

HERRE MAHARASHTRA

O 2023 O

73AA 726226

MEMORANDUM OF UNDERSTANDING

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

प्रधान सुद्रांक कार्यालय, सुंबई प. सु. वि. क्र. ८०००१७ 2 6 SEP 2023

सक्स अधिकारी

BETWEEN

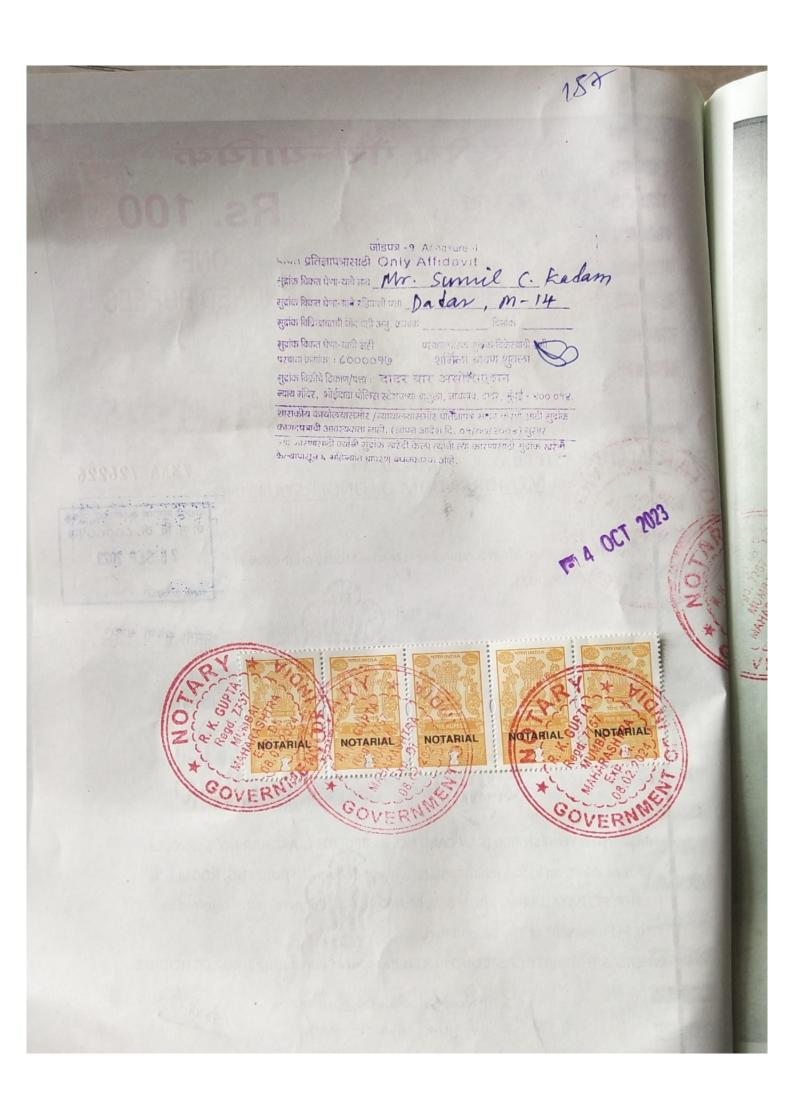
MR. NASAD ALAM KHAN, (PAN CARD NO. APJPK1279F, AADHAR NO. : 9207 5881 6286) & MRS. ANJUM ARA BEGUM (PAN CARD NO. APZPB8860P, AADHAR NO. : 5201 6800 4688) an adult, an Indian inhabitant, residing AT- TIRUPATI HEIGHTS, FLAT NO. 301, PLOT NO. 46, 47, SECTOR – 17, ROADPALI, KALAMBOLI, NAVI MUMBAI, MAHARASHTRA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

Nabadalamkhan Arjum Ara Begum

Apian



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 /-

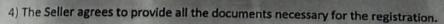
Will be Paid as "PART PAYMENT" by Cash on dated PART REGISTRATION.

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 / Bunglow an clear title of said FLAT in the favour of the party of the second part.
- 3) All dues of Municipal Tax / Grampanchyat, Electricity Bill, Water Bill should be paid by the First Part till date of possession. & Society NOC should be paid by both party (50%).

2



- 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

ANJUM ARA BEGUM

SIGNED AND DELIVERED BY THE Withinnamed "THE PURCHASER" MRS. ANITA YOGESH GIRI

in the presence of

1.

2.

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

ADV

ADVOCATE AND NOTARY
GOVT. OF INDIA
Add. J. M. Nagar, S. M. Rd. Kokri April
Sion, Kolivada, Mumbai - 400 DM.

BEFORE ME

Mob.: 98701381

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 Cheque 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/-

Nabadalamkhan MR. NASAD ALAM KHAN

Arjum Ara Begum MRS. ANJUM ARA BEGUM

Witnesses:

2.