



IN-GJ11082383561645V



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Sr. No.: 7466
Date: 25/07/2023

Certificate No. : IN-GJ11082383561645V

Certificate Issued Date : 25-Jul-2023 05:05 PM

Account Reference : IMPACC (SV)/ gj13058804/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1305880447686036954345V

Purchased by : RAJESHBHAI BODANA

Description of Document : Article 5(h) Agreement (not otherwise provided for)

Description : MEMORANDUM OF UNDERSTANDING

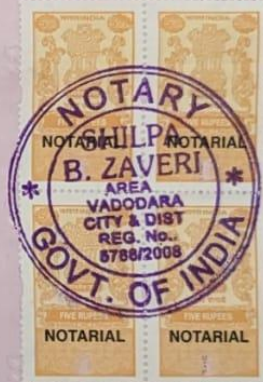
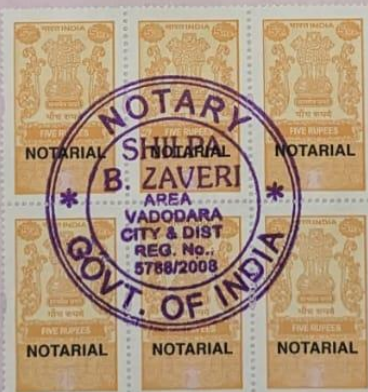
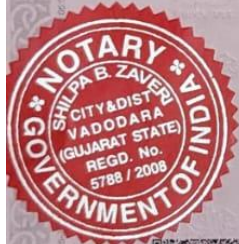
Consideration Price (Rs.) : 0
(Zero)

First Party : RENUKA NAIR

Second Party : KEENAN PEREIRA AND OTHERS

Stamp Duty Paid By : RENUKA NAIR

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



HE 0004973847

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcileastamp.com or using a Stamp 'Mobile' App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority

on 3rd floor with One Car Parking in "Bandra Green Park CHS" Building, at Plot No. 11, Saint Paul's Road, Bandra West, Mumbai - 400050, Maharashtra - INDIA, which is within jurisdiction of and within the local limits of Mumbai Municipal Corporation, which is hereinafter called as "THE SAID FLAT".



MEMORANDUM OF UNDERSTANDING

This Deed of Memorandum of Understanding is made and executed at on this day of July, 2023

BETWEEN

1. MRS. RENUKA NAIR

PAN – AATPN9233H

AADHAR No.- 7725 4380 5674

Age – 51 Years, Occu- Self-employed.

R/at: B-205, Chi Chi Tower, Near Lohana, Mahajan Wadi Ellora Park, Subhanpura, Vadodra, Gujarat - 390023

Hereinafter referred to as **“VENDOR”**

(Which expression shall unless repugnant to the context on meaning thereof, mean and include their legal heirs, executors, administrators, representatives and assigns)

--- PARTY OF THE FIRST PART

AND

1. MR. KEENAN PEREIRA,

PAN – AARPP0936F

AADHAR No.- 7866 3587 3439

Age – 47 Years, Occu- Service

2. MRS. VENUS PEREIRA

PAN – AAEPF7110N

AADHAR No.- 9582 0603 4172

Age – 48 Years, Occu- Service

All R/at- Flat No. 11, Bandra Green Park CHS, Saint Paul’s Road, Bandra West, Mumbai - 400050

Herein after called the **“PURCHASERS”**

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators, assigns from time to time)

--- PARTY OF THE SECOND PART

WHEREAS, the party of the first part is the owner and having possession of the property bearing Flat No. 32 admeasuring about 525 Sq. Feet, i.e. 48.79 Sq. Mtrs. Carpet area situated on 3rd floor with One Car Parking in “Bandra Green Park CHS” Building, at Plot No. 11, Saint Paul’s Road, Bandra West, Mumbai – 400050, Maharashtra - INDIA, which is within jurisdiction of and within the local limits of Mumbai Municipal Corporation, which is hereinafter called as **“THE SAID FLAT”**.



AND WHEREAS, the Vendor/Owner has decided to sell the said Flat No. 32 and the Purchasers herein, having come to learn about the said intentions of the owners, approached them and offered to purchase the same for a total consideration of **Rs. 1,95,00,000/-** (Rupees One Crore Ninety-Five Lakhs only) in lump sum, after negotiations and satisfying themselves about the fairness of the rate offered by the Purchasers, the Vendor herein has agreed to sell and transfer the "Said Flat" together with all the rights, title and interest to the Purchasers herein.

AND WHEREAS the Purchasers have agreed to pay the entire amount of consideration at **Rs. 1,95,00,000/-** (Rupees One Crore Ninety-Five Lakhs only) which is to be paid by the Purchasers to the Vendors in the following manner.

