

DEED OF ASSIGNMENT / SALE DEED

**THIS DEED OF ASSIGNMENT / TRANSFER IS MADE AND EXECUTED AT
PUNE ON THIS ____TH __ DAY OF SEPTEMBER , 2026.**

BETWEEN

1. MR. PANKAJ H JOSHI

Age - 48 years, Occ. : Service

PAN : AHQPJ7316P

Aadhar: 9302 9607 0833

2. MRS. JAANVI P JOSHI

Age - 42 years, Occ. : Service

PAN : AMYPJ4557D

Aadhar: 7405 1550 6249

Both R/at- Flat No.203,Vimal Twin Tower Wing B,
Survey No.76/2/1,Pimple Saudagar,Aundh Camp,
Pune,Maharashtra- 411027

Hereinafter jointly referred to as “**THE ASSIGNORS/ VENDORS/ TRANSFERORS**” (each of expression unless repugnant to the context or meaning thereof shall mean and include their respective heir, executor, administrator and assign)

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

AND

MISS. MAYURI SUBHASH TIKHE

Age - 26 years, Occ. : Service

PAN : BZWPT8527P

Aadhar: 5952 8346 3037

R/at- Borate Vasti,Near Old Sai Mandir,
Chandan Nagar,Pune,Maharashtra- 411014

Hereinafter jointly referred to as “**THE ASSIGNEE/PURCHASER/ TRANSFEREE**” (each of expression unless repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns)

..... THE PARTY OF THE SECOND PART.

WHEREAS the Assignors are well seized of and holder and in possession, use and occupation of all that piece and parcel of residential premises bearing **Unit/Flat No.D- 205**, admeasuring **carpet area 390 sq. ft i.e. 36.23 sq. mtrs. along with attached exclusive terrace area of about of 71 sq. ft. i.e. 6.59 sq. mtrs. On 2nd Floor in Wing/ building "D"** in Phase I situated In the project **"PRISTINE CITY"** (hereinafter called or referred to as "the said Flat"), later registered as a Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960, under the name and style of "**PRISTINE CITY PHASE I CO-OPERATIVE HOUSING SOCIETY LTD.**" bearing Registration No.**PNA/PNA(5)/ HSG/(T.C.) /19614/2019-20**, dated **17/05/2019** and the same is constructed on property bearing **Gat No. 157**, land total admeasuring 7 Hectors 95 Ares i.e. 79500 Sq. Mtrs (including Pot Kharaba 86 Ares), assessed at Rs.14/- and Paise 81 (hereinafter called or referred to as "the said Property"), situated at Village Bakori, within the limits of Taluka Panchayat Samiti Haveli and Zillah Parishad Pune and within the limits of Sub-Registration District Taluka Haveli, District Pune. (The abovementioned Flat is the subject matter of this Agreement and the same is more particularly described in Schedule II hereunder written);

AND WHEREAS Schedule-I Property is owned by Pristine Developers ie the Promoter herein, having purchased the same from its earlier Owners Mr Rajesh Arun Patharkar and Mrs Rekha Arun Patharkar by Sale Deed dated 14/12/2011 registered in the Office of Sub Registrar,Haveli No.19 at Sr. No. 11951/2011 and the name of the Promoter has been mutated on the 7/12 Extract of the Schedule I Property as owner thereof by Mutation Entry No. 1428 dated 16/12/2011.

AND WHEREAS the said flat was purchased by Assignors/Vendors/ Transferors from the M/s. Pristine Developers Through Sachin Ishwarchand Goyal Through POA Amit Kate, under the **Agreement Dt. 21/01/2015 which is registered in office of sub registrar Haveli No. 10 at Serial No. 797/2015 on 21/01/2015.**

AND WHEREAS Assignors/Vendors/Transferors have paid the full consideration to the said Developer and then said Developer M/s. Pristine Developers issued Possession Receipt on Dt. / / **2016** to the Assignors/ Vendors/Transferors regarding the said flat and the Assignors/Vendors/ Transferors complied with all their obligations under the aforesaid Agreement

since then they are in lawful occupation of the said flat as absolute owner thereof.

AND WHEREAS by Letter dated 17/11/2009, the Assistant Director Town Planning bearing No. MABP/ Mouje Bakori/Taluka Haveli/ Gat No.157/ S/S/PU/4143, recommended for approval of the Layout of Schedule I Property, which is further revised by Plan approved by Town Planning Department Pune vide ADTP Pune's Letter No.NA/A/B/T/Mouje/ Bakori Taluka Haveli Gat No.157/S/S/PU 2315 dated 19/05/2012; thereafter the Promoter has revised the said layout and the said layout was approved by a letter bearing No. PHA/C.R. No. 1581/Mouje Bakori S.No. / Gat No. / C.T.S. No. 157 dated 24/09/2015.

