



Wednesday, August 20, 2008

5:48:04 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5421

दिनांक 20/08/2008

गावाचे नाव कोपरी

दस्तऐवजाचा अनुक्रमांक वदर14 - 05385 - 2008

दस्ता ऐवजाचा प्रकार करारनामा

DELIVERED

सादर करणाराचे नाव: सुनिता प्रदिप नायकोडी

नोंदणी फी

:-

11100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

440.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)

एकूण

रु.

11540.00

आपणास हा दस्त अंदाजे 6:02PM ह्या वेळेस मिळेल



दुय्यम निबंधक

सह दु.नि.का-कुर्ला 4

बाजार मुल्य: 1108867 रु. मोबदला: 1050000 रु.

भरलेले मुद्रांक शुल्क: 38140 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: कॅनरा बँक मुं. 76;

डीडी/धनाकर्ष क्रमांक: 582798; रक्कम: 11100 रु.; दिनांक: 18/08/2008

DELIVERED

समाशोधनासाठी राहून

सह दुय्यम निबंधक कुर्ला क्र. ४,  
मुंबई उपनगर जिल्हा.

Mrs. Sunita Pradip Naikodi  
 Authorised Signatory

22973  
 No: 094667

खातेदाराची प्रत / Party Copy

मुंबई जिल्हा मध्यवर्ती सहकारी बँक मर्यादित  
 THE MUMBAI DISTRICT CENTRAL CO-OPERATIVE BANK LTD.

दिनांक / Date: 20/8/08  
 मुद्रांक शुल्क / Stamp Duty ₹ / Rs 38

सेवा आकारणी शुल्क / ₹ / Rs  
 Service Charges  
 No. of Document  
 एकूण / Total ₹ / Rs 150000

असरी रुपये / Amount in words  
 Eight Hundred & Fifty Thousand  
 THE MUMBAI DISTRICT CENTRAL CO-OPERATIVE BANK LTD. VIKHROLI (W) BRANCH, S.G.S. HOUSE, GR. FLOOR, NEAR POWAI TELEPHONE EXCHANGE, VIKHROLI (W), MUMBAI-400 083.

ग्राहकाचे नाव / Name of counter party  
 Mrs. Sunita Pradip Naikodi  
 पत्ता / Address & Tel. No. Room No. 72, Bldg. No. 6, Hill Side, 76, Powai, Mumbai-400 076.  
 पान नं. / Pan No. AFHPN3060P

उद्देश / Purpose of transaction  
 Agreement for Sale  
 व शाखा / Name of the Drawee Bank & Branch  
 Cash.

डीडी / पे ऑर्डर / चेक नं.  
 D.D./P.O./Cheque No. if any  
 अधिकारीची सही / Authorised Signatory  
 Deepak Bade

**AGREEMENT FOR SALE २००८**

This Agreement for Sale entered into at Mumbai, this 20<sup>th</sup> day

Naikodi  
Naikodi  
Sindhu  
Pr

of August, 2008, between (1) Mr. PRAMOD PILLAI, age about 39 years, and holding Pan No. AEPPP3612N & (2) Mrs. SINDHU P. PILLAI, age about 35 years, and holding Pan No. AGXPP4843K, both residing at Flat no.103, Panhalgad, I.I.T. Bombay Staff Co-op Housing Society Ltd., Near Shetty School, Powai, Mumbai-400 076, hereinafter called & referred to as 'TRANSFEROR', (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include it's administrators, successors, heirs, nominees and/or assigns) of the FIRST PART.

AND

(1) Mrs. SUNITA PRADIP NAIKODI, age about 32 years, and holding Pan No. AFHPN3060P & (2) Mr. PRADIP EKNATH NAIKODI, age about 42 years, and holding Pan No. ADVPN1353K, both residing at

.....2

Pr Sindhu Naikodi Naikodi

:2:

Room No.72, Type I, Bldg. No.6, Hill Side, I.I.T. Campus, Powai,  
Mumbai 400 076, hereinafter called & referred to as 'TRANSFEEE',  
(which expression shall, unless it be repugnant to the context or  
meaning thereof, mean and include it's administrators, successors,  
heirs, nominees and/or assigns) of the SECOND PART.

