

DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT IS MADE & EXECUTED ON THIS
..... DAY OF OCTOBER, 2026 AT PUNE.

BETWEEN

1. MRS. REKHA KANWAR

WIFE OF PRAVEEN SINGH

Age- 28 Years, Occ. - Business,

AADHAR NO: - 484166849774

PAN NO. MPTPK7717J

2. MR. PRAVEEN SINGH,

SON OF MR. INDER SINGH

Age- 30 Years, Occ. - Business,

AADHAR NO: - 6992 2109 8968

PAN NO. GJXPS4322B

Both R/at- Bhatiyo, Ka Bass, Giradara Khalsa,

Pali, Rajasthan – 306 401.

Hereinafter referred to as **ASSIGNEES** (Which expression unless repugnant thereto & does otherwise mean & include his legal heirs, representatives, administrators, executors, officers etc.)

....PARTY ON THE FIRST PART

AND

ANURADHA SWATANTRAN

Age- 47 Years, Occ. - Service,

AADHAR NO: - 679906766730

PAN NO. AXFPS4106D

Through its POA Holder

RAJLAKSHMI SWATANTRAN

Age: - 75, Occupation: - Retired

R/AT: - Flat No. 3, D-Wing, Kohinoor Classy Marvel Society,

Behind Bhakti Shakti Garden, Nigadi - Pradhikaran, Pune - 411 044.

Hereinafter, referred to as **ASSIGNOR** (Which expression unless repugnant thereto & does otherwise mean & include his legal heirs, representatives, administrators, executors, officers etc.)

....PARTY ON THE SECOND PART

AND WHEREAS the property more particularly described in the schedule written hereunder & which is referred to as the 'said property' hereinafter, was owned, developed & possessed by Mantra Residencies LLP (Hereinafter referred to as 'Promoter').

AND WHEREAS the Original Land Owners was the owner of the land admeasuring 1 H. 20 Ares out of the land bearing Gat no. 1, Village Nighoje, Taluka Khed, District Pune totally admeasuring 4 Hec. 07 Ares.

AND WHEREAS Vide Development Agreement dt. 15/4/2014 registered with the Sub Registrar, Khed - 2 at Sr. No. 2510/14 the Original Land Owners had conferred the Development Rights of the said land admeasuring 1 H. 20 Ares to and/or in favour of the Mantra Residencies LLP herein.

AND WHEREAS the Original Land Owners **1.** Sudhir Vitthal Mungse, **2.** Sunita Balu yelwande, **3.** Sangeeta Balu yelwande, **4.** Rushikesh Balu Yelwande, **5.** Shubham Balu Yelwande, **6.** Balu Dadabhau Yelwande are the owners of the land admeasuring 2 H. 87 Ares out of the land bearing Gat no. 1, Nighoje, Taluka Khed, District Pune totally admeasuring 4 Hec. 07 Ares.

AND WHEREAS vide Development Agreement dated 15/4/2014 registered with the Sub Registrar, Khed - 2 at Sr. No. 2504/14 the **1.** Sunita Balu yelwande, **2.** Sangeeta Balu yelwande, **3.** Rushikesh Balu Yelwande, **4.** Shubham Balu Yelwande, **5.** Balu Dadabhau Yelwande had conferred the Development Rights of the said land admeasuring 2 H. 87 Ares to and/or in favour of the Promoter herein.

AND WHEREAS in the circumstances the Promoter herein is entitled to the development rights of the land bearing Gat no. 1, Nighoje, Taluka Khed, District Pune totally admeasuring 4 Hec. 07Ares. hereinafter referred to as the "Said Land" and more particularly described in the Schedule I' hereunder and thereby the Promoter is entitled to construct new building/s consisting of units upon the said land and to enter into Agreement for Sale thereof with prospective PURCHASER/S.

AND WHEREAS the Promoter has proposed to construct on the said land more particularly described in Schedule I' hereunder multistoried building/s of ground and various upper floors (hereinafter referred as the said building).

AND WHEREAS the Promoter has got approved from the Sub Divisional Officer, Khed the building plans and specifications, elevations, sections and details of the building/s to be constructed upon land admeasuring 1 H. 20 Ares out of the said land and the N.A.

permission for the Non- Agricultural use of the said land vide order dated 10/7/2014 bearing no. SKHAD/NA/SR/414/2013.

AND WHEREAS the Promoter has got approved from the Sub Divisional Officer, Khed the building plans and specifications, elevations, sections and details of the building/s to be constructed upon land admeasuring 2 H. 86.32 Ares out of the said land and the N.A. permission for the Non- Agricultural use of the said land vide order dated 10/7/2014 bearing No. SKHAD/NA/SR/48/2013.

AND WHEREAS the Pune Metropolitan Region Development Authority (PMRDA) had issued Commencement Certificate Bearing No. 1466 on dated 16/09/2015.

FURTHER WHEREAS the Pune Metropolitan Region Development Authority (PMRDA) had issued Completion Certificate Bearing No. जा.क.:DP/बीकेएच/मौ.निघोजे/ग.नं.१ पै./प्र.क./७२५/१६-१७ dated 15/06/2018.

AND WHEREAS the Co - Operative Housing Society is formed under the name and style of **Mantra Residency Building C-2 Co-Operative Housing Society Limited** having Registration No. **PNA/KHD/HSG//(TC)/14228/2019-2020/2019** dated 24/06/2019 and the **ASSIGNOR** are the bonafide member of the said society. The said society has issued the 10 (Ten) shares having distinctive Nos. 441 to 450 to the **ASSIGNOR** bearing Share Certificate No. 0045. The said copy of the share certificate attached herewith.

FURTHER ASSIGNOR Anuradha Swatantran had purchased the said Flat from Developer/ Promoter M/s. Mantra Residencies LLP for a total consideration of Rs. 21,41,100/- by executing Articles of Agreement on dated 12/05/2016 which is duly registered in the office of Sub-Registrar, Khed No. 3 at Sr. No. 2568/2016.

FURTHER ASSIGNOR Anuradha Swatantran had obtain Housing Loan from HDFC Bank Ltd, Pune on dated 06/06/2016 of amout Rs. 18,67,762/-.

AND WHEREAS ASSIGNOR Anuradha Swatantran had cleared her Loan Amount, which she had procured from the HDFC Bank, Pune on said flat. Subsequently, the said fact has been acknowledged by the HDFC Bank, Pune thereby the said bank had issued Letter on dated 06/09/2024.

AND WHEREAS ASSIGNOR Anuradha Swatantran had executed a Power of Attorney in favour of her Mother Rajalakshmi Swatantran, which Power of Attorney had been duly registered in the office of the Sub-Registrar, Haveli No. 24, under Serial No. 34549/2025 on dated 19/12/2025.

AND WHEREAS under and by virtue of the said Power of Attorney, Rajalakshmi Swatantran, is duly empowered and authorized, in the absence of Anuradha Swatantran, to sell, transfer, convey, execute and register all requisite and necessary deeds, documents and writings in relation to the said property on behalf of Anuradha Swatantran, in accordance with and subject to the authority conferred under the aforesaid Power of Attorney.

AND WHEREAS due to **ASSIGNOR** family financial need & requirement, the **ASSIGNOR** intends to sale out the said property & at the same time the **ASSIGNEES** was & are intending to purchase a property in said vicinity.

AND WHEREAS the **ASSIGNEES** got the intention of the **ASSIGNOR** regarding sale of the said property inclusive with its furniture moveable and immovable and electronics along with its accessories & therefore, they approached the **ASSIGNOR** & discussions took place between the parties & the parties have decided to put the said terms & conditions in writing.

NOW THIS DEED WITNESSED AS FOLLOWS.

That the **ASSIGNOR** herein has agreed to sale out the said property to the **ASSIGNEES** & the **ASSIGNEES** has agreed to purchase the said property for a total consideration of **Rs. 21,00,000/-** **(Rs. Twenty One Lakhs Only).**

MANNER OF THE PAYMENTS DONE BY THE PURCHASERS TO THE ASSINORS.

