

DEED OF ASSIGNMENT/TRANSFER/SALE

This Deed of Assignment/Transfer/Sale is made and executed on this **29th** Day of **August** in the year **2026**.

BETWEEN

MR. RAJU DHAGALARAM CHOUDHARY, Age about 40 years, Occupation: Service, PAN: AIYPC9181C, AADHAAR NO: 5506 0236 5080; residing at: Shop-582 New Bhabrekar Nagar, Amnoj Wadi, Gate-8 Malwani Malad, West Kharodi, Mumbai - 400095.

Hereinafter shall be referred to as the **TRANSFEROR/VENDOR** (which expression shall unless repugnant to the context or meaning thereof be deemed to include the Transferor/Vendor and his/her/their, successors, executors, administrators and permitted assigns only) PARTY OF THE FIRST PART.

AND

MR. ASHISH KAUSHIK Age about 34 years, Occupation: Service, PAN: BYCPK9150N, AADHAAR No. 8497 5690 9881; residing at: Room No.803 Kumkum Residency, Somatne Phata, Parandwadi Chourai Nagar Talegaon Dabhde, District: Pune- 410506

Hereinafter referred to as **“THE TRANSFeree/PURCHASER”** for the sake of brevity (which expression shall mean and include the male and/or female gender and also mean and include singular or plural Transferee/Purchaser as the case may be, and unless it be repugnant to the context or meaning thereof be deemed to mean and include the Transferee/Purchaser and his/her/their heirs, legal representatives, successors, executors, administrators and permitted assigns only.....PARTY OF THE OTHER PART

WHEREAS originally all that piece and parcel of land Gut No. 126 having total area admeasuring 00 Hector 55 Are as per 7/12 extract and out of area admeasuring 00 Hector 23.08 Are (hereinafter called the 'said Land', which is more particularly described in Schedule-I of the property herein under written) lying and situated at village Somatane. The land owned and possessed by Smt. Tarabai Shankar Kunjir, Mr. Parasmal Babulal Rathod, Mr. Tukaram Dattatray Shelar and Mr. Dattu Maruti Shiwale

AND WHEREAS thereafter the said Smt. Tarabai Shankar Kunjir had sold, transferred and conveyed land admeasuring about 00 Hector 10 Are out of the said land to Mr. Motilal Otmal Oswal, vide Sale Deed dated 08.02.1996 which is duly registered in the office of the Sub Registrar Maval, at Serial No. 674/1996;

AND WHEREAS the said Mr. Parasmal Babulal Rathod sold, transferred and conveyed the land admeasuring about 00 Hector 10 Are out of said land to Mr. Motilal Otmal Oswal, vide Sale Deed dated 09.04.2010, which is duly registered in the office of the Sub Registrar Maval, at Serial No. 432/2010;

AND WHEREAS the said Mr. Tukaram Dattatray Shelar and Mr. Dattu Shiwale sold, transferred and conveyed the land admeasuring about 00 Hector 3.8 Are out of said land to Mr. Motilal Otmal Oswal, vide Sale Deed dated 14.10.2010, which is duly registered in the office of the Sub Registrar Maval, at Serial No. 6028/2010

AND WHEREAS the said Mr. Motilal Otman Oswal sold the said land to M/s. Sai Sahara Enterprise, vide Sale deed dated on 07.09.2012, which is duly registered in the office of Sub Registrar

Maval at Serial no. 5218/2012 read with the Deed of Correction dated 27.11.2013, which is duly registered in the office of the Sub Registrar Maval at Serial No. 7981/2013 read with Correction deed dated 13.08.2014, which is duly registered in the office of the Sub Registrar Maval No.2 at Serial No. 4259/2014;

AND WHEREAS in the aforesaid manner M/s. Sai Sahara Enterprise became absolute Owner of the said land;

AND WHEREAS the (PMRDA) PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY issued Commencement Certificate on dated 05.11.2015 date bearing No. PMA/ Mouje Somatane/ Gat No. 126 part/2046;

AND WHEREAS the vendor/transferer herein was desirous of purchasing Flat more particularly described in the '**Schedule II**' written hereunder (herein after called and referred to as the '**Said Flat**') for the sake of brevity and convenience) from the M/s. Sai Sahara Enterprises has agreed to sell the said flat to the vendor through Agreement to Sell. The said Agreement to Sell is duly registered in office of Sub-registrar Maval under Serial No. **MVL-2/2720/2017** and transferor/vendor had became Absolute Owner and Occupant of the said flat by way of a said Agreement to Sell.

