

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: -

Sr No.	Survey No./Hissa No	Subject Area		Present Owner	Ownership Acquired by
		H	R		
1	274/1 (P)	00	30	The Promoter	Purchase
2	274/1 (P)	00	20	M/s S.G. Properties	Purchase
3	274/1 (P)	00	6.5	Mr. Mohandas Chandrashekhar Yelamali	Purchase
4	274/1(P)	00	6.5	Mr. Anil Shamrao Valiv	Purchase
5	275/1	00	8.5	Mr. Rambhau Tukaram Chondhe and others	Inheritance
6	275/2	00	8.5	Mr. Rambhau Tukaram Chondhe and others	Inheritance
7	414/3	00	32	Mr. Balkrush Vasant Surve	Purchase
8	414/4	00	19	Mr. Dnyandev Ninu Patil	Purchase
9	414/6 (P)	00	4.5	Mr. Bapu Narayan Falke and others	Inheritance
10	414/6 (P)	00	4.5	Promoter	Purchase
11	414/7 (P)	00	20	Promoter	Purchase
12	415/1	00	9.1	Promoter	Purchase
13	415/2	00	8.1	Promoter	
14	415/2	00	8.1	Promoter	Purchase
15	415/3 (P)	00	10.2	Mr. Bapu Narayan Falke and others	Inheritance
16	415/3 (P)	00	10.2	Promoter	Purchase
17	415/4	00	04	M/s. Energgia Ventures	Purchase
18	415/5 (P)	00	1.5	Mr. Bapu Narayan Falke and others	Inheritance
19	415/5 (P)	00	1.5	Promoter	Purchase
20	415/7	00	04	M/s. Energgia Ventures	Purchase
21	416/1 (P)	00	03	Mr. Narayan Maruti Falke	Inheritance
22	416/1 (P)	00	03	Promoter	Purchase
23	416/2	00	16.7	M/s. Energgia Ventures	Purchase
24	416/3 (P)	00	12.65	Mr. Bapu Narayan Falke and others	Inheritance
25	416/3 (P)	00	12.65	Promoter	Purchase
26	416/4	00	6.1	M/s. Energgia Ventures	Purchase
27	417/1 (P)	00	10	Promoter	Purchase
28	417/2	00	04	Promoter	Purchase
29	418/1	00	20	Promoter	Purchase
30	418/2(P)	00	11.5	Mr. Bapu Narayan Falke and others	Inheritance
31	418/2(P)	00	11.5	Promoter	Purchase
32	420/5	00	32	M/s. Energgia Ventures	Purchase
33	420/6	00	08	M/s. Energgia Ventures	Purchase
34	421/1(P)	00	06.5	Mr. Bapu Narayan Falke and others	Inheritance
35	421/1	00	6.5	Smt. Manda Chandrakant Falke and others	Inheritance
36	421/2	00	5	Promoter	Purchase

37	421/3(P)	00	6	Mr. Laxman Jyotiba Falke and others	Inheritance
38	422/1(P)	00	10	Mr. Bapu Narayan Falke and others	Inheritance
39	422/2(P)	00	4.5	Mr. Shrikant Shravan Mahale	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	Purchase
43	423/2(P)	00	07	Mr. Bapu Narayan Falke and others	Inheritance
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(P)	00	6	Promoter	Purchase
47	424/2(P)	00	3	Mr. Bapu Narayan Falke and others	Inheritance
48	424/2(P)	00	3	Promoter	Purchase
49	425	00	05	Promoter	Purchase
50	426/1(P)	00	05	Mr. Bapu Narayan Falke and others	Inheritance
51	426/1(P)	00	05	Promoter	Purchase
52	426/2(P)	00	8.5	Mr. Laxman Jyotiba Falke and others	Inheritance
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 Chondhe & Others	
65	429/1/2(P)	00	55.12	Promoter	Purchase
66	429/2(P)	00	01	Mr. Bapu Narayan Falke and others	Inheritance
67	429/2(P)	00	01	Smt. Manda Chandrakant Falke and others	Inheritance
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 others	Inheritance

74	432/1(P)	00	12	Smt. Manda Chandrakant Falke and others	Inheritance
75	451(P)	00	16.5	Mr. Sopan Tukaram Pol and Others	Inheritance
76	451(P)	00	5.5	Promoter	Purchase
77	451(P)	00	5.5	Promoter	Purchase
78	452(P)	00	6	Mr. Sopan Tukaram Pol and Others	Inheritance
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 Others	Inheritance
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 Others	Inheritance
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 Others	Inheritance
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:

Land at Sr. No.	Survey No./ Hissa No.	Subject Area		Present Owner/s	Previous Owner/s	Date of Execution, Registration Number and office of the Sale Deed	Mutation Entry Number
		H	R				

1	274/1(Part)	0	30	The Promoter	Dr. Sadanand Nayar and another	08/09/2010 4854/2010 Mulshi 2	6998
2	274/1(Part)	0	20	M/s. S.G. Properties	Dr. Sadanand Nayar and another	08/09/2010 4854/2010 Mulshi 2	6998
3	274/1(Part)	0	6.5	Mr. Mohandas Yelameji	Mr. Sachin Ganpati Shintre	18/02/2012 745/2012 Mulshi (Paud)	7579
4	274/1(Part)	0	6.5	Mr. Anilkumar Valiv	Mr. Prasanna Devidas Bangle	10/09/2012 5258/2012 Mulshi (Paud)	7561
7(part)	414/3(Part)	0	16	Mr. Balkrushna Vasant Surve	Mr. Dagadu Padu Ingale and others	17/12/1996 5735/1996 Mulshi (Paud)	3978
7(part)	414/3(Part)	0	16	Mr. Balkrushna Vasant Surve	Mrs. Hausabai Bajirao Varpe and others	29/08/2011 4426/2011 Mulshi (Paud)	7260
8	414/4	0	19	Mr. Dnyande v Ninu Patil	Mr. Namdev Falke and others	11/01/2011 137/2011 Mulshi 2	7031
10	414/6	0	4.5	The Promoter	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 Promoter	Mr. Vitthal Kondiba Phalke	12/11/2013 5203/2013 Mulshi (Paud)	7815
14(part)	415/2	0	4.05	The Promoter	Mr. Shrikant Ram Falke & others	29/05/2013 3259/2013 Mulshi(Paud)	7720
14(part)	415/2	0	4.05	The Promoter	Smt. Sunita Bharat Falke & others	29/05/2013 3260/2013 Mulshi(Paud)	7721
16	415/3	0	10.2	The Promoter	Mr. Chandrakant Shankar	14/05/2012 2578/2012 Mulshi (Paud)	7451
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 Promoter	Mr. Chandrakant Shankar Falke	14/05/2012 2578/2012 Mulshi (Paud)	7451

20	415/7	0	04	M/s. Enerrgia Ventures	Mrs. Shradha Wafagaonkar	27/06/2011 3178/2011 Mulshi 2	7188
22	416/1	0	03	The Promoter	Mr. Chandrakant Shankar Falke	14/05/2012 2578/2012 Mulshi (Paud)	7451
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 Promoter	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)	417/1	0	05	The Promoter	Mr. Shrikant Ram Falke & others	29/05/2013 3259/2013 Mulshi(Paud)	7720
27(part)	417/1	0	05	The Promoter	Smt. Sunita Bharat Falke & others	29/05/2013 3260/2013 Mulshi (Paud)	7721
28	417/2	0	04	The Promoter	Mr. Vitthal Kondiba Phalke	12/11/2013 5203/2013 Mulshi (Paud)	7815
29(part)	418/1	0	10	The Promoter	Mr. Shrikant Ram Falke & others	29/05/2013 3259/2013 Mulshi (Paud)	7720
29(part)	418/1	0	10	The Promoter	Smt. Sunita Bharat Falke & others	29/05/2013 3260/2013 Mulshi (Paud)	7721
31	418/2	0	11.5	The Promoter	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 Promoter	Mr. Vitthal Kondiba Phalke	12/11/2013 5203/2013 Mulshi (Paud)	7815
39	422/2(Part)	0	04.5	Mr. Shrikant Shrahan Mahale	Mr. Balasaheb Falke and others	05/01/2011 38/2011 Mulshi 2	7030
40	422/2(Part)	0	04.5	The Promoter	Mr. Ajit Ingawale and others	30/06/2011 3223/2011 Mulshi 2	7195

41	422/2(Part)	0	4.34	The Promoter	Mr. Shrikant Shraavan Mahale	01/12/2012 6194/2012 Mulshi(Paud)	7577
42	422/2(Part)	0	13.66	The Promoter	Mr. Maruti Baban Falke and others	29/08/2012 5023/2012 Mulshi(Paud)	7554
46(part)	424/1	0	03	The Promoter	Mr. Shrikant Ram Falke & others	29/05/2013 3259/2013 Mulshi(Paud)	7720
46(part)	424/1	0	03	The Promoter	Smt. Sunita Bharat Falke & others	29/05/2013 3260/2013 Mulshi (Paud)	7721
48	424/2	0	03	The Promoter	Mr. Chandrakant Shankar Falke	14/05/2012 2578/2012 Mulshi (Paud)	7451
49	425	0	05	The Promoter	Mr. Namdev Nana Falke and others	14/05/2011 3925/2011 Mulshi 2	7243
51	426/1	0	05	The Promoter	Mr. Chandrakant Shankar Falke	14/05/2012 2578/2012 Mulshi (Paud)	7451
54	428	0	39	M/s. S G Properties	Mr. Shankar Dilip Sanas	21/04/2011 2114/2011 Mulshi 2	7107
55	429/1/1(Part)	0	47.83	Mr. Shrikant Shraavan Mahale	Mr. Balasaheb Falke and others	05/01/2011 38/2011 Mulshi 2	7030
56	429/1/1(Part)	0	34.83	M/s. Samruddha Properties	Mr. Mahendra Chhajed and others	25/04/2011 2202/2011 Mulshi 2	7111
57	429/1/1(Part)	0	6.5	Mr. Ashok T. Dudhe	Mr. Mangesh P. Bhosale	25/05/2012 2903/2012 Mulshi(Paud)	7477
58	429/1/1(Part)	0	6.5	Mrs. Yojana Chandrakant Rokade	Mr. Mahendra Chhajed and others	25/04/2011 2202/2011 Mulshi (Paud)	7111
59	429/1/1(Part)	0	47.83	The Promoter	Mr. Ajit Ingawale and others	30/06/2011 3223/2011 Mulshi 2	7195
60	429/1/1(Part)	0	47.84	M/s. Enerrgia Ventures	Mr. Suresh Ingawale and others	26/04/2011 2198/2011 Mulshi 2	7108
61	429/1/1(Part)	0	63.77	Mr. Dnyande v Ninu	Mr. Maruti Baban Falke and others	25/03/2011 1620/2011 Mulshi 2	7105

				Patil			
62	429/1/1(Part)	0	31.90	Smt. Kamalabai Gannu	Mr. Tarachand Kumawat and others	04/05/2011 2350/2011 Mulshi 2	7112
63	429/1/2(Part)	0	31.88	The Promoter	Mr. Kirtiraj Karnsinh Girase and others	23/10/2010 3954/2010 Mulshi 2	7028
65	429/1/2(Part)	0	55.12	The Promoter	Mr. Rahul Kisanrao Shinde	01/12/2012 6197/2012 Mulshi(Paud)	7576
68	429/3	0	52	The Promoter	Mr. Namdev Nana Falke and others	14/05/2011 3925/2011 Mulshi 2	7243
69	429/4	0	03	The Promoter	Mr. Vithal Kondiba Falke and others	12/10/2010 3581/2010 Mulshi 2	6917
70	431/1	0	03	The Promoter	Mr. Vitthal Kondiba Phalke	12/11/2013 5203/2013 Mulshi (Paud)	7815
72(part)	431/3	0	01	The Promoter	Mr. Shrikant Ram Falke & others	29/05/2013 3259/2013 Mulshi(Paud)	7720
72(part)	431/3	0	01	The Promoter	Smt. Sunita Bharat Falke & others	29/05/2013 3260/2013 Mulshi(Paud)	7721
76	451(Part)	0	5.5	The Promoter	Mr. Dattatraya Haribhau Pol and others	10/10/2012 5257/2012Mulshi(Paud)	7555
77	451(Part)	0	5.5	The Promoter	Mr. Namdev Tukaram Pol & others	31/05/2012 012 3017/2012 Mulshi(Paud)	7476
79	452(Part)	0	2	The Promoter	Mr. Dattatraya Haribhau Pol and others	10/10/2012 5257/2012Mulshi(Paud)	7555
80	452(Part)	0	1.5	The Promoter	Mr. Namdev Tukaram Pol & others	31/05/2012 3017/2012 Mulshi(Paud)	7476

82	453(Part)	0	11.25	The Promoter	Mr. Dattatraya Haribhau Pol and others	10/10/2012 5257/2012Mulshi (Paud)	7555
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 5257/2012Mulshi (Paud)	7555
86	454/2(Part)	0	20	Mr. Pramod Muralidhar Jagtap	Mr. Yelhuji Laxman Tagad	13/09/1996 4191/1996 Mulshi (Paud)	4179
87	454/2(Part)	0	10	Mr. Yelhuji Laxman Tagad	Smt. Muktabai Laxman Tagad	16/06/2006 3913/2006 Mulshi	5746
88	454/2(Part)	0	10	Mr. Vaibhav Uttamrao Joshi	Smt. Muktabai Laxman Tagad	16/06/2006 3913/2006 Mulshi	5746
90	455/1(Part)	0	15	The Promoter	Mr. Dattatraya Haribhau Pol and others	10/10/2012 5257/2012Mulshi(Paud)	7555
91	455/1(Part)	0	20.25	The Promoter	Mr. Namdev Tukaram Pol & others	31/05/2012 3017/2012 Mulshi(Paud)	7476
93	457/1	0	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.	Subject Area		Date, Registration No. and Registration office of Development Agreement	Date, Registration No. and Registration office of Power of Attorney
		H	Are		
Name of Owners: Mr. Rambhau Tukaram Chondhe and others (Total Area: 00 Hectare 17 Ares)					
5	275/1	0	8.5	28/06/2013 3720/2013 Mulshi (Paud)	28/06/2013 3721/2013 3 Mulshi (Paud)
6	275/2	0	8.5		
Name of Owners: Mr. Bapu Narayan Falke and others (Total Area: 00 Hectare 87.85 Ares)					
9	414/6(Part)	0	4.5	18/02/2011 984/2011	24/03/2011 1717/2011 1 Mulshi (Paud)
15	415/3 (Part)	0	10.2		
18	415/5 (Part)	0	1.5		
21	416/1 (Part)	0	03		
24	416/3 (Part)	0	12.65		
30	418/2 (Part)	0	11.5		

34	421/1 (Part)	0	06.5	Mulshi 2 AND 23/03/20 11 1716/2011 Mulshi (Paud)	
38	422/1 (Part)	0	10		
43	423/2 (Part)	0	07		
47	424/2 (Part)	0	03		
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 Mulshi (Paud)	06/03/20 18 916/2018 Mulshi
Land at Sr. No.	Survey No./ Hissa No.	Subject Area		Date, Registration No. and Registration office of Development Agreement	Date, Registration No. and Registration office of Power of Attorney
		H	Are		
					(Paud)
44	423/2(Part)	0	07		
67	429/2 (Part)	0	01		
74	432/1(Part)	0	12		
Name of Owners: Mr. Sopan Tukaram Pol and others (Total Area: 01 Hectare 20 Ares)					
75	451(Part)	0	16.5	30/01/2012 454/2012 Mulshi (Paud)	30/01/20 12 455/2012 Mulshi (Paud)
78	452(Part)	0	6		
81	453(Part)	0	33.7 5		
84	454/1	0	18.7 5		
89	455/1(Part)	0	45		
Name of Owners: Mr. Laxman Jyotiba Falke and others (Total Area : 00 Hectare 25.5 Ares)					
37	421/3	0	06	09/01/2012 120/2012	
45	423/3	0	11	Mulshi (Paud)	

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 vide its order dated 01/08/2015 bearing 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 08/01/2019 bearing No.BMU/MOU.BHUGAON/SR.NO.274/1 & 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

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.

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/-	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
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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.

- 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.
 - c) Save and except loan borrowed from Bajaj Finance Ltd, the said flat 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.

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.

10. 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 at Sr. No.	Survey No./ Hissa No.	Subject Area		Bounded as follows
		H	R	

1	274/1(Part)	0	30
2	274/1(Part)	0	20
3	274/1(Part)	0	6.5
4	274/1(Part)	0	6.5
5	275/1	0	8.5
6	275/2	0	8.5
7	414/3	0	32
8	414/4	0	19
9	414/6(Part)	0	4.5
10	414/6(Part)	0	4.5
11	414/7(Part)	0	20
12	415/1	0	9.1
13	415/2	0	8.1
14	415/2	0	8.1
15	415/3(Part)	0	10.2
16	415/3(Part)	0	10.2
17	415/4	0	04
18	415/5(Part)	0	01.5
19	415/5(Part)	0	01.5
20	415/7	0	04
21	416/1(Part)	0	03
22	416/1(Part)	0	03
23	416/2	0	16.7
24	416/3(Part)	0	12.65
25	416/3(Part)	0	12.65
26	416/4	0	06.1
27	417/1(Part)	0	10
28	417/2	0	04
29	418/1	0	20
30	418/2(Part)	0	11.5
31	418/2(Part)	0	11.5
32	420/5	0	32
33	420/6	0	08
34	421/1(Part)	0	06.5
35	421/1	0	6.5
36	421/2	0	05
37	421/3(Part)	0	06
38	422/1(Part)	0	10
39	422/2(Part)	0	04.5
40	422/2(Part)	0	04.5
41	422/2(Part)	0	4.34
42	422/2(Part)	0	13.66
43	423/2(Part)	0	07
44	423/2(Part)	0	07
45	423/3(Part)	0	11
46	424/1(Part)	0	06
47	424/2(Part)	0	03
48	424/2(Part)	0	03
49	425	0	05
50	426/1(Part)	0	05

South - Sr. No.

276,277,412,413,434,427,451

East - Road

West - Sr.No.456 & 457 (P)

51	426/1(Part)	0	05
52	426/2(Part)	0	8.5
53	426/2(Part)	0	8.5
54	428	0	39
55	429/1/1(Part)	0	47.83
56	429/1/1(Part)	0	34.83
57	429/1/1(Part)	0	6.5
58	429/1/1(Part)	0	6.5
59	429/1/1(Part)	0	47.83
60	429/1/1(Part)	0	47.84
61	429/1/1(Part)	0	63.77
62	429/1/1(Part)	0	31.90
63	429/1/2(Part)	0	31.88
64	429/1/2(Part)	2	00
65	429/1/2(Part)	0	55.12
66	429/2 (Part)	0	01
67	429/2 (Part)	0	01
68	429/3	0	52
69	429/4	0	03
70	431/1	0	03
71	431/3	0	02
72	431/3	0	02
73	432/1(Part)	0	12
74	432/1(Part)	0	12
75	451(Part)	0	16.5
76	451(Part)	0	5.5
77	451 (Part)	0	5.5
78	452(Part)	0	6
79	452(Part)	0	2
80	452(Part)	0	1.5
81	453(Part)	0	33.75
82	453(Part)	0	11.25
83	453(Part)	0	2.75
84	454/1	0	18.75
85	454/1	0	6.25
86	454/2(Part)	0	20
87	454/2(Part)	0	10
88	454/2(Part)	0	10
89	455/1(Part)	0	45
90	455/1(Part)	0	15
91	455/1(Part)	0	20.25
92	455/2(Part)	0	32
93	457/1	0	35.7

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

Mrs. Shweta Shreerang Vaidya, Assignor/Vendor No.2	
Photo	LHTI and Signature

Mrs. Meenakshi Dhananjay Keskar, Assignee/Purchaser No.1	
Photo	LHTI and Signature

Mr. Dhananjay Gajanan Keskar, Assignee/Purchaser No.2	
Photo	LHTI and Signature