

DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT MADE AND EXECUTED AT PUNE ON THIS
22nd DAY OF SEPTEMBER 2026

BETWEEN

1) Mrs. Aarti Rajeshkumar Manglani

Age about - 43 years, Occupation- Service

PAN: ARSPM0566C

R/at: Flat No.C-1101, Triose Society, Pimple Saudagar,
Pune-411027.

(Hereinafter called and referred to as "**THE VENDOR**" which expression, unless it be repugnant to the meaning and context, shall mean and include their heirs, executors, administrators and assigns)

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

A N D

1) Mrs. Bhagyashri Mahadev Killedar

Age about - 44 Years, Occu: Housewife

PAN: CYKPK9250Q

2) Mr. Mahadeo Maruti Killedar

Age about - 52 Years, Occu: Service

PAN: ATZPK5784D

Both R/at: Venkys India Limited, Somatne Kasarsai Road,
Salumbre, Tal. Maval, Dist. Pune-412101.

(Hereinafter called and referred to as **THE PURCHASER**, which expression, unless it be repugnant to the meaning and context, shall mean and include his heirs, executors, administrators and assigns)

..... THE PARTY OF THE OTHER PART.

AND WHEREAS All that property, which is more particularly described in the Schedule-I written hereunder, hereinafter referred to as "THE SAID ENTIRE LAND" is owned and possessed by the Promoter herein as purchase property of the M/S, Rising Propcon LLP firm and name of the LLP firm is shown in revenue record as the Owner and Possessor. As per sanctioned regional development plan, applicable for the Pune region which is sanctioned on 25/11/1997 and which came into force on 10/02/1998, the Said Land is shown within Agricultural and Non-Development zone but as per present development control rule applicable to Pune region, the Said Entire Land is within 500-meter periphery of Shirgaon Village Gavthan due to that it is buildable property. As per Government Notification No. TPS/1815/1204/13, Metropolitan Regional Development Authority Pune is established to control all development activities within the specified periphery. As per Development Control Rules, applicable to properties situated within the periphery of Pune Metropolitan Regional Development Authority (PMRDA), out of the Said Entire Land certain area is required to be kept as amenity space and as per the Development Control Rules applicable to the Said Entire Land, the Promoter herein is entitle to transfer Amenity Area to the Development Controlling Authority if demanded and against that avail equivalent FSI to utilize the same for construction of the buildings on the remaining portion of the Said Entire Land along with permissible FSI, paid FSI for the Said Entire Land and further permissible TDR for the Said Entire Land or develop the same as per norms.of the development controlling rules applicable to the Said Entire Land as permitted by the Development

Controlling Authority.

Being owner and possessor of the Said Entire Land, in light of Development Control Rules applicable to the Said Entire Land the Promoter herein intends to float ownership scheme on the Said Entire Land under name and style "ABHIMAAN HOMES". The Promoter herein has got prepared Master Layout Plan, for the Said Entire Land, which Master Layout Plan hereinafter is referred "THE SAID MASTER LAYOUT PLAN. As per Said Master Layout Plan, the Said Entire Land is subdivided in Plot No.1, Plot No.2, area under Amenity Space, space for STP, area under 12 mtr. internal road and pathway, Club House, building/wing K & N as well as building/wing A & E having lower parking and upper parking, and 12 above Floors. Building/wing B, C, D, L & M stilt parking and above 12 Floors, Building/wing F, G, H, I ground and above 11 floors are located. Building/wing 2A, 2B, 2C, 2D, 2E & 2F are stilt parking and above 14 floors are located. Hereinafter aforesaid Project is referred as "THE SAID ENTIRE PROJECT" and which is subdivided into two projects being Project on Plot No.1 Project on Plot No.2.

