

महाराष्ट्र MAHARASHTRA



जिल्हा कोषागार कार्यालय, ठाणे
- 6 JUL 2023
मुद्रांक प्रमुख लिपीक / लिपीक



MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING made at Thane on this 14th day December of 2023

B E T W E E N

(1) MR. BALASUBRAMANIANNATARAJAN, Age 66 years, PAN No. AACPN5366 J, residing at Flat No. 202, 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

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A N D

MR. DEEPAKKESARI, Age 39 Years, PAN No. AZVPK3068Q and 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) MR. BALASUBRAMANIANNATARAJ AN, are the Owners of Flat No. 202, Westgate-B wing admeasuring 801 Sq. Ft. Carpet Area, on 02nd Floor, along with 1 (One) Four Wheeler Car Parking space bearing no. P/1015 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. 202, Westgate-B wing admeasuring 801 Sq. Ft. Carpet Area, on 02nd Floor, along with 1 (One) Four Wheeler Car Parking space

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(Signature)



bearing no. P1/1015 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.1,50,00,000/- (Rupees One Crore Fifty 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. N343232777112059, 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. N34823278464622, dated 14.12.2023, State Bank Of India savings account

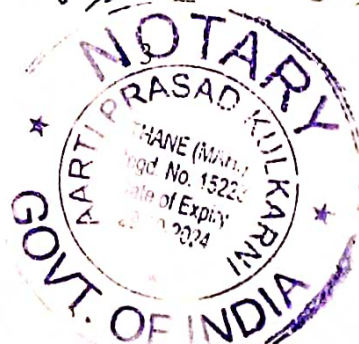
4) Rs.11,50,000 (Rupees Eleven Lakhs Fifty Thousands only) will be paid as part payment before registration of the Agreement for Sale.

5) Rs.1,50,000/- (Rupees One Lakh Fifty 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

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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.1,32,00,000/- (Rupees One Crore Thirty Two 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

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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.

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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"

Balaji

MR. BALASUBRAMANIANNATARAJAN

In the presence of

SIGNED, SEALED AND DELIVERED BY

The within named "THE TRANSFEREES"

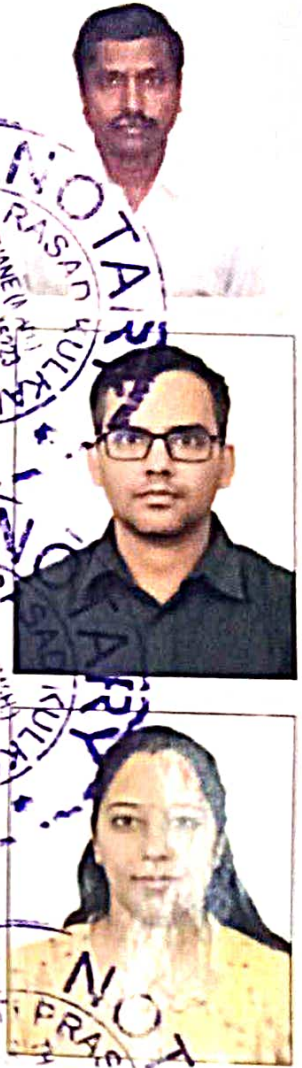
MR. DEEPAK KESARI

Deepak Kesari

MRS. ANKITA KESHARWANI

Ankita

In the presence of



NOTARISED

Ms. Kulkarni

6 AARTI PRASAD KULKARNI
B.Sc., LL.B.
ADVOCATE & NOTARY GOVT. OF INDIA
Mayuresh Apartment,
Opp. Municipal Marathi School No.1,
Jambhali naka, Chane (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. 202, Westgate-B wing** admeasuring **801 Sq. Ft. Carpet Area, on 02nd Floor, along with 1 (One) Four Wheeler Car Parking space bearing no. P1/1015 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)



**MR. BALASUBRAMANIAN NATARAJAN
TRANSFEROR**

WITNESSES:

1.