1. Rs. ,00,000/-	Paid by the ASSIGNEES to the ASSIGNOR in their Bank Account, vide Cheque No. on dated The said amount ASSIGNOR hereby accepts & acknowledges & no separate receipt is required for the same.
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2. Rs. ,00,000/-	Paid by the ASSIGNEES to the ASSIGNOR in their Bank Account, vide Demand Draft No. on dated The said amount ASSIGNOR hereby accepts & acknowledges & no separate receipt is required for the same.
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Rs. 21,00,000/- (Rs. Twenty One Lakhs Only).

The ‘**ASSIGNOR**’ do hereby admit and acknowledges the aforementioned payments and from the same and every part thereof do hereby forever acquit, release and discharge the ‘**ASSIGNEES**’ from the same and every part thereof.

The ASSIGNOR has represented to the ASSIGNEES as the follows:

1. The said property is in uninterrupted, undisputed, and exclusive use, occupation, and possession of the **ASSIGNOR** and saves and except the **ASSIGNOR** no one else is in occupation and enjoyment of the *said flat/property*. There are no tenants, sub-tenants, Licensees and or encroachments on the said property nor is anyone else occupying the same or any part thereof on any other basis.
2. The **ASSIGNOR** is the absolute Owner of the *said property* and the **ASSIGNOR** had full power, absolute right to assign/sell the *said property* to the **ASSIGNEES** herein and they have clear, good and marketable title in respect of the *said property* and the *said property* is free from encumbrances, claims, charges, objections, adverse rights and demands of any nature whatsoever.
3. No suit, appeal, proceeding is filed or pending against the **ASSIGNOR** in respect of the *said property* nor the **ASSIGNOR** is restrained by the order or injunction of any Court, Tribunal or authority from dealing with and/or disposing of the *said property* in any manner whatsoever.
4. That neither the **ASSIGNOR** nor their predecessor in title have received any notice or notification or ordinance from any Government Authority of Semi-Government Authority or the Municipal Authorities either acquiring or affecting the *said property* in any manner whatsoever.
5. The **ASSIGNOR** hereby also declares that they have not made any commitment either oral or in writing of any nature whatsoever in favor of any one/third party for the sale, lease, mortgage etc. in respect of the *said property*.
6. That the **ASSIGNOR** also declares that the said property consists of all the movable - immovable furniture and electronic devices and equipment's along with its accessories, which were present since

inception. That separate schedule of the said furniture, fixtures, and electronic items have been annexed along with the present agreement. Further, the Assignor undertakes that the said furniture, electric items, and all other fix furniture shall not be removed/claimed or dismantled once the said deed of assignment has been executed.

7. The **ASSIGNOR** also declare that he has not created any mortgage, charge or other encumbrance or any third party rights in respect of the *said property* or any part thereof. The **ASSIGNOR** hereby agrees that the said flat is free from encumbrance and the sole rights to the said flat now rests in to the hands of the **ASSIGNEES**.
8. The **ASSIGNOR** also declares that he has not obtained any loan from any financial institution/Bank against the *said property* and financial assistance if any had been repaid in full as on date.
9. **THAT**, the **ASSIGNOR** had already paid all the statutory outgoings such as Corporation Taxes, Cesses, Electricity bills, till date etc. with respect to the said property. The Assignor shall be liable and responsible if any dues for the period up to the date of handing over possession are subsequently, found to be due from the **ASSIGNOR** are respect of and against the said premises. Moreover, the **ASSIGNOR** shall keep the **ASSIGNEES** indemnified against any such legal claim arising for the period before the registration and execution of the **DEED OF ASSIGNMENT**.
10. **THAT**, the **ASSIGNEES** has agreed to pay all the statutory dues, outgoings, contributions to the property etc. in respect of the said property with effect from the date of **DEED OF ASSIGNMENT** registration onwards.

11.THAT, the **ASSIGNOR** has agreed to co-operate with the **ASSIGNEES** to effect the mutation of his name in all the statutory records after the execution of the **DEED OF ASSIGNMENT** to enable the **ASSIGNEES** to have good, valid and marketable as well as heritable title.

12.THAT, The **ASSIGNOR** does hereby agree that he shall, in coordination with the future Apartment, assist and co-operate with the **ASSIGNEES** for getting mutated their names to the record, Tax assessment and Tax collection record of Pune Municipal Corporation (PMC) as well as Maharashtra State Electricity Distribution Corporation Limited (MSEDCL) meter in respect of the said premises and to comply with and complete other revenue records and formalities. For the purpose, the **ASSIGNOR** shall sign all the papers, applications, forms, affidavits etc. as and when required to do so, however the expenses thereof shall be borne by the **ASSIGNEES**. The process of such transfer & getting name shall be done by **ASSIGNEES & ASSIGNOR** role shall be limited to providing signatures if any required.

13.THAT, the **ASSIGNOR** has handed over all the original documents i.e. **AGREEMENT, CORPORATION TAX RECEIPTS** and other relevant requisite documents of the said property to the **ASSIGNEES** at the time of execution of **DEED OF ASSIGNMENT** and also after receipt of full and final payment under this agreement.

14.The ASSIGNEES confirms that **ASSIGNOR** has given all the documents which are required by **ASSIGNEES** and also verified the same with photocopies of all the documents related to the said property has been duly handed over to **ASSIGNEES** by **ASSIGNOR** as and when asked & has produced original documents as and when required.

15.The said **ASSIGNOR** has not done any act, deed, matter or thing whereby he is prevented from selling transferring, assigning, conveying and assuring all his rights, title and interests in the said Flat and hereby agreed to sell, transfer, assign, assure unto the **ASSIGNEES**.

16.The **ASSIGNEES** will be entitled to hold, occupy, & enjoy the said Flat forever without any interference by or from the **ASSIGNOR** or from any person lawfully or equitably claiming by, from, under, though, or in trust for the **ASSIGNOR**.

17.That the Stamp Duty and registration charges as applicable are paid by the **ASSIGNEES** on this deed.

SCHEDULE-I
(DESCRIPTION OF THE SAID LAND)

All that piece of land bearing Gat no. 1, Nighoje, Taluka Khed, District Pune totally admeasuring 4 Hec. 07 Ares situated within the limits of Zilla Parishad Pune and Grampanchayat Nighoje and within the jurisdiction of Sub registrar, Khed and bounded as follows.

On or towards East: - Gat No. 119 & 122.

On or towards West: - Zilla Parishad Road.

On or towards North: - Gat No. 2

On or towards South: - Nighoje Gaothan.

Along with all rights of easements appurtenant to the said land.

SCHEDULE – II
(DETAILS OF THE FLAT)

All that piece and parcel of residential premises known as "**Mantra Residency Building C-2 Co-operative Housing Society Limited**" being a Residential Flat No. **C2-605** on the **Sixth Floor**, having admeasuring about approx. 43.40 Sq. Mtrs. in carpet area (which includes the area of the balconies) along with adjoining terrace at measuring 4.51 Sq. Mtrs. and **Car Parking** in the building on the said land, described in Schedule – I.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE SEAL & SIGNATURE ON THIS DAY AT PUNE.

SIGNED AND DELIVERED: -

Within named the **ASSIGNOR**
ANURADHA SWATANTRAN

Through its POA Holder
RAJLAKSHMI SWATANTRAN

	Photo	Thumb
Signature		

SIGNED AND DELIVERED: -

Within named the ASSIGNEES NO.1

MRS. REKHA KANWAR

	Photo	Thumb
Signature		

SIGNED AND DELIVERED: -

Within named the ASSIGNEES NO.2

MR. PRAVEEN SINGH

	Photo	Thumb
Signature		

WITNESSES:-

1. Name: -

Address: -

SIGN:-

2. Name: -

Address: -

SIGN:-