The Plot No.1 along with the Open Space No.2 is more particularly described in Schedule-II written hereunder and hereinafter referred as "THE SAID LAND". The project on Plot No.1 is referred as "THE SAID PLOT NO.1 PROJECT". The Said Plot No.1 Project is sub-divided into 2sub-projects (i) Building/wing "A", "B", "C", "D", "H", "T", "K", "L", "M" & "N", (ii) Building/Wing "E", "F" & "G" and For the Said Plot No.1 Project common amenities as to Club House & Garden etc. planning to be provided in Open Space situated at Southern Side of Plot

No.1. The Project consisting of Building/Wing "A", "B", "C", "D", "H", "T", "K", "L", "M" & "N", is hereinafter referred as "SAID PROJECT" and the buildings in Said Project are referred as "THE SAID BUILDINGS". The Promoter herein further has decided to construct the building/wings out of the Said Project in phases, in other word some building/wings constructed will be constructed initially and remaining building/wings will be constructed and completed thereafter as per receipt of sanction from the Development Controlling Authority.

The Promoter herein has entered into standard agreement with Architect, VK;a architecture, Regd.M/s.Vishwas Kulkarni Architect partnership firm registered under the Indian Partnership Act, 1932, having partnership identity No.MPA48264 and also registered with the Council of Architect of India having enrollment No.CA/84/8465 and having office at 73/2, Bhakti Marg, Off. Law College Road, Pune-411004, for preparation of the layout and drawing of the buildings. The Promoter also entered into standard agreement with structural engineer Gensys Technology Pvt. Ltd. structural designer company registered under the Companies Act, 1956 and also registered with the Council of Structural Engineers of India having enrollment No.209/2001 (Grade A) and having office at 4th Floor, Devgiri, Plot No.14, Survey No.17/1B, Kothrud Industrial Area, behind Sagam Press, Kothrud, Pune 411038, for preparation of structural design and accepted the professional supervision of such Architect and Structural Engineer till the completion of the Said Project. The Promoter entered into standard Agreement with Project Engineer Plan edge Consultants Pvt. Ltd. a Private Limited Company

incorporated and Deemed as registered under The Companies Act, 2013 having Company Identity No. U74900PN2002PTC016816 dated 15/06/2011 and having Copy of the sanction letter/ commencement certificate Outward No. DP/BMA/C.R. 1923/15-16/Village Shirgaon/Tal. Maval/Gat No.8, 12, 16, 18, 19 dated 13/04/2016 issued by PMRDA is annexed hereto. A copy of the Non-Agriculture Permission dt. 01/07/2016 having no. PMRDA/NA/SR/103/2016 is annexed hereto Copies of 7/12 extracts shown the name of the Promoter herein for the Said Land are annexed hereto. Copy of the Certificate of the title, issued by the Advocate of the Promoter is annexed hereto. RERA certificate dated 15/07/2017 is annexed hereto The Promoter herein disclose to the Allottee/Purchaser herein that, the Promoter herein has made application for registration to the Real Estate Regulatory Authority, State of Maharashtra and received registration certificate having registration no. P52100000339 dated 15/07/2017. The Promoter herein state that, State level Environmental Impact Assessment Authority (SEIAA), Maharashtra, for Environmental Clearance and which authority after scrutiny the proposal in its 89th and 101th Meeting held granted the Environmental Clearance to the Said Entire Project vide its letter dt. 26th August 2016 having no. SEAC-2212/C.R.431/TC-II. The Promoter herein has to get revised environmental clearance certificate for the additional proposed construction in the Said Entire Project.

AND WHEREAS after completion of the building the Pune Municipal Corporation has issued part completion certificate by PMRDA bearing its No. DP/बिएमए/मौ. शिरगाव/ग. न. ८,१२,१६,१८,१९ व २०/प्र.

क्र. १२९३/१६-१७ Dt. 18/04/2017.

AND WHEREAS the VENDOR purchased the said flat which is more particularly mentioned in the schedule mentioned below from the promoter vide agreement to sell no. 4922 dt 25/08/2016 in the office of Sub-Registrar Maval. Hence the Assigner has become the absolute owner of the said flat.

