

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2024

5 SEP 2024

14AB 999279

2 SEP 2024

## MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made on 05<sup>th</sup> day of September, 2024,

BETWEEN

MR. FERNANDES SEBASTIANZ, having PAN No. AAMPF2238H, UID No. 543831602993, an adult, address at Flat No. B-504, Surya Apartments, 5 th Floor, Bhulabhai Desai Road, opp. Breach Candy Hospital, Breach Colony, Mumbai-400026, hereinafter referred to as "THE SELLER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, executors and administrators and assignees) of the One Part

Sebastian Fernandez

5 SEP 2021

मुद्रांक 18जी नाई वही अनु.क्रमांक 142586.1 दबांक.....  
ःस्तावा प्रकार..... M.O..... दस्त बांदणी करणार आहेत का होय/वाही

कोंदणी होणार असल्यास दुय्यम विबंधक कार्यालयाचे नाव.....

मिलकतीचे वर्णन..... गिः 54.1 के. 2. प्र. 7. 24 NL

मोबदला रक्कम.....

मुद्रांक विकत घेणाऱ्याचे नाव..... Ashok kumar R. Gupta

दुस-या पक्षकाराचे नाव..... Fernandes Sebastiam

हस्ते असल्यास त्यांचे नाव व पत्ता..... Sen

मुद्रांक शुल्क रक्कम..... मुद्रांक विकत घेणाऱ्याचे नाव.....

मुद्रांक विक्रीचे ठिकाण / पत्ता:- अंकुर सर्किस, नं. 6, जवत माळे, टोकट-3, नेरुळ, नवी मुंबई-400406, मो.क्र. २३२९९७६२७९

मुद्रांक विक्रीच्या सही व परवाना

क. ५३/९९ बहिन परवाना क्र. ९२०९०५५

श्री. मधुकर मारुती कानडे

ज्या कारणासाठी ज्यांना मुद्रांक घेणे ते त्यांनी याच कारणाने मद्रांक घेणे ही केल्यापासून ६ महिन्यांचा असा

STATEMENT OF UNDERSTANDING

STATEMENT OF UNDERSTANDING IS MADE ON THIS DAY OF

BETWEEN

STATEMENT OF UNDERSTANDING IS MADE ON THIS DAY OF  
BETWEEN  
STATEMENT OF UNDERSTANDING IS MADE ON THIS DAY OF

AND

MR. ASHOK KUMAR RAJKUMAR GUPTA, having Pan No. AJDPG7058C & UID No. 647420903663, an adult, Indian Inhabitant, residing at :- Flat No. A-02, Ground Floor, Sakshi Park, Malewadi Sukhapur, New Panvel, Panvel-410206, hereinafter referred to as "THE PURCHASERS/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, executors, administrators and assigns) of the Other Part.

AND WHEREAS :

The Seller is absolute owner and fully seized and possessed of Flat bearing No. G-54/2:2, 2<sup>nd</sup> Floor, admeasuring about 49.00 Sq Mtrs. built up area, Attached Terrace area 16.250 Sq. Mtrs. and additional F. S. I. area =24.821 Sq. Mtrs., in the New Saptarshi CHS Ltd, constructed on the Plot No. 7, situated at Sector-4, Nerul, Navi Mumbai-400706, Tal. & Dist. Thane (hereinafter referred to as "THE SAID FLAT").

AND WHEREAS :

The Seller have agreed to sell and the Purchasers have agreed to purchase the above Flat bearing No. G-54/2:2, 2<sup>nd</sup> Floor, admeasuring about 49.00 Sq Mtrs. built up area, Attached Terrace area 16.250 Sq. Mtrs. and additional F. S. I. area =24.821 Sq. Mtrs., in the New Saptarshi CHS Ltd, constructed on the Plot No. 7, situated at Sector-4, Nerul, Navi Mumbai-400706, Tal. & Dist. Thane, for a Total Sale consideration of Rs.1,35,00,000/- (Rupees One Crore Thirty Five Lakh Only) free from all encumbrance.

*Sebastian Leonard* 

The Purchasers have agreed to pay the sale consideration in respect of the said flat to the Seller in the following manner:-

- a) A sum of Rs.5,00,000/- (Rupees Five Lakh Only) will be paid to Seller by the way of Cheque towards token/advance amount on or before execution of this MOU.
- b) A sum of Rs.10,00,000/- (Rupees Ten Lakh Only) will be paid with in the period of 45 days from the date of execution of this MOU.
- c) A sum of Rs.31,05,000/- (Rupees Thirty One Lakh Five Thousand Only) towards TDS, i.e. Approx 23 % on this Agreement Value in accordance with income tax act 1961 under new Section 194 IA by direct credit to Income Tax Authorities will paid by the Purchasers..
- d) A sum of Rs.88,95,000/- (Rupees Eighty Eight Lakh Ninety Five Thousand Only) will be paid by availing housing loan from any bank or any financial institute or Self Contribution within period of 45 days from the date of execution of Agreement for Sale subject to Seller will provide original title documents in respect said flat and required Society Noc & Mortgage noc from Society . Original chain of documents will be handed over to the Banker on or before disbursement of loan amount.
- f) List of Documents in respect of said flat will be provided by the Banker after Submission the chain of original documents.
- g) The Seller will handover vacant, peaceful possession of the said flat to the purchaser on execution of sale deed or receiving full and final payment

*Sebastian Fernandes* 

**AND WHEREAS :**

1. The Seller assures to the Purchasers as under:
  - i) That, the Seller have paid and cleared the following outstanding dues till the date of execution sale deed or handing over possession of the said flat to the purchaser of these presents :
    - a) Society Monthly Maintenance
    - b) Electricity Bill
    - c) NMMC Property Tax
    - d) Mahanagar Gas bill
    - e) Any other outstanding against the said premises
    - f) Any extra payment done in advance by the seller to Municipal Taxes, Electricity bills, Mahanagar Gas Bill, Society maintenance charges and other charges will be reimbursed by the purchaser.
- 2) The said Flat is free from all mortgages, charges encumbrances of any nature whatsoever.
- 3) The Seller hereby agrees and declares that the said Flat is free from all encumbrances and/or liabilities and that they are entitled to sell, assign and transfer the said Flat to the Purchasers and that they have not done any act whereby they have prevented from transferring or selling the said premises. The Seller further agrees that they have not created any liability against the same.
- 4) The Seller in the past have not entered into any agreement either in the form of sale, lease, exchange, assignment or in any other way whatsoever and have not created any tenancy, leave and license or any other rights of the like nature in the said premises and have not dealt with or disposed off the said premises in any manner whatsoever

- 5) The SELLER hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the PURCHASERS.
- 6) The SELLER, after realization of receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through themselves or through their predecessors in title. The PURCHASERS hereafter shall do all the needful in respect of the said premises to secure their title to the said premises and the SELLER shall keep the PURCHASERS indemnified from all the liabilities and / or claim against the said premises.
- 7) That the Seller shall sign all the relevant documents in respect of the said Flat for purpose of transfer of the said Flat and also handover the original documents in respect of the said Flat to the Banker on or before disbursement of housing loan.
- 8) It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares and benefits annexed to the said premises and various deposits paid by the SELLER to the said society.
- 9) Society NOC and required papers from the society will be provided by the Seller and the Society transfer NOC charges will be paid by the Seller.
- 10) The Seller will hand over peaceful physical possession of the said Flat to the Purchasers on receiving full and final payment of sale price amount of RS. 1,35,00,000/- .
- 11) The Purchasers do hereby agree to make the payment as per payment schedule mentioned herein above and the Stamp Duty, Registration charges, CIDCO transfer charges, Advocate fees & Document Charges.

*[Signature]*

*[Signature]*

IN WITNESS WHEREOF the parties hereto have set their respective hands hereunto and hereof on day the year first hereinafter written.

SIGNED AND DELIVERED by the  
Withinnamed 'SELLER'

MR. FERNANDES SEBASTIANZ *Sebastian Fernandez*

In the presence of .....

