

THIS DEED OF ASSIGNMENT MADE AT PUNE ON THIS ----- DAY
OF -----2026

B E T W E E N

MRS. RASMI ANIL ZAPARDE

Age : _____ Years, Occ: Housewife,

R/at : Infosys Consultation, 100 Park Avenue,
16th floor, New York , USA - 10017

Today at - -----

PAN NO: _____

Hereinafter called and referred to as “THE ASSIGNOR” (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators, successors in title and assigns)..... OF THE ONE PART.

A N D

1. SHRI. SANTOSH SAVALARAM SAPKAL

Age about: - 43 years, Occ : - Business,

PAN: APSPS5748A

2. MRS. ANITA SANTOSH SAPKAL

Age about: - 42 years, Occ : - Business

PAN: BALPS2047B

Both R/at: - Row House No. 3, York Terrace,
Clover Village, Wanawadi, Pune.

Hereinafter called and referred to as “THE ASSIGNEES/PURCHASERS” (which expression unless repugnant to the context or meaning thereof shall mean and include each of them and their respective heirs, executors, administrators, successors in title and assigns)...OF THE OTHER PART.

WHEREAS all those pieces and parcels of land or ground bearing S. No. 67/1, 67/2A, 66/1A and 66/1B totally admeasuring an area of 67,320 sq.mtrs of Village Wanwadi, Pune and lying, being and situate at Wanwadi within the Registration District Pune, Sub District and Tal. Haveli and also within the limits of Pune Municipal Corporation in which is more particularly described in the Schedule (I) written hereunder and hereinafter called and referred to as "THE SCHEDULE (I) PROPERTY" was owned by Dhunjibhoy Stud and Agricultural Farm, a registered partnership firm registered under the Indian Partnership Act, 1932 and having its office at – "Clover Village", 66/67 Wanwadi, Pune. (Hereinafter called and referred to as "THE SAID OWNER") .

AND WHEREAS the said owner decided to develop the Schedule (I) property, in a phase manner, by causing construction of multistoried buildings therein, as per the plans approved by Pune Municipal Corporation.

AND WHEREAS thereafter the owner got approved the layout of the said Schedule (I) Property thereby Sub Dividing the said Schedule (I) Property into various plots.

AND WHEREAS the said owner through its division namely "M/S. MAYFAIR DEVELOPERS", got approved the necessary building plans to be constructed in and upon Plot No. E from Pune Municipal Corporation under its Commencement Certificate No. CC/1008 dated 14/03/1990 and Revised Commencement Certificate No. CC/2890 dated 15/10/1992.

AND WHEREAS similarly the said owner through its division namely "M/S. MAYFAIR DEVELOPERS", also got approved the necessary building plans to be constructed in and upon Plot No. F from Pune Municipal Corporation under its Commencement Certificate No. CC/1542 dated 21/12/1986 and Revised Commencement Certificate No. CC/2891 dated 16/10/1992.

AND WHEREAS the total area of said Plot No. E and F is 4298.56 sq.mtrs and the same is more particularly described in the Schedule (II) written

hereunder and hereinafter for the sake of brevity called and referred to as “ THE SAID LAND”.

AND WHEREAS M/s. Mayfair Developers completed the construction of 06 duplex together with parking in and upon the aforesaid Plot No. E and also obtained the Completion Certificate in respect thereof from Pune Municipal Corporation under its Completion /Occupation Certificate No. 458 dated 11/11/1992.

AND WHEREAS M/s. Mayfair Developers also completed the construction of 06 duplex together with parking in and upon the aforesaid Plot No. F and also obtained the Completion Certificate in respect thereof from Pune Municipal Corporation under its Completion /Occupation Certificate No. 4290 dated 21/10/1992.

AND WHEREAS in the meantime by an agreement dated 29/08/1989 the aforesaid M/s. Mayfair Developers agreed to sale Twin House No. 4 from the building no. F to Dr. Tayeb G. Chinawala and Mrs. Ruxana T. Chinwala.

AND WHEREAS the said Twin House/Duplex No. 4 from the aforesaid Building No. F is more particularly described in the Schedule (III) written hereunder and hereinafter for the sake of brevity called and referred to as “THE SAID PROPERTY” is subject matter of these present.

AND WHEREAS the Complex of 6 Twin House /Duplex constructed in and upon the aforesaid Plot No. E is named as “EPSOM” and the complex of the 6 Twin House /Duplex constructed in and upon the aforesaid Plot No. F is named as “SANDOWN”.

AND WHEREAS after completion of the complex of 06 Twin House /Duplex namely “SANDOWN”, the said owners delivered the vacant and peaceful possession of the said property to the aforesaid Dr. Tayeb G. Chinawala and Mrs. Ruxana T. Chinwala.