WHEREAS, the VENDOR herein is lawful Member of Kohinoor Abhimaan A Wing Co-Operative Housing Society Limited., incorporated and/or Registered under the relevant provisions of Maharashtra Co-Operative Societies Act, 1960 having Registration No. PNA/MWL/HSG/(TC)/14479/2020 Dated 01/10/2020. (Hereinafter referred to as the "SAID SOCIETY"). Occupying the Flat No. 105 on First floor, Wing A in building admeasuring about 376.31 Sq. Ft. i.e. 34.96 Sq. Mtrs. Carpet Area + Balcony + Open Terrace admeasuring about 39.72 sq.ft. ie. 3.69 sq.mt. within the Administrative Limits of Zilla Parsihad Pune and within the Revenue Village Shirgaon Tah. Mawal District Pune and the said Flat no 105, is fully described in the Schedule written hereunder and for the sake of brevity herein after referred to as "The said Flat". situated on the First Floor of 'A' wing in the Project known as "Abhimaan homes" constructed on the land, situated at Gat no. 8, 12, 16, 18, 19,20 Shirgaon, Mawal Pune,- 411 021.

AND WHEREAS The present VENDOR is the allottee member and shareholder of the said society and are in actual

and physical possession of the said Flat No. 105 Wing A, has been paying necessary taxes, charges in respect of the said Flat No. 105 A Wing. M.S.E.D.C.L Bill Number-181510004293.

AND WHEREAS the said flat is not convenient for the VENDOR hence the VENDOR desires of assigning the said flat along with his membership and shares to prospective purchaser.

AND WHEREAS the Purchaser on getting the knowledge of the VENDOR's desire to sell/assign transfer the said flat, approached the VENDOR to purchase the said flat and to get the same assigned/transferred in their own names or their nominees.

AND WHEREAS on the assurance given by the VENDOR to the Purchaser that his title to the said flat is clean, clear and marketable and free from any encumbrances of whatsoever nature, the Purchaser have agreed to purchase the said flat from the VENDOR.

AND WHEREAS the VENDOR herein for good and sufficient reasons decided to assign and VENDOR all his member rights and the occupancy right, title and interest in the said Flat No. 105 in the building described in the schedule written hereunder and to transfer, sell and assign all benefits of the share certificates of the society to the intending purchaser/and Purchaser herein learnt the intention of the VENDOR with an offer to purchase to the said Flat No. 105 described in the Schedule No. 1 written hereunder for and at

the price of Rs.18,50,000/- (Rupees Eighteen Lakh Fifty Thousand Only) and the VENDOR herein found the said price offered by the Purchaser herein to be proper and reasonable and as per the market value and highest amongst all the other offers received and the VENDOR has accepted the offer given by the Purchaser herein and agreed to assign, transfer and sell all their right, title and interest in the said Flat No. 105 including M.S.E.B. Deposits, Society Deposits, and other deposits and the benefits and profits of the share certificate being issued herein for and at the total price consideration of Rs.18,50,000/- (Rupees Eighteen Lakh Fifty Thousand Only) and agreed to execute the Agreement of Sell in respect of the said Flat No. 105 in favour of Purchaser.

AND WHEREAS parties hereto desire to reduce in writing the terms and conditions of the above-referred agreement by and between them as hereunder expressed.

NOW THIS DEED OF ASSIGNMENT WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. In consideration of Purchaser paying to the VENDORS the amount specified above hereunder, the VENDORS hereby transfer, assign all their rights, interest, title in the said Flat No. 105 all benefits in favor of the Purchaser herein TO HAVE AND TO HOLD the same UNTO and to the use of the Purchaser absolutely and enjoy all benefits thereof and the VENDORS do hereby covenant to and with and agreed to indemnify and keep indemnified and

harmless the Purchaser his heirs, executors, administrators and representatives against all losses and damages occasioned as a result of any defect in title or want of title to the said Flat No. 105.

2. Purchaser has agreed to pay to the VENDOR the sum of Rs.18,50,000/- (Rupees Eighteen Lakh Fifty Thousand Only) as under :

Sr. No.	Amount	Particulars
1.	_____/ -	paid by Cheque No._____ drawn on Punjab National Bank in favour of _____dated_____. By availing loan from PNB Housing Finance Limited.
2.	1,50,000 / -	paid by Cheque No._____ drawn on Punjab National Bank in favour of ICICI Bank Limited dated_____. By availing loan from PNB Housing Finance Limited.
3.	000000/-	paid by Cheque No._____ drawn on Punjab National Bank in favour of _____dated_____ By availing loan from PNB Housing Finance Limited.

