

393/2935

पावती

Original/Duplicate

Friday, February 17, 2023

नोंदणी क्र. :39म

4:39 PM

Regn.:39M

पावती क्र.: 3086

दिनांक: 17/02/2023

गावाचे नाव: मिरे

दस्तऐवजाचा अनुक्रमांक: टनन10-2935-2023

दस्तऐवजाचा प्रकार : बक्षीसपत्र

सादर करणाऱ्याचे नाव: पी.क्रिष्णवेनी वार्ड ऑफ एस.पद्मवीर - -

नोंदणी फी

रु. 200.00

दस्त हाताळणी फी

रु. 580.00

पृष्ठांची संख्या: 29

एकूण:

रु. 780.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:56 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 10

सुनिल वाडवाल

सह दुय्यम निबंधक वर्ग-२

ठाणे क्र. १०

बाजार मुल्य: रु.2395000/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 48100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.580/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1702202310956 दिनांक: 17/02/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015500768202223E दिनांक: 17/02/2023

बँकेचे नाव व पत्ता:

P. Krishnaven!



17/02/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 2935/2023

नोदणी :

Regn.63m

गावाचे नाव : मिरि

(1)विलेखाचा प्रकार	बक्षीसपत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबितापट्टाकार आकारणी देतो की गट्टेदार ते नमुद कराते)	2395000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन :, इतर माहिती: मीजे मिरा,वॉर्ड-क्यु,विभाग क्रमांक:-5/22.मध्ये,सदनिका क्रमांक:-402,चौथा मजला,बिल्डिंग नं.सी/38,आकाश गंगा शांतीनगर को.ऑप.हौ.रोरा.ली.रोक्टर 8,शांतीनगर,मिरारोड पूर्व,ठाणे,जुना सर्वे नं.210 पार्ट,नमीन सर्वे नं.42 पार्ट,क्षेत्रफळ:-390 चौ.फुट बिल्टअप म्हणजेच क्षेत्रफळ:-36.24 चौ.मी.बिल्टअप. ( Survey Number : 42 पार्ट ; ) )
(5) क्षेत्रफळ	1) 36.24 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एस. पदमवीर सन ऑफ लेट एम.सुब्रमनीयम - - वय:-60; पत्ता:-प्लॉट नं: 402, माळा नं: चौथा मजला, इमारतीचे नाव: बिल्डिंग नं.सी/38,आकाश गंगा शांतीनगर को.ऑप.हौ.सोसा.ली., ब्लॉक नं: सेक्टर 8,शांतीनगर, रोड नं: मिरारोड पूर्व,ठाणे, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AMLPP8925A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पी.क्रिष्णवेनी वाईफ ऑफ एस.पदमवीर - - वय:-53; पत्ता:-प्लॉट नं: 402, माळा नं: चौथा मजला, इमारतीचे नाव: बिल्डिंग नं.सी/38,आकाश गंगा शांतीनगर को.ऑप.हौ.सोसा.ली., ब्लॉक नं: सेक्टर 8,शांतीनगर, रोड नं: मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BTKPK0101N
(9) दस्तऐवज करून दिल्याचा दिनांक	17/02/2023
(10)दस्त नोंदणी केल्याचा दिनांक	17/02/2023
(11)अनुक्रमांक,खंड व पृष्ठ	2935/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	48100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

*(Signature)*  
सुनिल वाडेवाले

सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र. १०



CHALLAN  
MTR Form Number-6



GRN	MIND1500765202223E	BARCODE	Date 17/02/2023-15:24:36		Form ID	34
Department Inspector General Of Registration			Payer Details			
Type of Payment Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
			PAN No.(If Applicable)			
Office Name THANE, THANE NO 10 JOINT SUB REGISTR			Full Name	MRS P KRISHNAVENI		
Location THANE			Flat/Block No.	Flat No. 402, 4th Floor, Building No. C/38		
Year 2022-2023 One Time			Flat/Block No.	Flat No. 402, 4th Floor, Building No. C/38		
Account Head Details		Amount In Rs.	Premises/Building			
1750046401	Stamp Duty	48100.00	Road/Street	Akash Ganga Shanti Nagar CHS Ltd., Sector VIII, Shanti Nagar		
2030063301	Registration Fee	200.00	Area/Locality	Mira Road (E), Thane		
			Town/City/District			
			PIN	4	0	1 1 0 7
			Remarks (If Any)	SecondPartyName=MR S PADMAVENI		
			Amount In	Forty Eight Thousand Three Hundred Rupees Only		
Total			48,300.00	Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	00040572023021791613	CKW1935799
Cheque/DD No.			Bank Date	RBI Date	17/02/2023-15:24:25	Not Verified with RBI
Name of Bank			Bank-Branch	STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date	Not Verified with Scroll		



Department ID :

Mobile No. :

9999999999

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दृश्य निबंधक कार्यालय नोदणी करवायाच्या दस्तांसाठी लागू आहे. नोदणी न करवायाच्या दस्तांसाठी सदर चलन लागू नाही.

S Padmaveni

P. Krishnaveni

दलन - 90
२२३५ / २०२३
९   २२

टनन - १०	
२२३७	/२०२३
५	२२



### DEED OF GIFT

THIS DEED OF GIFT is executed today the 17<sup>th</sup> day of February, 2023, by **MR. S. PADMAVEER (S/O LATE MR. M. SUBRAMANIAM)** an adult, Indian Inhabitant, residing at: - Flat No. 402, 4<sup>th</sup> Floor, Building No. C/38, Akash Ganga Shanti Nagar Co. Op. Housing Society Ltd., Sector VIII, Shanti Nagar, Mira Road (E), Thane: 401107, herein after called as the D\_O\_N\_O\_R\_ (which expression shall, unless, it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include his respective legal heirs, legal representative, executors, administrator, successor-in-interest, till the last survivor and permitted assigns) of the ONE PART

S Padma veer

P. K. Shrivastava

२२३७ / २०२३	
६	२२

in favor of **MRS. P. KRISHNAVENI ( W/O MR. S. PADMAVEER)** an adult, Indian Inhabitant at:- Flat No. 402, 4<sup>th</sup> Floor, Building No. C/38, Akash Ganga Shanti Nagar Co. Op. Housing Society Ltd., Sector VIII, Shanti Nagar, Mira Road (E), Thane: 401107, herein after called the D\_O\_N\_E\_E. (which expression shall, unless, it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include her respective legal heirs, legal representative, executors, administrator, successor-in-interest, till the last survivor and permitted assigns) of the **OTHER PART.**



And Whereas by and under an Agreement for sale dated 12/06/1992, entered into between M/s. Shantistar Builders therein referred as The Builders and Mr. Sadanand Raman therein referred to as The Transferor (hereinafter called the 1<sup>st</sup> Purchaser) and the said Builders have sold to the 1<sup>st</sup> Purchase and the 1<sup>st</sup> Purchaser has purchased from them a Flat bearing Flat No.402, on the 4<sup>th</sup> Floor, of the Building No. C/38, in the Society known as Akash Ganga Shanti Nagar Co. Op. Housing Society Ltd., situated at Sector VIII, Shanti Nagar, being constructed on the land bearing Old Survey No. 210 Part & New Survey No. 42 Part, of Revenue Village Mira/ Penkarpada, Mira Road (East), Taluka & Dist. Thane: 401107, within the city limits of Mira – Bhayander Municipal Corporation, at the price and on the terms & conditions mentioned therein on the land more particularly described in the schedule written hereunder.

AND The said original Agreement for sale dated 12/06/1992 was duly registered at the office of the Sub-Registrar of Assurances at Thane under No. Chappil / 194 / 1993 on 24/02/1993.

S Pcdmoven

P. Krishnaveni

टन्न - १०	
२२३	/२०२३
७	२२

AND The said 1<sup>st</sup> Purchaser paid entire purchase price of the said flat to the said Builders or as per the agreement recited herein before and the Builders admitted and confirmed that no amount is due and payable by the 1<sup>st</sup> Purchaser in the said flat and the 1<sup>st</sup> Purchaser taken quiet, vacant possession of the said flat.

And Whereas by and under an Agreement for sale dated 25<sup>th</sup> June, 1993, entered into between Mr. Sadanand Raman (1<sup>st</sup> Purchaser) therein referred to as the Transferor and 1) S. Padmaveer & 2) M. Subramaniam (2<sup>nd</sup> Purchaser) therein referred to as the Transferees who have purchased and acquired all rights, title and interest in respect of the said flat and paid entire consideration to him predecessors as per the agreement duly registered at the office of the Sub - Registrar of Assurances at Thane by way of Deed of Confirmation dated 27/02/1996 under Registration No. TNN 2 / 283 / 1996 Dt. 27/02/1996 and taken quiet vacant possession thereof.



WHEREAS, Late Mr. M. Subramaniam died intestate on 15<sup>th</sup> March 2001 and his wife Mrs. Soundari M. Subramaniam also died on 03/04/1987 and left behind Three Legal Heirs including 1) Mr. Radhakrishnan Subramaniam (Son) 2) Mr. Mahendran Subramaniam (Son) 3) Mr. S. Padmaveer (Son) & The Two Legal Heirs Mr. Radhakrishnan Subramaniam and Mr. Mahendran Subramaniam who released, relinquished and surrendered their rights, title and interest by way of Deed of Release in favour of Mr. S. Padmaveer (their brother) and being the legal heir/lawful representative of the said deceased, and the said Deed of Release Dated 17<sup>th</sup> February, 2023 was duly registered at the office of the Sub-Registrar of Assurances Mira Road under No. TNN 10 / 2902 / 2023 on 17/02/2023 and had completed all requisite formalities as per the M.C.S. Act, 1960 & Bye-Laws of the society and submitted an application along with relevant documents to the said society require for

S. Padmaveer

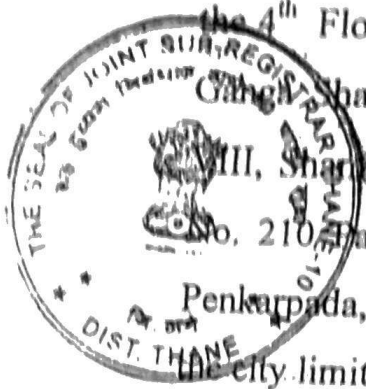
P. K. Shrivani

ट न न - १०  
२०२१ / २०२३  
२६

the membership and said society accepted and admitted him a legal and lawful member and sole owner of the SAID FLAT and he has taken actual possession of SAID FLAT and until this day is in occupation of the SAID FLAT.

AND WHEREAS

The DONOR at his own free will and accord and while in a sound state of mind is desirous of making a gift of aforesaid 100% share of his Flat being Flat No.402, having total area admeasuring 390 Sq. Ft. Built up area, on the 4<sup>th</sup> Floor, of the Building No. C/38, in the Society known as Akash Ganga Shanti Nagar Co. Op. Housing Society Ltd., situated at Sector VIII, Shanti Nagar, being constructed on the land bearing Old Survey No. 210 Part & New Survey No. 42 Part, of Revenue Village Mira/ Penkarpada, Mira Road (East), Taluka & Dist. Thane: 401107, within the city limits of Mira - Bhayander Municipal Corporation in the locality more popularly known as Akash Ganga Shanti Nagar Co. Op. Housing Society Ltd., to the DONEE who is his Wife which shall be an Irrecoverable Gift.



AND WHEREAS

For the purpose of giving effect to such desire the DONOR has delivered the possession of the 100% undivided share of his aforesaid flat to DONEE along with all original documents, agreements, receipts, correspondence etc., on execution hereof and the gift of the said Flat being Flat No.402, having total area admeasuring 390 Sq. Ft. Built up area, on the 4<sup>th</sup> Floor, of the Building No. C/38, in the Society known as Akash Ganga Shanti Nagar Co. Op. Housing Society Ltd., situated at Sector VIII, Shanti Nagar, being constructed on the land bearing Old Survey No. 210 Part & New Survey No. 42 Part, of Revenue Village Mira/ Penkarpada, Mira Road (East), Taluka & Dist. Thane: 401107, within the city limits of Mira - Bhayander Municipal Corporation in the locality more popularly

S Pedma veer

टनन - १०	
२२१	/२०२३
१३	२२

16) The DONOR doth hereby further confirm, covenant and declare that he has entered into this Gift Deed after going through the terms conditions and contents and with full knowledge and have fully understood the same in letter and spirit, with his free consent without any undue enlivener and coercion.

**: THE SCHEDULE OF THE PREMISES REFERRED TO :**

Flat No.402, having total area admeasuring 390 Sq. Ft. Built up area, on the 4<sup>th</sup> Floor, of the Building No. C/38, in the Society known as Akash Ganga Shanti Nagar Co. Op. Housing Society Ltd, situated at Sector VIII, Shanti Nagar, being constructed on the land bearing Old Survey No. 210 Part & New Survey No. 42 Part, of Revenue Village Mira/ Penkarpada, Mira Road (East), Taluka & Dist. Thane: 401107, within the city limits of Mira – Bhayander Municipal Corporation in the locality more popularly known as Akash Ganga Shanti Nagar Co. Op. Housing Society Ltd.,



S Palma veer

P. K. Shrinani

DR. M. GANU  
B.A., B.L., LL.M.,  
Advocate High Court  
/2023.24



टनन - १०  
२९३५ / २०१६  
१५ १२

Index-11



IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands on the day and the year first hereinabove written.

SIGNED SEALED & DELIVERD by the

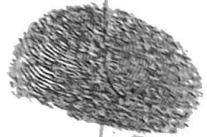
Withinnamed DONOR

MR. S. PADMAVEER *S Padmaveer*

(S/O LATE MR. M. SUBRAMANIAM)

In the presence of .....

1. *[Signature]*
2. *[Signature]*



SIGNED SEALED & DELIVERD by the

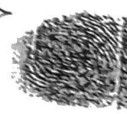
Withinnamed DONEE

MRS. P. KRISHNAVENI *P. Krishnaveni*

(W/O MR. S. PADMAVEER)

In the presence of .....

1. *[Signature]*
2. *[Signature]*



टन न - 90

२२३७

/२०२२

२१

२२



मिरा-भाईंदर नगरपालिका परिषद

मुख्य कार्यालय भाईंदर

MIRA-BHAYANDAR MUNICIPAL COUNCIL

उपग्राम विद्युत महागण मार्ग, भाईंदर (प.), पिन कोड ४०१ १११

स. नं. १६०१२२०३

दिनांक १३/१०/२२

- वाक्ये :-
- १) मे. आर्च युनिक, वास्तुविशारद यांनी दि. ०५/०२/२२ या अर्ज
  - २) मे. तरपंच ग्रामपंचायत भाईंदर यांनी स. नं. ३०५ दि. १८.११.२०२१ ची बांधकाम मंजूरी.
  - ३) मे. जिल्हाधिकारी ताणे., ठामे पत्र क्र. अर ३ व्ही/डी/३२३६/२२ अर्जा/आरव्ही/स्तगार-०२ दि. १६/११/२०२१ ची अतिरिक्त मंजूरी.
  - ४) मे. जनरल अँड मिनी स्ट्रुक्चर डिपार्टमेंट मंत्रालय क्र. एम इमप्ल/१००० स्तप्लव्ही दि. ११/११/२०२१ ची मंजूरी.

"TRUE COPY" For Arch Unique Architects & Engineers

मोगवटा दाखना



मे. आर्च युनिक वास्तुविशारद यांनी मिरा-भाईंदर नगरपालिका क्षेत्रातील स. नं. ०३४ ते ०३८ मोचे भाईंदर व स. नं. १२६, १२७, २०२ ते २१४, २४३ व २४४ मोचे मिरा येथील यातील इमारती बांधून पूर्ण केल्या आहेत.

सेक्टर नं. ७ -

विल्डींग टाईप - १ ते २४

सेक्टर नं. ८ -

विल्डींग टाईप - सी - सी १ ते २४ / सी-३१ ते ५१

टाईप - डी - डी २५ ते ३०.

सेक्टर नं. ९ -

विल्डींग टाईप - डी - डी - ०८ ते ८५

सेक्टर नं. १० -

विल्डींग टाईप - जे - १५, १६, २२, २३

बी - १ ते १४, १० ते २२, ३४ ते ३६

सी - २२ ते २६, २९ ते ५१, ५४ ते ६५, ६७ ते ७०

डी - ३७, ३८, ५२, ५३, ६६

ह्या इमारती मंजूर रेखांकनातील व मंजूर नकाशाप्रमाणे अंमल त्यांची बांधणी झाल्याची प्रत्येक ठिकाणी जात आहे. उपरोक्त इमारतींचा ताबड

टनन - १०
२९३७ / २०२३
२५



मिरा-भांडर नगरपालिका परिषद

मुख्य कार्यवाही कार्यालय

MIRA-BHAYANDAR MUNICIPAL COUNCIL

उपरोक्त विभागाधीन कार्यालय, भांडर (प.), वीस रोड ५०१/१०१.

क्र. नं. \_\_\_\_\_

दिनांक \_\_\_\_\_

करण परवानगी घातीत, तरीचि अधीन जाहून देण्यात येत आहे. तसेच या इमारतींना आवश्यक तो विद्युत सुसज्ज करणेत नगरपालिकेची इच्छा नाही.

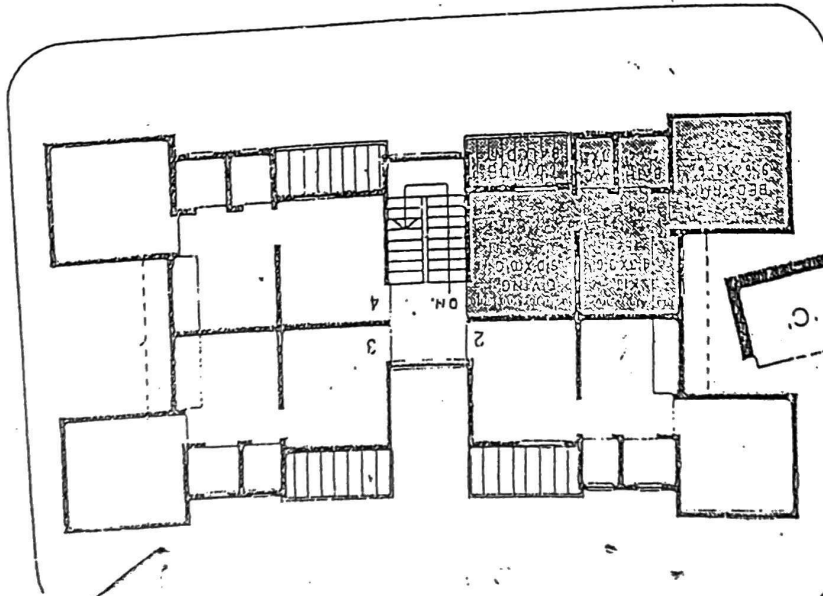
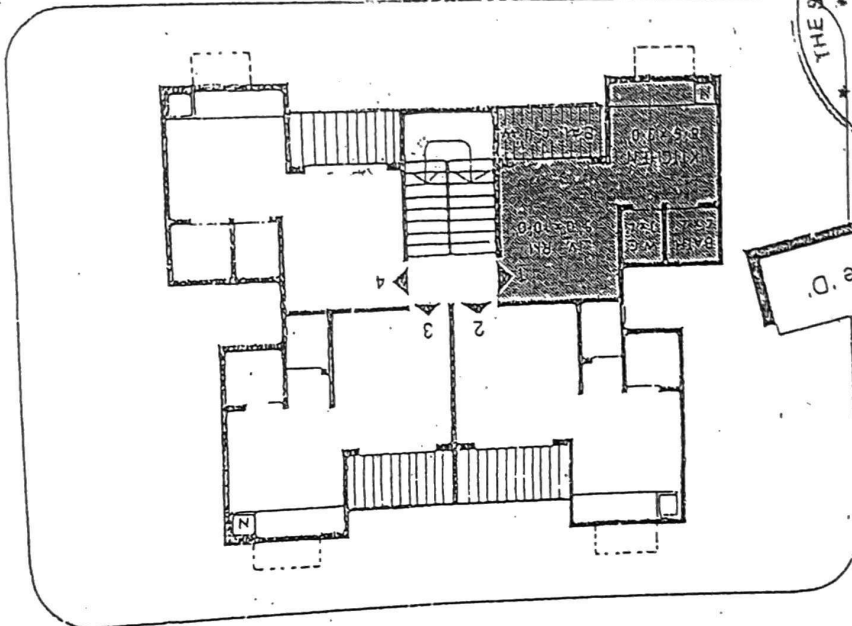
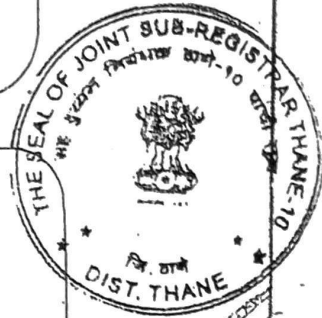
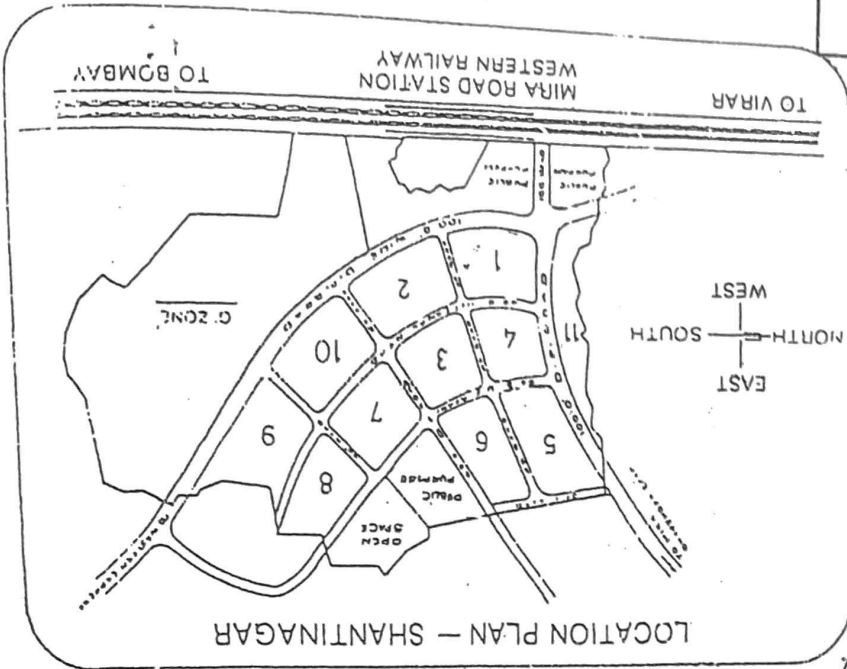
१) प्रत्येक वेक्टर मधील कुल्या बागांचेर इच्छयात आलेली तात्पुरती बांधकामे त्या वेक्टरचे बांधकाम पूर्ण झाल्यावर त्वरीत दूर करण्यात यावी.

२) वेक्टरांतील जंतगत रस्ते नगरपालिकेच्या विभागातील तयार वल्ल ते नगरपालिकेच्या विनामोयदना हस्तांतरित करावेत.



*[Signature]*  
 नगरपालिका  
 मिरा भांडर

टनन-१०	
२२३१	/२०२३
२३	५२



Certificate No. 38

Register/Folio No. 38

No. of Shares 05

# AKASH-GANGA SHANTI NAGAR CO-OP. HSG. SOC. LTD.

Regd. No. TNA / (TNA) / HSG / (TC) / 6871 / 94-95 Dated 27-9-94

Bldg. No. C/37-38, Sector No. 8, Shanti Nagar, Mira Road, (E), Dist. Thane-401 107.  
Authorised Share Capital Rs. 1,00,000/- Divided into 2000 Shares of Rs. 50 each

This is to Certify that ~~Mr. M. Sadanand~~ ~~Miss. M. Raman~~ RAMAN SADANAND P. is the registered holder of 05 fully paid up shares Nos. from 185 to 190 of Rs. 50/- each of the **AKASH-GANGA SHANTI NAGAR CO-OP. HSG. SOC. LTD.** ~~Subscribed by M. Sadanand~~ ~~and M. Raman~~ and the sum of Rupees 250/- has been paid in full.

Given under the sanction of the Society on 15 day of DECEMBER, 1995 at Mira Road (E) Dist. Thane



[Signature]  
Member of the Committee

[Signature]  
Hon. Secretary

[Signature]  
Chairman

2023/2023

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Share Reg. No. Old	To whom Transferred	Share Reg. No. New	Signatures
19.11.1995	38	38	Mr. S. Padmanabhan	38	<i>[Signature]</i>
13.01.1996	38	38	Mr. M. Subramaniam	38	<i>[Signature]</i>
26.10.2001	38	38	Mr. S. Padmanabhan	38	<i>[Signature]</i>
			<b>Hon. Secretary</b>		<i>[Signature]</i>
			<b>Chairman</b>		<i>[Signature]</i>

ट न न - १०

२०	१९
१९	२०



PK

## MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made and entered into at Thane on the 18<sup>th</sup> day of December, 2023.

BETWEEN

**MRS. P. KRISHNAVENI (W/O. MR. S. PADMAVEER)** an adult/s Indian inhabitant/s and owner/s of Flat No. 402, on the Fourth Floor, Bldg. No. C/38, in the Building known as Akash Ganga Shantinagar Chs. Ltd., situated at Sector VIII, Shanti Nagar, Mira Road (E), Dist: Thane-401107, hereinafter referred to as the "Party of the First Part" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include Survivor/s her respective heirs, executors, administrators and assigns) of the **FIRST PART**:

P Krishnaveni

Radhmad AND:



**DARSHANA GANESH RATHWAD** an Adult/s Indian Inhabitant/sand having present address at **104-9/A, Saidham Society, Near I.C.I.C.I. Tower, Sai Wadi, Telli Galli, Andheri (E), Mumbai-400069**, herein after called the "Party of the Second Part" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS:

- (i) The Parties hereto shall collectively be referred to as the "Parties" and individually referred to as "the Party of the First Part" and the "Party of the Second Part" as the context may be.
- (ii) The Party of the First Part is seized and possessed of and/or otherwise well and sufficiently entitled to as the absolute owners thereof of a Residential premises being **Flat No. 402, on the Fourth Floor, Bldg. No. C/38, in the Building known as Akash Ganga Shantinagar Chs. Ltd., situated at Sector VIII, Shanti Nagar, Mira Road (E), Dist: Thane-401107**, ( hereinafter Referred as the "**SAID FLAT**")
- (iii) The Party of the Second Part has offered to purchase the said Flat.
- (iv) The Parties have negotiated the terms and Condition as to the Consideration and completion of Sale and arrived at certain understanding which the Parties are desirous of reducing in writing.

**NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AND IT IS HEREBY AGREED AND UNDERSTOOD BY THE PARTIES AS FOLLOWS.-**


1. The Party of the Second Part has taken the inspection of the said Flat and the said all chain Agreement for Sale by and under which the Party of the First Part as purchased and acquired the said Flat and satisfied them as to the title of the Party of the First Part in respect of the said Flat.
2. The Party of the First Part have agreed to sale the said Flat and the Party of the Second Part has agreed to purchase the

P. Krishnaveni

*Rathwad*

said Flat for a total Lump-Sum consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakh Only).

