



CHALLAN
MTR Form Number-6



GRN	MH00162333202425E	BARCODE			Date	06/05/2024-14:00:16	Form ID					
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Non-Judicial Stamps General Stamps SoS Mumbai only				TAX ID / TAN (If Any)							
					PAN No.(If Applicable)							
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1				Full Name	RAJNIKANT SHARWANKUMAR KEDIA						
Location	MUMBAI				Flat/Block No.	603A and 603 B-Wing Lakshchandi Apartment						
Year	2024-2025 One Time				Premises/Building							
Account Head Details				Amount In Rs.								
0030056201	General Stamps			100.00	Road/Street	Krishna Vatika Marg Gokuldham Goregaon East						
					Area/Locality	Mumbai						
					Town/City/District							
					PIN		4	0	0	0	6	3
					Remarks (If Any)	MOU BETWEEN MR RAJNIKANT KEDIA AS VENDOR AND MR ARVIND AGRAWAL MRS AMALA AGRAWAL AS PURCHASERS						
					Amount In	One Hundred Rupees Only						
Total				100.00	Words							
Payment Details	PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN	Ref. No.	03006172024050600603	525855237				
Cheque/DD No.					Bank Date	RBI Date	06/05/2024-14:01:07	Not Verified with RBI				
Name of Bank					Bank-Branch	PUNJAB NATIONAL BANK						
Name of Branch					Scroll No. , Date	Not Verified with Scroll						

Department ID :

Mobile No. :

0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Anale Agrawal

MEMORANDUM OF UNDERSTANDING

This binding Memorandum of Understanding (MOU) is made and entered into in Mumbai, this 6th day of May 2024


BETWEEN

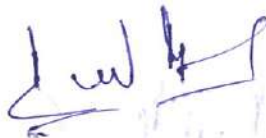
MR RAJNIKANT SHARWANKUMAR KEDIA adult, Indian Inhabitant owner of flat No: 603A and 603B, both in B-wing Lakshachandi Apartment A-B-C-D Co.Op. Housing Society Ltd, Krishna Vatika Marg, Gokuldharm Goregoan East, Mumbai – 400063 hereinafter referred to as the proposed Vendor / Transferor , (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, administrators and assigns) of the first part.

AND

MR ARVIND AGRAWAL AND MRS AMALA ARVIND AGRAWAL both adults, Indian Inhabitants residing at B-404 Lakshachandi Apartment A-B-C-D Co.Op. Housing Society Ltd, Krishna Vatika Marg, Gokuldharm Goregoan East, Mumbai – 400063 hereinafter referred to as the Proposed Purchasers/ transferees , (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the second part.

WHEREAS the Vendor /Transferor is the absolute owner in possession and control of residential premises flat No: 603A and 603B, both in B-wing Lakshachandi Apartment A-B-C-D Co.Op. Housing Society Ltd, Krishna Vatika Marg, Gokuldharm Goregoan East, Mumbai – 400063 hereinafter collectively referred to as the "SAID PREMISES "

DocuSigned by:

EFF0FA8B9E4C420...



Amala Agrawal

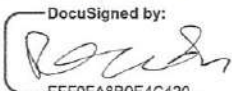
AND WHEREAS the Vendor has represented to the Purchasers that the Vendor holds, uses and peacefully occupied the SAID PREMISES on sole ownership basis and is desirous of selling / transferring his right, title and interest therein to the Purchasers who have agreed to acquire the same. Till the date the Sale /Agreement of Sale and other transfer papers are executed, this MOU shall determine the relationship between the parties hereto, as enumerated hereunder:

AND WHEREAS the parties hereto have agreed to abide by the following terms and conditions:

1. The Vendor being owner has agreed to sell the SAID PREMISES along with one car parking assigned to the said premises for a lumpsum consideration of Rs. 2,45,00,000/- (Rupees Two crore Forty Five Lakh only) on ***as is where is basis***

2. Payment Schedule

- Rs.49,00,000/- (Rupees Forty Nine Lakh only) the Purchasers have paid to the Vendor as Token Amount part payment /confirmation amount on signing of this Memorandum of Understanding by way of cheque nos 000168 and 000263, both dated 07.05.2024 drawn on HDFC Bank for Rs. 24,50,000/- each.
- Deduction of TDS of Rs. 2,45,000/- is 1% on Rs. 2,45,00,000/- As per the provisions u/s 194-1A of the Income Tax 1961.
- Balance amount of Rs 1,93,55,000/- (Rupees One crore Ninety Three Lakh fifty five thousand only) the purchasers undertake to pay to Vendor on or before registration of Sale Deed and possession which is to happen on or before 15/10/2024. Time is the essence of this agreement.

DocuSigned by:

EFF0FA8B9E4C420...



