

CHALLAN
MTR Form Number-6

GRN	MH017477920202223P	DARCODE	[Barcode]		Date	2023/03/26 17:25:45	Form ID	
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Non-Judicial Stamps Purchase of Franking Code SoS Mumbai only		TAX ID / TAN (If Any)					
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2		PAN No.(If Applicable)	AEDPA2843C				
Location	MUMBAI		Full Name	PARVEZ AKHTAR				
Year	2022-2023 One Time		Flat/Block No.	133 Kshinor C/A				
Account Head Details	Amount In Rs.		Premises/Building	Kurla West				
0030045501	Amount of Tax		Road/Street	Mumbai				
			Area/Locality					
			Town/City/District					
			PIN	4 0 0 0 7 0				
			Remarks (If Any)	MOU Between Mr. Bons Buthello and Mr Parvez Akhtar				
			Amount In	Five Hundred Rupees Only				
Total	500.00		Words					
Payment Details	SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	10000502023032602715	1545409277138		
Cheque/DD No.			Bank Date	RBI Date	26/03/2023-17:25:45	Not Verified with RBI		
Name of Bank			Bank-Branch	SBIEPAY PAYMENT GATEWAY				
Name of Branch			Scroll No. , Date	Not Verfied with Scroll				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

रादर चलन केवल दुयम निवेशक कार्यालयत नोदणी करावयाच्या दस्ताराती लागू आहे. नोदणी न करावयाच्या दस्ताराती रादर चलन लागू नाही.

Parvez Akhtar

[Signature]

Mobile No. 9820604049

MEMORANDUM OF UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING (M.O.U.) is made and entered into at Mumbai, on this 25th day of March, 2023.

BETWEEN

Mr. BORIS WALTER BUTHELLO, aged 36 years (PAN # AMHPB6294I) an adult Resident Indian Inhabitant, having Permanent address at, A/5 Saidham Premier road, Near Holy Cross High School, Kurla West, Mumbai - 400070, hereinafter referred to as "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof be deemed to mean and include his heirs, successors, executors and administrators) of the **FIRST PART**;

AND

Mr. PARVEZ AKHTAR, aged 40 years (PAN # AIDPA2843C) having Permanent address at Flat No: 953, bldg.-9, Kohinoor city "A", Kirol road, off LBS Road, Kurla West, Mumbai - 400070, adult resident Indian inhabitant, hereinafter referred to as "**the TRANSFEREE**" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof mean and include their heirs, successors, executors and administrators) of the **SECOND PART**.

WHEREAS the TRANSFEROR, s father Mr. Walter Anthony Buthello had purchased the 3 BHK, Flat No. 133.(Comprising of 2 portions viz., 133-A having Carpet area of 613 Sq ft & 133-B having Carpet area of 381 Sq ft) on the 3rd Floor, Building No. 1, Kohinoor City "A" CHS Ltd., Kirol Road, off L.B.S Marg, Kurla (West), Mumbai - 400070 inclusive of 1 Covered Car Parking space & Club Membership with the Said Flat (hereinafter referred to as the "**Said Flat**") from M/s. **Kohinoor Developers** vide Agreement for Sale in 06/01/2006. Due to the demise of Mr. Walter Anthony Buthello on 17/09/2020 the Flat got transferred in name of the Nominee **Mr. BORIS WALTER BUTHELLO** via **Share Certificates No. 21 and 22** for 5 shares each bearing **Distinctive No. 101 to 105 and 106 to 110** respectively.

AND WHEREAS the TRANSFEREE shall be availing a Housing Loan for part-funding the Purchase Consideration amount to the extent of **INR 1,00,00,000/-** (Indian Rupces One Crore Only) from **SBI Bank** (hereinafter referred to as the "**TRANSFEREE's Bank**") against mortgage of the said Flat. It is agreed between the parties that "**Agreement for Sale**" will be executed **only upon** receiving the **Loan Sanction Letter** from **TRANSFEREE,s Bank** and **once all Original Documents** of the said Property are ready with the **TRANSFEROR**.

AND WHEREAS the TRANSFEROR has agreed to sell the Said Flat along with rights & privileges (including but not limited to Club Membership, Car Parking, etc.) associated with the Said Flat and the TRANSFEREE has agreed to purchase the Said Flat in his name on the following terms and conditions.





