

DEED OF ASSIGNMENT

This DEED OF ASSIGNMENT is made and executed at Pune on ___ day of **June** in the year **Two Thousand And Twenty-Six**.

Between

1. Mrs. Madhuri Makrand Indurkar

Age: 64 Yrs, Occ: Housewife
PAN No. : AAGPI4244J
ADHAR No. : 4303 1047 6774
Mob No. : _____
Email ID : indurkar.madhuri@gmail.com

2. Miss. Gauri Makrand Indurkar

Through authorized Power of Attorney Holder

Mrs. Madhuri Makrand Indurkar

Age: 38 Yrs, Occ: _____
PAN No. : AAVPI0082P
ADHAR No. : 7202 5619 1500
Mob No. : _____

3. Miss. Shruti Makrand Indurkar

Through authorized Power of Attorney Holder

Mrs. Madhuri Makrand Indurkar

Age: 37 Yrs, Occ: _____
PAN No. : ABVPI9224J
ADHAR No. : 6816 7340 7416
Mob No. : _____

All Parties Residing at: A-303, Coral Crest, Opp. Nirvana Gym Sec. 23, Navi-Mumbai, Nerul Node- III, Thane- 400706.

..... Hereinafter called “Vendor/Seller/Assigner” (which expression shall unless it be repugnant to the context or meaning thereof, mean and include himself, his heirs, executors and administrators) Party of the First Part;

And

In favour Of

Snehal Rajan Kulkarni

After marriage Snehal Sanket Jere

Age: 38 Yrs, Occ: Advocacy
PAN No. : CEJPK5085G
ADHAR No. : 8581 1029 1183
Mob No. : snehal.jere@gmail.com
Email ID : sohampandekar3006@gmail.com
Residing at : At-Post Shirgoan, Taluka -Wai, Dist. Satara – 412803.

..... Hereinafter called “Vendees/Purchasers/Assignees” (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, administrators and Assigns) Party of the Second Part;

Whereas:-

- (a) The Vendor/Seller/Assigner are seized and possessed of or otherwise well and sufficiently entitled to residential premises bearing **Flat No.906, on (9th) Nineth Floor, in Building/Wing 'J', Project/Society Sarang, Nanded City, Tal-Haveli, Dis-Pune, area admeasuring about 637.05 Sq. Fts. i.e. 59.18 Sq. Mtrs. Carpet, Type-2BHK, and attached exclusive Sit Out admeasuring 5.57 sq.meter i.e. 60 sq. feet carpet on 9th floor in the 'J' building of the project 'Sarang', along with One Covered Car Parking No. ____ admeasuring 12.5 Sq. Meter i.e. 134.55 Square Feet situated at Ground Floor along with pro-rata share in the common area of Apartment, Building, Project and facilities / amenities situated at Sr. No. 2 Hissa No. 6, 7, Sr. No. 3 Hissa No. 11, 12, 14, 15, Sr. No. 4 Hissa No. 1/2, 1/6, 1/8, Sr. No. 10 Hissa No. 12/3K, having total admeasuring area 41,766.60 Sq. Mtrs. i.e. 4.17666 Hec. R, N.R.D. 6 in the Village Nanded, which is within the Local Limits of the Pune Municipal Corporation, Taluka Haveli, District Pune, and within the Registration District Pune, and within the Limits of Sub-Registrar Pune which Flat is hereinafter and hereinabove referred to as the “said Flat” and more particularly described in the schedule hereunder written.**
- (b) The Vendor/Seller/Assigner have purchased said Flat from Nanded City Development and Construction Co. Ltd. (hereinafter referred as said Promoter/Builder) on 19/03/2011 by the registered Agreement Dated 19/03/2011 at Haveli No 16, at Sr. No. 2924/2011. (hereinafter referred as said Agreement).
- (c) Thereafter the abovenamed Vendors/Sellers/Assigners have paid the full consideration to the said Promoter/Builder and complied with all their obligations under the aforesaid Article of Agreement and since then they are in lawful occupation of the said Flat as absolute owner thereof. Vendors/Sellers/Assigners have duly availed No Dues Certificate from the said Promoter/Builder and **Sarang Cooperative Housing Society Ltd.**
- (d) Thereafter the abovenamed Vendors/Sellers/Assigners have received Share Certificate from Registered Society named Society named **Sarang Cooperative Housing Society Ltd.** bearing registered No. **Out Word No. PNA/PNA(4),HSG(TC)/21326/2019-20 on 15/08/2021.**
- (e) The said Promoter/Builder has been duly handed over the Possession of the said Flat and allotted **One Covered Car Parking No. ____and** to the Vendors/Sellers/Assigners in connection with the said Flat, by the Receipt of Possession **dated ____/0_/20__.**
- (f) The said Flat and concern said Promoter/Builder has been duly obtained **Commencement Certificate No. _____,** from **Pune Metropolitan Region Development Authority, Pune on ____/0_/20__.**
- (g) The said flat and concern M/s. Nanded City Development and Construction Company Ltd. (hereinafter referred to as the “said Promoter/Builder”) and Society named Sarang Cooperative Housing Society Ltd. has been duly received **Completion Certificate No. _____,** from **Pune Metropolitan Region Development Authority, Pune on ____/____/20__.**

(h) That the said Flat has been duly registered in the Pune Municipal Corporation, Pune and bearing Property R. No. O/T/07/01625422.

(i) The Vendors/Sellers/Assigners herein not desiring to retain the scheduled said Flat in order to cater to his financial needs arising out of family needs and other purposes and concluded to sell, transfer, convey and assign his right, interest and claim in the said Flat.

(j) By virtue of above facts the Vendor/Seller/Assigner are have fully seized and possessed or otherwise well and sufficiently entitled to the said flat of the said flat not desiring to retain the said flat in order to cater their financial need agreed to sell, transfer, convey and assign their right, title, interest and claim in the said Flat to the Vendees/Purchasers/Assignees by virtue of the Vendor/Seller/Assigner conducted to sell, transfer, convey and assign their right, title, interest and claim in the said Flat to the Vendees/Purchasers/Assignees by virtue of this Deed of Assignment/Sale/Transfer.

(k) The Vendees/Purchasers/Assignees in need of residential premises on getting wind of the Vendor/Seller/Assigner desiring to sell, transfer and assign his interest/title/share in the said flat, approached to the Vendor/Seller/Assigner and after negotiations & conclusion thereof, the Vendor/Seller/Assigner have agreed to sell and the Vendees/Purchasers/Assignees agreed to purchase said flat at or for the consideration of **Rs. 72,50,000/- (Rupees Seventy- Two Lakh Fifty Thousand only).**

(l) The offer given by the Vendee/Purchasers being reasonable, Vendor/Seller conducted sell, transfer, convey, assign the said flat and all rights, title, interest, claims and the benefits attached thereof and all the rights of Vendor/Seller therein & the Vendee/Purchasers have conducted purchased and acquired from Vendor/Seller, the said flat and all their right, title and interest therein to which Vendor/Seller have agreed upon the terms and conditions recorded in **This Deed Of Assignment**, the Assignor/Seller and Assignee/Purchaser have been fulfilled the terms and conditions recorded in the same as hereinafter;

(m) That the Vendors/Sellers/Assigners No. 2 and 3 have executed an Irrevocable Power of Attorney dated 18/12/2020 duly registered at Thane Sub-Registrar No. 11 at Serial No. 12346/2020 in favor of Vendors/Sellers/Assigners No. 1.

NOW THIS DEED OF ASSIGNMENT/DEED OF CONFIRMATION WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

That Vendor/Seller hereby sells, transfers, conveys and assigns his right, title and interest in the said residential premises bearing **Flat No. 906, on (9th) Nineth Floor, in Building/Wing 'J', Project/Society Sarang, Nanded City, Tal-Haveli, Dis-Pune, area admeasuring about 637.05 Sq. Fts. i.e. 59.18 Sq. Mtrs. Carpet, Type-2BHK, and attached exclusive Sit Out admeasuring 5.57 sq.meter i.e. 60 sq. feet carpet on 9th floor in the 'J' building of the project 'Sarang', along with One Covered Car Parking No. ____ admeasuring 12.5 Sq. Meter i.e. 134.55 Square Feet situated at**

Ground Floor along with pro-rata share in the common area of Apartment, Building, Project and facilities / amenities situated at Sr. No. 2 Hissa No. 6, 7, Sr. No. 3 Hissa No. 11, 12, 14, 15, Sr. No. 4 Hissa No. 1/2, 1/6, 1/8, Sr. No. 10 Hissa No. 12/3K, having total admeasuring area 41,766.60 Sq. Mtrs. i.e. 4.17666 Hec. R, N.R.D. 6 in the Village Nanded, which is within the Local Limits of the Pune Municipal Corporation, Taluka Haveli, District Pune, and within the Registration District Pune, and within the Limits of Sub-Registrar Pune which Flat is hereinafter and hereinabove referred to as the “said Flat” together with all their right, title and beneficial interest in the said flat and also all the benefits directly and/or indirectly attached to the said flat and the said share is free from all encumbrances and reasonable doubts for the total consideration **Rs. 72,50,000/- (Rupees Seventy- Two Lakh Fifty Thousand only) paid and/or to be paid in the following manner: —**

Particulars of Full Consideration:

- i. Rs. 50,000/- (Rupees Fifty Thousand only)**
Paid on 23/06/2026, through NEFT Ref. No. HDFCH01076629891 From the Account of Purchaser/Transferee/Vendee in Canara Bank at _____ to the Transferor/Vendor/Seller.
- ii. Rs. 50,000/- (Rupees Fifty Thousand only)**
Paid on 23/06/2026, through Google Pay (UPI Transaction ID: 617495094319). From the Account of Purchaser/Transferee/Vendee to Google Pay No. 9869779652 of Transferor/Vendor/Seller.
- iii. Rs. _____/- (In Words _____ only)**
Paid on __/__/202__, through through RTGS/ Cheque No. ____ From the Account of Purchaser/Transferee/Vendee in _____ to the Transferor/Vendor/Seller.
- iv. Rs. _____/- (In Words _____ only)**
Paid on __/__/202__, through through RTGS/ Cheque No. ____ From the Account of Purchaser/Transferee/Vendee in _____ to the Transferor/Vendor/Seller.
- v. Rs. _____/- (In Words _____ only)**
Paid on __/__/202__, through through RTGS/ Cheque No. ____ From the Account of Purchaser/Transferee/Vendee in _____ to the Transferor/Vendor/Seller.
- vi. Rs. _____/- (In Words _____ only)**
Paid on __/__/202__, through through RTGS/ Cheque No. ____ From the Account of Purchaser/Transferee/Vendee in _____ to the Transferor/Vendor/Seller.
- vii. Rs. _____/- (In Words _____ only)**

Paid on __/__/202__, through through RTGS/ Cheque No. ____ From the Account of Purchaser/Transferee/Vendee in _____ to the Transferor/Vendor/Seller.

Total Full Consideration Rs. Rs. 72,50,000/- (Rupees Seventy- Two Lakh Fifty Thousand only).

The Assignors/Seller/Vendor hereby accepts, admits and acknowledges the receipt of the said amount towards the Full Consideration of the said flat and hereby discharges the Assignees/Purchasers/Vendees from the same and every part thereof. The Assignors/Seller/Vendor declares that they have received the full consideration towards the said flat's Title, Possession And all other hidden unhidden rights in respect of the said Flat subject to the clearance of the above-mentioned Cheques/DD/RTGS. (the payment and receipt whereof the Assignors/Seller/Vendor hereby admits and acknowledges, therefore there is no need to make separate receipts/acknowledgment for the same);

1. The Vendors/Sellers/Assigners have obtained No Objection Certificate/Letter from concern **Sarang Cooperative Housing Society Ltd.** Dated 23/12/2025 to conduct the present Transfer/Sale/Assignment of the Said Flat. The Vendor/Seller/Assignors have also obtained No Objection Certificate from Promoter/Builder dated 02/12/2025.
2. Thereafter the above named Vendor/Seller/Assigner have received Share Certificate Dated 15th August 2021 of Registered Society named Sarang Cooperative Housing Society Ltd. Bearing Share Certificate No. 861, having fully paid up Shares numbered form 8601 to 8610. The Vendor/Seller/Assigner's shall cooperate the Vendee/Purchaser/Assignee to transfer the Share Certificate in the name of Vendee/Purchaser/Assignee.
3. After Registration of the This Deed of Assignment and after receipt of above said full consideration amount, the Vendor/Seller/Assigner shall hand over the Peaceful Clean Possession of the said flat along with its keys, all fittings, fixtures, and furniture to the Vendees/Purchasers/Assignees.
4. Simultaneously, in the event of receipt of above said consideration amount the Vendor/Seller/Assigner executing this final Deed of Assignment in respect of the scheduled flat in favour of the Vendees/Purchasers/Assignees.
5. That the Vendor/Seller/Assigner has not taken or pending any loan against the said flat therefore there is no need to obtain No Dues Certificate / NOC from any Financial Institution or Bank, etc.
6. At the time of completion of the sale (a) the Vendor/Seller/Assigner shall by an appropriate writing resign as the member of the said Society and request the said Society to admit the Vendees/Purchasers/Assignees as member of the said Society in place of the Vendor/Seller/Assigner (b) the Vendees/Purchasers/Assignees shall apply

to the said Society to become member of the said Society (c) the Vendor/Seller/Assigner and the Vendees/Purchasers/Assignees duly complete and sign the requisite transfer forms and other relevant forms, declarations for transfer of the said share from the name of the Vendor/Seller/Assigner to the name of the Vendees/Purchasers/Assignees and (d) the Vendor/Seller/Assigner shall also execute a proper final Deed of Transfer recording completion of sale in the format approved by the Vendees/Purchasers/Assignees.

7. The Vendor/Seller/Assigner doth hereby covenant with the Assignee/Vendees/Purchasers/Assignees/Purchaser as follows:—

(a) That the Vendor/Seller/Assigner have duly paid and discharged in full all the dues and liabilities in respect of the said flat including the Municipal outgoings, taxes, rates, maintenance charges etc. payable to the said Society upto the date hereof and shall pay all the dues till the completion of sale;

(b) That the Vendor/Seller/Assigner are the sole and absolute owner and beneficiary of the said flat duly standing in the name of the Assignor/Transferor/Vendor in the books and all other records of the said Society and are absolutely entitled to the same and to all incidental rights thereto and to exclusive rights to the use, enjoyment and occupation of the said flat and except the Vendor/Seller/Assigner no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the said flat;

(c) That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Vendor/Seller/Assigner or any person or persons lawfully and equitably claiming by, from, through, or in trust for the Assignor/Transferor/ Vendor, the Vendor/Seller/Assigner have full power and absolute authority in his own right to transfer the said flat and to relinquish and transfer all his rights, title and interest therein in favour of the Vendees/Purchasers/Assignees;

(d) That neither the Vendor/Seller/Assigner nor any one on his behalf has committed or omitted any act, deed, matter or thing whereby their holding of the said share and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said flat and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby the said share and his other right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the Competent Court or otherwise;

(e) The Vendor/Seller/Assigner have hereby assured that he has not assigned, transferred, sold or encumbered his right, title, claim and interest in the said Flat or any part thereof to any other person and have not done anything so as to endanger the marketability of the title of the said Flat. In case any claim is made by any person on the said Flat, the Vendor/Seller/Assigner agree to clear such claim and shall make the said Flat marketable at his own costs. The Assignor/ Transferor/Vendor have hereby further assured that he has clean, clear marketable title and absolute right authority to enter into this Agreement and to assign his rights in the said Flat.

(f) That the Vendees/Purchasers/Assignees shall on completion of the transfer peaceably and quietly be entitled to hold and own the said flat and the said share and all incidental thereto including the right to enter upon and remain in sole occupation and enjoyment of the said flat and/or any part thereof in the Vendees/Purchasers/Assignees' own right without any interference disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by from, through, under or in trust for the Transferor;

(g) That the Vendor/Seller/Assigner have duly complied with observed performed with all the Rules, Regulations and Bye-Laws of the said Society and that the Transferor has neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulations and Bye-laws of the said Society nor are there any actions or proceedings pending against the Vendor/Seller/Assigner instituted by the said Society or any member of the said Society in respect of the said flat including any notice or action for expulsion or termination of the Vendor/Seller/Assigner as the members of the said Society;

(h) That the Vendor/Seller/Assigner has not received any notice for acquisition or requisition of the said flat and/or the said share; and

(i) That the Vendor/Seller/Assigner herein doth hereby indemnify and keep indemnified the Vendees/Purchasers/Assignees against any defect in title, omission, or mischief of any person wrongfully claiming any right, title or beneficial interest in the said flat and/or the said share or compensation, claim, demand, fines, penalties, costs, charges and expenses or any other liabilities whatsoever made or bought, against or incurred, suffered, levied or imposed pursuant to the transfer thereof under the terms of this Agreement and/or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of the Agreement, covenants and provisions.

8. The Vendor/Seller/Assigner shall bear and pay all outgoings in respect of the said flat including all rates, taxes and charges for consumption of electricity, water etc. and all dues and charges payable to the said Society till the date of completion and the Vendees/Purchasers/Assignees shall bear and pay all such outgoings, dues and charges to the said Society from the date of completion of sale of the said flat.
9. The Vendor/Seller/Assigner shall also transfer in favour of the Assignee/Vendees/Purchasers/Assignees/Purchaser the amounts standing to their credit in the deposits, if any, or the sinking fund maintained by the said Society and for that purpose, the Vendor/Seller/Assigner shall sign and execute all necessary applications and other assurances as may be necessary or as may be determined or required by the said Society.
10. The Vendees/Purchasers/Assignees doth hereby agree and covenant to become member of the said Society and to abide by and observe and perform all the rules and regulations and bye-laws of the said Society from time to time in force.
11. The Vendor/Seller/Assigner shall sign and execute in favour of the Vendees/Purchasers/Assignees necessary applications, forms, deeds and other documents or writings as may be reasonably required by the said Society for transfer of the said share and the said flat and right to possess, use, occupy and enjoy the said flat in favour of the Vendees/Purchasers/Assignees and for implementing the terms of this agreement.
12. The stamp duty and registration charges, if applicable, shall be borne and paid by the Vendees/Purchasers/Assignees only. The Society Transfer charges Maintains Difference / payable to the said Society for transfer of the said premises in favour of the Vendees/Purchasers/Assignees have been paid by Vendees/Purchasers/Assignees. Any Statutory payment as applicable for the sale proceeding will not be deducted from the final consideration of the said flat.
13. Both parties hereby agree and covenant to that, No Party shall terminate the Deed and bound to do part performance and specific performance this Deed.
14. **Application of the Law:** That this indenture is submitted to the provisions of the Laws and the rules made there under time to time.
15. **Location:** That the flat is located at residential area of Pune Municipal Corporation, Pune, Village **Nanded, Tal Haveli, Dist.-Pune** mentioned in ready Recknor within the jurisdiction of Sub Registrar Haveli, Pune.
16. **Valuation and Stamp Duty and Registration Charges:** That the as per the Government Ready Reckoner/Consideration of the said flat, the necessary stamp 5% + L.B.T. 1% + 1% Metro Tax + 1% Registration Fee borne/paid by the Vendees/Purchasers/Assignees alone.

17. Schedule of the Property

(..... of the said Flat)

All that piece and parcel of the residential premises bearing **Flat No.906, on (9th) Nineth Floor, in Building/Wing 'J', Project/Society Sarang, Nanded City, Tal-Haveli, Dis-Pune, area admeasuring about 637.05 Sq. Fts. i.e. 59.18 Sq. Mtrs. Carpet, Type-2BHK, and attached exclusive Sit Out admeasuring 5.57 sq.meter i.e. 60 sq. feet carpet on 9th floor in the 'J' building of the project ‘Sarang’, along with One Covered Car Parking No. ____ admeasuring 12.5 Sq. Meter i.e. 134.55 Square Feet situated at Ground Floor along with pro-rata share in the common area of Apartment, Building, Project and facilities / amenities situated at Sr. No. 2 Hissa No. 6, 7, Sr. No. 3 Hissa No. 11, 12, 14, 15, Sr. No. 4 Hissa No. 1/2, 1/6, 1/8, Sr. No. 10 Hissa No. 12/3K, having total admeasuring area 41,766.60 Sq. Mtrs. i.e. 4.17666 Hec. R, N.R.D. 6 in the Village Nanded, which is within the Local Limits of the Pune Municipal Corporation, Taluka Haveli, District Pune, and within the Registration District Pune, and within the Limits of Sub-Registrar Pune which Flat is hereinafter and hereinabove referred to as the “said Flat” and more particularly described in the schedule hereunder written.**

In witness whereof Vendor/Seller and the Vendees/Purchasers has set and subscribed their respective hands, the day and year find hereinabove written.

NAME AND SIGNATURE	PHOTO	L.H. THUMB IMPRESSION
Snehal Rajan Kulkarni After marriage Snehal Sanket Jere Vendee/Purchaser/Assignee		

NAME AND SIGNATURE	PHOTO	L.H. THUMB IMPRESSION

1. Mrs. Madhuri Makrand Indurkar Vendor/Seller/Assigner		
Miss. Gauri Makrand Indurkar Through authorized Power of Attorney Holder Mrs. Madhuri Makrand Indurkar Vendor/Seller/Assigner		
Miss. Shruti Makrand Indurkar Through authorized Power of Attorney Holder Mrs. Madhuri Makrand Indurkar Vendor/Seller/Assigner		

Witness No. 1 Name: _____ Age: ____ Yrs, Occ. Service Address: _____ _____ _____ _____ 	Witness No. 2 Name: _____ Age: ____ Yrs, Occ. Service Address: _____ _____ _____ _____
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