

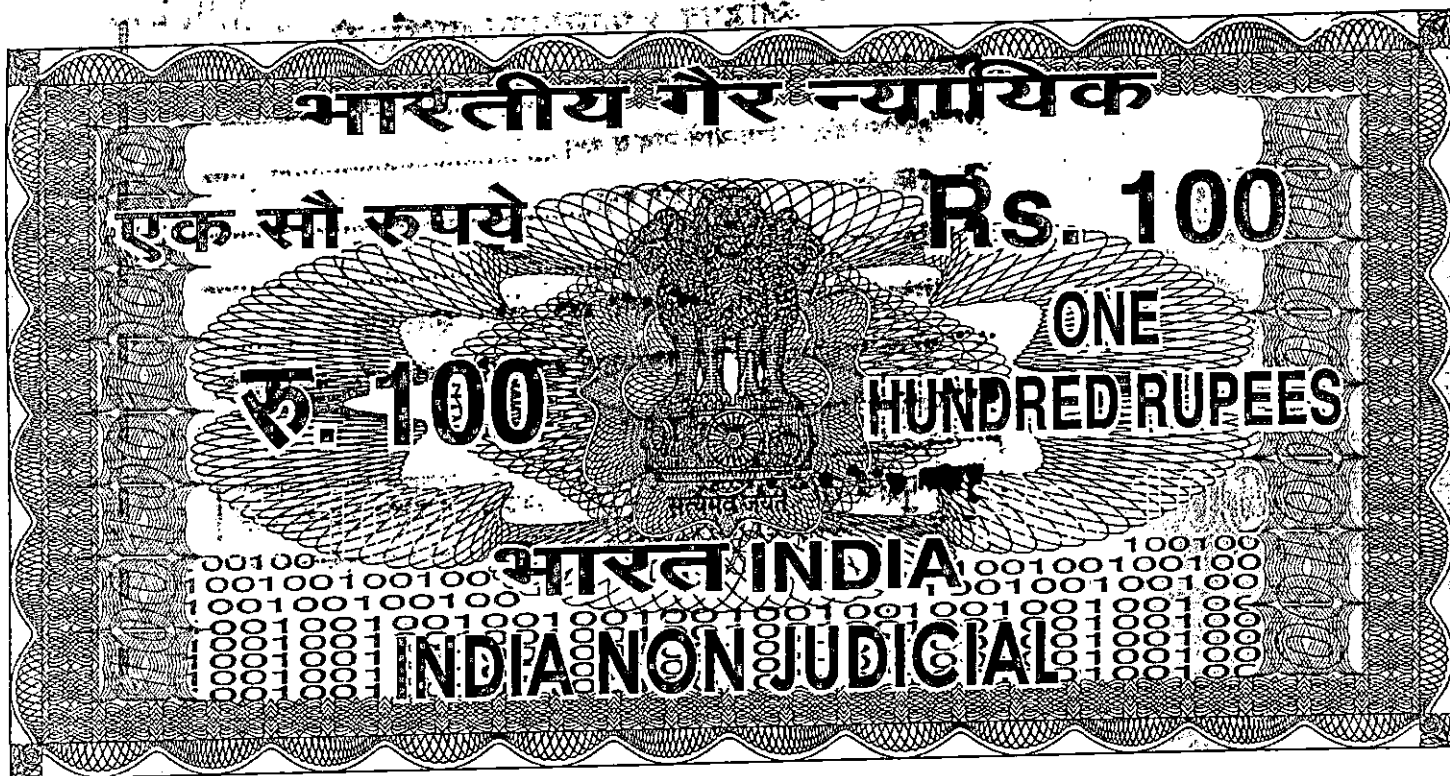
L-9/1404, Mira Road Swarajya CHS. Ltd.  
Mira Road, Thane.

**MEMORANDUM**

**OF**

**UNDERSTANDING**





महाराष्ट्र MAHARASHTRA

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47AA 947489



17. APR. 2023

## MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING made at MIRA ROAD [E], THANE on this 23<sup>rd</sup> day of Dec. 2023 between Geetanjali V. Kelshikar an adult, Indian, Inhabitant residing at 18-A, Archana J.L. Tambe Nagar, S.N-Road Mulund (West) Mumbai-400080. (hereinafter called as the Party of the First Part):

1)

*Kelshikar*

2)

*Geetanjali*

आडपत्र-१ फक्त प्रतिशापत्रसाठी 20 APR 2023

मुद्रांक विक्री नोंदवही अनुक्रमांक ..... दिनांक .....

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता Manoj Yadav

इसते असल्यास त्याचे नाव व पत्ता .....

इसते सही .....

परवानाधारक मुद्रांक विक्रेत्याची सही- (बनोद आर. दुबे)

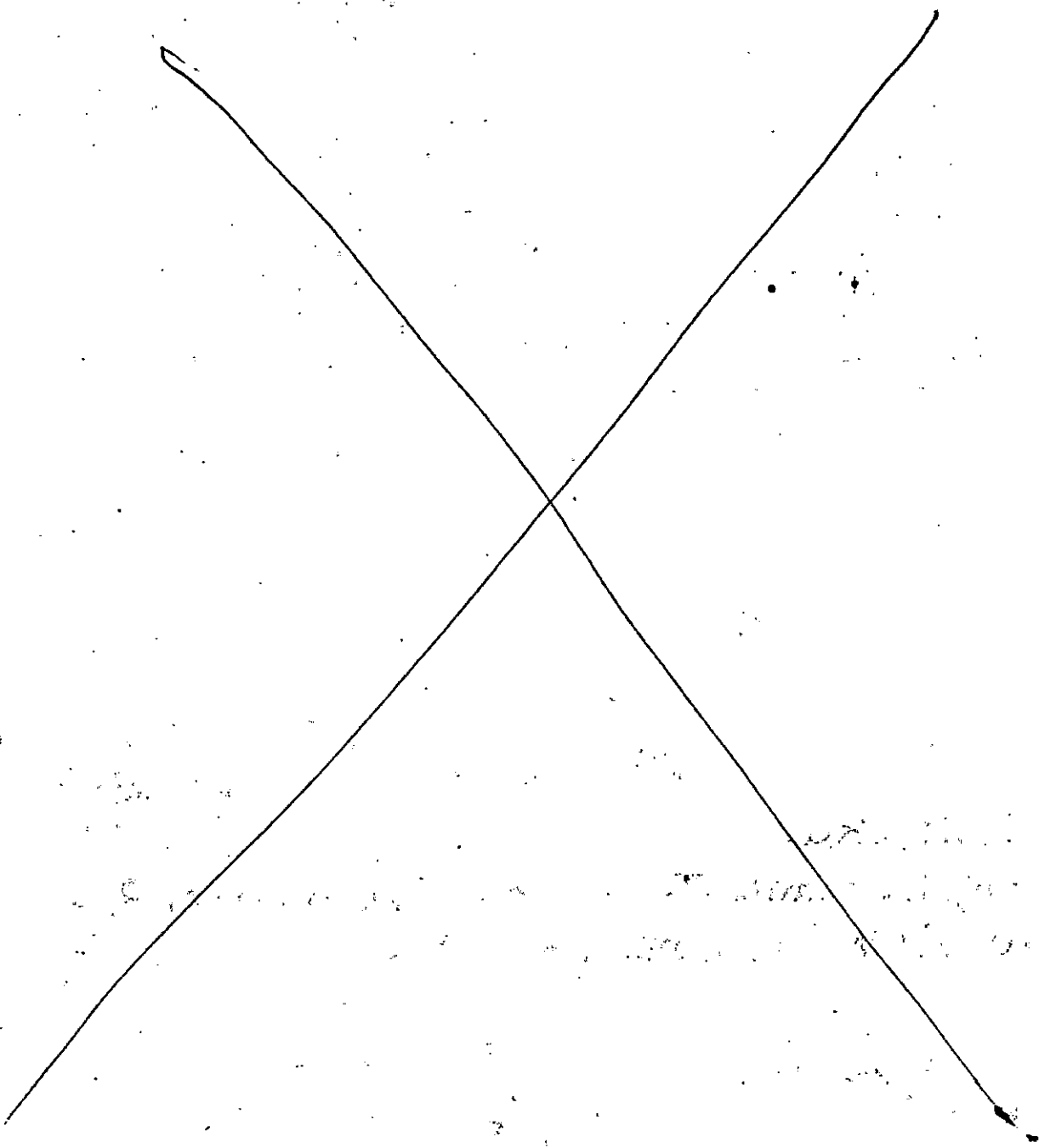
मुद्रांक विक्रीचे पत्ता-आदेश्वर कृपा, शांती पार्क, मीरा रोड (पूर्व), ठाणे.

परवाना क्रमांक - १२०१०४७

52337

पुस्तक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे

20 APR 2023



1.

2

3

AND

Mr. Shailesh S. Sonawane

adult, Indian, Inhabitant, residing at Room No.4, Tuljabai Sherkhane  
Sedan, Dharavi, Mum-400017. (hereinafter called as the  
party of the **Second Part**): as set out the following terms and condition:

1. The Party of the First part hereby agrees to sell, transfer his rights, title and interest in respect of Flat/Shop situated at. Flat/Shop No. L-9, 1404  
Mira Road Swawaiya CHS. Ltd. Mhada Colony Mira  
Road East, Thane-401107. area admeasuring 333 sq. feet, (Built  
up/Carpet), bearing Survey No. \_\_\_\_\_, lying, being and situated at  
Village \_\_\_\_\_, Taluka & District Thane, Registration District &  
Sub-District of Thane and falling within the Limits of Mira-Bhayander  
Municipal Corporation. (hereinafter referred to as the Said Flat/Shop).

2. The Party of the First Part have agreed to transfer the said rights, title and  
interest of the said Flat/Shop and handover vacant possession of the said  
Flat/Shop to the Party of the Second part at and for the total  
consideration of Rs. 45,50,000/- (Rupees.  
Forty Five Lakh, Fiftee Thousand Only) together with all deposits  
and contribution made by the Party of the First Part to various local  
authorities for the beneficial enjoyment and occupation of the said  
Flat/Shop.

3. The said consideration amount of Rs. 45,50,000/- (Rupees.  
Forty Five Lakh, Fiftee Thousand Only) will be paid by the Party of  
the Second Part to the Party of the First Part in following way:

(a) Rs. 40,00,000/- (Agreement for Sale)

(b) Rs. 5,50,000/- Cash part

(a1) Rs. 1) Rs. 2,00,000/- - Cheque No. 0 259 35, SBI, Sion dt. 23/12/23  
(towards Token payment)

(a2) Rs. 2) Rs. 2,00,000/- Cheque No. 0 259 36, SBI, Sion dt. 23/12/23  
Part amount (on or before Agreement for sale).

(a3) Rs. \_\_\_\_\_/- Full and Final Payment on/or before \_\_\_\_\_

4. The Party of the Second Part had paid to the party of the First Part a sum of  
Rs. \_\_\_\_\_/- (Rupees. \_\_\_\_\_  
Only), towards Token payment, where of the Party of the First Part  
admits and acknowledge to have received the Rs. \_\_\_\_\_/-  
(Rupees. \_\_\_\_\_ Only).

1) Adhikar

2) [Signature]

5. The Party of the First Part is aware that the Party of the Second Part is availing of housing loan from Bank / Financial Institution for purchase of said Flat/Shop. The Party of the First Part hereby agrees to provide to the Party of the Second Part with all the related documents of the said Flat/Shop as may be required by the Bank / Financial Institution.
6. The possession of the said Flat/Shop will be given by the Party of the First Part immediately after receiving the full and final payment in bank of the agreed consideration.
7. It is agreed between the parties that the society's transfer fees payable to the said society shall be shared between themselves equally 50% each.
8. Electricity, Society Maintenance, Property tax & any other outstanding dues if any shall be cleared by Party of the First part up to the date of possession.
9. The Party of the First part will not be liable for any liabilities / obligation, etc on the said Flat/Shop after handing over the vacant possession of the said Flat/Shop to the Party of the Second part. The Party of the first part will handover the said Flat/Shop free of any defects as to title and of liabilities of any kind whatsoever on the required date. The Party of the Second part will not be liable to pay any dues to the party of the first part which the party of the second part does not know and is not connected with.
10. If there is any legal or technical problems in documents owner is bound to return the Part amount.
11. In addition 2% brokerage has to be paid by the Seller/s and purchaser/s total amount of the sale of the said premises.

1)

*Belshikan*

2)

*Arin*

IN WITNESS WHEREOF THE RESPECTIVE PARTIES HAVE  
SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEEMS  
ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the

Within named "THE FIRST PART" )

Mrs. Geetanjali V. Kelshikar ) *Geetanjali*

In the presence of )

1. Mr. Akash Gaikwad ) *Mr. Gokul*

2. Mr. Sandeep Goregaonkar ) Sandeep

SIGNED AND DELIVERED by the

Within named "THE SECOND PART" )

Mr. Shailesh S. Sonawane ) *Shailesh*

In the presence of ..... )

1. Mr. Akash Gaikwad ) *Mr. Gokul*

2. Mr. Sandeep Goregaonkar ) Sandeep

RECEIPT

RECEIVED on 23/12/23 of and from the within named "TRANSFEREE"

MR. Shailesh S. Sonawane the sum of Rs. 2,00,000 + 2,00,000/-  
(Rupees. Four lakhs Only Only) being Token  
Amount towards Sale & Transfer of Flat/Shop No.

L-9/1404  
Mira Road Swarajya CHS Ltd. Mhada Colony  
Mira Road East, Thane 401107. out of Agreed Consideration of Rs.  
45,50,000/- with the terms and condition mentioned herein and  
paid in the following manners :

RS. 2,00,000/- = CHEQUE NO. 025935 Dated: 23/12/2023  
DRAWN ON SBT, Sion Circle, Sion

RS. 2,00,000/- = CHEQUE NO. 023936 Dated: 23/12/2023  
DRAWN ON SBT, Sion Circle, Sion

RS.        / = CHEQUE NO.        Dated:         
DRAWN ON       

\*(Subject To Realization)

I SAY RECEIVED Rs. Total, Rs. 4,00,000/-  
(Rs. Four Lakhs Only)

Shiw  
23/12/23  
Shailesh S Sonawane.

Geetanjali  
MRS. Geetanjali V. Kelshikar

Witness:

1. Mr. Akash Gaikwad Akash Gaikwad

2. Mr. Sandeep Goregaonkar. Sandeep



111000



सायन (पश्चिम) शाखा, मुंबई  
SION (WEST) BRANCH, MUMBAI-400022  
IFSC: CBIN0282064

सभी शाखाओं पर देय PAYABLE AT ALL BRANCHES  
दि ति जा मा व च व द  
02 01 2024  
D D M M Y Y Y Y

Pay Gee tanjali Vikrant Keshikar या धारक को or Bearer

रुपये Rupees Two lakh only अदा करें ₹ 2,00,000

खाता नं०  
A/c. No. 1005034040

SHARAD BHASKAR SONAVANE ASHA SHARAD SONAWANE  
धरणा धरणाए उतर कर / Please sign above

SIONS

⑈ 317894⑈ 400016053⑈ 000482⑈ 31

20000/- Payment was done from my father's a/c. as fund was available in his a/c. *[Signature]*

Name: Girelanjali Vikerant Keshwika  
Bank: ICICI / Sion Road  
A/C NO: 623801133969  
Mob: 9167369449.



9869455586

2. Mr. Sandeep Goregaonkar.

Sandeep