NOW THIS MEMORANDUM OF UNDERSTANDING is agreed by and between the parties herein and on such terms and conditions as more particularly recorded herein after

1. The TRANSFEROR has agreed to sell, and transfer all his right, title and interest in the Said Flat standing in his name for the total consideration of Rs. 2,45,00,000/- (Rupees Two Crores & Forty Five Lakhs Only) ("Purchase Consideration") and the TRANSFEREE has agreed to purchase the Said Flat, from the TRANSFEROR against the above stated consideration in his name.
2. The TRANSFEROR undertake that he has full authority to sell, assign, deal with the Said Flat and further declare that any other past and previous liabilities/lien, if any, shall be cleared before execution of the Agreement for Sale and handing over the vacant and peaceful possession of the Said Flat. The TRANSFEROR hereby assure and agree with the TRANSFEREE that in case of any present or future liability/lien, if any, have been found uncleared in respect of the Said Flat, the same shall be indemnified by the TRANSFEROR to the TRANSFEREE.
3. The above stated Purchase consideration of Rs. 2,45,00,000/- (Rupees Two Crores & Forty Five Lakhs Only) shall be paid by the TRANSFEREE to the TRANSFEROR, in the following manner and the payment acknowledged here under:
 - a. Cheque of Rs. 5,00,000/- (Rupees Five Lakhs only) dated 26/03/2023 shall be given by Mr. PARVEZ AKHITAR to Mr. BORIS WALTER BUTHELLO, respectively, as Token money/ Earnest money.
 - b. INR 1,37,55,000/- (Rupees One Crore Thirty Seven Lakhs Fifty Five Thousand Only) shall be paid by the TRANSFEREE to the TRANSFEROR as part payment on or before the execution of the Agreement for Sale for the said Flat .
 - c. INR 2,45,000/- (Indian Rupees Two Lakhs Forty Five Thousand Only) 1% TDS amount on the total consideration shall be paid by the TRANSFEREE to the Income Tax department and issue the TDS Challans before the registration of Agreement for Sale and provide TDS Certificate for the amount deducted, to the TRANSFEROR within 30 days of the payment.
 - d. The balance Consideration i.e. INR 1,00,00,000/- (Indian Rupees One Crore Only) shall be paid by the TRANSFEREE's Bank as disbursement of Housing Loan to the Transferor after Registration of Agreement for Sale i.e on or before 30th May, 2023 and upon submission of the Original title documents to the TRANSFEREE's Bank and issue of NOC by the Society addressed to the TRANSFEREE's Bank for Mortgage, simultaneously upon the Transferor handing over to the TRANSFEREE quiet, and peaceful possession of the said Flat.

Time is of the essence for the balance payment.

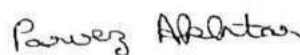
4. The TRANSFEROR shall provide copies of all the property related documents as requested by the TRANSFEREE for assessing title to the Said Flat and sharing with his Bank for title verification.

[Signature]

Parvez Akhtar

5. The TRANSFEROR, immediately on execution of this MOU, shall intimate the Society that he is selling the Said Flat to the TRANSFEEE and shall not enter into a sale transaction with any other party. Transfer Charges payable to the society in respect of the said transaction shall be shared equally between the TRANSFEROR and TRANSFEEE.
6. The stamp duty on the Agreement for Sale of the Said Flat, registration fees and out of pocket expenses related to registration of the Said Flat will be borne by the TRANSFEEE alone. The Agreement for Sale will be executed and registered by the parties against the receipt of the purchase consideration as mentioned in clause 3 (a, b & c) above.
7. Both the parties will extend their full co-operation to each other and shall be always faithful to each other, upon receipt of the above amounts stated in Clause # 3 and the proof of deposit of TDS amount, the TRANSFEROR shall hand over the possession of the Said Flat along with the Car Parking, etc. to the TRANSFEEE. The Said Flat will be handed over to the TRANSFEEE along with all the amenities provided by the Developer at the time of purchase of the Said Flat by the TRANSFEROR as mentioned in the Agreement for Sale with the Builder and the Furniture, Fixtures and appliances installed by the TRANSFEROR on "As Is Where Is" basis and remove any personal belongings, if any, therefrom.
8. The TRANSFEROR will keep the TRANSFEEE indemnified at all times, for any claim arising from the following, related to the period before the handover of vacant possession of the Said Flat to the TRANSFEEE:
- Any unpaid society dues towards routine maintenance charges, non-occupancy charges, club maintenance, etc.
 - Any breach of its representations, warranties and undertakings provided by the TRANSFEROR under this MOU.
 - Any unpaid utility bills for the Said Flat.
- Any deposits lying with the club, utility or gas companies shall be taken over and paid separately by the Buyer to the TRANSFEROR, or adjusted with the unpaid dues if any, at the time of completion of registration of the said flat.
9. The TRANSFEEE will keep the TRANSFEROR indemnified at all times, for any claim arising from the following, related to the period after the handover of vacant possession of the Said Flat to the TRANSFEEE:
- Any unpaid society dues towards routine maintenance charges, non-occupancy charges, club maintenance, etc.
 - Any breach of its representations, warranties and undertakings provided by the TRANSFEEE under this MOU.
 - Any unpaid utility bills for the Said Flat.
10. It is mutually agreed between the parties, in case of breach of this Memorandum of Understanding by the transferors, they will indemnify and pay the transferee Rs 5,00,000/- (Rupees Five Lakhs Only) as default Penalty and refund the Token money, and any amounts paid by the Transferee to the Transferors. In case of any breach of this Memorandum of Understanding by the Transferee, Rs 5,00,000/- (Rupees Five Lakhs





Only advanced paid amount taken money will get evaluated being the default Penalty and their Transferor will refund any other amount is paid by the Transferees to the Transferees

- 11 Both the parties hereby confirm and declare that they have signed this MOU with complete consciousness of mind and there is no pressure of whatsoever nature on them from their respective legal heirs, or from anybody else and that they have agreed into this deal with their own willingness and that they have the relevant authority to enter into such a sale transaction of the said Flat
- 12 This MOU has been executed in Mumbai, the property is situated in Mumbai and the payments are made in Mumbai, hence it is subject to jurisdiction of Court of law in Mumbai.

THE SCHEDULE HEREIN ABOVE, REFERRED TO:-

Flat no. 133, admeasuring 994 square feet (carpet area) situate and lying at 3rd Floor, Bldg No. 1, Kohinoor City "A", Kirod Road, Off LBS Marg, Kurla West, Mumbai - 400070 along with 1 Covered car parking in the Building on plot bearing CTS No. 637 at Village Kurla II, containing a living room, 3 bed rooms, a kitchen with 3 bathrooms & W. C.s and balconies

[Handwritten signature]

[Handwritten signature]

IN WITNESS WHEREOF the parties have signed their names and affixed their seals and stamped hereunder on the day and date in the margin hereof.

Signed and delivered by the TRANSFEROR

Mr. BORIS WALTER BUTHELLO

(B) [Signature]

In the presence of

Witnesses-
1) [Signature]
2) [Signature]

Signed and delivered by the TRANSFEREE
Mr. PARVEZ AKHTAR

(P) [Signature] Parvez Akhtar

In the Presence of

Witnesses-
1) [Signature]
2) [Signature]

RECEIPT

26-03-2023

Received with Thanks from Mr. PARVEZ AKHTAR (the Transferee), a sum of INR 5,00,000/- (Indian Rupees Five Lakhs Only) being the Token Money to the TRANSFEROR Mr. BORIS WALTER BUTHELLO for the sale and transfer of the Said Flat No. 133, Kohnoor City A, Kiroli Road, Off LBS Road, Kurla (West) Mumbai -400070, as mentioned above.

Cheque No. 103977 dated 26-03-2023, from ICICI Bank favouring Mr. BORIS WALTER BUTHELLO for Rs. 5,00,000/- (Rupees Five Lakhs only) paid by Mr. PARVEZ AKHTAR :

as recorded herein as and by way of Token Money as mentioned hereinabove.

Cheques are subject to realization.

Date: 25th March, 2023

I SAY RECEIVED




Mr. BORIS WALTER BUTHELLO

WITNESSES:


1.

2.

आयकर विभाग
INCOME TAX DEPARTMENT
PARVEZ AKHTAR
ABDUL LATIF
09/09/1982
Permanent Account Number
AIDPA2843C
Parvez Akhtar
Signature



भारत सरकार
GOVT. OF INDIA



18052006

Parvez Akhtar

6

VERIFIED WITH ORIGINAL

JISHA NAIR
J-552



.td.

00070

Raising

Issue Date: 18/01/2013



भारत सरकार
Government of India



परवेज़ अख्तर क़ाज़ी
Parvez Akhtar Qazi
जन्म तारीख/DOB: 09/09/1982
पुरुष/ MALE

5265 8122 7272

VID : 9129 2563 4547 3413

माझे आधार, माझी ओळख

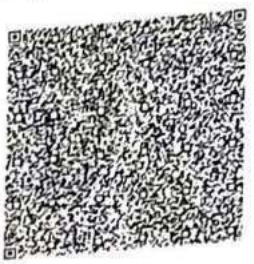


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
953, कोहिनूर सिटी कीरोल रोड, ऑफ एल.बी.एस. मार्ग,
कुर्ला वेस्ट, मुंबई, मुंबई उपनगर,
महाराष्ट्र - 400070

Address:
953, Kohinoor City Kiroal Road, Off L.B.S.
Marg, Kurla West, Mumbai, Mumbai
Suburban,
Maharashtra - 400070



5265 8122 7272

VID : 9129 2563 4547 3413



1047 | help@uidai.gov.in

www.uidai.gov.in

Parvez Akhtar

VERIFIED WITH ORIGINAL

[Signature]
ISHA NAIR
J-552



M - A (PERSONAL DETAILS)

APPLICANT **CO-APPLICANT**

Customer Yes No

CIF No/ Account No.

First Name: **PARVEZ** Middle Name: **AKHTAR** Last Name: **GAZI**

Mrs Ms Dr. Other **MR** Gender M F Transgender

Single Married Other Date of Birth: **09 09 1982**

Spouse First Name: **ZOYA** Middle Name: Last Name: **PEERZADA**

with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Father First Name: **ABDUL** Middle Name: **LATIF** Last Name: **GAZI**

UID No. **526581227272** PAN No. **AIDPA2843C**

No. Driving License No.

No. MGNREGA Job Card No.

Residential Status Resident NRI/ CIO Citizenship **INDIAN**

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others
 SC ST OBC General



Parvez Akhtar

Residential Address

Present Address: Years at current address **0 0** Months at current address **0 0** Residence Type Owned Rented Company Lease

FLAT NO 953, BUILDING NO 9
KOHINOOR CITY PHASE I, KIROL ROAD
NEAR LBS MARG, KURLA WEST
400070 Village City **MUMBAI**
MAHARASHTRA State **INDIA** Country
9833901890 Email ID **AKHTAR-PARVEZ@GMAIL.COM**

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)
107-RAZA COLONY
MULLA TALAI
313001 Village City **UDAIPUR**
RAJASTHAN State **INDIA** Country
 Email ID

Is co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Chairman/ MD or other director First Name: Middle Name: Last Name:

Name of Bank/ Subsidiary/ Schedule co-operative banks/ Trustees of Mutual Fund/ Venture Capital Fund.
 Relationship with applicant/ co applicant/ guarantor
 Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband
 Brother (including step brother) Mother (including step mother) Brother's wife
 Sister (including step-sister) Son (including step-son) (Independent) Sister's husband
 Brother (including step brother) of spouse Daughter (including step daughter) (Dependent) Sister (including step-sister) of spouse

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Income / Financial Details

Yearly Annual Income

Income Category	Salaried					Non-Salaried				
	Income (Regular) Amount (A)	Income (Other than regular nature) Particulars	Income (Other than regular nature) Amount (B)	Deductions Other than EMI Particulars	Deductions Other than EMI Amount (C)	Gross Monthly Income (A+B)	Net Monthly Income (A+B-C)	Net Annual Income for FY (Based on IT Return) (D)	Depreciation (E)	Total (D+E)
Basic	216667	Arrears		PF		520559	337577			
P.A.		Incentives		Income Tax	182682					
HRA	108334	Bonus		Insurance						
Others	195558	Others		Other Statutory Deduction	300					

Use include separate sheet, if required)

Existing Loans (If Any)

No.	Loan Account No.	Bank / FI	Product Name	Sanctioned Amount	Date of Disbursement	EMI	Outstanding Balance

Use include separate sheet, if required)

Loan Details

Loan Purpose New House Construction Purchase of New House Purchase of Old House Purchase of Plot of Land Purchase of New Flat Purchase of Resale Flat

Repairs and Renovation Home Extension Balance Transfer from other Bank Reimbursement of expenditure incurred in past 12 months

Scheme Name Basic Home Loan NRI Home Loan Maxgain Privilege HL Shaurya HL SBI Realty Home Loan Flexipay Home Loan

Home Loan to Non-Salaried Differential Offering SBI Pre-Approved Loan Others _____

Loan Tenure in Months Interest Rate Option Fixed Floating

Moratorium (in Years) (in Months) Whether interest to be Capitalized during Moratorium Period Yes No

Project Cost

Project Cost (Sum of I to VIII)

(I) Amount in Agreement to Sale

(II) Cost of Construction (Extension)

(III) Estimated Cost of Construction (In case of loan for self construction)

(IV) Reimbursable Investment (In case of reimbursement of expenses only)

(V) Improvement Cost (In case of loan for improvement)

(VI) Registration Charge (for project upto 10 lakhs)

(VII) Stamp Charge (for project upto 10 lakhs)

(VIII) Amenities Cost (Sum of a to e)

(a) GST Charges

(b) Premium for insurance of mortgaged Property

(c) Cost of furnishings/interior

(d) Cost of Solar Photo Voltaic Lighting System

(e) Other Amenities

Requested Loan Amount Amount of Margin Money

Source of Margin Money Own Savings From Friends & Relatives Realty Gold Loan Other Loans Others _____

For Takeover

Outstanding Amount with other bank/FI

Prepayment penalty Amount with other bank/FI