

महाराष्ट्र MAHARASHTRA

2023

CH 328940

23 FEB 2024

क्र. सं. 10797 दि. मु. सं. 8

दस्तावेज प्रकार MCO

दस्तावेजाचा प्रकार आणि मूल्य/वर्णन

दस्तावेजाचे वर्णन

मुद्रांक विभाग घेण्यासाठी मूल्य

पत्ता

दस्तावेजाचे बंधनकारकते मूल्य

हस्ताक्षरकर्त्याचे नाव व पत्ता

गणेश गुरुदेव

101/1 MIDC

श्री. 876

समीज एल. दसावे

घरव्यवस्था क्र. 2201072

सी.टी. फाउंड रोड, पुणे-३६.

मुद्रांक विभाग घेण्यासाठी मूली

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला.

त्यांनी त्याच कारणासाठी ६ महिन्यांच्या आत वापरण्याचा आहे

वरिष्ठ कोषागार अधिकारी

पुणे

21 FEB 2024

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

NOTARY

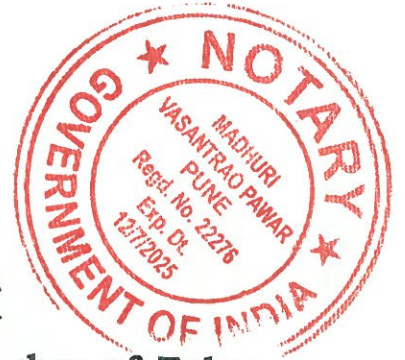
VASANTH PUNE

Govt. No. 2276

EST. IN 1971/2025

GOVERNMENT OF INDIA





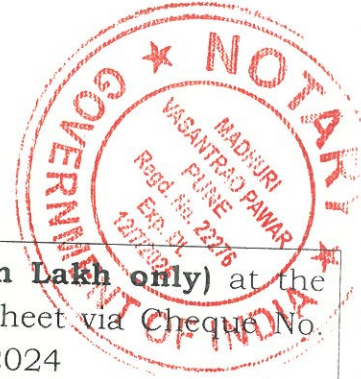
## MOU/TERM SHEET

The MOU/Term sheet made in Pune on 23<sup>rd</sup> day of February 2024.

1.	<b>PROJECT NAME</b>	<b>LEISURE TOWN</b>
2.	<b>LOCATION</b>	<b>Hadapsar Pune - 411028</b>
3.	<b>BUILDING USE TYPE</b>	<b>RESIDENTIAL</b>
4.	<b>TRANSACTION TYPE</b>	<b>OUTRIGHT SALE</b>
5.	<b>PROPERTY DESCRIPTION</b>	Within Limits Of PMC, Hadapsar, Survey No. 202 and others, Flat no. <b>B3-203</b> , Of Carpet Area Admeasuring <b>50.19 sq. mtrs. alongwith 6.45 sq. mtrs. Enclosed Balcony, 2.72 sq. mtrs. Dry Balcony and 9.30 sq. mtrs. terrace</b> on 2nd Floor, with one Open reserved car parking in the building "B3" Leisure Town.
6.	<b>SELLER</b>	<b>1. MR. RHYTHM ANJANKUMAR KOTHARI</b> Aadhar : 7097 8648 9521 PAN : ATBPK3322M <b>2. MRS. KANAN RHYTHM KOTHARI</b> Aadhar : 5012 8697 4043 PAN : AJVPG4068N Both R/At: M-5, Shivani Apartment, Ambawadi, Gujrat:380015.
7.	<b>PURCHASER/BUYER</b>	<b>MS. VIDYA GOURISHANKAR UPADHYE</b> Aadhar : 9478 2459 3178 PAN : ABBPU9942M R/At ;Shivaji Society Road, Behind UdyogBhawan, Udgir, Latur : 413517.
8.	<b>CARPTET AREA (Including enclosed Balconies)</b>	<b>68.66 sq. mtrs.</b>
9.	<b>BUILT-UP AREA</b>	-
10.	<b>CAR PARKING</b>	<b>OPEN RESERVED CAR PARKING</b>
11.	<b>CONSIDERATION PRICE</b>	<b>Rs.70,00,000/- (Rs. Seventy Lakh Only)</b>
12.	<b>FLAT CONDITION</b>	The Deal is on <b>"As is where is condition Basis"</b> .
13.	<b>ADDITIONAL PAYMENT TO BE PAID BY THE PURCHASER</b>	<ul style="list-style-type: none"><li>• Stamp Duty</li><li>• Registration Fees</li><li>• Society transfers charges</li><li>• Legal Fees</li></ul>



14.	<b>ADVANCE / TOKEN PAYMENT</b>	<p>1. <b>Rs. 10,00,000/- (Rupees Ten Lakh only)</b> at the time of signing the MOU/Term Sheet via Cheque No. 449200, SBI Bank, Date: 19/02/2024</p> <p>2. <b>Rs. 10,00,000/- (Rupees Ten Lakh only)</b> via Cheque No. 449201, SBI Bank, Date: 19/02/2024</p>
15.	<b>PAYMENT SCHEDULED</b>	<p><b>Rs. 49,30,000/- (Fourty-Nine Lakh thirty thousand only)</b> will pay through Bank Loan within immediately after submitting the original agreement (Between Seller with builder) and New Sale deed from buyer to seller.</p> <p><u>Note:-</u> 1% TDS (Rs. 70,000/-) will be deducted on the agreement value</p>
16.	<b>TDS</b>	TDS shall be deducted @ applicable rate by Purchasers & TDS Certificate will be handed over to Seller at the time of registration. TDS certificate will also be part of the Agreement.
17.	<b>ESTIMATED TIME OF COMPLETION OF DEAL</b>	45 Days including Due Diligence Time, from the date of signing this Term Sheet/MOU.
18.	<b>SELLERS OBLIGATION</b>	<ol style="list-style-type: none"> <li>1. Shall provide Clear &amp; Marketable title</li> <li>2. Shall clear all Outstanding Dues &amp; Payment such as electricity, Corporation tax and foreclose existing loan (If any)</li> <li>3. Purchase Agreement between Seller and Builder (Original)</li> <li>4. Possession/Completion Letter (Original)</li> <li>5. Society Share Certificate/NOC (Original)</li> <li>6. Society Registration Certificate (Original)</li> <li>7. Society NOC Original (Bank Format)</li> <li>8. Copy of Sanctioned Plan</li> <li>9. Details of Bank Loan taken for /against the property and get NOC/No Dues certificate; if any</li> </ol>
19.	<b>PURCHASERS/BUYERS OBLIGATION</b>	<p>Following Documents Will be managed by the Purchasers.</p> <ol style="list-style-type: none"> <li>1. TDS Certificate - 1% of Consideration Amount</li> </ol>
20.	<b>POSSESSION OF THE SAID FLAT</b>	That, on payment of full and final amount of the Consideration herein received, the Buyer shall be entitled to the vacant and peaceful possession of the Said Flat and Seller shall deliver the vacant and peaceful possession of the Said Flat on the final sale of the above Said Flat and the Purchaser will have the







		right to HAVE AND HOLD, TO POSSES, TO OCCUPY, TO USE, AND ENJOY the Said Flat without any obstruction, disturbance and interruption.
21.	<b>CANCELLATION</b>	If the transaction is cancelled by Buyer due to any reason (other than legal problem in Property) Seller will refund the amount received after deduction Rs 1,00,000/- If the transaction is cancelled by Seller due to any reason then Seller will refund amount received till date and additional Rs. 1,00,000/-.

The above terms and conditions are accepted and agreed by **BUYER** and **SELLER** and the parties intend to enter in to a legally binding Sale agreement which will reflect the above terms and conditions.

SELLER NAME AND SIGN	LEFT THUMB IMPRESSION	PHOTO
 15/2/24 <b>1. MR. RHYTHM ANJANKUMAR KOTHARI</b>		
 18/02/24 <b>2. MRS. KANAN RHYTHM KOTHARI</b>		
BUYERS NAME AND SIGN	LEFT THUMB IMPRESSION	PHOTO
 18.2.2024  18.2.2024 <b>MS. VIDYA GOURISHANKAR UPADHYE</b>		





Witness # 1:

Signature:

*[Handwritten Signature]*

Name:

Abhay. D. Ghugre

Address:

Sudhaji Society,  
Vdgar. Dist. Latur.

Witness # 2:

Signature:

*[Handwritten Signature]*

Name: DHAVAL SHAM

Address: E1-108, Kumar Picasso,  
Sad & Sahasra Nali Road,  
Hadapsar - PUNE: 411028

**BEFORE ME**

*[Handwritten Signature]*

**MADHURI VASANTRO PAWAR**  
ADVOCATE & NOTARY  
GOVT OF INDIA

**MADHURI VASANTRO PAWAR**  
Sr. No. 40/2, J.J. Niwas, Keshavnagar,  
Mundhwa, Pune-411036  
Mob.: 9764292996

**23 FEB 2024**

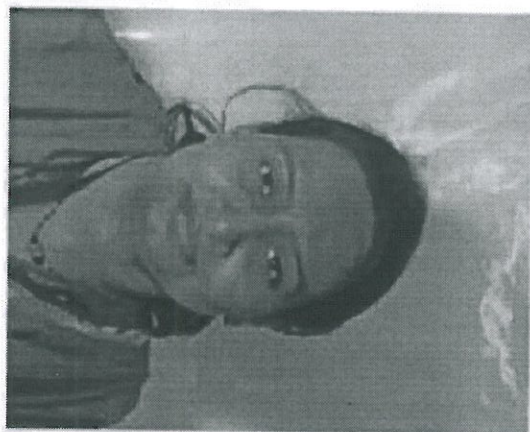
**NOTED AND REGISTERED**  
**AT SERIAL NUMBER 536/2024**  
**DATED ON 23 FEB 2024**







GOVERNMENT OF INDIA



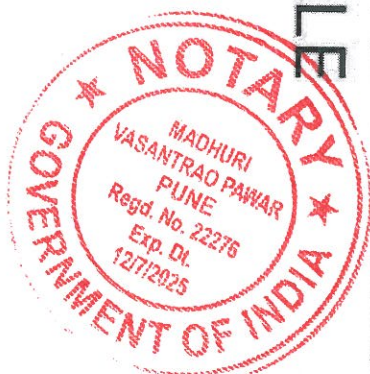
उपाध्ये विद्या गौरीशंकर

Upadhye Vidya

Gourishankar

DOB: 25-07-1980

FEMALE



9478 2459 3178

Mera Aadhaar, Meri Pehchaan





ભારત સરકાર  
Government of India

ભારતીય વિશિષ્ટ ઓળખ પ્રાધિકરણ  
Unique Identification Authority of India

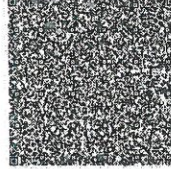
નોંધણીની ઓળખ / Enrollment No. : 0000/00147/20038

To  
Rhythm A Kothari  
રિધમ એ કોઠારી  
G-304, Indraprasth Greens,  
Near Shyamal 3B Row house, Opp Shyam Shivam Bunglows.,  
Shyamal Cross road,  
Satellite,  
VTC: Ahmadabad City, PO: Manekbag,  
District: Ahmedabad,  
State: Gujarat, PIN Code: 380015,  
Mobile: 9825252639

26740385



KG267403850FI



આપનો આધાર નંબર / Your Aadhaar No. :

**7097 8648 9521**

મારો આધાર, મારી ઓળખ



ભારત સરકાર  
Government of India



Issue Date: 17/11/2011



રિધમ એ કોઠારી  
Rhythm A Kothari  
જન્મ તારીખ / DOB: 23/01/1987  
પુરુષ / Male

**7097 8648 9521**

મારો આધાર, મારી ઓળખ





ભારત સરકાર  
Government of India

ભારતીય વિશિષ્ટ ઓળખ પ્રાધિકરણ  
Unique Identification Authority of India

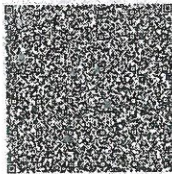
નોંધણીની ઓળખ / Enrollment No. : 0000/00583/53677

To  
Kanan Rhythm Kothari  
કાનન રિધમ કોઠારી  
G-304, Indraprasth Greens,  
Near Shyamal 3B Row house, Opp Shyam Shivam Bungalows,  
Near Shyamal Cross road,  
Satellite,  
VTC: Ahmadabad City, PO: Manekbag,  
District: Ahmedabad,  
State: Gujarat, PIN Code: 380015,  
Mobile: 9727155977

26740388



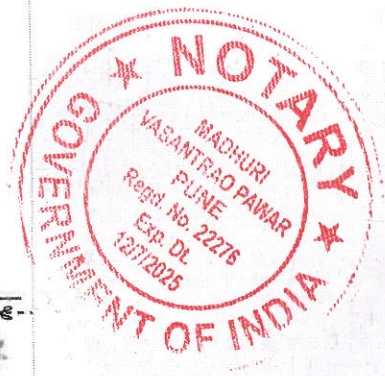
KG267403885FI



આપનો આધાર નંબર / Your Aadhaar No. :

**5012 8697 4043**

મારો આધાર, મારી ઓળખ



ભારત સરકાર  
Government of India



Issue Date: 31/08/2011



કાનન રિધમ કોઠારી  
Kanan Rhythm Kothari  
જન્મ તારીખ / DOB: 23/02/1983  
સ્ત્રી / Female

**5012 8697 4043**

મારો આધાર, મારી ઓળખ