AND WHEREAS the transferor/vendor has obtained loan against said flat from HDFC Bank, Branch Malad and on dated 10.06.2025 the Transferor/ Vendor obtained Nill Certificate from HDFC Bank Branch Malad.

AND WHEREAS the said transferor/vendor decided to sell the said flat to Mr. Ashish Kaushik i.e. Purchaser. And after protracted negotiation by and between the both parties hereunto, the parties

have decided to reduce into writing the terms and conditions on which the present agreement has been founded;

AND WHEREAS that the Transferee/Purchaser has paid total consideration amount of **Rs. 25,00,000/- (RUPEES TWENTY-FIVE LACS ONLY)** to the Transferor/Vendor as follows:

Sr. No.	Amount Rs=Ps.	Particulars
1]	17,00,000=00	(Rupees seventeen Lakh Only) paid by the Transferee/Purchaser to the Transferor/Vendor by way of a loan
2]	8,00,000=00	(Rupees Eight Lacks only) paid by the Transferee/Purchaser to the Transfer or/Vendor by cash .
Rs. 25,00,000=00		(TOTAL TWENTY-FIVE LACS ONLY)

Total amount of **Rs. 25,00,000/- (TOTAL TWENTY-FIVE LACS ONLY)** paid by the Transferee/Purchaser to Transferor/Vendor, the receipt whereof the Transferor/Vendor doth hereby admit and acknowledge.

AND WHEREAS the Transferee/Purchaser and Transferor/Vendor to execute this Deed of Assignment/Transfer/Sale that they have agreed to do.

NOW THIS DEED OF ASSIGNMENT WITNESSETH,

1] That in total consideration payment of **Rs.25,00,000/-**

(RUPEES TWENTY-FIVE LACS ONLY) paid by the Transferee/Purchaser to the Transferor/Vendor, the Transferor/Vendor hereby sell, convey, release, relinquish, surrender, transfer, assign to the Transferee/Purchaser the said Flat/Apartment and all their rights, title & interest etc., in said Flat/Apartment and also the benefits to acquire by purchasing the said Flat/Apartment described in the Schedule-II and the Transferee/Purchaser hereby purchase as above and get transferred the following.

- a] All rights, title & interest of the Transferor/Vendor in the said Flat/Apartment.
 - b] All occupancy rights and other rights of the Transferor/Vendor in respect of the said Flat/Apartment.
 - c] All deposits and other money standing to the credit of the Transferor/Vendor.
 - d] The entire rights and interest of the Transferor/Vendor in the capital & also in the assets of the society.
- 2]** In addition to the consideration in respect of the said Flat/Apartment the Transferee/Purchaser and the Transferor/Vendor have agreed to pay all the transfer charges of which may be required to be paid equally.
- 3]** The Transferor/Vendor declares that he/she/they is/are entitled to sale and transfer the rights, title, and interest in the said Flat/Apartment and they had a clear title to the said Flat/Apartment and they have absolute right to transfer the same. The Transferor/Vendor further declares that he/she/they have/had not entered into any agreement of whatsoever nature written or orally with any other person except the Transferee/Purchaser for transfer of the said Flat/Apartment and he/she/they have/had not encumbered the same in any manner.
- 4]** The Transferor/Vendor declares that he/she/they have/had not taken any loan from any bank or financial Institution or

from any other person in respect of the said Flat/Apartment.

- 5] The Transferor/Vendor further declares that he/she/they have/had acquired the said Flat/Apartment out of his/her/their self-acquired funds and no other member of his/her/their family have got right title and interest in the said Flat/Apartment.
- 6] The Transferor/Vendor declares that the said Flat/Apartment is free from all encumbrances and claims of whatsoever nature and they have not received any notice of acquisition reacquisition or reservation and if any such encumbrances for claims are found in respect of the said Flat/Apartment, the Transferor/Vendor have cleared it at their own cost.
- 7] The Transferor/Vendor declares that the Agreement for Sale dated **25/04/2017** registered under Sr. No. **MVL-2/2720/2017**s valid and subsisting and he/she/they have/had not assigned or agreed to assign the benefits of the said Article of Agreement to anybody else by way of security or otherwise. The Transferor/Vendor has delivered to the Transferee/Purchaser the copy of Agreement for Sale dated **25/04/2017** registered under Sr. No. **MVL-2/2720/2017**, and other documents regarding to the said Flat/Apartment.
- 8] The Transferor/Vendor agree to sign any document if required as and by way of confirmation of this deed or to the right of the Transferee/Purchaser to purchase the said Flat/Apartment.
- 9] The Transferee/Purchaser has taken over and bound by and are fully aware of all the obligations and the terms, conditions and stipulations agreed by the Transferor/Vendor with the said Owner and Promoter under the said Agreement for Sale dated **20/07/2012** registered under Sr. No. **MVL/4131/2012** and also with the

Agreement for Sale Dated **30/05/2022**.