- 1. *[Signature]* - Felix Fernandez
- 2. *[Signature]* - Synthia Fernandez

SIGNED AND DELIVERED by the  
Withinnamed 'PURCHASERS'

MR. ASHOK KUMAR RAJKUMAR GUPTA *[Signature]*

In the presence of .....

- 1. *[Signature]*
- 2. *[Signature]*



# RECEIPT

I MR. FERNANDES SEBASTIANZ hereby received from the Purchasers MR. ASHOK KUMAR RAJKUMAR GUPTA, sum of Rs.5,00,000/- (Rupees Five Lakh Only) towards Earnest/Token Amount in respect of sale/transfer of the Flat bearing No. G-54/2:2, 2<sup>nd</sup> Floor, admeasuring about 49.00 Sq Mtrs. built up area, Attached Terrace area 16.250 Sq. Mtrs. and additional F. S. I. area =24.821 Sq. Mtrs., in the New Saptarshi CHS Ltd, constructed on the Plot No. 7, situated at Sector-4, Nerul, Navi Mumbai-400706, Tal. & Dist. Thane.

## Payment Details :-



Sr. No.	Cheque No	Bank	Date	Amount (Rs.)
1.	000092	KoKan Mercantile Bank	05/0/24	500000/-

I SAY RECEIVED Rs. 5,00,000/- subject to receipt & realization of Cheuqe/RTGS

**MR. FERNANDES SEBASTIANZ**  
**SELLER**

WITNESS:-

- 
- 



Account Name : Mr. Ashokkumar Rajkumar Gupta  
 Address : A-02 BLDG- 05 SAKSHI PARK  
 MALEWADI SUKHAPUR  
 NEW PANVEL-410206  
 Raigarh  
 Date : 6 Sep 2024  
 Account Number : 00000039718216134  
 Account Description : LOTUS SAVING BANK-ADHAR- CHQ  
 Branch : NERUL  
 Drawing Power : 0.00  
 Interest Rate(% p.a.) : 2.7  
 MOD Balance : 0.00  
 CIF No. : 90658888554  
 IFS Code : SBIN0040585  
 (Indian Financial System)  
 MICR Code : 400002475  
 (Magnetic Ink Character Recognition)  
 Nomination Registered : Yes  
 Balance as on 6 Mar 2024 : 75,023.90

Account Statement from 6 Mar 2024 to 6 Sep 2024

Txn Date	Value Date	Description	Ref No./Cheque No.	Debit	Credit	Balance
20 Mar 2024	20 Mar 2024	TO TRANSFER- UPI/DR/408085968816/IDFC FIR/UTIB/idfcfirstb/Payvi-	TRANSFER TO 4897692162094	4,809.00		70,214.90
25 Mar 2024	25 Mar 2024	TO TRANSFER- UPI/DR/408531783170/IndianC I/ICIC/bsestarmfr/Payvi-	TRANSFER TO 4897690162095	50,000.00		20,214.90
25 Mar 2024	25 Mar 2024	CREDIT INTEREST--			729.00	20,943.90
26 Mar 2024	26 Mar 2024	CHEQUE DEPOSIT--969476	TRANSFER TO 40580808290 / 969476		55,000.00	75,943.90
28 Mar 2024	28 Mar 2024	DEBIT-ACHDr 4009056 LIC OF INDIA-		3,010.00		72,933.90
4 Apr 2024	4 Apr 2024	DEBIT-ACHDr YESB00709000028661 Indian Clearin-		2,000.00		70,933.90
15 Apr 2024	15 Apr 2024	CHEQUE DEPOSIT--969482	TRANSFER TO 40580808290 / 969482		1,00,000.00	1,70,933.90
15 Apr 2024	15 Apr 2024	TO TRANSFER- UPI/DR/410649916574/Bank Acc/KKBK/7501511010/Payme-	TRANSFER TO 4897690162095	75,000.00		95,933.90
17 Apr 2024	17 Apr 2024	TO TRANSFER- UPI/DR/410816086022/Bank Acc/KKBK/7501511010/Payme-	TRANSFER TO 4897692162094	75,000.00		20,933.90
28 Apr 2024	28 Apr 2024	DEBIT-ACHDr 4009056 LIC OF INDIA-		3,010.00		17,923.90
2 May 2024	2 May 2024	DEBIT-ACHDr YESB00709000028661 Indian Clearin-		2,000.00		15,923.90
28 May 2024	28 May 2024	DEBIT-ACHDr 4009056 LIC OF INDIA-		3,010.00		12,913.90
3 Jun 2024	3 Jun 2024	DEBIT-ACHDr YESB00709000028661 Indian Clearin-		2,000.00		10,913.90