Total	18,50,000/-	(Rupees Eighteen Lakh Fifty Thousand Only)
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The VENDOR has received the said amount of Rs.18,50,000/- (Rupees Eighteen Lakh Fifty Thousand Only) and receipt whereof the VENDORS both hereby admit and acknowledge.

3. The VENDOR herein has assured the Purchaser herein that the VENDORS has absolute right to assign, transfer and convey all right, title and interest in the said Flat No. 105 in favor of Purchaser. The VENDOR has neither agreed to transfer his right, title and interest in the said Flat No. 105 in favor of any other or third person except the Purchaser herein any time hereinbefore nor said Flat No. 105 is subject matter of any litigation dispute either pending in the Court of Law or in any other Govt. or Semi Govt. Officer. The VENDOR herein has assigned and transferred the said Flat No. 105 together with all his occupancy and ownership rights, title and interest therein to and in favor of the Purchaser herein free from all the encumbrances charges absolutely.
4. The VENDOR herein has paid all the taxes, cess, dues and duties and N.A. cess (Proportionate) in respect of the

said Flat No. 105 and of the land including the maintenance charges till the date of possession to Purchaser and that the Purchaser herein has agreed to and shall pay hereinafter all the taxes, cess, dues and duties with proportionate share in N.A. is constructed including the maintenance charges in respect of the said Flat No. 105 is found and required to be paid by the Purchaser herein the same shall be reimbursed and paid by the VENDOR to the Purchaser herein immediately without any excuse.

5. The VENDOR's shall hand over the possession of the said flat upon execution of the present Deed.
6. The VENDOR has handed over and delivered Xerox copies of all documents relating to the marketable legal title of the said Flat No. 105 to the Purchaser herewith. And after going through, Purchaser has fully satisfied about the marketable and legal title of the VENDOR in respect of the said flat. The VENDOR shall handover all other documents related to smooth and peaceful transfer of said flat to Purchaser.
7. The Purchaser herein have undertaken to become the member of the organization under the provisions of Maharashtra Apartment Ownership Act 1970 or society under the provisions of Maharashtra Co-operative Societies Act, 1960 as well as rules thereunder. The

Purchaser herein covenant to the VENDORS herein that all rules, bye-laws and resolutions of the said society shall be binding upon the Purchaser on they becoming and accepting as a member of the said society. The Purchaser have aware that the Flat No. 105 shall be used by him for residential purpose and which have been permitted by law only.

8. All the expenses regarding this agreement and for the execution of all conveyance or conveyances and all other writings required to be done in pursuance thereof, including stamp duty, registration charges, and other incidental expenses, have been paid by the Purchaser only.
9. The VENDOR herein has agreed to sign all the applications/ forms/papers/ affidavits/ indemnity bond as may be required for transfer of said Flat No. 105 together with the electricity meter in respect of the said Flat No. 105 without any costs to the VENDOR herein only after the completion of the said transaction and receipt of the entire amount therewith.
10. The transfer fee payable to the said Kohinoor Abhimaan Co.Op. Housing Society (Ltd) Pune for the assignment and transfer of the shares and said Flat No. 105 tenement shall be borne by Assignee herein. All the expenses regarding this agreement and for the execution of all conveyance or conveyances and all other writings required to be done in pursuance thereof including stamp

duty, registration charges and other incidental expenses have been paid by the Purchaser.

11. The Purchasers herein have already entered into and executed and registered an INDENTURE of AGREEMENT TO SALE which was duly registered in the Office of Registrar Maval, bearing Serial No - 4922/2016, dated 20/08/2016 and bearing Registration date 25/08/2016 with The Vendors/Sellers herein. Thus the necessary Stamp Duty of Rs.80,400/- and Registration Fees are already been paid by The Purchasers herein. So the necessary Stamp as required for this INDENTURE of DEED OF ASSIGNMENT is executed on Rs.500/- Stamp and the same shall be borne by The Purchasers alone.

SCHEDULE – I

(Description of the said Entire Land)

All that well carved out plot of land area admeasuring 05 Hectare 43.5 Ares out of Gat No. 8 admeasuring 05 Hectares 47 Ares, Gat No. 12 admeasuring 00 Hectares 62 Ares, Gat No. 16 admeasuring 00 Hectares 13 Ares, Gat No. 18 admeasuring 00 Hectares 27 Ares, Gat No. 19 admeasuring 00 Hectares 42 Ares and Gat No. 20 admeasuring 00 Hectares 86 Ares total admeasuring 07 Hectare 73.5 Ares situated at Revenue Village Shirgaon, within the Registration District Pune, Sub-Registration District and TalukaMaval and within the limits of Zilla Parishad Pune, Tal. Pachayat Maval, Grampanchayat Shirgaon and Pune Metropolitan Regional Development Authority, Pune and which total well carved

out area admeasuring 07 Hectares 73.5 Ares, i.e. 77,350 sq.mtrs, is bounded as follows: -

On or towards East:	By part of the Road
On or towards South:	By part of Gat No. 12,10,11, 145
On or towards West:	By part of Gat No. 17, 14 & 6
On or towards North:	By part of Gat No.8, 17, 21, 24

SCHEDULE - II

(Description of the Said Land)

All that well carved out plot of land being Plot No. I admeasuring 28178.21 sq.mtrs. And Open Space No.2 admeasuring 1783.27sq.mtrs. out of sanction layout for the area admeasuring 05 Hectare 43.5 Ares out of Gat No. 8 admeasuring 05 Hectares 47 Ares, Gat No. 12 admeasuring 00 Hectares 62 Ares, Gat No. 16 admeasuring 00 Hectares 13 Ares, Gat No. 18 admeasuring 00 Hectares 27 Ares, Gat No. 19 admeasuring 00 Hectares 42 Ares and Gat No. 20 admeasuring 00 Hectares 86 Ares total admeasuring 07 Hectare 73.5 Ares situated at Revenue Village Shirgaon, within the Registration District Pune, Sub-Registration District and TalukaMaval and within the limits of Zilla Parishad Pune, Tal. PachayatMaval, GrampanchayatShirgaon and Pune Metropolitan Regional Development Authority, Pune and which has a total well-carved-out area admeasuring 02 Hectares 99.6148 Ares i.e. 29961.48 sq.mtrs is bounded as follows:-

On or towards East : By part of Road
On or towards South: By part of Gat No. 12,10,11, 145
On or towards West : By remaining part of Schedule-1

Property.

On or towards North: By 12 meter wide internal road

SCHEDULE – III

(Above referred regarding the Flat)

All that piece and parcel of the land bearing Sr. No. 8,12,16,18,19,20 admeasuring about 7H. 73.5R a Project situated thereon known as "Abhimaan Homes" Village Shirgaon, Mawal, Pune, situated within the registration District Zilla Parishad Pune, Bearing Flat No. 105 on First floor, Wing A in building admeasuring about 376.31 Sq. Ft. i.e. 34.96 Sq. Mtrs. Carpet Area + Balcony + Open Terrace admeasuring about 39.72 sq.ft. ie. 3.69 sq.mt. along with all fittings, fixtures and furniture and the said Flat No. 105 Premises.

HEREINABOVE referred to as "SAID FLAT" (The shares right, title and interest transfer by Assignor in favour transferee is the subject matter of the present document.)

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE
SIGNED THIS DEED OF ASSIGNMENT TODAY AT PUNE ON
THE DATE AND YEAR HEREINABOVE WRITTEN FIRST.**

Name	Thumb And Signature	Photo
ASSIGNORS		
1. Mrs. Aarti Rajeshkumar Manglani		
ASSIGNEES		
1. Mrs. Bhagyashri Mahadev Killedar		
2. Mr. Mahadeo Maruti Killedar		

WITNESSES :

1) Sign :

Name :

Address :

2) Sign :

Name :

Address :