- 10] That the Transferor/Vendor has handed over actual vacant and peaceful possession of the said Flat/Apartment to the Transferee/Purchaser at the time of registration of said deed of assignment.
- 11] That the Transferor/Vendor has undertaken to sign the applications of the Transferee/Purchaser to Somatane and M.S.E.D.C.L. for due transfer and mutation of the name of the Transferee/Purchaser in place of Transferor/Vendor.
- 12] The Transferee/Purchaser here by agrees to pay all common expenses properly attributed to the entire building and including therein insurances premium, maintenance of common lights, maintenance of sanitation and of scavenger services, repairs to common amenities, common passages compound and common walls of offices charges of bill collection, watchman, gardeners, and other servants, employed if any and other expenses necessary and incidental to the said Flat/Apartment of the user thereof to the society.
- 13] The Transferee/Purchaser shall use the said Flat/Apartment or any part thereof for the purpose of residence the Transferee/Purchaser shall ensure that they will not cause any nuisance or annoyance to the other occupiers in the building.
- 14] The Transferee/Purchaser shall maintain at their own costs the said Flat/Apartment in the same good condition, state and order in which it is handed over to them and shall abide all bye-laws, rules and regulations of the State Government, Gram Panchayat , Somatane and/or any other authorities and shall attend, answer and be responsible for all notices, violations of any of the conditions or rules of bye-laws and shall observe and perform all the terms and conditions in this Deed.

- 15] The Transferor/Vendor assures unto the Transferee/Purchaser that all the charges, taxes, cesses etc. in respect of the said Flat/Apartment has been paid by the Transferor/Vendor till date; and all charges, taxes etc. accruing hereafter shall be borne and be paid by the Transferee/Purchaser only.
- 16] The Transferor/Vendor agrees and undertake to handover to the Transferee/Purchaser all the letters, demands and communications received by them from any authority in respect of the said Flat/Apartment till the said Flat/Apartment is finally transferred in the name of the Transferee/Purchaser.
- 17] The Transferor/Vendor has handed over to the Transferee/Purchaser copies of the available relevant title deeds i.e., copy of the Agreement for Sale, N.A. use permission/permission for construction, Part Occupancy Certificate. The Transferee/Purchaser has fully satisfied with the said documents and Transferee/Purchaser assured that, they should not demand any other documents, papers from the Transferor/Vendor.
- 18] All costs, charges and expenses including stamp duty, registration charges and all other expenses in connection with the preparation and execution of the conveyance or Assignment or any other documents of the said Flat/Apartment to complete the title to the said building as herein provided shall be borne and paid by the Transferee/Purchaser.

THE SCHEDULE-I

(OF THE SAID PLOT ABOVE REFERRED TO)

All that piece and parcel of land admeasuring about 00 Hecter 23.08 Are. Out of Gat no. 126 total admeasuring about 00 Hecter 55 Are, at Village Somatane, Taluka Maval, District Pune, within the limits of Pune Zilla Parishad, Panchayat Samiti Maval

under **Pune Metropolitan Region Development Authority (PMRDA)**. and which land is bounded as follows :

- On or toward East : by 10 Feet .road;
- On or towards South : by Hissa No.2;
- On or towards West : by Gat No. 2;
- On or towards North : by Parandwadi road.

THE SCHEDULE-II
(OF THE SAID FLAT/APARTMENT ABOVE REFERRED)

Building/ Project Name :	Kum Kum Residency
Floor :	6th
Flat No. :	605
Carpet Area Of Flat :	36.089square meter
Carpet Area of Balcony :	3.975 square meter
Carpet Area of Terrace:	7.740 square. meter

IN WITNESSES WHEREOF the parties have signed and executed this Deed of Assignment on the day first hereinabove written.

TRANSFEROR/VENDOR				
Sr. No	Name	Photo	Thumb	Sign
1]	MR. RAJU DHAGALARAM CHOUDHARY			

WITNESSES

1] Name:
Address:

TRANSFeree/PURCHASER				
Sr. No	Name	Photo	Thumb	Sign
1]	MR. ASHISH KAUSHIK			

WITNESSES

2] Name:
Address:

