AGREEMENT FOR ASSIGNMENT AND TRANSFER

THIS AGREEMENT FOR ASSIGNMENT and TRANSFER is made at Pune on this ___day of October, in the year Two Thousand and Twenty-Four.

BETWEEN

(1) Mr. Shreerang Mohan Vaidya, Age: 50 years; Occupation: Service, (Pan No. AALPV8627M and Aadhaar No. 8264 2542 0070), and (2) Mrs. Shweta Shreerang Vaidya, Age: 44 years; Occupation: Service, (Pan No. AJZPV0400B and Aadhaar No. 9227 3676 7300), Both R/at: Flat No. 6/507, Ved Vihar, Paud Road, Kothrud Pune 411038; Hereinafter referred to as "the VENDORS/ASSIGNORS/TRANSFERORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, successors, administrators and assigns) of the First Part.

AND

(1) Mrs. Meenakshi Dhananjay Keskar, Age: 55 years; Occupation: Service, (Pan ACPPK5870R and Aadhaar No. 7509 8810 1445), and (2) Mr. Dhananjay Gajanan Keskar, Age: 60 years; Occupation: Retired, (Pan ACPPK5871Q and Aadhaar No. _______), Both R/at Plot No. 65, S.E. Railway colony, Rana Pratap Nagar, Nagpur 440022; Hereinafter referred to as "the PURCHASERS/ASSIGNEES/TRANSFEREES" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and includes their respective heirs, executors, successors, administrators and assigns) of the Other Part.

WHEREAS: -

All those pieces and parcels of 93 lands totally admeasuring about 14 Hectares 96.50 Ares situated at Village Bhugaon, Taluka Mulshi, District Pune, as stated below owned by the M/s. Enerrgia Skyi Developers (hereinafter referred to as the said Promoter/Developer) and the previous owners as follows: -

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Sr No.	Survey No./Hissa	S	ubject Area	Present Owner	A	Ownersh Acquired Oy
	No					у
		Н	R			
1	274/1 (P)	00	30	The Promoter		urchase
2	274/1 (P)	00	20	M/s S.G. Properties		urchase
3	274/1 (P)	00	6.5	Mr. Mohandas	P	urchase
	_, _, _, _,		0.0	Chandrashekhar Yelamali		
4	274/1(P)	00	6.5	Mr. Anil Shamrao Valiv		ırchase
5	275/1	00	8.5	Mr. Rambhau Tukaram	In	heritance
	_, 5, 1	00	0.5	Chondhe and others		
6	275/2	00	8.5	Mr. Rambhau Tukaram	Inl	heritance
	_, 5, 2	00	0.5	Chondhe and others	11.1	(CI Italico
7	414/3	00	32	Mr. Balkrush Vasant Surve	Du	rchase
8	414/4	00	19			rchase
9	414/4 (P)	00		Mr. Dnyandev Ninu Patil		
-	113/0(1)	00	4.5	Mr. Bapu Narayan Falke an	a Inh	eritance
10	414/6 (P)	00	4.5	Others	1-	1
11	414/7 (P)	00	20	Promoter		chase
12	415/1	00	_	Promoter		chase
13	415/2	00	9.1	Promoter	Pur	chase
14	415/2	00	8.1	Promoter		
15	415/3 (P)	00		Promoter		chase
10	413/3(1)	00	10.2	Mr. Bapu Narayan Falke and others	Inhe	ritance
16	415/3 (P)	00	10.2	Promoter	-	
17	415/4	00	04	M/s. Enerrgia Ventures	Purc	
18	415/5 (P)	00	1.5	Mr. Bapu Narayan Falke and	Purc	
	, (-)		1.0	others	Innei	ritance
19	415/5 (P)	00	1.5	Promoter	Purch	
20	415/7	00	04	M/s. Enerrgia Ventures	Purch	
21	416/1 (P)	00	03	Mr. Narayan Maruti Falke		itance
22	416/1 (P)	00	03	Promoter	Purch	
23	416/2	00	16.7	M/s. Enerrgia Ventures	Purch	
24	416/3 (P)	00	12.65	Mr. Bapu Narayan Falke and	Inheri	
				others		iturice
25	416/3 (P)	00	12.65	Promoter	Purch	ase
26	416/4	00	6.1	M/s. Enerrgia Ventures	Purcha	
27	417/1 (P)	00	10	Promoter	Purcha	
28	417/2	00	04	Promoter	Purcha	
29	418/1	00	20	Promoter	Purcha	
30 ·	418/2(P)	00	11.5	Mr. Bapu Narayan Falke and others	Inherit	ance
31	418/2(P)	00	11.5	Promoter	Purcha	se
32	420/5	00	32	M/s. Enerrgia Ventures	Purcha	
33	420/6	00	08	M/s. Enerrgia Ventures	Purcha	
34	421/1(P)	00	06.5	Mr. Bapu Narayan Falke and others	Inherita	
35	421/1	00	6.5	Smt. Manda Chandrakant Falke and others	Inherita	ince
36	421/2	00	5	Promoter	Purchas	

37	421/3(P)	00	6	Mr. Laxman Jyotiba Falke and others	Inheritance
38	422/1(P)	00	10	Mr. Bapu Narayan Falke and	Inheritance
		-00	4.5	others Mr. Shrikant Shravan Mahale	Purchase
39	422/2(P)	00	4.5		Purchase
40	422/2(P)	00	4.5	Promoter	Purchase
41	422/2(P)	00	4.34	Promoter	Purchase
42	422/2(P)	00	13.66	Promoter Fello and	Inheritance
43	423/2(P)	00	07	Mr. Bapu Narayan Falke and others	
44	423/2(P)	00	07	Smt. Manda Chandrakant Falke and others	Inheritance
45	423/3(P)	00	11	Mr. Laxman Jyotiba Falke and others	Inheritance
46	424 /1 (D)	00	6	Promoter	Purchase
46	424/1(P)	00	3	Mr. Bapu Narayan Falke and	Inheritance
47	424/2(P)	00		others	Î
10	424/2(P)	00	3	Promoter	Purchase
48 49	424/2(1)	00	05	Promoter	Purchase
50	426/1(P)	00	05	Mr. Bapu Narayan Falke and	Inheritance
50	420/1(1)	00		others	
51	426/1(P)	00	05	Promoter	Purchase
52	426/2(P)	00	8.5	Mr. Laxman Jyotiba Falke	Inheritance
32	120/2(1)			and others	
53	426/2(P)	00	8.5	Promoter	
54	428	00	39	M/s. S G Properties	Purchase
55	429/1/1(P)	00	47.83	Mr. Shrikant Shravan Mahale	Purchase
56	429/1/1(P)	00	34.83	M/s. Samruddha Properties	Purchase
57	429/1/1(P)	00	6.5	Ashok Tulashiram Dudhe	Purchase
58	429/1/1(P)	00	6.5	Mrs. Yojana Chandrakant Rokade	Purchase
59	429/1/1(P)	00	47.83	Promoter	Purchase
60	429/1/1(P)	00	47.84	M/s. Enerrgia Ventures	Purchase
61	429/1/1(P)	00	63.77	Mr. Dnyandev Ninu Patil	Purchase_
62	429/1/1(P)	00	31.90	Smt. Kamalabai Gannu	Purchase
63	429/1/2(P)	00	31.88	Promoter	Purchase
64	429/1/2(P)	02	00	Mr. Balasaheb Sopan	
02				Chondhe & Others	
65	429/1/2(P)	00	55.12	Promoter	Purchase
66	429/2(P)	00	01	Mr. Bapu Narayan Falke and	Inheritance
	, , ,			others	
67	429/2(P)	00	01	Smt. Manda Chandrakant	Inheritance
				Falke and others	
68	429/3(P)	00	52	Promoter	Purchase
69	429/4(P)	00	03	Promoter	Purchase
70	431/1	00	03	Promoter	Purchase
71	431/3	00	02	Promoter	
72	431/3	00	02	Promoter	Purchase
73	432/1(P)	00	12	Mr. Bapu Narayan Falke and	Inheritance
1		1		others	1

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	1	100	110	Smt. Manda Chandrakant	Inheritance
74	432/1(P)	00	12	Falke and others	
			1.5	Mr. Sopan Tukaram Pol and	Inheritance
75	451(P)	00	16.5		
				Others	Purchase
76	451(P)	00	5.5	Promoter	Purchase
77	451(P)	00	5.5	Promoter	Inheritance
78	452(P)	00	6	Mr. Sopan Tukaram Pol and	Innernance
				Others	
79	452(P)	00	2	Promoter	Purchase
80	452(P)	00	1.5	Promoter	Purchase
81	453(P)	00	33.75	Mr. Sopan Tukaram Pol and	Inheritance
	` '		İ	Others	
82	453(P)	00	11.25	Promoter	Purchase
83	453(P)	00	2.75	Promoter	Purchase
84	454/1	00	18.75	Mr. Sopan Tukaram Pol and	Inheritance
	,			Others	1 1
85	454/1	00	6.25	Promoter	Purchase
86	454/2(P)	00	20	Mr. Pramod Murlidhar Jagtap	Purchase
87	454/2(P)	00	10	Mr. Yelhuji Laxman Tagad	Purchase
88	454/2(P)	00	10	Mr. Vaibhav Uttamrao Joshi	Purchase
89	455/1(P)	00	45	Mr. Sopan Tukaram Pol and	Inheritance
				Others	
90	455/1(P)	00	15	Promoter	Purchase
91	455/1(P)	00	20.25	Promoter	Purchase
92	455/2(P)	00	32	Promoter Exchange	
93	4571	00	35.7	Promoter	Purchase

All the aforesaid pieces and parcels of 93 lands totally admeasuring 14 Hectares 96.50 Ares are more particularly described in the Schedule-I written hereunder and hereinafter referred to as the 'layout lands' hereinafter for the sake of brevity any land out of the layout lands is referred with the respective Serial Number thereof as stated above.

AND WHEREAS the layout lands have been acquired/purchased by the respective owners i.e. either by the said Promoter or the previous owners as mentioned above from the 9 respective previous owners vide various agreements the particulars whereof are as under:

La nd at Sr	Survey No./ Hissa No.	1	ibject Area	Present Owner/s	Previous Owner/s	Date of Execution, Registration Number and office of the Sale Deed	Mutati on Entry Numb er
o.	,	Н	R				

1	274/1(Part)	0 [The Promote r	Dr. Sadanand Nayar and another	08/09/2016 4854/2010 Mulshi 2	69B
2	274/1(Part)	0	20	M/s.56 Properties	Dr. Sadanand Nayar and another	08/09/2010 4854/2010 Mulshi 2	659B
3	274/1(Part)	0		Mr. Mohandas Yelameli	Mr. Sachin Ganpati Shintre	18/02/2012 745/2012 Mulshi (Paud)	7379
4	274/1(Part)	0	6.5	Mr. Anilkuma r Valiv	Mr, Prasanna Devidas Bangle	16/09/2012 5258/2012 Mulshi (Paud)	7561 3978
7(part)	414/3(Part)	Ö	16	Mr. Balkrushna Vasant	Mr. Dagadu Padu Ingale and others	17/12/1 996 5735/1 996 Mulshi (Paud)	
7(part)	414/3(Part)	Ò	16	Surve Mr. Balkrushna Vasant Surve	Mrs. Hausabai Bajirao Varpe and others	29/08/2011 4426/2011 Mulshi (Paud)	720
8	414/4	0	19	Mr. Dnyande v Ninu	Mr. Namdev Falke and others	11/01/2011 137/2011 Mulshi 2	7031
10	414/6	0	4.5	Patil The Promote r	Mr. Chandrakant Shankar Falke	14/05/2012 2578/2012 Mulshi (Paud)	7451
11	414/7(Part)	0	20	The Promoter	Mr. Shankar Dilip Sanas	21/07/2011 3788/2011 Mulshi 2	7235
12	415/1	0	9.1	The Promote r	Mr. Vitthal Kondiba Phalke	12/11/2013 5203/2013 Mulshi (Paud)	<i>7</i> 815
14(par	t) 415/2	0	4.05		Mr. Shrikant Ram Falke & others	29/05/2013 3259/2013 Mulshi(Paud)	7720
14(par	t) 415/2	0	4.05	The Promote	Smt. Sunita Bharat Falke & others	29/05/2013 3260/2013 Mulshi(Paud)	<i>7</i> 721
16	415/3	0	10.2	The Promote r	Mr. Chandrakant Shankar	14/05/2012 2578/2012 Mulshi (Paud)	7 451
17	415/4	0	04	M/s. Enerrgia Ventures	Mrs. Shradha Wafagaonkar	27/06/2011 3178/2011 Mulshi 2	7188
19	415/5	0	1.5	The Promote r	Mr. Chandrakant Shankar Falke	14/05/2012 2578/2012 Mulshi (Paud)	7451

						27/06/2011		
20	415/7	0	04	M/s. Enerrgia Ventures	Mrs. Shradha Wafagaonkar	3178/2011 Mulshi 2	718	
22	416/1	0	03	The Promote r	Mr. Chandrakant Shankar Falke	14/05/2012 2578/2012 Mulshi (Paud	745	
23	416/2	0	16.7	M/s. Enerrgia Ventures	Shradha Wafagaonkar	27/06/2011 3178/2011 Mulshi 2	7188	
25	416/3(Part)	0	12.65	The Promote r	Mr. Chandrakant Shankar Falke	14/05/2012 2578/2012 Mulshi (Paud)	7451	
26	416/4	0	06.1	M/s. Enerrgia Ventures	Shradha Wafagaonkar	27/06/2011 3178/2011 Mulshi 2	7188	
27(part)		0	05	The Promote r	Mr. Shrikant Ram Falke & others	29/05/2013 3259/2013 Mulshi(Pauc		
27(part)		0	05	The Promote r	Smt. Sunita Bharat Falke & others	29/05/2013 3260/2013 Mulshi (Paud)	7721	
28	417/2	0	04	The Promote r	Mr. Vitthal Kondiba Phalke	12/11/2013 5203/2013 Mulshi (Paud)	7815	
29(part)	418/1	0	10	The Promote r	Mr. Shrikant Ram Falke & others	29/05/2013 3259/2013 Mulshi (Paud)	7720	
29(part)		0	10	The Promote r	Smt. Sunita Bharat Falke & others	29/05/2013 3260/2013 Mulshi (Paud)	7721	
31	418/2	0	11.5	The Promote r	Mr. Chandrakant Shankar Falke	14/05/2012 2578/2012 Mulshi(Paud)	7451	
32	420/5	0	32	M/s. Enerrgia Ventures	Shradha Wafagaonkar	27/06/2011 3178/2011 Mulshi 2	7188	
33	420/6	0	08	M/s. Enerrgia Ventures	Mr. Vasant Surve and others	21/09/2011 4768/2011 Mulshi(Paud)	7278	
36	421/2	0	05	The Promote r	Mr. Vitthal Kondiba Phalke	12/11/2013 5203/2013 Mulshi (Paud)	7815	
39	422/2(Part)	0	04.5	Mr. Shrikant Shravan Mahale	Mr. Balasaheb Falke and others	05/01/2011 38/2011 Mulshi 2	7030	
40	422/2(Part)	0	04.5	The Promote r	Mr. Ajit Ingawale and others	30/06/2011 3223/2011 Mulshi 2	7195	

						01 /10 /0010	
41	422/2(Part)	0	4.34	The Promote	Mr. Shrikant Shravan Mahale	01/12/2012 6194/2012 Mulshi(Paud)	7577
				r		,	
42	422/2(Part	0	13.66	The	Mr. Maruti	29/08/2012 5023/2012	
)			Promote	Baban Falke	Mulshi(Paud)	7554
				r	and others		7720
46(part)	424/1	0	03	The	Mr. Shrikant	29/05/2013 3259/2013	//20
				Promote	Ram Falke	Mulshi(Paud)	
				r	& others		7721
46(part)	424/1	0	03	The	Smt. Sunita Bharat Falke &	29/05/2013 3260/2013	//21
				Promote	others	Mulshi (Paud)	
				r		14/05/2012	7451
48	424/2	0	03	The	Mr.	14/05/2012 2578/2012	7431
				Promote	Chandrakant	Mulshi (Paud)	
				r	Shankar		
10	405		OF.	The	Falke Mr. Namdev	14/05/2011	
49	425	0	05	The	Mr. Namdev Nana Falke	3925/2011	
				Promote	and others	Mulshi 2	7243
				r	and odiers		F/454
51	426/1	0	05	The	Mr.	14/05/2012	7451
	,			Promote	Chandrakant	25⁄78/2012 Mulshi (Paud)	
				r	Shankar Falke	Muisin (1 add)	
				2.61	Mr. Shankar	21/04/2011	
54	428	0	39	M/s. S G		2114/2011	
				Properties	Dilip Sanas	Mulshi 2	7107
	400 /1 /1/D	0	47.83	Mr.	Mr.	05/01/2011	7030
55	429/1/1(P art)	"	47.03	Shrikant	Balasaheb Falke	38/2011	
	l arty			Shravan	and	Mulshi 2	
	100 11 11 10		04.00	Mahale	others Mr. Mahendra	25/04/2011	
56	429/1/1(P	0	34.83	M/s.		2202/2011	
	art)			Samruddh	Chhajed and others	Muĺshi 2	7111
1				a Proportion	Odicis		
E77	429/1/1(P	0	6.5	Properties Mr. Ashok	Mr.Mangesh	25/05/2012	
57	art)	"	0.5	T. Dudhe	P. Bhosale	2903/2012	
						Mulshi(Paud)	7477
						05/04/0044	
58	429/1/1(P	0	6.5	Mrs.	Mr. Mahendra	25/04/2011 2202/2011	
	art)			Yojana	Chhajed and	Mulshi (Paud)	7111
				Chand	others	Maisin (1 auu)	,,,,,,
				r			
				akant Rokade			
59	429/1/1(P	0	47.83	The	Mr. Ajit	30/06/2011	
	art)			Promote	Ingawale	3223/2011	7195
				r	and others	Mulshi 2	
60	429/1/1(P	0	47.84	M/s.	Mr. Suresh	26/04/2011	
50	art)	-		Enerrgia	Ingawale and	2198/2011	7108
				Ventures	others	Mulshi 2	
61	429/1/1(P	0	63.77	Mr.	Mr. Maruti	25/03/2011	
	art)			Dnyande v Ninu	Baban Falke and others	1620/2011	7105
		L		VIVIIIU	and others	Mulshi 2	L

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						Pati	1					1	
						Patt	1,						
62	429/1 ar		0	37	Gannu		malabai Tarachand		and $\begin{bmatrix} 23 \\ N \end{bmatrix}$	/05/201 350/2011 1ulshi 2		7112	
63	429/1 art		0	31	.88	The Prom r	ote	Mr. Kirti Karnsinh Girase ar others	l	3	3/10/20 954/2010 Mulshi 2	0 7	7028
65	429/1, art)	0	55.	.12	The Promo	ote	Mr. Rahu Kisanrao Shinde	1	61	/12/2012 97/2012 Ishi(Pauc	75	76
68	429/		0	52	2	The Promo r	te	Mr. Namd Nana Falke and others		392	705/2011 5/2011 ulshi 2	724	3
69	429/		0	03		The Promot r		Mr. Vithal Kondiba Falke and others		12/10/ 3581/2 Mulsi	2010	6917	
70	431/1		0	03	- 1	The Promote r	2	Mr. Vitthal Kondiba Phalke		12/11/2 5203/20 Mulshi (P	013	7815	
72(par			0	01	- 1	The Promote	I	Mr. Shrikant Ram Falke & others	- 1	29/05/ 3259/2 Mulshi(2013	720	
72(par			0	01	- 1	he romote	В	mt. Sunita harat Falke & thers	&	29/05/2 3260/20 Mulshi(F	013	721	
76	451(Part	E) 0		5.5		he comote	H	fr. Dattatraya aribhau Pol ad others	52	10/10/2012 257/2012Mul Paud)	2 755 shi(55	
<i>7</i> 7	451(Part)	0	5	5.5	r	omote	oth	karam Pol & iers	N	/05/2 012 3017/2012 Mulshi(Paud)	7476		
· 79	452(Part)	0	2	!		The omoter	Hai	Dattatraya ribhau Pol others		10/10/2012 57/2012Mulsl i (Paud)	7555		
80	452(Part)	0	1.5	5		The omoter	Mr. Tuka othe	Namdev aram Pol & rs		31/05/2012 3017/2012 Mulshi(Paud)	7476		

	453(Do-4)			The Promoter	Mr. Dattatraya	10/10/2012 5257/2012Mulsh	7555
82	453(Part)	(Part) 0 11.25			Haribhau Pol and others	i (Paud)	
83	453(Part)	0	2.75	The Promoter	Mr. Namdev Tukaram Pol & others	31/05/2012 3017/2012 Mulshi(Paud)	7476
85	454/1(Part)	0	6.25	The Promoter	Mr. Dattatraya Haribhau Pol and others	10/10/2012 5257/2012Mulsh i (Paud)	7555
86	454/2(Part	0	20	Mr. Pramod Muralidha r Jagtap	Mr. Yelhuji Laxman Tagad	13/09/1996 4191/1996 Mulshi (Paud)	4179
87	454/2(Par	0	10	Mr. Yelhuji Laxman Tagad	Smt. Muktabai Laxman Tagad	16/06/2006 3913/2006 Mulshi	5746
88	454/2(Par	rt 0	10	Mr. Vaibhav Uttamrao Joshi	Smt. Muktabai Laxman Tagad	16/06/2006 3913/2006 Mulshi	5746
90	455/1(Pa	rt 0	15	The Promoter	Mr. Dattatraya Haribhau Pol and others	10/10/2012 5257/2012Mulshi(Paud)	7555
91	455/1(Pa	ort C	20.25	The Promoter	Mr. Namdev Tukaram Pol & others	31/05/2012 3017/2012 Mulshi(Paud)	7476
93	457/1	(35.7	The Promoter	Smt. Gaubai Bhaskar Khadake	18/09/2013 5376/2013 Mulshi(Paud)	7550

On 12/07/2013, the said Promoter exchanged certain other land owned by them in Survey No. 451 against the lands at Sr. No. 13, 53 & 71 by executing and registering the Deed of Exchange with the owners thereof i.e. Late Mr. Jyotiba Rajaba Falke and others, which is duly registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 3956/2013 on 15/07/2013. Accordingly, on the basis of the said Deed of Exchange, the name of the Promoter has been duly mutated in revenue record of lands at Sr. No. 13, 53 and 71 by Mutation Entry No.7726.

On 13/06/2014, the said Promoter exchanged certain other land owned by them in Survey No. 451 against the land at Sr. No. 92 by executing and registering the Deed of Exchange with the owners thereof i.e. Mr. Ramdas Dhondiba Darge and Mr. Ravindra Dattatray Bhalerao, which is duly registered in the office of Sub Registrar Mulshi (Paud) at Sr. No. 2121/2014. Accordingly on the basis of the said Deed of Exchange, the name of the Promoter has been duly mutated in revenue record of land at Sr. No. 92 by Mutation Entry No.7974.

The Promoter has acquired development rights in respect of the lands out of the layout lands owned by the Consenting Party vide registered Development Agreements and Power of Attorneys as follows:-

Land at Sr. No.	Survey No./ Hissa No.	Su	bject Are	Date, Registration No. and Registration office of Development Agreement	Regist
		Н	Are		ey
Name of C Area: 00 H)wners: Mr. Ramb ectare 17 Ares)	hau Tı	ukaram (Chondhe and others (T	otal
5	275/1	0	8.5	29 /0/ /2012	28/06/20
6	275/2	0	8.5	Muisii (Paud)	13 3721/201 3 Mulshi
Name of	Owners: Mr. Bap 87.85 Ares)	u Nara	yan Falk	e and others (Total Ar	(Paud) ea: 00
9	414/6(Part)	0	4.5		
15	415/3 (Part)	0	10.2		
18	415/5 (Part)	0	1.5	2	24/03/20
21	416/1 (Part)	0	03	1	717/201
24	416/3 (Part)	0	12.65		1 Mulshi
30	418/2 (Part)	0	11.5	18/02/2011 984/2011	(Paud)

	34	421/1 (Part)	0	06.5	Mulahi 2	1 1				
	38				Mulshi 2 AND					
		422/1 (Part)	0	10	23/03/20					
	43	423/2 (Part)	0	07	11 1716/2011					
-	47	424/2 (Part)	0	03	Mulshi (Paud)					
	50	426/1 (Part)	0	05						
	66	429/2 (Part)	0	01						
	73	432/1(Part)	0	12						
	Name of Owners: Smt. Manda Chandrakant Phalke and others (Total Area: 00 Hectare 26.5 Ares)									
	35	421/1	0	6.5	06/03/2018 915/2018	06/03/20				
					Mulshi (Paud)	18 916/2018 Mulshi				
	Land at Sr. No.	Survey No√ Hissa No.	1 '	ject Area	Date, Registration No. and Registration office of Development Agreement	Date, Regist ration No. and Regist ration office of Power of Attorn ey				
Ì			Н	Are						
						(Paud)				
	44	423/2(Part)	0	07						
	67	429/2 (Part)	0	01						
	74	432/1(Part)	0	12						
		me of Owners: Mr. ctare 20 Ares)	Sopan	Tukaram	Pol and others (Total	Area: 01				
	75	451(Part)	0	16.	5					
	78	452(Part)	0	6		20 /05 /55				
	81	453(Part)	0	33.7 5	454/2012	30/01/20 12				
	84 454/1		0	18.5 5	Mulshi (Paud)	455/2012 Mulshi				
	89 455/1(Part)		0	45	5	(Paud)				
		of Owners: Mr. La re 25.5 Ares)	xman Jy	otiba Fall	ke and others (Total A	rea : 00				
	37		0	0	6 09/01/2012	T				
	37	121,0	- 1	- 1	120/2012					

commercial units/premises by obtaining necessary clearances, permissions and sanctions as per the prevalent laws, rules and regulations.

Initially the said Promoter had prepared and got sanctioned a composite layout and building plans in respect of certain lands totally admeasuring 89,254 Sq.Mtrs. out of the layout lands with the permissions for non agricultural use from the Collector of Pune vide its order dated 12/09/2011 bearing No. PMA/NA/SR/238/11 and revised the such sanctioned layout by adding up/ revising certain lands, out of the layout lands with the sanction and permission of the Collector Pune alongwith the permission for non agricultural use in respect of the lands added in the revised layout vide its order dated 22/08/2012 bearing No. PMH/NA/SR/06/12 and further revised the such sanctioned layout by adding up some more lands, out of the layout lands with the sanction and permission of the Collector Pune along with the permission for non agricultural use in respect of the lands added in the revised layout vide its order dated 04/02/2014 bearing No. PMA/NA/SR/369/13 and revised the sanctioned layout by obtaining the permissions from the Pune Metropolitan Regional Development Authority bearing 01/08/2015 dated order its vide No.PMU/MOU.BHUGAON/SR.NO.274/1 & OTHERS/PRA. KRA.841, promoter further revised the such sanctioned layout by adding up some more lands, out of the layout lands with sanction and permissions from the Pune Metropolitan Regional Development Authority vide its order dated No.BMU/MOU.BHUGAON/SR.NO.274/1 bearing 08/01/2019 OTHERS/PRA. KRA.1123/18-19.

Thus, the said Promoter has amalgamated all the layout lands adm. 1,49,650 Sq. Mtrs. as per the said revised and sanctioned layout showing and carving out the lands for construction of residential as well as commercial units/premises, internal roads, open spaces and amenity spaces hereinafter the same is referred to as 'the layout'.

The said Promoter, being the Promoter as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules made there under (hereinafter referred to as "the said Act"), is desirous of carrying out an

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project of housing on the layout land excluding the amenity space thereof and if possible by acquiring additional lands adjacent to the layout lands and hence the Promoter has also proposed to acquire/purchase certain lands adjacent to the layout lands or acquire the development rights thereof and to amalgamate such additional lands with the layout lands by revising the said layout and thereby the Promoter has proposed to carry out scheme of construction in the total land to the extent of 50 Acres i.e. about 20 Hectares. However, for acquiring such additional lands and adding the same in the said layout, the Promoter may require some more time. Hence with clear intentions and idea of increasing the area of the said layout to the extent of 50 Acres i.e. about 20 Hectares, the Promoter has presently launched a scheme of construction consisting of flats, row houses, bungalows, residential units, tenements, commercial premises, of various sizes, named and known as 'SKYi SONGBIRDS' on the land admeasuring 127945.12 Sq. Mtrs. out of the layout land i.e. excluding the amenity space thereof, which is more particularly described in the Schedule-II hereunder and herein after referred to as the 'Project Land'.

Thereafter the said Promoter has entered into an Agreement for Sale dated 26/03/2021 with the Vendors herein in respect of the residential Unit/flat No. 1101 in Building No. 18, 18A in the said project, together with the common areas and facilities, (hereinafter referred to as the said flat and which is more particularly described in the Schedule III hereunder) the said agreement is duly registered with the office of Sub Registrar Mulshi at serial no 3557/2021 on 15/04/2021. (Herein after referred to as the Principal Agreement).

The said Promoters had commenced the construction of the said building where the said flat is situated on the said Land.

Thereafter the said Promoters have completed the said building as per plans which were sanctioned by the Pune Metropolitan Regional Development Authority and obtained the Occupation/Completion Certificate from Pune Metropolitan Regional Development Authority on 19/01/2024 bearing No. BMU/Mou Bhugaon/S.No. 274 /1 & others/Pra. Kra. 771/19-20.

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The said promoters after completion of work of the building handed over the possession of the said flat to the Assignor vide Possession Letter dated 08/05/2024.

Thereafter said promoters and the flat owners came together and formed a co-operative society known as 'Skyi Songbirds Building No. 18 Cooperative Housing Society Ltd' registered under the provisions of Maharashtra Co-operative Societies Act, 1960 vide registration no. PNA/MSI/HSG/(TC)/24483/2023-24 dated 14/02/2024 (Hereinafter referred to as The Said Society). The said society has not yet issued Shares to the flat owners.

In the circumstances the Vendors herein are well and sufficiently entitled to the said flat is the subject matter of this agreement and which is more particularly described in the Schedule III written hereunder.

The Vendors have represented that they had taken a housing loan to purchase the said Flat from Bajaj Finance Ltd vide loan account no. H402HHL0479686. The Vendors have further represented that they have yet to repay the loan amount along with interest to Bajaj Finance Ltd.

The Vendors for good and sufficient reasons have decided to dispose of the said Flat together with all the rights, benefits and interest of the Vendors in and upon the said Flat under the principal agreement and on the same being known to the Purchasers, the Purchasers have approached the Vendors and offered to purchase the said Flat for a lump sum consideration of Rs. 1,97,00,000/- (Rupees One Crore Ninety-Seven Lakh only). The offer of the Purchasers being acceptable, the Vendor have agreed to sell, transfer, convey and assign the said Flat together with all the rights, benefits and interest of the Vendor in and upon the said Flat in favour of the Purchasers and the Purchasers have agreed to purchase and acquire the same for a consideration of Rs. 1,97,00,000/- (Rupees One Crore Ninety-Seven Lakh only) and on the terms and conditions and in the manner hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1. The Vendors have agreed to sell, assign, convey and transfer whatsoever all and singular their ownership right, title and interest in the said Flat more particularly described in the Schedule III hereunder written together with all the rights, benefits and interest of the Vendors in and upon the said Flat under the principal agreement and the Purchasers have agreed to purchase and acquire the same at or for the lump sum for the lumpsum consideration of Rs. 1,97,00,000/- (Rupees One Crore Ninety-Seven Lakh only) agreed to be paid in the manner detailed in clause 2 herein below and on the terms and conditions herein stated.
- 2. The consideration of Rs. 1,97,00,000/- (Rupees One Crore Ninety-Seven Lakh only) mentioned in para 1 herein above is to be paid by the Purchasers to the Vendors in the manner hereinafter appearing:

(a)	Rs. 1,00,000/-	D. C. T. L.
	1.00,000/-	Rupees One Lakh only paid by Purchasers to
		the Vendors by way of cheque dated
		05/10/2024 bearing No. 533535 drawn on
		State Bank of India Nagpur branch. The
		receipt of the said amount is acknowledged
		by the Vendors.
(b)	Rs. 1,97,000/-	Rupees One Lakh Ninety Seven Thousand
		only agreed to be Deduct as TDS (tax
		deducted at source) by the Purchasers as per
		the provisions of the Income Tax Act, 1961
		and to be deposit with the concerned
		authorities and subject to furnishing the
		necessary TDS Certificate within the
		prescribed time
(c)	Rs. 1,94,03,000/-	The balance consideration of Rupees One
		Crore Ninety-Four Lakh Three Thousand
		only, the Purchasers agreed to pay on or
		before Deed of Assignment.

Rs. 1,97,00,000/-	(Rupees One Crore Ninety-Seven Lakh only)
========	TOTAL

The Vendor acknowledges the receipt of the payment mentioned in (a) above.

- 3. The Vendor shall at their own costs and responsibility within a period of 30 (thirty) days do the following acts, deeds and things namely: -
 - (a) Deduce a clear and marketable title to the said flat to the satisfaction of the Purchasers and their Advocates.
 - (b) Foreclose the loan availed by the Vendor from Bajaj Finance Ltd vide loan account no. H402HHL0479686 and furnish the No encumbrance Certificate and original deeds and documents submitted as per thereto.
 - (c) To obtain No Objection from the said society for the transfer of the said flat in favour of the Purchasers. however, the charges for obtaining the NOC shall be borne by the Purchasers. However, the transfer charges for PWC membership of six persons shall be paid by Purchasers.
 - 4. The Vendors have handed over to the Purchasers prior to the execution hereof the photo copies of the title deeds relating to the said flat in their possession or power for the purpose of investigation of title. It is agreed that the Purchasers and their advocate shall be entitled to carry out independent searches to satisfy themselves as to the title of the Vendors to the said flat. In the event there are any queries or objections, the Vendors shall at their own costs and risks remove such defects or objections and satisfy the Purchasers as to their title to the said flat.
 - 5. The Vendors declare, represent and covenant with the Purchasers that and relying the same to be true and correct the Purchasers have entered into these presents namely:
 - a) The Vendors are the sole and absolute owners of the said Flat and have the absolute and sole right to hold, use, occupy and possess the same as owner thereof.

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- b) The said Agreement for Sale dated 26/03/2021 is valid and subsisting and the Vendor have not assigned the benefit of the said Agreement for Sale dated 26/03/2021 to anybody else by way of security or otherwise.
- is free from all claims and encumbrances and reasonable doubts of any nature whatsoever and the same is not attached either before or after judgment or at the instance of any taxation authority or any other authorities and the Vendors have not given any undertakings to the taxation authorities or any authorities so as not to deal with or dispose of the right, title and interest in the said flat and that the Vendor have full an absolute power and authority to deal with the same.
- d) Save and except loan borrowed from Bajaj Finance Ltd, the Vendor have not created any mortgage, charge, lien, tenancy, license or any encumbrances or liability or third-party rights in respect of the said Flat and that they have not done any act whereby the rights in respect of the said flat have been prejudiced or jeopardized in any manner whatsoever.
- e) Save and except the Vendor, no other person/s has or had any claim, share, right, title, interest in the said Flat and/or under the said Agreement for Sale dated 26/03/2021 and the Vendor is competent and entitled to sell, assign and transfer the same as provided in these presents.
- f) On completion of the transaction as contemplated herein and after execution of Deed of Assignment, the Purchasers shall be entitled to quietly and peacefully possess, occupy and enjoy the said Flat without any hindrance, denial, interruption or eviction or claim by the Vendor.
- g) The said flat is not the subject matter of any litigation or proceeding before any authority.
- 6. The Vendors declare that they have an absolute right to sell, transfer and convey the said flat and to assign all their right title and interest in and upon the said flat and to hand over the possession thereof to the Purchasers.

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- 7. It is agreed and recorded that upon the sale herein contemplated shall be completed within 60 (Sixty) days from the execution hereof against the complete payment of the balance consideration. However, the parties may mutually extend the said period. And after full and final payment on the execution of the necessary Deed of Assignment and Transfer or any other proper Deed by the Vendors in favour of the Purchasers and on the Vendors simultaneously delivering the actual, vacant, legal and peaceful possession of the said Flat to the Purchasers as owners thereof along with the Original Agreement for Sale dated 26/03/2021 along with the Registration Receipt and Index II and all other deeds and documents in their possession.
 - 8. All the taxes, bills, maintenance charges and other incidental charges in respect of the said Flat are to be paid by the Vendors till the completion of the transaction as contemplated herein and thereafter the same shall be paid by the Purchasers. The Vendors shall indemnify and keep all times indemnified the Purchasers against all loss or damage on account of any arrears of taxes, maintenance charges, etc.
 - 9. All expenses towards registration, stamp duty and all other out of pocket expenses including this Agreement for Assignment and Transfer or conveyance and all other documents which may be necessary to be executed will be borne and paid by the Purchasers alone.
 - The Purchasers have paid the stamp duty of Rs. _____/- on agreed consideration and Registration Charges of Rs. 30,000/-

Schedule- I

{Description of 'the layout land'}

All those piece and parcel of lands totally adm.14 Hectares 96.50 Ares i.e. 1,49,650 Sq. Mtrs., situated at Village Bhugaon, Taluka Mulshi, District Pune, within the limits of Zilha Parishad Pune, Panchayat Samiti Taluka Mulshi and in the Registration Sub-District Taluka Mulshi (Paud), District: Pune consisting of pieces of lands bearing Survey Nos. and Areas as follows:

Land Survey No./ at Sr. Hissa No.	Subject Area		Bounded as follows
		Н	R

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	69	429/4		0		03			
	70	431/1		0	-	02			
	71	431/3		0	-	02			
	72	431/3		0			1		1
	73	432/1(Part))	0	+	12	1		
	74	432/1(Part			+	12	1		
	75	174 (D 1)		0	+-	16.5	-		1
	76	177 (D. 1)		0		5.5	4		
	77	m		0		5.5	4		1
	78	450(D-4)		0	_	6	4		1
	79			0		2	4		1
	80	175 (D 1)		0		1.5	_		
	81	172 (7)		0		33.75			1
	82			0		11.25	<u>.</u>		1
	8			0		2.75			
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		92 455/2(I	Part)	0		3	32		
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						-			

Schedule-II

{Description of 'the project land'}

All that piece and parcel of land totally adm. 12 Hectares 79.45 Ares i.e. 127945.12 Sq. Mtrs., out of the layout land described in the Schedule-I above written, excluding the Amenity Space thereof situated at Village Bhugaon, Taluka: Mulshi, District: Pune, within the limits of Zilha Parishad Pune, Panchayat Samiti Taluka Mulshi and in the Registration Sub-District Taluka Mulshi (Paud), District Pune,

Schedule-III THE SUBJECT FLAT AS REFERRED ABOVE

Flat No. 1101 on the 11th floor in building 18, 18A of Skyi Songbirds Building No. 18 Cooperative Housing Society Ltd (Project SKYI SONGBIRDS) admeasuring carpet about 123.41 square meters i.e. 1328 square feet, area of enclosed balcony admeasuring 25.4 square meters i.e. 272 square feet, area of Dry Balcony admeasuring 3.23 square meters i.e. 35 square feet, area of adjacent balcony admeasuring 21.86 square meters i.e. 235 square feet, proportionate area of the unit in the common areas, amenities, and facilities admeasuring 61 square meters i.e. 655 square feet along with exclusive use of 2 Car parking spaces bearing No. SSC-04, CP-03, service duct 22 square feet constructed upon land described in the Schedule-II written hereinabove along with right to use common areas and facilities.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS AND HAVE SIGNED THIS AGREEMENT FOR ASSIGNMENT AT PUNE ON THE DAY AND THE YEAR FIRST HEREIN ABOVE WRITTEN.

Mr. Shreerang Mohan Vaidya, Assignor/Vendor No.1				
Photo	LHTI and Signature	1101		
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	Shreerang Vaidya, Assignor/Vendor No.2
Mrs. Shweta	Onreerang valuya, 1800-61-57
Photo	LHTI and Signature
	hi Dhananjay Keskar, Assignee/Purchaser No.1
Mrs. Meenaks	hi Dhananjay Keskar, Assignee, -
Photo	LHTI and Signature
	. N- 2
Mr Dhanan	ijay Gajanan Keskar, Assignee/Purchaser No.2
Photo	LHTI and Signature