AND WHEREAS by Order bearing No. PRH/NA/SR/130/09 dated 17/03/2010, the Collector Pune granted NA permission for residential purpose for land admeasuring 78,510 sq.mtrs. from total land admeasuring 79,500 sq.mtrs, i.e. the Said Land, as land admeasuring 990 sq.mtrs. is under road and the said Order has been modified by Order bearing No. PMH/NA/SR/1259/11 dated 24/09/2012, whereby the Collector Pune granted NA permission for residential purpose for land admeasuring 79,191.79 sq. mtrs. from total land admeasuring 79,500 sq. mtrs, i.e. the Schedule I Property, as land admeasuring 308.21 sq. mtrs, is under road.

AND WHEREAS the Schedule I Property is demarcated and measured by Demarcation and Measurement Certificate dated 08/11/2011, bearing No.9332/11.

AND WHEREAS the said Developer proposed to construct multistoried buildings consisting of ground and upper floors on the said property and prepared and submitted Building layout and plans to the PMRDA which were approved and sanctioned vide Commencement Certificate No. PHA/Mouje Bakori/G.No.157/P.K.1581 dated 24/09/2015, which were further revised.

AND WHEREAS having completed the construction as per the sanctioned plans the said Developer applied to the PMRDA who issued them Part Completion Certificate bearing No. PHA/Mouje Bakori/G.No.157/P.K.2885 dated 04/01/2016.

AND WHEREAS for their own reasons; the Assignors/ Vendors/Transferors have decided to dispose of the said flat/unit.

AND WHEREAS the Assignees/ Purchasers/ Transferees came to know about the intention of the Assignors/Vendors/Transferors to sell the flat and there were a negotiation between the Assignors/Vendors/Transferors and Assignees/ Purchasers/ Transferees.

AND WHEREAS the Assignors/Vendors/Transferors therefore declares and assures unto the Assignees/ Purchasers/ Transferees that flat is free from encumbrances and their title to the said flat is clear and marketable.

AND WHEREAS the Assignors/Vendors/Transferors have agreed to sell, transfer and assign all the membership rights in respect of the said flat together with the possession of the said **Residential Unit/Flat No. D-205, admeasuring carpet area 390 sq.ft i.e. 36.23 sq. mtrs. along with attached exclusive terrace area of about of 71 sq. ft. i.e. 6.59 sq. mtrs., situated on Second Floor(2nd) in Wing/ building "D" in Phase I in the project "PRISTINE CITY" and in society namely PRISTINE CITY PHASE I CO-OPERATIVE HOUSING SOCIETY LTD.,**in favor of the Assignees/ Purchasers/ Transferees on the terms and conditions appear hereinafter.

AND WHEREAS the builder/developer of the said project along with members of society has formed the society under the name "**PRISTINE CITY PHASE I CO-OPERATIVE HOUSING SOCIETY LTD.**" and for the same Sub-Registrar Co-Operative Society, Pune City (4) Pune has issued Society Registration Certificate bearing registration No. **PNA/PNA(5)/HSG/(T.C.)/19614/2019-20.** The said society also issued membership share certificate bearing No. ____ having __,____-____ paid up shares bearing No. ____

AND WHEREAS the Assignees/ Purchasers/ Transferees is given inspection of the said flat and all the documents of the said flat and Assignees/ Purchasers/ Transferees decided to purchase the said flat from the Assignors/Vendors/Transferors for total consideration of **Rs.13,00,000/- (Rupees Thirteen Lakh Only)** as stated above. The Assignors/Vendors/ Transferors considered the said price offered by the Assignees/ Purchasers/ Transferees as good and attractive price considering the prevailing market rate and accordingly conveyed their acceptance to the Assignees/ Purchasers/ Transferees and as such.

AND WHEREAS The Assignees/ Purchasers/ Transferees is desirous of purchasing the said Flat from the Assignors/Vendors/Transferors.

NOW THIS DEED OF ASSIGNMENT / TRANSFER WITNESSETH AND IT IS HEREBY MUTUALLY AGREED, DECLARED, CONFIRMED, AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. In consideration of the total sum of **Rs.13,00,000/- (Rupees Thirteen Lakh Only)** paid by the Assignees/ Purchasers/ Transferees to the Assignors/Vendors/Transferors as under, the Assignors/Vendors/Transferors have Sold, Conveyed and Transferred all their Rights, Title and Interest to Assignees/ Purchasers/ Transferees in respect of the flat property which is mentioned in the **schedule II** written hereunder in this Deed of Assignment/Transfer.
2. The Assignors/Vendors/Transferors agrees to bear and pay property taxes, local taxes, VAT, Service Tax, cesses, previous assessments, water charges, electricity charges, society maintenance charges, and all other impositions made by the concerned local authority and/or Government, and any other outgoings in respect of the said Flat till the date of Final Deed of Assignment/Transfer. The Assignors/Vendors/Transferors agrees to keep the Assignees/ Purchasers/ Transferees indemnified against any claims or demands

in respect of any of the above dues till the execution of Deed of Assignment/Transfer.