बदर-१४
५३५५ २
२००८

WHEREAS-

A. The Transferor are bonafied members of I.I.T. Bombay Staff  
Co-operative Housing Society Limited, a society registered under the  
Maharashtra Co-operative Societies Act, 1960 by the Assistant  
Registrar of Co-operative Societies, and having its registration No.  
BOM/(W)S/HSG/(TC)/7594/93-94, hereinafter referred to as the 'Said  
Society'. And as a member of the said society, the Transferor herein  
was allotted Share Certificate no. 227, having Five (5) fully paid  
shares of Rupees Fifty(Rs.50/-) each and bearing distinctive Nos.  
from 1131 to 1135 (both numbers inclusive), hereinafter referred to  
as the 'Said Shares'



And Whereas appurtenant to holding the Said Shares, the  
Transferor has incidentally the right to use & occupy Flat no. 103,  
situated on 1<sup>st</sup> floor of Panhalgad building of the said society i.e.  
I.I.T. Bombay Staff Co-operative Housing Society Limited, Kopari

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*Ram*

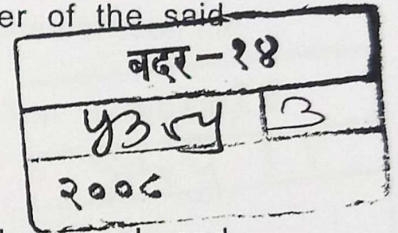
*Sindhu*

*Naikodi*

*Naikodi*

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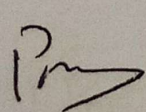
village, Powai, Mumbai-400 076, and admeasuring 312 sq.ft. built up area and more particularly as described in Schedule mentioned herein under. The Flat no. 103, of Panhalgad Bldg., shall hereinafter be called & referred to as 'SAID FLAT PREMISES', for the sake of brevity & convenience. The said Flat Premises was allotted to the Transferor, by the said society, by executing an Allotment letter dated 16/01/2002. Whereas the land for the construction of building was taken on Lease by the said Society from MHADA, by paying proper stamp Duty, and hence no stamp duty was payable by Transferor for allotted Premises, as he was member of the said Society.

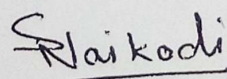


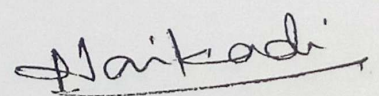
AND WHEREAS the Transferor are absolutely seized, and possessed of or otherwise well and sufficiently entitled to said shares & the said Flat Premises, have agreed to sell, assign and transfer unto the Transferee, their entire right, title, interest and benefits the said Flat Premises and the said Shares of the said Society along with the deposit money, reserve funds including sinking funds etc. held by the Transferor with the said Society, for the Consideration amount of Rs.10,50,000/- (Rupees Ten Lac Fifty Thousand Only). And it has become necessary and desirable to record and reduce it



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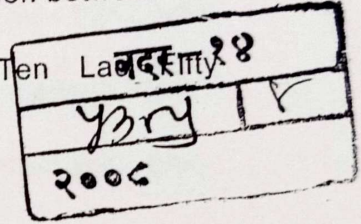
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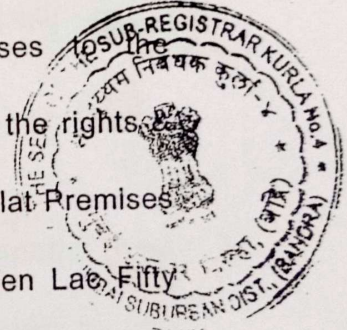
to writing as the Agreement for Sale, assign and transfer, as mutually agreed by and between the parties as under :-

**NOW IT IS HEREBY AGREED BY AND BETWEEN  
THE PARTIES HERETO AS FOLLOWS:**

1. The total consideration for the said Flat Premises i.e. Flat no.103, Panhalgad, I.I.T. Bombay Staff Co-operative Housing Society Ltd., Near Shetty School, Kopari village, Powai, Mumbai-400 076, inclusive of the transfer of the said shares, reserve funds & deposits, is mutually agreed upon between the both Parties at Rs.10,50,000/- (Rupees Ten Lacs Fifty Thousand Only).



2. The Transferor are selling their right and interest in the Said Shares and incidentally the said Flat Premises Transferee and the Transferee are purchasing all the rights interest of Transferor in the Said Shares & Said Flat Premises for a consideration of Rs.10,50,000/- (Rupees Ten Lacs Fifty Thousand Only).