AND WHEREAS thereafter the owner formed a common co-operative housing society of the Purchaser of the Twin House /Duplex from the

aforesaid Building No. E and F under the name and style of “EPSOM AND SANDOWN HOUSE CO-OPERATIVE HOUSING SOCIETY LTD” which is duly registered under the provisions of Maharashtra Co-operative Society Act, 1960 under No. PNA/PNA-2/HSG/TO/689/93-94 dated 22/11/1993 (hereinafter called and referred to as “ THE SAID SOCIETY”)

AND WHEREAS thereafter by an Indenture of Sale dated 31/07/1995 the said owner conveyed the said land together with the 12 Twin House/Duplex to the said society.

AND WHEREAS the said Indenture of Sale dated 31/07/1995 is duly registered at the office of the Joint S.R. Haveli No. ____ at Sr.No. ----- on _____.

AND WHEREAS the aforesaid Dr. Tayeb G. Chinwala and Mrs. Ruxana T. Chinwala were the members of the said society and was also holding 05 shares of Rs. 50/- each and bearing No. 46 to 50 (both inclusive) of the said society under share certificate No. 10.

AND WHEREAS the aforesaid Dr. Tayeb G. Chinwala expired intestate at Mumbai on 05/04/1996 living behind him his widow namely Mrs. Ruxana T. Chinwala, Mr. Fahad T. Chinwala, Mr. Asif T. Chinwala and Miss. Naheed T. Chinwala as his legal heirs.

AND WHEREAS thereafter the said society accepted the aforesaid Mr. Fahad T. Chinwala, Mr. Asif T. Chinwala and Miss. Naheed T. Chinwala as member of the said society in place of Late Dr. Tayeb G. Chinwala and also enrolled their name in the shares and shares certificate of the said society in place of Late Dr. Tayeb G. Chinwala.

AND WHEREAS thereafter by a Sale Deed dated 21/09/2002 the aforesaid Mrs. Ruxana T. Chinwala, Mr. Fahad T. Chinwala, Mr. Asif T. Chinwala and Miss. Naheed T. Chinwala sold and conveyed the said property together with the shares, share certificate and the rights of membership of the said society to the Assignor herein.

AND WHEREAS the said Sale Deed is duly registered at the office of the S.R. Haveli No. 11 at Sr.No. 4558 on the same day.

AND WHEREAS thereafter the said society accepted the Assignor herein as the member of the said society in place of the aforesaid Chinwalas and also transferred the shares and the share certificate held by the aforesaid Chinwalas in the name of Assignor.

AND WHEREAS thereafter the society also allotted 05 additional shares of Rs. 50/- each and bearing distinctive nos. 91 to 95 to the Assignor under Share Certificate No. 19 dated 20/12/2021.

AND WHEREAS the Maharashtra State Electricity Board has also granted the Electricity Supply to the said premises in the name of the Assignor under consumer no. _____.

AND WHEREAS the said premises is also assessed for taxes by Pune Municipal Corporation and its property No. is _____

AND WHEREAS thus the Assignor herein is in occupation, possession and enjoyment of the said premises;

AND WHEREAS the said premises being inconvenient to the Assignor the Assignor has decided to sell, transfer, convey, grant and assign all her rights, title and interest in the said premises along with the shares, share certificate and the membership rights of the said society.

AND WHEREAS the Assignees having come to learn about the said decision of the Assignor, approached the Assignor and offered to purchase/acquire all the aforesaid right, title, interest, benefits and privileges of the Assignor, in relation to and in respect of the said premises, the shares, share certificate and the membership rights of the said society at and for a total consideration of Rs. 5,10,00,000/- (Rs. Five Crore Ten Lacs Only).

AND WHEREAS the said offer of the Assignees being highest and also reasonable and proper as per the market rate, the Assignor has agreed to sell, transfer, convey, grant and/or assign all her right, title and interest in

the said premises along with the share, share certificate and the membership rights of the said society unto the Assignees for the said consideration of Rs. 5,10,00,000/- (Rs. Five Crore Ten Lacs Only).