After the execution from the date of Deed of Assignment/Transfer, the Assignees/ Purchasers/ Transferees shall bear and pay property taxes, local taxes, cesses, assessments, water charges, electricity charges, society maintenance charges, and all other impositions made by the concerned local authority and/or Government, and any other outgoings in respect of the said Flat.

3. The Assignors/Vendors/Transferors will hand over to the Assignees/ Purchasers/ Transferees all the documents of title in possession of the Vendors/Bank in respect of the "SAID FLAT" only after receipt of total consideration and after execution of Deed of Assignment/Transfer. The Assignors/Vendors/Transferors agreed that they will hand over to the Assignees/ Purchasers/ Transferees vacant and peaceful possession of the said flat in proper condition with all keys after the execution of Deed of Assignment/Transfer.
4. The Assignors/Vendors/Transferors is also confirming and agreed to give necessary sign and irrevocable permission to transfer or enter the name of Assignees/ Purchasers/ Transferees in the records of Society, Transfer, Pune Municipal Corporation and MSEDCL records and records of any other Government / other authorities without any hindrance after the execution of Deed of Assignment/Transfer.
5. The Assignors/Vendors/Transferors have represented confirmed and declared to the Assignees/ Purchasers/ Transferees at the execution of Deed of Assignment/Transfer that:
 - a) The said Flat is the absolute property of the Assignors/ Vendors/ Transferors and the Assignors/Vendors/Transferors have full and unencumbered right, title and interest in relation to the said flat and that the same are free from all claims, liens, charges, mortgages or encumbrances whatsoever.

- b) The Assignors/Vendors/Transferors have good right, full power and absolute authority to Sale and transfer the said flat to the Assignees/ Purchasers/ Transferees and that there is no impediment or restraint or injunction against the Assignors/Vendors/Transferors from being able to do so and that the Assignors/Vendors/Transferors have not sold or agreed to Sale or have any arrangement or agreement, oral or written, with any third party in this regard and that there is no bar or prohibition under any agreements or any writing preventing the Assignors/Vendors/Transferors from transferring the said flat and all the rights including right to sale and transfer by any way relating to the said flat to the Assignees/ Purchasers/ Transferees as contemplated herein.
- c) That the Assignors/Vendors/Transferors have observed all the rules, regulations and bye-laws of the concerned authority or authorities (including Society or Builder, as the case may be) and they have not committed any breach in respect thereof.
- d) That the Assignors/Vendors/Transferors confirm and declare that they have paid and will bear and pay for the period till the date of execution of Deed of Assignment/Transfer these presents all applicable taxes, rates, cesses and all other outgoings payable in respect of the said Flat to the concerned authority / authorities / persons (as the case may be) and ensure that there are no arrears in respect thereof and the Assignors/Vendors/Transferors shall keep the Assignees/ Purchasers/ Transferees indemnified against non-payment thereof.
- e) There is no litigation pending or threatened in respect of or concerning the said Flat and the said flat is not in question before any court of law.
- f) Assignors/Vendors/Transferors have not created any mortgage, charge or lien in respect of the said Flat and the same is absolutely free from all encumbrances and charges.

- g) Assignors/Vendors/Transferors have also confirmed to transfer the electricity meters in favor of the Assignees/ Purchasers/ Transferees at no extra consideration along with the deposit kept with the MSEDCL.
- h) The MSEDCL and water deposit, if any, paid initially by the Assignors/Vendors/Transferors to the MSEDCL or concerned authorities or local bodies stands transferred in the name of the Assignees/ Purchasers/ Transferees at no extra consideration. Assignors/Vendors/Transferors agrees to cooperate with the Assignees/ Purchasers/ Transferees and concerned authorities to give effect to the above intention of the Parties without any additional cost.
- i) The common area maintenance, deposits initially paid by the Assignors/Vendors/Transferors to the builder/ developer/ Society also stand transferred in the name of the Assignees/ Purchasers/ Transferees at no extra consideration.
- j) The said flat is not subject matter of any requisition or acquisition and the Assignors/Vendors/Transferors have not received any such notice till date of execution of Deed of Assignment/Transfer.
- k) Assignors/Vendors/Transferors confirm and declare that they have paid all the taxes, electricity bills and maintenance charges in respect of the said flat till date of execution of Deed of Assignment/Transfer of the said flat they also undertake to reimburse any previous due found.
- l) The Assignors/Vendors/Transferors by execution of Deed of Assignment/Transfer confirmed and declared that they have sold, transferred and conveyed all their Rights, Title and Interest, to the Assignees/ Purchasers/ Transferees herein.

m) The Society Transfer/NOC Charges payable to the Society shall be paid by Vendors Only.