3. The Party of the Second Part has further represented that an Agreement for Sale of the said Flat would have to be made and executed.
4. It is therefore agreed and understood by and between the Parties that the said Agreed consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakh Only) shall be paid by way of Cheque/Neft by the Party of the Second Part to the Party of the First Part in the following manner:
  - (i) Rs. 11,000/- (Rupees Eleven Thousand only) to the Transferor on 16/12/2023 before execution of this MOU as and by way of earnest money the receipt whereof the Party of the First Part do hereby admit and acknowledge.
  - (ii) Rs. 39,000/- (Rupees Thirty Nine Thousand Only) after execution of this MOU as and by way of earnest money the receipt whereof the Party of the First Part.
  - (iii) Rs. 34,50,000/- (Rupees Thirty Four Lakh Fifty Thousand Only) by way of Loan as and by way of Final Payment.
5. It is hereby agreed between both the parties that the Society Transfer fees of the said flat shall be paid by the both the parties equally.
6. The said Total consideration i.e. Rs. 35,00,000/- (Rupees Thirty Five Lakh Only) shall be cleared i.e. the deal shall be completed Within 45 Days from the date of this MOU.
7. It is agreed and understood that only after receipt of the entire Consideration amount of Rs. 35,00,000/- (Rupees Thirty Five Lakh Only) the Party of the First Part shall handover and deliver the physical possession of the said Flat to the Party of the Second Part and complete the other formalities including the Transfer of the said Shares issued by the said Society after the full and final payment.

P. Krishnaveni 

8. It is agreed and understood that the Party of the First Part shall be liable to pay and clear all the dues in respect of the said Flat including the Society's Outgoing and maintenance Charges and/or arrears thereof till the completion of sale, Electricity Bills, Telephone Bills installed in the said Flat till the date of Possession.

9. It is agreed that all the expenses including the Stamp Duty, Registration Charges, out of pocket expenses, etc. including Advocate's fees shall have to be paid and borne by the Party of the Second Part.

10. After receiving the entire consideration amount of **Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)** the Party of the First Part shall sign, make and/or execute all the necessary, forms, application that may be required to made, signed and/or executed to effect the Transfer of the said Shares in the name of the Party of the Second Part and to complete the sale.

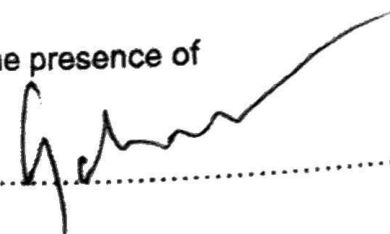
IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and seals on the day the year first hereinabove written.

Signed & Sealed Delivered  
By The Within named  
"The Party of the First Part"

**MRS. P. KRISHNAVENI**  
**(W/O. MR. S. PADMAVEER)**

P. Krishnaveni

In the presence of



(G. Chandrasekhar) Ph. 735729574

Signed & Sealed Delivered

By The Within named

"The Party of the Second Part"

**DARSHANA GANESH RATHWAD**

*(Rathwad)*

In the presence of

.....

**RECEIPT**

Received on/or before execution hereof and from with named Second Party i.e. **DARSHANA GANESH RATHWAD** a sum of Rs. **11,000/-** (Rupees **Eleven Thousand** Only) being the Token Payment against Flat No. 402, on the Fourth Floor, Bldg. No. C/38, in the Building known as Akash Ganga Shantinagar Chs. Ltd., situated at Sector VIII, Shanti Nagar, Mira Road (E), Dist: Thane-401107, of agreed consideration as mentioned herein and paid to me/us i.e. **MRS. P. KRISHNAVENI (W/O. MR. S. PADMAVEER)** in the following manner:-

Rs. **11,000/-** by NEFT REF No. **JASB22656000030** Date **16/12/2023**  
Bank Name **Janaseva Sahakari Bank (Borivali) Ltd.**

I/We Say Received Rupees **11,000/-**

*P. Krishnaveni*