3. The Total consideration amount of Rs.10,50,000/-, shall be

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P. Sindhoo

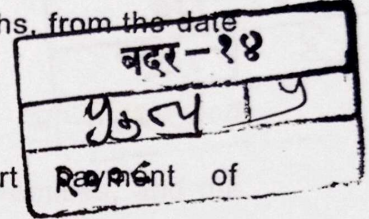
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payable by the Transferee to the Transferor, with terms & conditions, which are as follows :-

- a. The total consideration amount of Rs.10,50,000/- (Rupees Ten Lac Fifty Thousand Only), shall be payable by the Transferee to the Transferor, within a period of 2 Months, from the date of Execution of this Agreement.

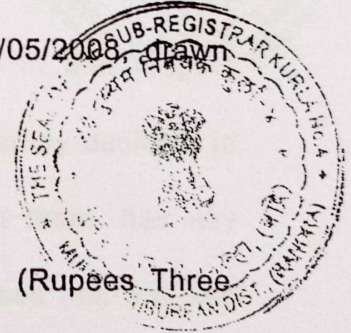


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- b. The Transferee has already made Part Payment of Rs.6,75,000/- (Rupees Six Lac Seventy Five Thousand Only), out of the total consideration amount of Rs.10,50,000/- (Rupees Ten Lac Fifty Thousand Only), to the Transferor.

Details of the Part Payments received by the Transferor are -

- (i) Rs.3,00,000/-, vide chq no.939585, dated 13/05/2008, drawn on Canara Bank.
- (ii) Rs.2,00,000/-, vide chq no.178014, dated 13/05/2008, drawn on Saraswat Co-op Bank Ltd.
- (iii) Rs.1,75,000/-, by Cash on dated 15/05/2008.



While the balance payment of Rs.3,75,000/-, (Rupees Three Lac Seventy Five Thousand Only), shall be paid by the Transferee on or before a period of 2 Months, from the date of Execution of this Agreement

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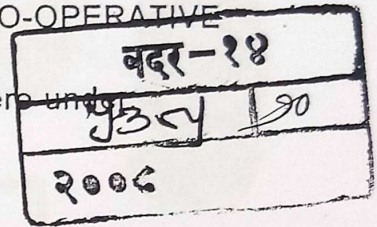
Pr Sindh

Naikodi Naikodi

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regulation of the said society and pay the taxes and all other outgoings in respect of the said Flat Premises with effect from the day they take over the possession of the said Flat Premises, and shall keep the Transferor indemnified in respect thereof, till they are admitted as members of the said society.

17. This Agreement for Sale shall always be subjected to the provisions contained in the MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960 and the rules framed there under.



Schedule hereinabove mentioned referred to

A residential flat premises, admeasuring 28.99 sq. meter.(312 sq.ft) built up Area, being Flat No. 103, situated on 1<sup>st</sup> floor of a Ground + 7 Upper floor building (with Lift), named 'PANHALGAD', in I.I.T. Bombay Staff Co-op Housing Society, Near S M Shetty School, Near Adi Shankaracharya Marg, Powai, Mumbai-400 076, (Year of Construction-1999), S Ward, C.T.S. No. 10, Village : KOPARI, in Mumbai Suburban District.

*Post Sindh*  
*Wai kodi*



*Wai kodi*

.....11

*Post Sindh*

*Wai kodi*      *Wai kodi*

IN WITNESS WHEREOF all the parties to this Agreement have put their respective signature to this deed on the day and the year first hereinabove mentioned.

SIGNED SEALED & DELIVERED )

By the within named TRANSFEROR )

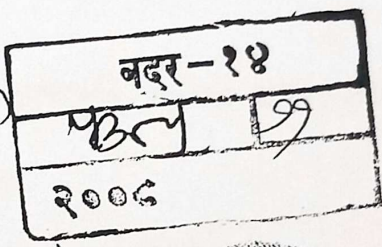
1) Mr. PRAMOD PILLAI )

2) Mrs. SINDHU P. PILLAI )

in the presence of )

1. *Pradeep* (Deepak Bede)

2. *Swarni* (Swarni Nayu)



*Pradeep*

*Sindhu*



SIGNED SEALED & DELIVERED )

By the within named TRANSFEREE )

1) Mrs. SUNITA PRADIP NAIKODI, & )

2) Mr. PRADIP EKNATH NAIKODI. )

in the presence of )

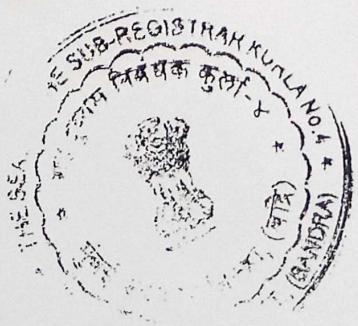
1. *Pradeep* (Deepak Bede)