6. The Stamp duty, registration charges, Advocates Fees payable in respect of this Deed of Assignment/Transfer shall be borne and paid by the Assignees/ Purchasers/ Transferees only.

The Consideration of the said Flat is Rs.13,00,000 /- and the Purchaser is the Woman and as per the Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women after taking 1% concession in stamp Duty 5% Stamp duty of Rs.65000/-& 1% Registration of Rs. 13000/- has been paid on the present Deed.

7. The Members of the said project has formed the society under the name "**PRISTINE CITY PHASE I CO-OPERATIVE HOUSING SOCIETY LTD.**" and for the same Sub-Registrar Co-Operative Society, Pune City (4) Pune has issued Society Registration Certificate bearing registration No. **PNA/PNA(5)/HSG/(T.C.)/19614/2019-20**.The said society also issued membership share certificate bearing No.345 having 10,3441-3450 paid up share bearing No.345. Hence it is confirmed and declared by the Assignors/Vendors/ Transferors that the membership of the above said Assignors/Vendors/Transferors in the said society and also the membership and Shares in the said society shall be transferred in the name of Assignees/ Purchasers/ Transferees after the execution of this Deed of Assignment/Transfer.

8. The Assignors/Vendors/Transferors hereby handovers the actual physical, vacant possession in favor of The Assignees/ Purchasers/ Transferees herein and The Assignees/ Purchasers/ Transferees herein take actual physical, vacant possession of above said Flat from Assignors/Vendors/Transferors.

9. The Assignors/ Vendors/ Transferors agrees to do all further acts and execute all further documents and papers as may be necessary to vest the Said Flat in the Assignees/ Purchasers/ Transferees.

10. **PARTICULARS OF PAYMENT:**

The Assignees/ Purchasers/ Transferees paid Rs.13,00,000/- (Rupees Thirteen Lakh Only) to Assignors /Vendors/ Transferors herein as follows,

Rs. 50,000/-	Paid vide Online Phone Pay UTR NO. _____ dated ____/____/2026
Rs. 12,50,000/-	Directly paid to _____ A/c. of vendor vide it's A/c.No. _____ by obtaining loan from ICICI HOME FINANCE and the said bank has issued Banker's Cheque /D.D. vide its No. _____ dated ____/____/2026.

Total Rs.13,00,000/- (Rupees Thirteen Lakh Only)

The receipt whereof the Assignors/Vendors/Transferors admits and acknowledges and of and from the same releases and discharges the Assignees/ Purchasers/ Transferees. All receipts are subject to realization of above said cheques.

11. Both the parties have carefully read all the contents and terms and conditions of this Deed of Assignment/Transfer in full conscious mind, they understood the same in their own language and in the presence of two witnesses without any force, fear or threat they had signed herein below and the same will remain binding on both the parties and on their all legal heirs, assignees, nominees etc.

SCHEDULE - I
REFERRED TO ABOVE AS "SAID LAND"

All that piece and parcel of land totally admeasuring 7 Hectors 95 Ares i.e. 79,500 sq. mtrs, (including Pot kharaba 86 Ares), assessed at Rs.14/- and paise 81, at Gat No.157 Village Bakori, Taluka Haveli, District Pune, within the limits of Gram Panchayat Bakori, Taluka Panchayat Samiti Haveli, Zillah Parishad Pune, and within the limits of Office of Sub-Registrar Haveli and bounded as under:

On or Towards the East : Gat No.145

On or Towards the South: Gat No.156

On or Towards the West: Internal Road

On or Towards the North: Internal Road

SCHEDULE - II
REFERRED TO ABOVE AS "SAID FLAT"

ALL THAT PIECE AND PARCEL OF UNIT/FLAT NO.D-205, ADMEASURING CARPET AREA 390 SQ. FT I.E. 36.23 SQ. MTRS. ALONG WITH ATTACHED EXCLUSIVE TERRACE AREA OF ABOUT OF 71 SQ. FT. I.E. 6.59 SQ. MTRS.,SITUATED ON SECOND FLOOR (2nd FLOOR) IN WING/ BUILDING "D" IN PHASE I IN THE PROJECT "PRISTINE CITY" AND IN SOCIETY NAMELY PRISTINE CITY PHASE I CO-OPERATIVE HOUSING SOCIETY LTD. TOGETHER WITH ALL AMENITIES AND FACILITIES THEREIN WHICH IS SITUATED AND CONSTRUCTED ON SAID LAND MORE PARTICULARLY DESCRIBED IN THE SCHEDULE I WRITTEN HEREINABOVE.

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THIS DEED ON THIS ____ DAY SEPTEMBER 2026 MENTIONED ABOVE.