Amount	Details
Rs. 25,000/-	Paid by the Purchasers to the Vendor through Online Bank Transfer vide HDFC Ref No: 000264222468 dated 23/07/2023.
Rs. 1,94,75,000/-	Are to be paid by the Purchasers to the Vendor on or before 90 days from today i.e. at the time of the Sale Deed, subject to TDS deduction as per Government Rules
Rs. 1,95,00,000/-	Total consideration amount of the said Flat

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1] That the Vendor has agreed to sell the said property bearing Flat No. 32 admeasuring about 525 Sq. Feet, i.e. 48.79 Sq. Mtrs. Carper area situated on 3rd floor with One Car Parking "Bandra Green Park CHS" Building, at Plot No. 11, Saint Paul's Road, Bandra West, Mumbai - 400050, Maharashtra-India, for an amount of **Rs. 1,95,00,000/-** (Rupees One Crore Ninety-Five Lakhs only) and out of that amount the Purchasers have already paid an amount of **Rs. 25,000/-** to the Vendor as mentioned above. The Purchasers have agreed to pay the balance amount within a period of 90 days from today.
- 2] That the Vendor herein has assured the Purchasers that they have not created any encumbrances in respect of the 'Said Flat' No. 32 in any manner whatsoever, and further the Vendor has assured unto the Purchasers that she has not agreed to sell, convey or to otherwise deal with the 'Said Property' to any person other than the present Purchasers.
- 3] That the Vendor has assured the Purchasers that she has full and absolute authority and rights and clear marketable title to sell and dispose of or to otherwise deal with the 'Said Flat'.
- 4] That the Vendor has assured the Purchasers that on receipt of remaining amount of consideration, they will execute a registered Sale Deed in favor of the Purchasers. However, the Purchasers shall be liable to pay stamp duty, registration fees etc. in respect of the said Sale deed. However it is specifically agreed by and between the parties hereto that they will equally share the amount payable to the Society for transfer.



That the Vendor has paid all the amounts payable in respect of the 'Said Property' up to date to the builder, Society, Government including Society maintenance Bills, BMC Municipal Tax Bills, Electricity Bills etc. The Vendor further assures the Purchasers that if there are any arrears or encumbrances in respect of the 'Said Property', the same shall be payable by the Vendor alone till the execution of the Sale Deed in favour of Purchasers.

- 6] All the relevant original documents, title deeds and possession of the said Flat will be handed over to the Purchasers at the time of final Sale Deed and on receipt of the balance amount of consideration.
- 7) That the Vendor has authorized the Purchasers to carry out a detailed Search of the said Property through their Advocate and also authorized to publish a Public Notice/s in Local Newspapers at the own expenses of Purchasers and further undertakes to clear all objections, if any, if received in response to the said Public Notice.
- 8) That the Vendor has agreed to provide necessary documents relating to the said property to the Purchasers.
- 9) That this MOU is binding on both the parties as well as upon their respective legal heirs, assigns.

My Commission expires on 28-4-2028
SHILPA B. ZAVERI
NOTARY

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNDER AT MUMBAI ON THE DAY AND DATE FIRST HERE IN ABOVE WRITTEN.

Renuka
MRS. RENUKA NAIR
(Vendor)



BEFORE ME Only for Vendor
S B Zaveri
Shilpa B. Zaveri
NOTARY
25 JUL 2023

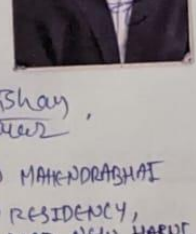


Keenan
MR. KEENAN PEREIRA
(Purshaser)



Parti no. 2 & 3 signed

Venus
MRS. VENUS PEREIRA
(Purchaser)



Before Me
N. V. Shah
NALINI V. SHAH
Advocate & Notary
Regn. No. 177
2, Snow White, 108, 14th Road,
Bandra (W), Mumbai - 050.
INDIA
My Commission Expires
on 27/3/2027



In the presence of *P. Kashay*

1. Name: *Parmar Kishan Mahendrabhai*
Address: *A-202, DHYAN RESIDENCY,
WATER TANK ROAD, NEW HARJE,
VADODARA - 390022, GUJARAT.*



Notary Registration No. *9117*
Book No. *03*
Date *28/07/2023*

2. Name: *Prashant Sodarshan Jha*
Address: *C-203, YIRAM FLATS, NEAR BHALI-
SAMIYALA RAILWAY CROSSING, PADRA ROAD,
VADODARA - 391410, GUJARAT*

