

3,44,588

AND WHEREAS the VENDOR has decided to sale the said **Shop No. 05, Shop No. 06 & Shop No. 07** on the **Ground Floor**, and on the request of the PURCHASERS the VENDOR has agreed to sale the said Shop to the PURCHASERS. But parties have discussed the terms and conditions of sale and have rendered the same in writing.

NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AS FOLLOWS :-

- 1) The PURCHASERS already made the payment of **Rs. 25,50,000/- (Rupees Twenty Five Lakhs Fifty Thousand Only)** by Cheque mentioned below to the Vendor.

Rs. 25,000/-	Paid by Cash on Dated 09/11/2023
Rs. 1,00,000/-	Paid by Cash on Dated 09/11/2023
Rs. 5,00,000/-	Paid by Cash on Dated 02/12/2023
Rs. 5,00,000/-	Paid by Cheque No. <u>211154</u> on Dated _____
Rs. 5,00,000/-	Paid by Cheque No. <u>211155</u> on Dated _____
Rs. 1,00,000/-	Paid by Cheque No. <u>211156</u> on Dated _____
Rs. 1,94,588/-	Paid by Cheque No. <u>211157</u> on Dated _____
Rs. 50,000/-	Paid by Cheque No. <u>211158</u> on Dated _____
Rs. 1,35,000/-	Maintenance paid.
Rs. 2,54,412/-	Property tax paid.
Rs. 1,91,000/-	Cash will be paid after registration.
Rs. _____/-	Will be paid at the time of registration of Agreement for Sale within _____ Working Days.
Rs. 25,50,000/-	Total - (Rupees Twenty Five Lakhs Fifty Thousand Only).

All the above mentioned payments are made by the PURCHASERS to the VENDOR at the time of execution of M.O.U. as a part and all then terms and conditions of the said Agreement will be fulfilled till Registration of Agreement for sale.

- 3) It is agreed that the VENDOR will execute all necessary documents to registration of the said Shop. The VENDOR has agreed to give all Co-operations to the PURCHASERS for registration.

Sale will be supplied and given by the VENDOR to the PURCHASERS and the VENDOR shall not cause any delay more than a ____ **Working days** for work of registration of the Agreement.

- 6) The VENDOR has agreed to hand over possession of the said Shop to the PURCHASERS after the full and final payment made by the PURCHASERS.
- 7) The PURCHASERS should make the balance payment within ____ **working days** from the date of M.O.U.
- 8) The VENDOR has confirmed that the title of the said Shop is clear. The VENDOR has agreed to indemnify the losses and damages if any caused to the PURCHASERS due to the claim made by any other person to the title of the said Shop.
- 9) All the terms and conditions regarding the Agreement For Sale against the said Shop should be completed within ____ **Working days** after execution of this M.O.U.
- 10) If any problem after registration / Bank Loan I will return the Amount to the PURCHASERS without any interest within ____ **Working days**.
- 11) And the charges i.e. Society Maintenance Charges & Property Tax will be paid by the Vendor Only. And also Society NOC charges will be paid by the Vendor.
- 12) And if the PURCHASERS fails to make the balance amount to the vendor within the stipulated time period then 02% interest per annum will paid by the PURCHASERS to the Vendor on the balance amount.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED **"THE VENDOR"**
MR. ASHFAQUE AHMED MOHAMMED ZAKI KHAN
IN THE PRESENCE OF.....

1.

2.



SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED **"THE PURCHASERS"**
1) MR. BAJIRAO ANANDA BANDEKAR



2) MRS. SANGITA BAJIRAO BANDEKAR

IN THE PRESENCE OF.....

1.

2.



:: RECEIPT ::

Received from PURCHASERS a sum of **Rs. 25,00,000/-** (Rupees **Twenty Five Lakhs Only**) paid by **CASH** against the sale of **Shop No. 05** on the **Ground Floor**, admeasuring **260 Sq. Ft. Carpet Area** (including of **F. B. Area, Cupboard Area, Balcony Area and Parking Area**), **Shop No. 06** on the **Ground Floor**, admeasuring **270 Sq. Ft. Carpet Area** (including of **F. B. Area, Cupboard Area, Balcony Area and Parking Area**) & **Shop No. 07** on the **Ground Floor**, admeasuring **260 Sq. Ft. Carpet Area** (including of **F. B. Area, Cupboard Area, Balcony Area and Parking Area**) in the building known as "**SAMAN TOWER**" which is being constructed at **Plot No -39, situated No - 10E, of 12.5% Kalamboli G.E.S. Scheme, Tal- Pangel, Dist - Raigad,** within the limits of CIDCO Ltd.

I SAY RECEIVED.

25,00,000

Rs. 25,00,000/-

25,50,000/-



MR. ASHFAQUE AHMED MOHAMMED ZAKI KHAN
(THE VENDOR)

1.

2.



महाराष्ट्र MAHARASHTRA



दिनांक 30/11/2023
 मुद्रांक विभागीय अधिकारी
 टोलगा बंगला
 विधानसभा भवन
 मुद्रांक विभाग कोषा-बन्धि नगर मंडी
 पुनः-वा बंधुवाराणी नदी
 इको-प्रकल्पक कार्यालय, पानवेल मंडी
 मुद्रांक शुल्क प्रत्येक
 48676 रु. 30-11-2023
 एके कोषी कार्यालय नगर मंडी - रायगड
 खाजीराम कां वारेकर
 नरेंद्र वारेकर
 श्री. सुनिल विठ्ठल वारेकर
 कोषी नगर मंडी पानवेल रायगड
 नगर मंडी, रायगड - 400701

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made at Panvel today on this 30th day of NOVEMBER Year 2023.

MR. ASHFAQUE AHMED MOHAMMED ZAKI KHAN, Age 45 Years; (PAN NO. AGLPK1533B) (AADHAR NO. 8701 2954 2199) (MOB. NO. 9324067475) Indian inhabitant, Residing at Near Chandivali Studio, E-1403, Orchid Enclave, Nahar Amrit Shakti, Chandivali, Sakinaka, Mumbai - 400072; hereinafter referred as the Party of the **FIRST PART**.

...2...

Mumbai - 400701.