



महाराष्ट्र MAHARASHTRA

2023

73AA 726226

**MEMORANDUM OF UNDERSTANDING**

प्रधान मुद्रांक कार्यालय, मुंबई  
प. मु. वि. क्र. ८०००९७

26 SEP 2023

सक्षम अधिकारी

This Memorandum of Understanding is reached today on the day of  
13th OCTOBER, 2023.

**BETWEEN**

MR. NASAD ALAM KHAN, (PAN CARD NO. APJPK1279F, AADHAR NO. : 9207 5881  
6286) & MRS. ANJUM ARA BEGUM (PAN CARD NO. APZPB8860P, AADHAR NO. :  
5201 6800 4688) an adult, an Indian inhabitant, residing AT- TIRUPATI HEIGHTS,  
FLAT NO. 301, PLOT NO. 46, 47, SECTOR – 17, ROADPALI, KALAMBOLI, NAVI  
MUMBAI, MAHARASHTRA - 410218 hereinafter referred to "THE OWNER" of The  
First Part.

MRS. ANITA YOGESH GIRI (PAN CARD NO. BAGPG6920C, AADHAR NO. 8195 0203  
9060) an adult, an Indian inhabitant, residing at SANJIVANI BUILDING, ROOM NO.  
08, B-TYPE, PAYALIPADA, TROMBAY, MUMBAI, 400088. hereinafter referred to  
"THE PURCHASER" of The Second Part.

WHEREAS THE PARTY OF SECOND PART is desirous of purchasing TIRUPATI HEIGHTS,

Nasadalamkhan  
Anjum Ara Begum

श्रीमती सुषमा घक्कप  
Anjan



257

Rs. 100

जोडपत्र -9 Annexure -9

केवल प्रतिज्ञापत्रासाठी Only Affidavit

सुद्धांक विकत घेणा-याचे नाव Mr. Sunil C. Kadam

सुद्धांक विकत घेणा-याचे रहिवासी पत्ता Dadar, m-14

सुद्धांक विक्रीबाबतची नोंद घेतलेले अनु. क्रमांक \_\_\_\_\_ दिनांक \_\_\_\_\_

सुद्धांक विकत घेणा-याची सही \_\_\_\_\_ परवानगारक सुद्धांक विक्रीबाबतची नोंद घेतलेली शर्मिला श्रावण शुक्ला

सुद्धांक विक्रीचे ठिकाण/पत्ता : दादर वार असोसिएशन  
न्याय मंदिर, भोर्दवाडा पोलिस स्टेशनच्या गाळुकी, नाथनगर, दादर, मुंबई - 400 042.

शासकीय वज्यांक्यासमोर /ब्याचक्यासमोर पोतोजापत्र सादर करणे साठी सुद्धांक कागदपत्राची आवश्यकता नाही. (जापत्र आदेश दि. 09/09/2002) सुद्धांक

या जापत्रासाठी ज्यांनी सुद्धांक खरेदी केला त्यांनी त्या कारणासाठी सुद्धांक खरेदी केल्यापासून 4 महिन्यांत याद्वारे बंधनकारक आहे.

8505 732 15

4 OCT 2023





FLAT NO. 301, PLOT NO. 46, 47, SECTOR – 17, ROADPALI, KALAMBOLI, NAVI  
MUMBAI,

MAHARASHTRA - 410218. admeasuring area about to 1 BHK.

And whereas both the parties hereinabove have discussed the terms and conditions  
and

now it is agreed between the parties the PARTY OF THE FIRST PART will sell and party  
of

second part will purchase the FLAT for the valuable consideration of Rs. 50,50,000/-  
(RUPEES FIFTY LAKH FIFTY THOUSAND ONLY).

The consideration price of FLAT is of Rs. 50,50,000/- (RUPEES FIFTY LAKH FIFTY  
THOUSAND ONLY). to be paid to the party of First Part as follows :-

Agreement Value of Rs. 49,90,000/- (RUPEES FORTY NINE LAKH NINETY THOUSAND  
ONLY).

Rs. 4,99,000 /- Has been Paid as "Token Money" by CHEQUE (CHEQUE  
NO. 324847) on dated 11.10.2023, drawn CENRTAL  
BANK OF INDIA, MANKHURD BRANCH.

Rs. 60,000 /- Will be Paid as "PART PAYMENT" by Cash on dated  
PART REGISTRATION.

Rs. 44,91,000 /- Will be paid after passing the loan any Bank or Finance

- 1) The Purchaser herein has agreed that the total transaction will be completed  
within 45 days from the date of Agreement For Sale.
- 2) The party of the first part will obtain permission from society / builder &  
CIDCO / Grampanchayt / Panvel Municipal Council to sale his FLAT / FLAT /  
Bungalow an clear title of said FLAT in the favour of the party of the second part.
- 3) All dues of Municipal Tax / Grampanchayat, Electricity Bill, Water Bill should  
be paid by the First Part till date of possession. & Society NOC should be  
paid by both party (50%).



- 4) The Seller agrees to provide all the documents necessary for the registration.
- 5) The payment of Registration Fee, Stamp Duty is to be paid by party of the Second part.
- 6) The party of the First Part will give possession to the purchaser at the time of Full and Final Payment.
- 7) That the Vendor hereby assures the purchaser that the said property under sale is free from all encumbrances, liens, claims and charges, It has neither been gifted nor sold to any one before this agreement.
- 8) Purchaser party brokerage 1% Commission paid by Shree Nath Real Estate Agency
- 9) Seller party brokerage 1% Commission paid by Shree Nath Real Estate Agency.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED AND DELIVERED BY THE  
Withinnamed "THE OWNER"

MR. NASAD ALAM KHAN

Nasadalamkhan

ANJUM ARA BEGUM

Anjum Ara Begum

SIGNED AND DELIVERED BY THE  
Withinnamed "THE PURCHASER"

MRS. ANITA YOGESH GIRI

Anita

in the presence of .....

- 1.
- 2.

*Anita*  
19/10/23

**Adv. Sunil Chandrakant Sumati Kadam**  
B-5/1505, 15th Floor, MHADA Bldg.,  
Bombay Dyeing Mills Compound,  
Bhoiwada Cemetery Road, Dadar (East),  
Mumbai - 400 014. Mob.: 9320879332



BEFORE ME

**R. K. GUPTA**  
Regd. No. 7757 B.A. LL.B.  
ADVOCATE AND NOTARY  
GOVT. OF INDIA  
Add: J. M. Nagar, S. M. Rd., Kokri Agh  
Sion, Koliwada, Mumbai - 400 025  
Mob.: 9870138182



**RECEIPT**

I, MR. NASAD ALAM KHAN & MRS. ANJUM ARA BEGUM "THE OWNER" have received a sum of Rs. 4,99,000/- (RUPEES FOUR LAKH NINETY NINE THOUSAND ONLY) from "THE PURCHASER MRS. ANITA YOGESH GIRI paid through Chèque on dated 11.10.2023 as a TOKAN PAYMENT towards the Sale of TIRUPATI HEIGHTS, FLAT NO. 301, PLOT NO. 46, 47, SECTOR – 17, ROADPALI, KALAMBOLI, NAVIMUMBAI, MAHARASHTRA - 410218. admeasuring area about to 1 BHK.

I SAY RECEIVED

RS. 4,99,000/-

*Nasadalamkhan*  
MR. NASAD ALAM KHAN

*Anjum Ara Begum*  
MRS. ANJUM ARA BEGUM

Witnesses :

- 1.
- 2.