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED, RECORDED, CONFIRMED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -

1. That in pursuance of the said agreement with the Assignees and in consideration of Rs. 5,10,00,000/- (Rs. Five Crore Ten Lacs Only) paid by the Assignees to the Assignor, as set out in schedule (IV) written hereunder, the payment and receipt whereof the Assignor doth hereby own, admit and acknowledge and of and from the same and every part thereof doth hereby release, acquit and discharge the Assignees forever which being the full and final consideration of these presents the Assignor doth hereby forever sell, convey, transfer, grant and/or assign all her right, title, interest, benefits and privileges in and upon the Twin House/ Duplex No. 4 from the building named as "SANDOWN" and which is more particularly described in the Schedule (III) written hereunder together with all her right, title, interest in the said premises and also along with the shares, share certificate and the right of membership of the said society and together with all the rights, title, interest, claims, benefits, privileges in the said society and all the estates, rights, title, interest, claims, benefits, privileges and demands, whatsoever of the Assignor into and upon the said premises and every part thereof TO HAVE AND TO HOLD the said premises hereby granted, conveyed, transferred, sold and assigned or expressed so as to be UNTO AND TO THE USE AND BENEFITS OF THE ASSIGNEES forever subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereinafter become payable to the Government either State or Central, Corporation, said society and/or other Local body or Authority, in respect thereof and also subject to the rules and regulations of the said society.

2. That the Assignor hereby covenants with the Assignees that the Assignor has duly paid all the rates, rents, taxes, assessments and duties as payable to the Municipality, Government, the said society up to ----- and the Assignor hereby assures the Assignees that if any amount

is found to be not paid and/or outstanding on the said account then the Assignor shall pay and discharge the same immediately.

3. That the Assignor doth hereby covenants with the Assignees that notwithstanding any acts, deeds, things or matter whatsoever, by the Assignor, or any person or persons lawfully and equitably claiming by, from, though, under or in trust for the Assignor made, done, committed or omitted or knowingly suffered to the contrary, the Assignor now has in themselves good right, full power and absolute authority to convey grants, releases, transfers, assures and/or assign all the rights, title and interest of the Assignor in relation to the said premises hereby conveyed, granted, released, transferred, assured or assigned or intended so to be UNTO and to the use and benefits of the Assignees and the Assignees shall and may at all times hereafter peacefully and quietly enter upon, have, occupy, possess and enjoy the said premises and receive the rents, issues and profits thereof and of every part thereof to and for the use and benefits, of the Assignees absolutely without any suit, eviction, interruption, claim, demands whatsoever, from or by the Assignor or any person or persons lawfully and equitably claiming or to claim from, under or in trust for the Assignor AND THAT the free and clear and clearly and freely and absolutely acquitted, exonerated and forever discharged or otherwise by the Assignor well and sufficiently saved, defended and kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances, whatsoever, had made, executed, occasioned or suffered by the Assignor or by any person or persons lawfully or equitably claiming or to claim by from, under or in trust for the Assignor and the said Assignor doth hereby covenants with the said Assignees that they have not done any act, deed, thing or matter nor suffered anything to the contrary whereof by reasons or means thereof his rights, title and interests in relation to the said premises or any part thereof may in any way be hindered or prevented from conveying, granting, transferring, assigning and/or assuring the same in the manner herein before indicated. AND THE ASSIGNOR hereby further declares and covenants with the Assignees that their right, title and interest in relation to the said premises are free from all doubts, demands, claims and/or encumbrances of whatsoever nature and the Assignor has not done, committed, performed, made, executed and / or omitted and /or

caused to be done, committed, performed, made, executed or omitted any such acts, deeds, things or matters which if would has done, committed, performed, made, executed and/or omitted shall has prejudiced the right, title and interest of the Assignor to the said premises.

4. That the Assignor hereby assures the Assignees that the Assignor or his successors, at the request of the Assignees, shall do and execute or cause to be done, executed all such acts, matters, things and assurances, in law whatsoever, for and better and perfectly assuring the said premises and every part thereof unto and to the use of the Assignees in manner aforesaid as by the Assignees and/or Assignees' successors or counsel in-law shall be reasonably required.

5. That the Assignor hereby further declares that Maharashtra State Electricity Distribution Company Limited has provided an electricity meter and connection for the use and enjoyment of the said premises and the Assignor hereby covenants with the Assignees that the Assignor shall do, perform and execute all such acts, deeds, things as may be necessary to transfer the said electricity meter/connection in the name of the Assignees.

6. That the Assignor has delivered the vacant and peaceful possession of the said premises unto the Assignees at the time of execution of these presents.

7. That the Assignor hereby assures the Assignees that the Assignees shall be entitled to and shall has full rights and absolute authority to become members of said society i.e. "EPSOM CO-OPERATIVE HOUSING SOCIETY LTD." in place of the Assignor and the Assignor shall do, perform and execute all the necessary acts, deeds, things and matters as may be required for the said purposes at their own cost and expenses. However, if any transfer fees are required to be paid to the said society, then the same shall be paid by the Assignor and Assignees in equal share.

8. That the expenses incidental to these presents including the stamp duty, registration fees etc., has been to be borne by the Assignees.

9. At the time of execution of these present the Assignor has delivered all the muniments of title, in respect of the said premises and in the custody of the Assignor, as per the list mentioned in the Schedule (IV) written hereunder to the Assignees.

10. That by a separate letter the said society has given its no objection from transfer of the said premises and the rights of membership of the said society by the Assignor to the Assignees.

11. That the Assignees shall be entitled to enjoy all the common amenities and facilities which are provided to the entire project of Clover Village i.e. the club house, internal roads, open spaces etc.

12. That as per the guide lines issued by the State Government for purposes of levy of stamp duty upon the instrument of immovable properties, the said premises are situated in Zone No. ----- of -----, Pune. That the sale, grant, conveyance, transfer and/or assignment of the right, title, interest, benefits and privileges of the Assignor in relation to the said premises are transferred, sold, conveyed, assign and/or granted to the Assignee at and for a total consideration of Rs. 5,10,00,000/- (Rs. Five Crore Ten Lacs Only) and the same is true and fair consideration as per the market value of the said premises. However, as per the directions issued by the State Government of Maharashtra, in relation to the valuation of the immovable properties, taking into consideration the depreciation the valuation of said premises comes to Rs. -----/- (Rs. --- ----- Only) and as the agreed consideration is more than the valuation the necessary stamp duty is paid there upon.

SCHEDULE (I) ABOVE REFERRED TO

All those pieces and parcels of land or ground bearing S. No. 67/1, 67/2A, 66/1A and 66/1B (CTS Nos. 1398 to 1402) totally admeasuring an area of 67,320 sq.mtrs of Village Wanwadi, Pune and lying, being and situate at Wanwadi within the Registration District Pune, Sub District and Tal.

Haveli and also within the limits of Pune Municipal Corporation and bounded as under :-

ON OR TOWARDS EAST : By S.No, 65
ON OR TOWARDS SOUTH : By partly by S.No. 6B, quarry
ON OR TOWARDS WEST : By common passage and S.No. 72
ON OR TOWARDS NORTH : By Nala and S.No. 68

SCHEDULE (II) ABOVE REFERRED TO

An area of 4298.56 sq.mtrs from the property more particularly described in the Schedule (I) written hereinabove and bounded as under :-

ON OR TOWARDS EAST : By Flemington Terrace Complex.
ON OR TOWARDS SOUTH : By Club House Complex
ON OR TOWARDS WEST : By 9 meter Internal Road.
ON OR TOWARDS NORTH : By R.S.No. 65 of Wanowrie

SCHEDULE (III) ABOVE REFERRED TO

Twin House No. 4 admeasuring an area of 218.31 sq. mtrs. built up, with right to car port of 18.50 sq.mtrs approx. and with right to appurtenant open space of 1700 sq,mtrs at the Ground Floor/Ground Level and from the building named as "SANDOWN HOUSE", from the project namely "Clover Village Phase I " and which is standing in and upon the property described in the Schedule (II) written hereunder, together with the shares, share certificate and the rights of membership of "Epsom and Sandown House Co Operative Housing Society".

SCHEDULE (III) ABOVE REFERRED TO

Details of the payment made by the Assignees to the Assignor

Rs. 10,00,000/- (Rs. Ten Lacs Only) paid by the Assignees to the Assignor on 18/06/2026 by way of RTGS transfer from Kotak Mahendra Bank, _____Branch, Pune under UTR No. KKBKR52026061800620.

Rs. 3,98,00,000/- (Rs. Three Crores Ninety Eight Lacs Only) paid by the Assignees to the Assignor on _____ by way of RTGS transfer from Kotak Mahendra Bank, _____ Branch, Pune under UTR No. _____.

Rs. 1,02,00,000/- (Rs. One Crore Two Lacs Only) retained by the Assignees for the payment of TDS.

Rs. 5,10,00,000/- (Rs. Five Crore Ten Lacs Only)

SCHEDULE (IV) ABOVE REFERRED TO

List of documents delivered by the Assignor to the Assignees

1.

2. .

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS AND SEALS HEREUNDER ON THE DAY MONTH AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED)

AND DELIVERED)

BY THE WITHIN)

NAMED ASSIGNOR)

IN PRESENCE OF.)

)

)

)

) MRS. RASMI ANIL ZAPARDE

ASSIGNOR

SIGNED, SEALED)
AND DELIVERED)
BY THE WITHIN)
NAMED)
ASSIGNEES/PURC)
HASERS IN)
PRESENCE OF.)
)
) 1. SHRI. SANTOSH SAVALARAM SAPKAL
)
)

2. MRS. ANITA SANTOSH SAPKAL
ASSIGNEES/PURCHASERS

WITNESSESS :

1.

NAME:

ADDRESS:

2.

NAME:

ADDRESS: