

महाराष्ट्र MAHARASHTRA

2023



जिल्हा कोषागार कार्यालय, ठाणे  
19 JUN 2023  
मुद्रांक प्रमाण

**MEMORANDUM OF UNDERSTANDING**

THIS MEMORANDUM OF UNDERSTANDING made at Thane on this 14<sup>th</sup> day December of 2023

**B E T W E E N**

(1) MRS. SAROJABALASUBRAMANIAN, Age 65 years, PAN No. AKNPB6012E, residing at Flat No. 201, Wing - B, of the Society known as LODHA LUXURIA WESTGATE CO-OPERATIVE HOUSING SOCIETY LIMITED, Near Eastern Express Highway, Majiwada, Thane (W) 400601- Hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the FIRST PART.

Deepak Kesari      Adler      Sarojabalanubraman

A N D

MR. DEEPAKKESARI, Age 39 Years, PAN No. AZVPK3068Q & MRS. ANKITA KESHARWANI, Age 34 Years, PAN No. BJIPK5686E, residing at 547C/1F, Ganga Ram Vyamshala Muthiganj Allahabad Uttar Pradesh-211003- hereinafter referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the SECOND PART.

WHEREAS the TRANSFERORS (1) MRS. SAROJA BALASUBRAMANIA Nare the Owners of Flat No. 201, Westgate-B wing admeasuring 765 Sq. Ft. Carpet Area, on 02<sup>nd</sup> Floor, along with 1 (One) Four Wheeler Car Parking space bearing no. P/1016 in Building No. 2, Wing - B, of the Society known as WESTGATE CO-OPERATIVE HOUSING SOCIETY LIMITED, having Registration No. TNA/ (TNA)/ HSG/ (TC)/ 09596/2009 dated 16/10/2009, in the complex known as LODHA LUXURIA (previously called Lodha Pavillion), lying, being and situated at Near Eastern Express Highway, Majiwada, Thane (W) 400601 (Hereinafter referred to as "SAID PREMISES")

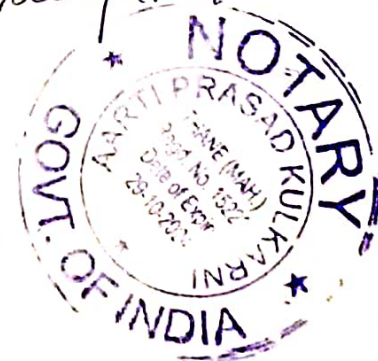
AND WHEREAS they have decided to sell the SAID PREMISES and for the same they have executed this Memorandum of Understanding on certain terms and conditions which are as under:-

The TRANSFERORS have decided to sell the Flat No. 201, Westgate-B wing admeasuring 765 Sq. Ft. Carpet Area, on 02<sup>nd</sup> Floor, along with 1 (One) Four Wheeler Car Parking space

Deepak Kesari

Ankita

Sarjabaalubram



bearing no. P1/1016. in Building No.2, Wing - B, of the Society known as WESTGATE CO-OPERATIVE HOUSING SOCIETY LIMITED, having Registration No. TNA/ (TNA)/ HSG/ (TC)/ 09596/2009 dated 16/10/2009, in the complex known as LODHA LUXURIA (previously called Lodha Pavillion), lying, being and situated at Near Eastern Express Highway, Majiwada, Thane (W) 400601 to the TRANSFEREES and the TRANSFEREES has agreed to purchase the same.

1) The total cost of the flat agreed by both the parties is Rs.1,40,00,000/- (Rupees One Crore Forty Lakhs Only)

2) Rs.1,00,001/- (Rupees One Lakh One Rupee Only) has been paid before execution of this MOU as token money by NEFT UTR No. N343232777113324, dated 09.12.2023, from State Bank Of India savings account.

3) Further Rs.4,00,000/- (Rupees Four Lakhs Only) has been paid as additional token money by NEFT UTR No. N348232784650769, dated 14.12.2023, State Bank Of India savings account

4) Rs.8,60,000 (Rupees Eight Lakhs Sixty Thousands only) will be paid as part payment before registration of the Agreement for Sale.

5) Rs.1,40,000/- (Rupees One Lakh Forty Thousands Only) to be deducted from total sales consideration and paid towards @ 1% TDS under Income-Tax Act, 1961. The same 1% TDS will be

Deepak Kulkarni

NOTARY  
PARTI PRASAD KULKARNI  
THANE (MAH.)  
Regd. No. 15223  
Date of Expiry  
09-11-2024  
GOVT. OF INDIA

Sanyal Subram

deposited by the TRANSFEREES with the Income-Tax authorities and the TDS certificate shall be handed over to the TRANSFERORS.

6) Balance payment of Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) shall be paid within 45 days from the date of registration of the Agreement for Sale by obtaining loan from any financial Institution/Bank as FULL AND FINAL PAYMENT. In case the bank disbursement is lower, the TRANSFEREES shall adjust their own contribution accordingly.

7) The TRANSFERORS shall deliver to the TRANSFEREES all property tax receipts, original property documents, copy of loan clearance NOC from BANK, Society NOC, any other papers, vouchers and certificates relating to the said flat upon making the Full and Final Payment.

8) The TRANSFERORS will give possession of the said flat after getting the full and final payment. The TRANSFERORS will clear all dues like Society maintenance, Property tax, Electricity Bill, Gas Bill Outstanding, any other outstanding charges against the said flat till the date of possession by TRANSFEREES.

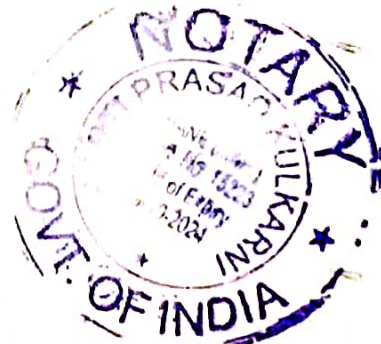
9) The TRANSFEREES will bear all the expenditure relating to the registration including the Stamp Duty, Registration Fee and Lawyer's Charges etc.

10) Upon receipt of final payment, TRANSFERORS will apply for NOC (Transfer) / society membership transfer To Society .Any

Deepak Kesari

Ashika

Sanjayabalarubram



NOC (Transfer) Charges levied by the society will be equally shared by both parties.

11) If the TRANSFEREES are unable to pay the due amount within stipulated time of 45 days due to his personal reason or want to cancel the deal, the Token money will be forfeited and deal will stand cancelled and if the deal is cancelled by the TRANSFERORS due to any personal reason, they will return the token amount of Rs.5,00,001/- (Rupees Five Lakhs One Rupee Only) to TRANSFEREES along with the penalty of Rs. 5,00,001/- (Rupees Five Lakhs One Rupee Only).

12) The TRANSFERORS (Seller) & TRANSFEREES (Buyer) will pay Brokerage Charges @1% of total agreed cost of flat to ,OM SHIV PROPERTIES PREM SINGH on possession of the flat by TRANSFEREES in cash or cheque.

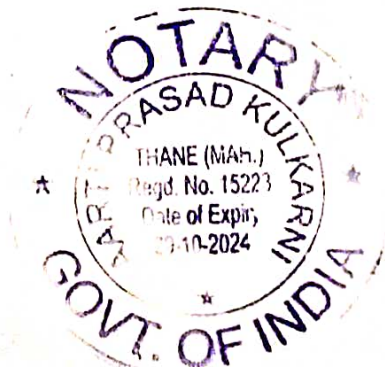
13) TRANSFERORS will hand over all amenities received from builder as part of the flat to TRANSFEREES at the time of possession.

14) Should there be any claim in respect of the said premises from any person or persons or authority pertaining to any period prior to the TRANSFER of the said premises to and in the name of the TRANSFEREE, the TRANSFERORS hereby indemnify and keep indemnified the TRANSFEREES against all such claims made for any period prior to the TRANSFER.

Deepak Kesari

Aubika

Sanyal Subram



IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HEREIN ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED BY  
The within named "THE TRANSFERORS"  
*Sarjabalasubram*  
MRS. SAROJA BALASUBRAMANIAN

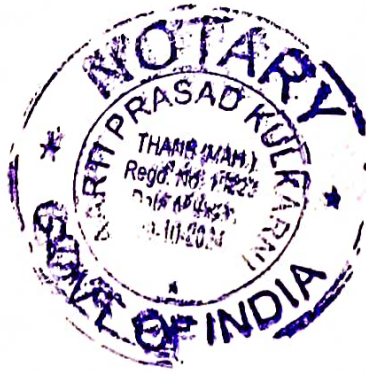
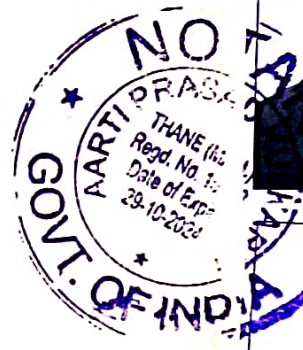
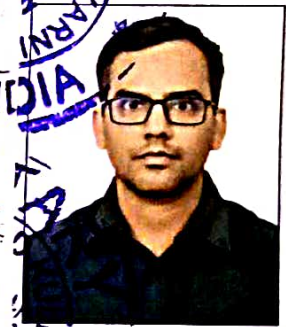
In the presence of .....

SIGNED, SEALED AND DELIVERED BY  
The within named "THE TRANSFEREES"

MR. DEEPAK KESARI *Deepak kesari*

MRS. ANKITA KESHARWANI *Ankita*

In the presence of.....



**NOTARISED**

*Mrs. Kulkarni*

**AARTI PRASAD KULKARNI**  
B.Sc., LL.B.  
ADVOCATE & NOTARY, GOVT. OF INDIA  
Municipal Court,  
Opp. Municipal Warathi School No.1,  
Jambhali Waka, Thane (W) - 400 601.  
**NOTED & REGISTERED**  
Sr. No. .... **15** / **DEC** / **2023** .....

