

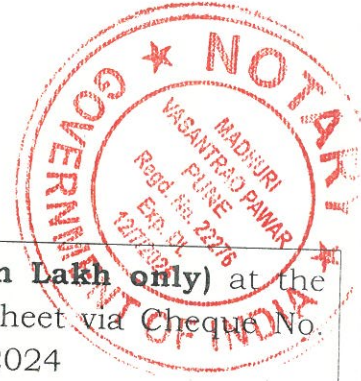


MOU/TERM SHEET

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

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

14.	ADVANCE / TOKEN PAYMENT	<p>1. Rs. 10,00,000/- (Rupees Ten Lakh only) at the time of signing the MOU/Term Sheet via Cheque No. 449200, SBI Bank, Date: 19/02/2024</p> <p>2. Rs. 10,00,000/- (Rupees Ten Lakh only) via Cheque No. 449201, SBI Bank, Date: 19/02/2024</p>
15.	PAYMENT SCHEDULED	<p>Rs. 49,30,000/- (Fourty-Nine Lakh thirty thousand only) 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.	TDS	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.	ESTIMATED TIME OF COMPLETION OF DEAL	45 Days including Due Diligence Time, from the date of signing this Term Sheet/MOU.
18.	SELLERS OBLIGATION	<ol style="list-style-type: none"> 1. Shall provide Clear & Marketable title 2. Shall clear all Outstanding Dues & Payment such as electricity, Corporation tax and foreclose existing loan (If any) 3. Purchase Agreement between Seller and Builder (Original) 4. Possession/Completion Letter (Original) 5. Society Share Certificate/NOC (Original) 6. Society Registration Certificate (Original) 7. Society NOC Original (Bank Format) 8. Copy of Sanctioned Plan 9. Details of Bank Loan taken for /against the property and get NOC/No Dues certificate; if any
19.	PURCHASERS/BUYERS OBLIGATION	<p>Following Documents Will be managed by the Purchasers.</p> <ol style="list-style-type: none"> 1. TDS Certificate - 1% of Consideration Amount
20.	POSSESSION OF THE SAID FLAT	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.	CANCELLATION	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 1. MR. RHYTHM ANJANKUMAR KOTHARI		
 18/02/24 2. MRS. KANAN RHYTHM KOTHARI		
BUYERS NAME AND SIGN	LEFT THUMB IMPRESSION	PHOTO
 18.2.2024 MS. VIDYA GOURISHANKAR UPADHYE		





Witness # 1:
Signature: 
Name: Abhay. D. Ghugre
Address: Sushruti Society,
Vdgar. Dist. Latur.

Witness # 2:
Signature: 
Name: DHAIVAL SHAH
Address: E1-108, Kumar Picasso,
Sad & Sahasra Nali Road,
Hadapsar - PUNE: 411028

BEFORE ME


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

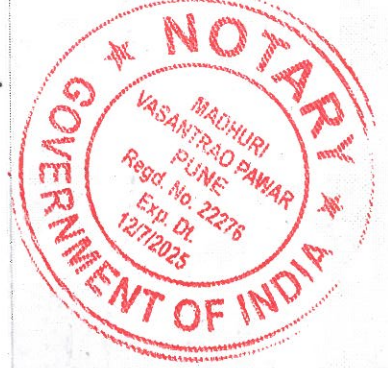
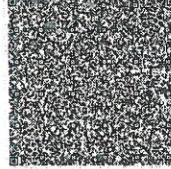
નોંધણીની ઓળખ / Enrollment No. : 0000/00147/20038

To
Rhythm A Kothari
રિધમ એ કોઠારી
G-304, Indraprasth Greens,
Near Shyamal 3B Row house, Opp Shyam Shivam Bungalows.,
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
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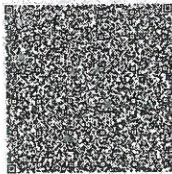
નોંધણીની ઓળખ / Enrollment No. : 0000/00583/53677

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

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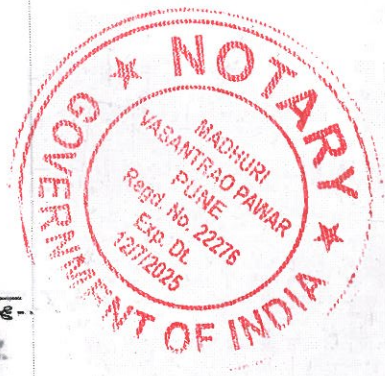
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આપનો આધાર નંબર / Your Aadhaar No. :

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