2. *Swarni* (Swarni Nayu)



*Naikodi*

*Naikodi*





THE 111 BOMBAY STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED  
(Registered under M.C.S. Act, 1960) Registration No. 7594/93-94 and Date 30-12-1993

Certificate No. 227 **SHARE CERTIFICATE**

**TRUE COPY**  
Authorised share Capital Rs. 250/= Divided into 5 Shares  
of Rs. 50/- each Member's Register No. \_\_\_\_\_

This is to certify that Shri/Smt. Pramod Pillai & Sindhu  
Pramod Pillai

of 5 is the Registered Holder of (Five) Shares from No. 1131  
to 1135 of Rs. 250/= (Two Hundred Fifty only)

in THE 111 BOMBAY STAFF CO-OPERATIVE HOUSING SOCIETY LTD  
POWAI MUMBAI-400 076 subject to the Bye-laws of the said Society and  
that upon each of such shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Mumbai this 1<sup>ST</sup>  
day of August 2002.

*[Signature]*  
Chairman

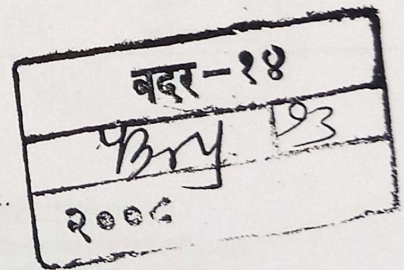
*[Signature]*  
Hon. Secretary



*[Signature]*  
Authorised  
M. C. Member  
(P.T.O.)

**TRUE COPY**

*[Signature]*  
20/8/08  
**RAJENDRA S. BADE**  
B.L.S., LL.B. ADVOCATE,  
BADE SADAN, OPP. I.I.T. MARKET,  
POWAI, MUMBAI-400 076



# आय. आय. टी. बॉम्बे स्टाफ को. ऑ. हौ. सोसायटी (मर्यादित)

नो. क्र.: बीओएम (डब्लु - एस) एचएसजी (टीसी) /७५९६/९३-९४  
सर्वे नं. १० ई, कोपरी, पवई, मुंबई ४०० ०७६.

12-08-2008

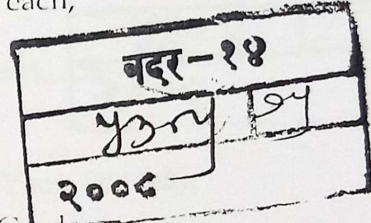
दिनांक : \_\_\_\_\_

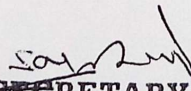
जा.क्र. : \_\_\_\_\_

## TO WHOM IT MAY CONCERN

This is to certify that Mr.Pramod Pillai is Member of our Society. Details of his Block are as under.

1. Block No. .... 103 (First Floor)
2. Name of building ..... Panhalgad
3. Built up Area ..... 312 sq.ft
4. Year of Construction..... 1999
5. No. of floor of Building ... Gr. + Seven with Lift
6. No. of Shares ..... 5 Shares of Rs. 50 =00 each,  
Share certificate No.
7. District ..... MSD
8. Ward ..... 'S'
9. Boundary of Plot ..... East - Hiranandani Garden  
West - MIHADA  
North - Jalvayu Vihar  
S. M. Shetty High School  
South - Hiranandani Garden
10. C. S. T. .... 10 - E  
Kopari Powai , Mumbai 400 077



  
**SECRETARY**  
I. I. T. Bombay Staff Co-op.  
Housing Society Limited

**SECRETARY**  
I. I. T. Bombay Staff Co-op.  
Housing Society Limited  
**SECRETARY**

MUNICIPAL CORPORATION OF GREATER MUMBAI

CE/608/BPES/AS

19 JUN 1999

To:  
Shri Rajan Mane,  
1138 MHADA Vanrai,  
Goregaon (East),  
MUMBAI - 400 065

Sub: Part occupation for building No.2 i.e. wings A,B, C & D except wing E, wing A,B & C consisting of Gr. + 7 upper floors and wing D consisting of stilt + 7 upper floors on plot bearing CTS No.10-E of village Kopri, Powai.

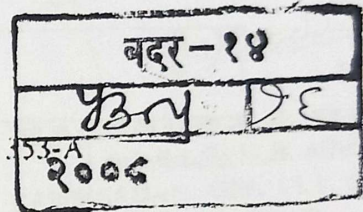
Sir,

The part development work of building No.2 i.e. wings A,B,C & D, except wing E on plot situated at village Kopri, Powai, C.T.S. No.10-E, completed under the supervision of yourself, Licensed Architect, Licence No.CA/87/11059, may be occupied on the following conditions :-

1. That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months
2. That the balance terms & conditions of layout shall be complied with before asking for full occupation/B.C.C. for the building under reference.

