any notice or action for expulsion or termination of Assignor as the member of the said Society;

- (h) That Assignor have not received any notice for acquisition or requisition of the said Flat and/or the said shares;
 - (i) That Assignor herein doth hereby indemnify and keep indemnified the Assignee against any defect in title, omission, or mischief of any person wrongfully claiming any right, title or beneficial interest in the said Flat and/or the said shares or compensation, claim, demand, fines, penalties, costs, charges and expenses or any other liabilities whatsoever made or bought, against or incurred, suffered, levied or imposed pursuant to the transfer thereof under the terms of this Agreement and/or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of the Agreement, covenants and provisions.
- 6.** Assignor has paid all outgoings in respect of the said Flat including all rates, taxes and charges for consumption of electricity, water etc. and all dues and charges payable to the said Society till the date in respect of the said Flat.
 - 7.** Assignor shall also transfer in favour of the Assignee the amounts standing to their credit in the deposits, if any, or the sinking fund maintained by the said Society and for that purpose, Assignor shall sign and execute all necessary applications and other assurances as may be necessary or as may be determined or required by the said Society.
 - 8.** The Assignee doth hereby agree and covenant to become member of the Society and to abide by and observe and perform all the rules and regulations and bye-laws of the said Society from time to time in force.
 - 9.** Assignor shall sign and execute in favour of the Assignee necessary applications, forms, deeds and other documents or writings as may be reasonably required by the Society for transfer of the said shares and the said Flat and right to possess, use, occupy and enjoy the said Flat in favour of the Assignee and for implementing the terms of this agreement.
 - 10.** The stamp duty, if payable, and registration charges, if applicable, shall be borne and paid by the Assignee only.

11. Assignor has paid the all dues of the said Society, MSEB, Property Tax in respect of the said premises.

12. This **AGREEMENT** is subject to the Provisions of **Maharashtra Ownership Apartment Act, 1970** and **Maharashtra Co-operative Societies Act, 1960** Rules made thereunder from time to time.

13. Valuation & Stamp Duty :- The necessary Stamp Duty and Registration Fee has paid on the said document of Deed of Assignment.

SCHEDULE - I
DESCRIPTION OF THE LAND

All the piece and parcel of land A) S. No. 201/1/1, (Old S. No. 260) an area admeasuring 00 H 78 R, Assessed at 2 Rs. 09 Ps. B) S. No. 201/2/1, (Old S. No. 260) an area admeasuring 00 H 69 R, Assessed at 1 Rs. 44 Ps. C) S. No. 201/2/2, (Old S. No. 260) an area admeasuring 01 H 01 R, Assessed at 1 Rs. 44 Ps., D) S. No. 201/3, (Old S. No. 260) an area admeasuring 01 H 31 R, Assessed at 2 Rs. 31 Ps., lying and being situated at revenue village "**PHURSUNGI**", Tal. Haveli, Dist. Pune, within the jurisdiction of Municipal Council Phursungi – Uruli Devachi Pune, Registration District Pune, Sub District Tal. Haveli and which is bounded as under:-

ON OR TOWARDS:

EAST	: By Land of Shri Dhamal,
SOUTH	: By Land from the same S. No. 201,
WEST	: By Boundary of Village Hadapsar and Phursungi,
NORTH	: By S. No. 203,

SCHEDULE - II
DESCRIPTION OF THE LAND

All the piece and parcel of land admeasuring about 1 H 20 R on the northern side of carved out of S. No. 202 (S. No. 163/A) which is totally admeasuring about 5 H 22 R, assessed at 8 Rs. 25 Ps. lying and being situated at revenue village "**PHURSUNGI**", Tal. Haveli, Dist. Pune, within the jurisdiction of Municipal Council Phursungi – Uruli Devachi Pune, Registration District Pune, Sub District Tal. Haveli and which is bounded as under:-

ON OR TOWARDS:

EAST	: By S. No. 203 & Remaining Land from same S. No. 202,
SOUTH	: By Land from the same S. No. 202,
WEST	: By Land of Shri. Dhere,
NORTH	: By S. No. 204,

SCHEDULE -B
DESCRIPTION OF THE FLAT

All the piece and parcel of the **Flat No. 708**, on the **Seventh Floor**, an area admeasuring **565 Sq. Fts. i.e. 52.50 Sq. Mtrs (Carpet) + Terrace 153 Sq. Fts. i.e. 14.21 Sq. Mtrs**, **Open Car Parking No. O-92**, in the project known as **“SWAPNALOK E WING CO-OPERATIVE HOUSING SOCIETY LTD.”**, constructed on the land property described in **Schedule – A** here in above. Together with all fixtures, all furniture, fittings, electrical equipment’s i.e. Bulbs / Tubes & Fans, and all the rights of membership by way of Share Certificate in the said society.

IN WITNESS WHEREOF THE PARTIES HERE TO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.

Name & Signature of Vendor	Thumb	Photo
MR. SANDEEP NAGORI		
Name & Signature of Purchaser	Thumb	Photo
1) MR. ASHUTOSH PRAKASH KSHIRSAGAR		
2) MRS. NILAM ASHUTOSH KSHIRSAGAR		

WITNESSES –

1.Sign :

2.Sign :

Name :

Name :

Add. :

Add. :

SWAPNALOK E WING CHS

Haveli	Haveli No. ____
Date	____/____/2026
Sr. No.	_____/2026

"Deed of Assignment"
BETWEEN

MR. SANDEEP NAGORI

.....Assignor

AND

- 1) MR. ASHUTOSH PRAKASH KSHIRSAGAR
- 2) MRS. NILAM ASHUTOSH KSHIRSAGAR

.....Purchaser