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आधार

भारत सरकार
Government of India

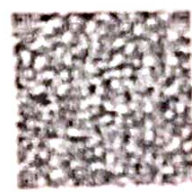
नॉदविण्याचा क्रमांक / Enrollment No 2017/60640/00604

To,
बालसुब्रमणीयन नारायण
Balusubramanian Natarajan
S/O: Deivanayagam Subramanian Natarajan
Flat No 201 West Gate B Lodha Luxuria
Near Lodha World School Majiwada Thane West
Thane
Thane Thane Thane
Maharashtra 400601
9324563876

Ref: 21312 / 14C / 175659 / 1175680 / P



SE565589255FT



आपला आधार क्रमांक / Your Aadhaar No. :

9909 3565 7825

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

बालसुब्रमणीयन नारायण
Balusubramanian Natarajan
जन्म तारीख / DOB : 10/06/1957
पुरुष / Male



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AADHAAR

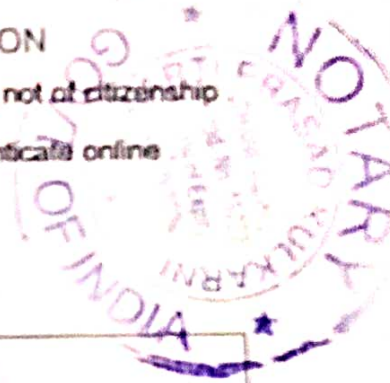
सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीत्वचाचे नाही .
- ओळख सिद्ध करण्यासाठी, ऑनलाईन अतिप्रमाणित करावे .

INFORMATION

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

X. P. Bhat



- आधारला देशभर प्रत्यक्ष मान्यता आहे .
- आधार अतिप्रमाणित सरकारी व खाजगी सेवांचे कायदे मिळविण्यात उपयुक्त आहे .
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14C/1175659

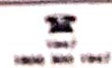


भारत सरकार
Unique Identification Authority of India

पत्ता : बाल सुब्रमणीयन नारायण
बालसुब्रमणीयन नारायण, फ्लॉट नं 201
वेस्ट गेट बी लोधा लुखुरिया, लोधा
वर्ल्ड गेट स्कूल, माजिवाडा थाने वेस्ट,
थाने, महाराष्ट्र, 400601

Address: S/O: Deivanayagam
Subramanian Natarajan, Flat No 201 West
Gate B Lodha Luxuria, Near Lodha World
School, Majiwada Thane West, Thane,
Thane, Maharashtra, 400601

9909 3565 7825



1800 300 1947

help@uidai.gov.in

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Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામંત્રણ ક્રમ સંખ્યા / Enrolment No.: 0000/00744/57301

To
અંકિત કેશરવની
Ankita Kesharwani
Deepak Kesari
547C/1F
Gangaram Vyamshala
Mutthiganj
Allahabad **
Allahabad Uttar Pradesh - 211003
9699032288

Signature valid



તમારો આધાર નંબર / Your Aadhaar No. :

4256 2092 4425

VID : 9177 7191 3793 0682

મારો આધાર, મારી ઓળખ



Government of India



નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિ
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઇન XML / ઓનલાઇન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

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- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઇલ નંબર અને ઈમેઇલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો - એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

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Government of India



અંકિત કેશરવની
Ankita Kesharwani
જન્મ તારીખ/DOB: 20/01/1989
સ્ત્રી FEMALE

Ankita

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VID : 9177 7191 3793 0682

મારો આધાર, મારી ઓળખ

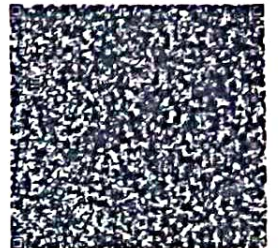


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Unique Identification Authority of India



સરનામું :
ડીપક કેસરી, 547C/1એફ, ગંગરામ વ્યામશલા, મુદ્દિગંજ,
અલ્લાહાબાદ **, અલ્લાહાબાદ,
ઉત્તર પ્રદેશ - 211003

Address:
Deepak Kesari, 547C/1F, Gangaram
Vyamshala, Mutthiganj, Allahabad **,
Allahabad,
Uttar Pradesh - 211003



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Issue Date: 28/03/2013

Download Date: 21/12/2022



सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

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नोंदविण्याचा क्रमांक / Enrollment No 1104/20574/25465

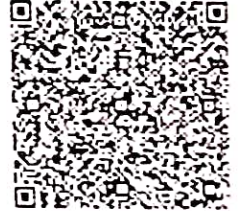
To,
दीपक केसरी
Deepak Kesari
S/O: Gulab Chand Kesari
547 C/1F,
Danga Ram Vyamshala

Mungana
Allahabad
Daryabad, Allahabad Allahabad
Uttar Pradesh 211003
9594037283

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

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