A set of certified completion plans is returned herewith.

Note: This permission is issued without prejudice to actions under Sec.305, 305-A of Mumbai Municipal Corporation Act.



Yours faithfully,

Executive Engineer

(Bldg. Proposals) Eastern Suburbs

19 JUN 1999

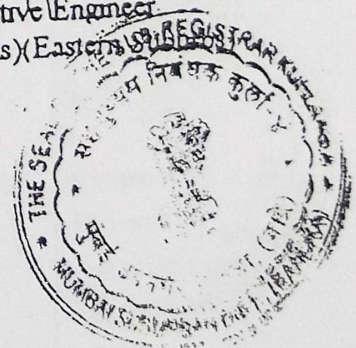
Copy forwarded for information to owner M/s. I.I.T. Staff Co-op. Hsg. Soc.

TRUE COPY

*Rajendra S. Badi*  
20/8/08

**RAJENDRA S. BADI**  
B.L.S., LL.B. ADVOCATE,  
LADY SADAN, OPP. I.I.T. MARKET,  
POWAI, MUMBAI-400 075

*Rajendra S. Badi*  
19/6/99  
Executive Engineer  
(Bldg. Proposals) Eastern Suburbs



PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

GUARANTOR

Gender  Yes  No

CIF No/ Account No.

[Empty boxes for CIF/Account No.]

First Name

Middle Name

Last Name

AKASH SHANKAR TAWDE

Mrs  Ms  Dr.  Other

Gender  M  F  Transgender

Single  Married  Other

Date of Birth

14101994



Signature of Akash Shankar Tawde

Primary Applicant (Applicable for Co-applicant/ Guarantor)

First Name

Middle Name

Last Name

SHANKAR VISHNU TAWDE

ID No.

561441769234

PAN No.

ARDPT6730E

Driving License No.

MGNREGA Job Card No.

Citizenship

INDIAN

Religious Status

Resident  NRI / CIO

Hindu  Islam  Christian  Sikh  Jain  Buddhist  Zoroastrian  Bahaist  Judaist  Agnosticist  Others

SC  ST  OBC  General

Residential Address

Years at current address

Months at current address

Residence Type  Owned  Rented  Company Lease

Address 1 404 PANHALGAD IIT STAFF CHS NR SM SHETTY

Address 2 SCHOOL HIRANANDANI POWAI

Address 3

Pincode 400076 Village City MUMBAI

District State MAHARASHTRA Country INDIA

Mobile No. 9969085571 Email ID akashtawde7@gmail.com

Is the Permanent Address Same as Present Address?  Yes  No

Permanent Address: (If no, fill below)

Address 1

Address 2

Address 3

Pincode Village City

District State Country

Mobile No. Email ID

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank?  Yes  No

Designation  Chairman  Managing Director  Other Director

Name of the Chairman/ MD or other director

Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor

Spouse (Dependent)  Daughter (including step daughter) (Independent)  Spouse (Independent)  Daughter's husband

Father  Brother (including step brother)  Mother (including step mother)  Brother's wife

Son (including step-son) (Dependent)  Sister (including step-sister)  Son (including step-son) (Independent)  Sister's husband  Sister (including step-sister) of spouse

(PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

GUARANTOR

Customer  Yes  No

CIF No/ Account No.

First Name: SHANKAR Middle Name: VISHNU Last Name: TAWDE

Mrs  Ms  Dr.  Other Gender  M  F  Transgender

Single  Married  Other Date of Birth: 20021964

First Name: SNEHA Middle Name: SHANKAR Last Name: TAWDE

With Primary Applicant (Applicable for Co-applicant/ Guarantor)

First Name: VISHNU Middle Name: TAWDE Last Name:

UID No.: 410962572934 PAN No.: AEAPT3085L

Driving License No.

MGNREGA Job Card No.

Residential Status  Resident  NRI / CIO

Citizenship

Hindu  Islam  Christian  Sikh  Jain  Buddhist  Zoroastrian  Bahaist  Judaist  Agnosticist  Others

Category  SC  ST  OBC  General



Signature box with the text 'Please sign here' and a handwritten signature.

Residential Address

Present Address: Years at current address Months at current address Residence Type  Owned  Rented  Company Lease

Address 1: 404 PANCHALGAD IIT STAFF CHS NR SM SHETTY

Address 2: SCHDOL HIRANANDANI POWAI

Address 3:

Pincode: 400076 Village: City: MUMBAI

District: State: Country:

Mobile No.: 8109895019 Email ID: ShankarTawde9@gmail.com

Is the Permanent Address Same as Present Address?  Yes  No

Permanent Address: (If no, fill below)

Address 1:

Address 2:

Address 3:

Pincode: Village: City:

District: State: Country:

Mobile No.: Email ID:

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank?  Yes  No

Designation  Chairman  Managing Director  Other Director

Name of the Chairman/ MD or other director

Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor

Daughter's husband

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

© 2023 ©

CF 037517

प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.वि.क्र. ८००००२०

18 JAN 2024

सक्षम अधिकारी

श्रीमती लता सांगळे

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is executed at Mumbai on the \_\_\_ day of April, 2024.

Between

- 1) MRS. SUNITA PRADIP NAIKODI, age 48 Years, PAN : AFHPN3660P &
- 2) MR. PRADIP EKNATH NAIKODI, age 56 Years, PAN : ADVPN1353K both adult, Indian inhabitants, residing at 2/4, Shankar Mandir Galli, Tank Road, Kashi Nagar, Walmiki Nagar, Mumbai - 400078, hereinafter referred to as "THE SELLERS" (which expression shall, unless repugnant to the context or meaning hereof, mean and include their representatives, successors and permitted assigns) of the One Part.

*Pradip*

*Naikodi 1*

*Akash*

*tho*

AND

1) MR. AKASH SHANKAR TAWDE, age 29 Years, PAN : ARDPT6730E & 2) MR. SHANKAR VISHNU TAWDE, age 60 Years, PAN : AEAPT3085L, both adult, Indian Inhabitants, having address at Flat No. 404, Panhalgad, IIT Staff CHS, Near S.M. Shetty School, Hiranandani, Powai, Mumbai – 400076, hereinafter referred to as "THE PURCHASER" (which expression shall, unless repugnant to the context or meaning hereof, mean and include his representatives, successors and permitted assigns) of the other Part.

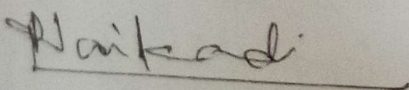
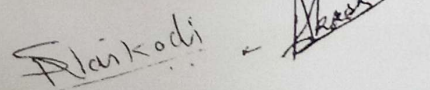
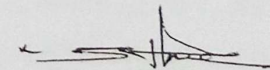
The SELLERS are Joint owners of Flat No. 103, admeasuring about 28.99 sq.mtr. Built-up area on 1<sup>st</sup> Floor of B Wing in building known as "Panhalgad, IIT Bombay Staff Co-operative Housing Society Limited", Situated Near S.M. Shetty School, Powai, Mumbai - 400076 on Plot bearing CTS No. 10/E of Village-Kopri, Taluka-Kurla, Mumbai Sub-urban District (hereinafter called & referred to as "the said Flat").

Whereas Flat Purchasers of the said building have formed a Co-operative Housing Society namely "I.I.T. Bombay Staff Co-operative Housing Society Limited, a Society registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM(W-S)/HSG/TC/7596/93-94 Dated 31/12/93 and the said SELLERS are registered members of the said Society and Share Holder of 5 (Five) Shares of Rs.50/- each, bearing Distinctive Nos. 1131 to 1135 (Both Inclusive) vide Share Certificate No. 227 (hereinafter called "the said Shares").

Whereas, the said Flat was purchased by the SELLERS from MR. PRAMOD PILLAI & MRS. SANDHU P. PILLAI by an "AGREEMENT FOR SALE" dated 20/08/2008 which was registered before the Sub-Registrar of Assurances Kurla-4 under Serial No. BDR14-05385-2008 on 20-08-2008.

Whereas, the SELLERS herein have not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said Flat and the Said Shares and no other person or party have any right, title or interest, claim or demand in to or upon the same either by way of Gift, Trust, Inheritance, Lease or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever.

NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH and it is hereby agreed by and between the parties hereto as follows, in respect of sale of the said Flat by the SELLERS to the PURCHASER: -

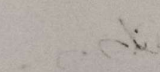
  

## TOTAL CONSIDERATION

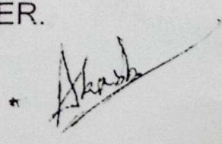
Rs. 49,75,000/- (Rupees Forty-Nine Lakh Seventy-Five Thousand Only)  
payable by Electronic transfer / Cheque (subject to realization).

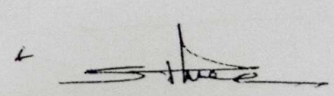
## PAYMENT SCHEDULE is as under:

- i. Rs. 5,00,000/- (Rupees Five Lakh Only), vide Cheque No. 647800 Dated 05/04/2024, drawn on State Bank of India, I.I.T (Powai) Branch in favour of Mrs. Sunita Pradip Naikodi (1<sup>st</sup> Seller) being the Token Amount/ First Part Payment by the PURCHASER, which the SELLERS hereby acknowledge.
  - ii. Rs. 5,00,000/- (Rupees Five Lakh Only), vide Cheque No. 647801 Dated 10/04/2024 drawn on State Bank of India, I.I.T (Powai) Branch in favour of Mrs. Sunita Pradip Naikodi (1<sup>st</sup> Seller) being the Second Part Payment by the PURCHASER, which the SELLERS hereby acknowledge
  - iii. Balance amount of Rs. 39,75,000/- (Rupees Thirty-Nine Lakh Seventy-Five Thousand Only) will be paid by the PURCHASER after disbursement of Loan amount from the Bank / Self-Contribution at the time of receiving all Original Title Documents and Share Certificate from the SELLERS. This Balance amount will be paid after the registration of Agreement for Sale after completion of Loan formalities from Bank / or realization in case of Self-Contribution amount.
3. It is agreed between the parties hereto that the time period for completion of this TRANSACTION would be 60 days after execution of this MOU.
  4. All the charges payable to the Society Such as Transfer fees and other amounts like Shifting charges / admission fee etc. shall be borne and paid by the PURCHASER alone.
  5. It is agreed by and between the parties hereto that the expenses for Stamp duty and Registration Fee or Legal Charges in respect of registration of the said Flat shall be borne and paid by the PURCHASER alone and the SELLERS shall not be liable to pay the same or any part thereof.
  6. It is agreed by and between the parties hereto that all the outstanding dues in respect of Society charges, Maintenance charges, Water charges, Electricity charges etc. will be borne and paid by the SELLERS till the Date of handing over possession of the Said Flat to the PURCHASER.



Naikodi







7. It is also agreed between the parties hereto that SELLERS will provide all the required photocopies of title document and Share Certificate to PURCHASER at the time of signing this MOU to prove title of the Ownership of the said Flat.
8. The SELLERS hereby covenant not to deal with any other party for Sale / Transfer / Assignment / Leave and License Agreement of the said Flat during the validity of this MOU.
9. The SELLERS will be responsible to provide receipts to the PURCHASER for all payments made by PURCHASER to the SELLERS, subject to realization.
10. The SELLERS will provide NOC from the Society to the PURCHASER. It is further agreed between both the parties hereto that on completion of all the sale formalities as per the agreed terms & conditions and after payment of the total sale consideration of the said Flat as defined in Clause 1 above, the PURCHASER in his individual capacity can formally apply to the Society for transfer of the said Flat in their favour. The SELLERS will fully cooperate with the PURCHASER as facilitator in this process.
11. If in any event, If the SELLERS back off from this deal or if the SELLERS are not able to provide the necessary documents like Original Chain Agreements, Share Certificate etc./ not able to provide transfer and possession of the said Flat or any legal documents pertaining to the sale or Society NOC for the Sale OR if Society doesn't allow to sell/transfer the Flat within 60 days after execution of this MOU, In these event the SELLERS will return the entire amount paid by the PURCHASER till such date including TDS amount (if paid) along with the Additional amount of Rs. 1,00,000/- (Rupees One Lakh Only) as Penalty via NEFT / RTGS / Demand draft payable in Mumbai within 15 days and both the parties shall sign and register the Deed of Cancellation.
12. If in any event, If the PURCHASER backs off from this deal or if the PURCHASER fails to complete this transaction within 60 days after execution of this MOU for any reason whatsoever except in condition where the Bank/ Financial institutes refuses to disburse loan due to legal formalities not being completed from the SELLERS in providing original documents in respect of the said Flat and NOC to Bank, in that case the SELLERS will return the entire money paid by the PURCHASER till such date including TDS amount (if Paid) after deducting Rs. 1,00,000/- (Rupees One Lakh Only) as Penalty via NEFT / RTGS / demand draft payable in Mumbai within 15 days and both the parties shall sign and register the Deed of Cancellation.

Naik/Co.

Bai/Co.

[Signature]

[Signature]

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and on the day and the year first hereinabove stated.

SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED SELLERS  
1) MRS. SUNITA PRADIP NAIKODI

] ] ]  
Sunita Pradip Naikodi

&

2) MR. PRADIP EKNATH NAIKODI

] ] ]  
Pradip Eknath Naikodi

In the presence of

Stephen Tawde

2.

SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED PURCHASER

1) MR. AKASH SHANKAR TAWDE

] ] ]  
Akash Shankar Tawde

2) MR. SHANKAR VISHNU TAWDE

Shankar Vishnu Tawde

In the presence of

1. Stephen Tawde

2. \_\_\_\_\_

] ] ]

HOME LOAN.

**SBI**  
 भारतीय स्टेट बैंक  
 भारतीय स्टेट बैंक  
 STATE BANK OF INDIA  
 I.I.T. Powai Branch (01109)  
 Old Swimming Pool Bldg, IIT Bombay Campus, Powai, Mumbai - 400 076.  
 ☎ +91 22 2572 0204 / 1103 Email : [sbi.01109@sbi.co.in](mailto:sbi.01109@sbi.co.in)

**FILE NO.**

Loan A/c.No.	COLLATERAL No.	OTHER DETAILS
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<input checked="" type="checkbox"/> HOME LOAN	<input type="checkbox"/> CAR LOAN	<input type="checkbox"/> PERSONAL LOAN	<input type="checkbox"/> EDUCATION LOAN
<input type="checkbox"/> PAL	Model:  Make:  Dealer:	<input type="checkbox"/> XPRESS CREDIT	<input type="checkbox"/> Scholar Loan
<input type="checkbox"/> NEW		<input type="checkbox"/> SBI HOME TOP UP	<input type="checkbox"/> Student Loan
<input checked="" type="checkbox"/> RESALE		<input type="checkbox"/> SBI L.A.P.	<input type="checkbox"/> Study in India
<input type="checkbox"/> TAKEOVER		Purpose :	<input type="checkbox"/> Study in Abroad*
From:	COURSE: _____		
<input type="checkbox"/> PRIVELEGE / SHAURYA	INST: _____		
<input type="checkbox"/> PMAY	*COUNTRY _____		
<input type="checkbox"/> Other: _____			

LOS:	LOS Dt.:	Scheme
Amt: ₹ 4000000	Tenure: _____ months	A/c.type Maxgain [ ] / O.D. [ ] / Term Loan [ ]

Primary Applicant : Shri./Smt. AAKASH SHANKAR TAWDE  
 Co-Applicant/s : Shri./Smt. SHANKAR VISHNU TAWDE (Relation: FATHER)  
 Co-Applct./Guarantor : Shri./Smt. \_\_\_\_\_ (Relation: \_\_\_\_\_)

<b>RESIDENCE</b>	<b>INCOME PARTICULARS</b>																
Address :	Income of (aplt.): <input type="checkbox"/> Prmry. <input type="checkbox"/> 1 <sup>st</sup> Co.App. <input type="checkbox"/> Co.App																
	<table border="1"> <thead> <tr> <th>Applicant</th> <th>Service</th> <th>Business</th> <th>Profession</th> </tr> </thead> <tbody> <tr> <td>Primary</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1<sup>st</sup> Co.App.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2<sup>nd</sup> Co.App.</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Applicant	Service	Business	Profession	Primary				1 <sup>st</sup> Co.App.				2 <sup>nd</sup> Co.App.			
Applicant	Service	Business	Profession														
Primary																	
1 <sup>st</sup> Co.App.																	
2 <sup>nd</sup> Co.App.																	
Contact/s :																	
E-mail I.D./s :																	

Property Details:	<b>SCHOLAR / STUDENT LOAN:</b>
	Course Period: _____ Repayment Term: _____
	Category: GEN / OBC / SC / ST /
	Interest Subsidy YES / NO

Moratorium : Yes {} No {} (if yes, period : _____ mths.)	SBI Life : Yes {} No {} (Product : _____)
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<b>SBI DATABASE of Applicant/s</b>	
S.B./PPF/TDR A/C.No.:	C.I.F. No. : 88321058306
S.B./PPF/TDR A/C.No. : 42377328440	C.I.F. No. : 80578583475
Exstng.HL/CL/PL/EL :	C.I.F. No. :

<b>SANCTION</b>	<b>DISBURSEMENT</b>	<b>INSPECTION</b>	<b>MIGRATION</b>

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