



महाराष्ट्र MAHARASHTRA

जोडपत्र - २

2023

69AA 299645



जिल्हा कोषागार कार्यालय, राजे
 3 OCT 2023
 मुद्रांक प्रमुख लिपीक / लिपीक

मुद्रांक क्रमांक 74021
 दिनांक 11 OCT 2023
 परतवावा प्रकार - रोख/बारी
 इस्त मोदली करणार आहे का ?
 भिळकरीचे मोदणकार वर्णन -
 मुद्रांक विकत घेणाराचे नांव - Bank of India
 कोणे अकराव्या क्रमांकाचे, कोणाचे नांव - Swati
 इतरांचा पत्ता/वारीचे नांव -
 मुद्रांक शुल्क ठरवून - 100/500
 मुद्रांक विकत घ्यायचे ठरवून (विक्रीक कि. सांखरेकर),
 मुद्रांक विकत घेणे किंवा/का - कोणाचे नांव/वारीचे नांव/वारीचे नांव
 (प. 1) - 200 800,
 मुद्रांक शुल्काचे ठरवून - 9289090

This stamp paper forms an integral part of MOU between Mrs Rohinee Sharma, ^{as one part} & Mrs Vineeta Agarwal & Mr Sunil Agarwal as the other part.

Rohinee
 [ROHINEE SHARMA]

Vineeta Agarwal S. Agarwal
 [VINEETA AGARWAL + SUNIL AGARWAL]

MOU for Sale of Property

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| Type of Agreement | MOU for sale of Flat No. 5/23, Ganga CHS Ltd, Kamdhenu Building, Hariom Nagar, Mulund (East), Mumbai - 400081 |
| Seller | Mrs. Rohinee Sharma, PAN No. AJIPK0904A, Aadhar No. 4942 8741 6506, a Non Resident Indian, having permanent address at C-402, Bal Rajeshwar Road, Swapna Nagari, Mulund West, Mumbai – 400080 |
| Purchaser | Mrs Vineeta Agarwal bearing PAN No. BBKPP1794G, Aadhar No. 2026 1846 9971 & Mr. Sunil Agarwal bearing PAN No. AFNPA1839B, Aadhar No. 6767 2824 4919, both Adult Indian Inhabitants, having permanent address at 5/23, Kamdhenu Building, Hariom Nagar, Mulund East – 400081 |
| Flat Details | Floor – 2 nd , Building No. 5, Flat No. 23, Built Up Area – 548.46 Sq. Ft, Ganga CHS Ltd, Kamdhenu Building, Mulund East – 400081 |
| Agreement Value – Flat cost to be paid to Seller by Purchasers | Rs. 95,00,000/- (Rupees Ninety Five Lacs only) inclusive of TDS. |
| TDS to be paid | 20% (or as applicable on date) of the Agreement Value of Flat to be paid by Purchaser to the Income Tax Dept before registration of agreement. Form-16B to be provided by Purchasers to Seller. |
| Transfer Fees | To be shared equally between Purchasers & Seller and to be paid to the Society. |
| Stamp Duty and Reg. Charges + Documentation | As applicable on the date of registration of the Agreement. All these charges are over and above the Agreement Value and to be paid by the Purchaser entirely |
| Token Amount | Rs. 5,00,000/- (Rupees Five Lakh only) paid by Axis Bank Ltd vide NEFT No. NEFT/IR/AXOIR33067818161 dated 03.11.2023 |
| Payment Schedule | <ul style="list-style-type: none">• An amount of Rs. 5,00,000/- (Rupees Five Lakh only) has been paid by the Purchasers to the Seller towards Token Amount by Axis Bank Ltd. vide NEFT No. NEFT/IR/AXOIR33067818161 dated 03.11.2023.• An amount of Rs.19,00,000/- (Rupees Nineteen Lakhs only) to be paid by the Purchasers to the Income Tax Dept. towards TDS payment.• Balance amount of Rs.71,00,000/- (Rupees Seventy One Lakh) to be paid by the Purchasers to the Seller towards Full |

Sharma

Vineeta Agarwal

S. Agarwal

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| | and Final Payment on or before 20 th December, 2023. <ul style="list-style-type: none">• Seller to handover vacant possession of the flat along with keys to purchasers after full & final payment made to the seller and after signing of the agreement. |
| Completion Date | The whole transaction would be completed on or before 31 st December 2023. |
| Brokerage | No brokerage to be paid by either Seller or Purchasers |

Executed By

[MRS ROHINEE SHARMA]

[MRS VINEETA AGARWAL & MR SUNIL AGARWAL]

Date : 03.11.2023

In the presence of