**:: RECEIPT ::**

RECEIVED from MR. DEEPAK KESARI & MRS. ANKITA KESHARWANI a sum of Rs. 5,00,001/- (Rupees Five Lakhs One Rupee Only) as the token payment against the said Flat No. 201, Westgate-B wing admeasuring 765 Sq. Ft. Carpet Area, on 02<sup>nd</sup> Floor, along with 1 (One) Four Wheeler Car Parking space bearing no. P1/1016 in Building No. 2, Wing - B, of the Society known as WESTGATE CO-OPERATIVE HOUSING SOCIETY LIMITED, having Registration No. TNA/ (TNA)/ HSG/ (TC)/ 09596/2009 dated 16/10/2009, in the complex known as LODHA LUXURIA (previously called Lodha Pavillion), lying, being and situated at Near Eastern Express Highway, Majiwada, Thane (W) 400601.

WE SAY RECEIVED Rs. 5,00,001/- (Rs. Five Lakhs Only)

*Sanyabala Subram*

MRS. SAROJA BALASUBRAMANIAN  
TRANSFEROR

WITNESSES:

- 1.
- 2.





आधार

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1175/17922/00219

To,  
सरोजा बालसुब्रमणीयन  
Saroja Balasubramanian  
W/O: N. Balasubramanian  
201, WESTGATE B, LODHA LUXURIA  
Behind LODHA WORLD SCHOOL MAJIWADA  
Thane  
Thane, Thane, Thane  
Maharashtra 400601  
7866966164

Ref: 2013 / 03A / 800270 / 800357 / P



SH731571205FT



आपला आधार क्रमांक / Your Aadhaar No. :

**7892 2438 0266**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
Government of India



सरोजा बालसुब्रमणीयन  
Saroja.Balasubramanian  
जन्म तारीख / DOB : 03/06/1958  
स्त्री / Female



**7892 2438 0266**

आधार - सामान्य माणसाचा अधिकार



AADHAAR

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही .
- ओळख सिद्ध करण्यासाठी, ऑनलाईन अधिप्रमाणित करावे .

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

*Sanjabalasubram*

- आधारला देशभरात मान्यता आहे .
- आधार भविष्यात सरकारी व खाजगी सेवांचे कायदे मिळविण्यास उपयुक्त आहे .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

03A / 800270



भारतीय विविध ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता W/O: एन. बालसुब्रमणीयन,  
201, वेस्टगेट बी, लोधा लक्जुरिया,  
लोधा वर्ल्ड स्कूल मागे, माजीवाडा,  
ठाणे, ठाणे, महाराष्ट्र, 400601

Address: W/O: N. Balasubramanian, 201,  
WESTGATE B, LODHA LUXURIA, Behind  
LODHA WORLD SCHOOL, MAJIWADA,  
Thane, Thane, Maharashtra, 400601

**7892 2438 0266**

1947  
1800 303 1947

help@uidai.gov.in

www.uidai.gov.in





सत्यमेव जयते  
भारत सरकार



आधार

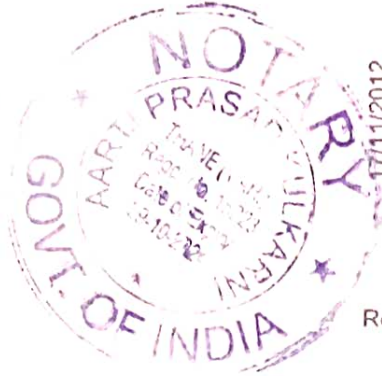
भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20574/25465

To,  
दीपक केसरी  
Deepak Kesari  
S/O: Gulab Chand Kesari  
547 C/1F,  
Ganga Ram Vyamshala  
Muthiganj  
Allahabad \*\*  
Daryabad Allahabad Allahabad  
Uttar Pradesh 211003  
9594032288



Ref: 1189 / 13E / 16503 / 16525 / P



SH444331333DF



*Deepak Kesari*

आपला आधार क्रमांक / Your Aadhaar No. :

**3179 3969 7067**

आधार – सामान्य माणसाचा अधिकार



भारत सरकार

GOVERNMENT OF INDIA



दीपक केसरी  
Deepak Kesari

जन्म वर्ष / Year of Birth : 1984  
पुरुष / Male



**3179 3969 7067**

आधार – सामान्य माणसाचा अधिकार



आयकर विभाग  
INCOME TAX DEPARTMENT

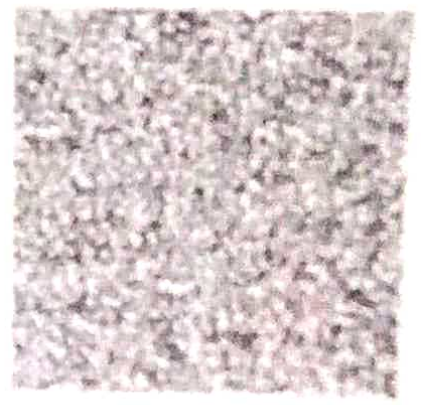


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

BJIPK5686E



नाम / Name  
NIKITA KESHARWANI

पिता का नाम / Father's Name  
HANTILAL AMRITLAL KESHARWANI

जन्म की तारीख /  
Date of Birth  
08/1/1989



PMK Authentication Digital Signat. Card No.  
12345678901234567890

*Nikita*