Anala Agrawal

- There is no loan/mortgage from either side with regard to the SAID PREMISES.
- Society transfer fee will be paid by both parties in equal proportions (50/50 ratio).

3. The vendor shall comply with all the requisite formalities and execute Sale Deed, Transfer papers, Receipts for payment as required by the Purchasers for the smooth SALE of the SAID PREMISES to the name of the Purchasers.

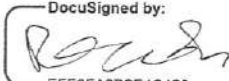
4. The Vendor shall apply for and will obtain NOC for the selling of the SAID PREMISES in favor of the Purchasers from Society along with No Dues Certificate.

5. In case the Vendor Backs out of the Deal for no fault of the Purchasers, he undertakes to pay a sum of Rs. 20,00,000/- (Rs. TWENTY LAKHS) as compensation plus all the advance amount including token amount to the Purchasers in one lump sum without delay of excuse.

Similarly if the Purchasers are unable to come up with the entire consideration within the stipulated period, the Vendor has the option to cancel the deal and the Purchasers will get refund of the token amount only after deducting 20,00,000/- (Rs. TWENTY LAKHS) from the advance amount paid to the Vendor.

6. Both the Vendor as well as Purchasers each shall pay brokerage @ 1% on the entire Consideration to their respective brokers during the course of transaction.

7. Purchasers will take loan of Rupees 1 crore if needed. In that case purchasers will make agreement for sale.

DocuSigned by:

EFF0FA8B9E4C420...



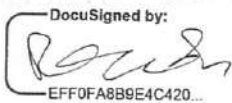
Anita Agrawal

8. Stamp duty, registration charges, documentation charges shall be paid by purchasers alone.

SPECIAL COMMITMENT BY VENDOR / TRANSFEROR

At present flat No: 603A/B and 604A/B both in B-wing Lakshachandi Apartment A-B-C-D Co.Op. Housing Society Ltd, Krishna Vatika Marg, Gokuldharm Goregoan East, Mumbai – 400063 have been joined together as a single unit. The Vendor undertakes to erect partition / wall between 603A/B AND 604A/B and provide separate door at his cost and expense on or before handing over the possession to the Purchasers

6 This is only a memorandum, Sale Deed will be executed between the Parties on or before 15/10/2024 or as mutually agreed between the Parties.. Draft is initiated by both for full identification.

DocuSigned by:

EFF0FABB9E4C420...




Anab Agrawal



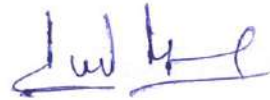
In confirmation above both the parties have joined their hands and signed this MEMORANDUM OF UNDERSTANDING on this 6th day of May 2024

Signed and delivered by the
Within named Vendor / Transferor

MR RAJNIKANT SHARWANKUMAR KEDIAPAN
NO. ABDPK9716B

DocuSigned by:

EFF0FA8B9E4C420...

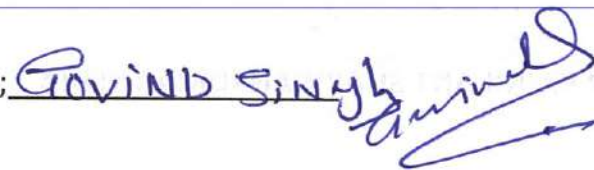
Signed and delivered by
the Within named
PURCHASERS **1.MR**
ARVIND AGRAWAL PAN
NO. AAQPA7186H



2. MRS AMALA ARVIND AGRAWAL
PAN NO,AAFPA7261A



in the presence

1 ; 

2 :. _____

RECEIPTS FOR PAYMENT**Before Execution / registration of Agreement for Sale**

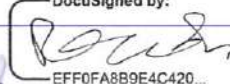
Received of and from the within named the Purchasers /the Second Party **MR ARVIND AGRAWAL AND MRS AMALA ARVIND AGRAWAL** Rs. 49,00,000/- (Rupees Forty Nine Lakh only) out of total consideration of Rs 2,45,00,000/- (Rupees Two Crore Forty Five Lakh only) towards the sale of flat No: 603A and 603B, both in B-wing Lakshachandi Apartment A-B-C-D Co.Op. Housing Society Ltd, Krishna Vatika Marg, Gokuldharm Goregoan East, Mumbai – 400063 as per the terms and conditions of MOU in the manner described below:

Date	Cheque No.	Bank on which Drawn	Amount
07/05/2024	000168	HDFC Bank	Rs. 24,50,000/-
07/05/204	0002630	HDFC Bank	Rs. 24,50,000/-

Subject to realization of the cheques

I say received

DocuSigned by:



EFF0FA8B9E4C420...

MR RAJNIKANT SHARWANKUMAR KEDIA