

ASSIGNMENT DEED

This Deed of Assignment is made and executed on this ____ day of October, 2024, at Hyderabad

By and Between

M/s. Modi Properties Private Limited, a Company duly incorporated under the Companies Act, 1956, having its registered office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad-500 003 and represented by its Managing Director, Soham Modi, Sto. Late Satish Modi, aged about 54 years, Hereinafter referred to as the DEVELOPER (which expression shall wherever the context so requires shall mean and include its successors office and assigns) OF THE FIRST PARTY.

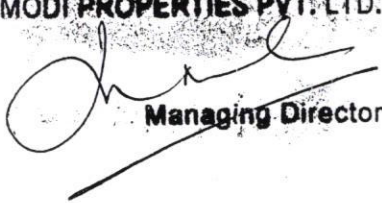
AND

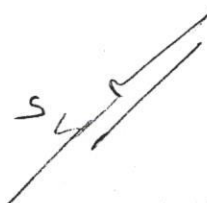
MRS.SAMIA ALI KHAN, W/O MR. SAMIR CHRISTOPHER HARTNETT, AGE ABOUT 57 YEARS, OCC: BUSINESS, R/O PLOT NO.1340, ROAD NO.67, JUBILEE HILLS, HYDERABAD, PAN NO. AEOPK6768B, AADHAR NO. 6188 2521 4373. hereinafter referred to as ASSIGNOR or Consenting Party (which expression shall wherever the context so requires shall mean and include all his Successors, Legal Heirs, Representatives, Executors, Administrators, Agents, and Assigns etc.,) OF THE SECOND PARTY.

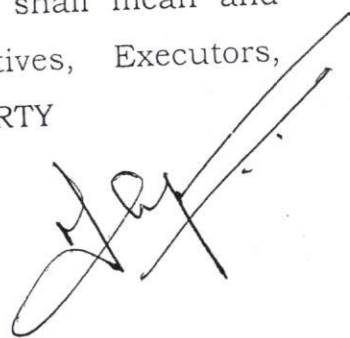
IN FAVOUR OF

MRS. SHAENTELLE, W/O MR. KALLETLA VIKRAM, AGED ABOUT 43 YEARS, OCC: BUSINESS, R/OH.NO: 8-3-199/A, VENGALRAO NAGAR, NEAR SAI BABA TEMPLE, SR NAGAR, HYDERABAD. AADHAR NO. 2376 9645 8263, PAN NO. AFXPC9881K, Hereinafter referred to as ASSIGNEE (which expression shall wherever the context so requires shall mean and include all his Successors, Legal Heirs, Representatives, Executors, Administrators, Agents, and Assigns etc.,) OF THE THIRD PARTY

For MODI PROPERTIES PVT. LTD.


Managing Director





WHEREAS the Developer has developed a Project titled as **Mayflower Platinum**, in Survey No. Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, Telangana, in terms of Development Agreement with GHMC

WHEREAS the Assignor herein has entered into Agreement of Sale dated 19/04/2019 with Developer, towards purchase of Flat No: 402 on the fourth floor in block "A" admeasuring 1500 sft. of super built-up area (i.e., 1200 sft. of built-up area & 300sft. of common area) in **Mayflower Platinum**, more fully described in the Schedule annexed hereunder and hereinafter referred to as "SCHEDULE OF PROPERTY".

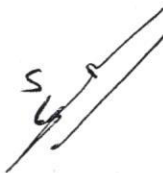
WHEREAS the Assignor by means of this Deed intends to transfer all his rights and interest over the Schedule Property to the Assignee herein, amongst the following other terms and conditions:

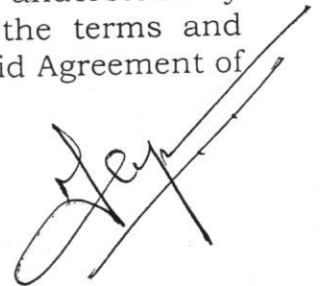
NOW THIS ASSIGNMENT DEED WITNESSETH:

1. That the Assignor or Consenting Party hereby confirms that, as on date there are no dues outstanding which are payable to the developer. Upon arising of an event, wherein any amounts are required to be payable to the Developer in regard to Schedule Property, the Assignee shall make such payments to the Developer.
2. That the Assignor or Consenting Party hereby irrevocably transfers all his rights accrued by virtue of the said Agreement of Sale dated **14-10-2024**. in favour of the Assignee over the Schedule Property.
3. That the Assignor or Consenting Party hereby confirms that he has taken prior consent of the Developer, as required under the said Agreement of sale for this Assignment of his rights and interest over the Schedule Property, in favour of the Assignee.
4. That the ASSINGEE hereby acknowledge that all the terms and conditions of the said Agreement of sale dated **19th April, 2019** between the ASSIGNOR or CONSENTING PARTY and the DEVELOPER are read and understood by him and it is further agreed by the ASSIGNEE that all the terms and conditions rights and obligations interalia as stated in the said Agreement of sale annexed hereto shall be strictly adhered to by him.

For **MODI PROPERTIES PVT. LTD.**


Managing Director





5. It is hereby acknowledged by the ASSIGNOR OR CONSENTING PARTY that there exist no dues and outstanding amounts receivable to him from the DEVELOPER and that the Developer will put its best efforts for registration of the Schedule Flat in favour of the Assignee.
6. The ASSIGNOR hereby declares that the assignment / transfer is on his free will and he shall not revoke the said assignment. The ASSIGNOR OR CONSENTING PARTY further declares that he shall have no rights on the said Flat, the same being relinquished in favour of the ASSIGNEE ie. **MRS. SHAENTELLE, W/O MR. KALLETLA VIKRAM.**
7. That the ASSINGEE indemnifies the DEVELOPER on account of any financial liabilities that would arise for the registration of the scheduled property towards Stamp Duty and Taxes.

SCHEDULE A

All that portion of the land area to the extent of 11,213 sq yds forming a part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), under S.R.O. Kapra, and bounded by :

NORTH	:	Railway Track;
SOUTH	:	Main Road;
EAST	:	Open land;
WEST	:	40' Wide Road;

For MODI PROPERTIES PVT. LTD.

Managing Director

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SCHEDULE B

All that the Deluxe flat bearing No. 402 on the fourth floor in block "A" admeasuring 1500 sft. of super built-up area (i.e., 1200 sft. of built-up area & 300 sft. of common area) together with proportionate undivided share of land to the extent of 48.66 sq. yds. and reserved parking space for One Car in the basement admeasuring about 105 sft. in the residential complex named as Mayflower Platinum, forming part of Sy. No. 82/1, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, Telangana and bounded by:

NORTH : Open to Sky,
SOUTH : Open to Sky,
EAST : Open to Sky.
WEST : Corridor.

IN WITNESS WHEREOF the parties hereto have executed these presents on this the date, month and year mentioned above in the presence of the following:

WITNESS

1.

ASSIGNOR

2.

ASSIGNEE

ANNEXURE

Agreement of Sale dated : 19/04/2019

For **MODI PROPERTIES PVT. LTD.**

Managing Director