

Amit
Charmi
Raina Vaidya

THIS MEMORANDUM OF UNDERSTANDING (MOU) is made at Pune this 22nd
day of January, 2024;

Mrs. S.S. Khanzode.

BETWEEN

1. (a) Mr. Amit Shah (PAN ATZPS7532B) and (b) Mrs. Charmi Amit Shah (PAN EE RPS 2327F), both Indian citizens, inhabitants of Pune, residing at Flat No. 1003, 10th Floor, Bhujbal Township Building No. 2, Survey No. 67/2+4 to 7+9 to 11A, Kothrud, Pune, Pin Code 411038, hereinafter collectively referred to as "Transferors" (which expression, unless repugnant to the context or meaning thereof, includes their respective heirs, executors, administrators, and assigns) of the **ONE PART**;

AND

2. (a) Mrs. Saudamini Sudhakar Khanzode (PAN AQRPK9141P), residing at Flat No. 205, B-5 Building, Bhujbal Township, Near Ekalavya College, Near Mahatma Society, Kothrud, Pune, Pin Code 411038 and (b) Mrs. Raina Shriram Vaidya (PAN AEAPV7352L), residing at Flat No. 1203, Wing F, Raj Legacy -I, LBS Marg, Vikhroli West, Mumbai, Pin Code 400083, both Indian citizens, inhabitants of Mumbai, hereinafter collectively referred to as "Transferees" (which expression, unless repugnant to the context or meaning thereof, includes their respective heirs, executors, administrators, and assigns) of the **OTHER PART**;

The Transferors and Transferees are individually referred to as "Party" and collectively "Parties".

Capitalised words shall have the same meaning as assigned to them herein.

WHEREAS:

- A. By and under the Agreement for Sale dated 22nd December, 2009 (registered with the Sub-Registrar of Assurances Haveli -4 at Serial No. 9312/2009) ("MOFA Agreement"), executed by M/s. Bhujbal Brothers Construction Company as the Developer along with J.D. Bhujbal HUF (Karta & Manager) & Others in favour of (a) Ramesh Vijaykant Takale ("Ramesh") and (b) Swati Ramesh Takale ("Swati") as the Purchasers, under the provisions of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 ("MOFA"), flat admeasuring about 90.57 sq. mtrs. (i.e. 975 sq. ft.) built-up area together with an attached terrace admeasuring about 15.79 sq. mtrs. (i.e. 170 sq. ft.), bearing Flat No. 1003 ("Flat") on the 10th Floor of Building No. B-2 ("Building"), in Bhujbal Township, constructed on land admeasuring about 40,700 sq. mtrs., bearing Survey No. 67/2+4 to 7+9 to 11A at Kothrud Village, Haveli Taluka, Pune City