Transaction Date	Value Date	Description	Ref No./Cheque No.	Debit	Credit	Balance
25 Jun 2024	25 Jun 2024	CREDIT INTEREST-				
28 Jun 2024	28 Jun 2024	DEBIT-ACHDr 4009056 LIC OF INDIA-			198.00	11,111.90
28 Jun 2024	28 Jun 2024	BY TRANSFER-INB IMPS418018485884/96197055 53/XX0976/greel-	MAP00012475340 7	3,010.00		8,101.90
			MAP00012475340 7		30,000.00	38,101.90
1 Jul 2024	1 Jul 2024	DEBIT-ACHDr YESB00709000028661 Indian Clearin-		2,000.00		36,101.90
15 Jul 2024	15 Jul 2024	BY TRANSFER-INB IMPS419711650284/96197055 53/XX0976/greel-	MAP00013189675 3		40,000.00	76,101.90
			MAP00013189675 3			
28 Jul 2024	28 Jul 2024	DEBIT-ACHDr 4009056 LIC OF INDIA-		3,010.00		73,091.90
1 Aug 2024	1 Aug 2024	DEBIT-ACHDr YESB00709000028661 Indian Clearin-		2,000.00		71,091.90
16 Aug 2024	16 Aug 2024	BY TRANSFER-INB IMPS/422919031298/ICI-XX976-TRENDS E/greel-	MAJ00013633601 2		20,000.00	91,091.90
			MAJ00013633601 2			
28 Aug 2024	28 Aug 2024	DEBIT-ACHDr 4009056 LIC OF INDIA-		3,010.00		88,081.90
29 Aug 2024	29 Aug 2024	BY TRANSFER-INB IMPS/424216168508/ICI-XX976-TRENDS E/greel-	MAK00014647491 5		6,000.00	94,081.90
			MAK00014647491 5			
31 Aug 2024	31 Aug 2024	BY TRANSFER-INB IMPS/424412359998/ICI-XX976-TRENDS E/greel-	MAO0001705323 79		10,000.00	1,04,081.90
			MAO0001705323 79			
2 Sep 2024	2 Sep 2024	DEBIT-ACHDr YESB00709000028661 Indian Clearin-		2,000.00		1,02,081.90
2 Sep 2024	2 Sep 2024	TO TRANSFER- UPI/DR/424613178498/Bank Acc/ESFB/1000445241/Payme-	TRANSFER TO 4897691162095	95,000.00		7,081.90

Please do not share your ATM, Debit/Credit card number, PIN (Personal Identification Number) and OTP (One Time Password) with anyone over mail, SMS, phone call or any other media. Bank never asks for such information.

### Account Statement

16-Sep-2024 9:57 pm

Customer Information		Branch/Account Information	
Customer Name	ASHOK KUMAR RAJKUMAR GUPTA	Branch Name	167 W. PAVELI
Nominee Name	Nominee Registered	Branch Address	Shop No. ( ) 21 & 27, Marathe Empress, Anshuldas Road, Opp. S T Depot, Paveli, Panvel, MAHARASHTRA
Mobile	949050463857	Product Name	Wings Savings Account
Email	Ashok.r.v.gupta@gmail.com	Account Type	SA
Address	A-02 BUILDING NO 5 BAKSHI PARK, MALIWADI SUKHAPUR, NEW PANVEL, PANVEL, PANVEL HO-MUMBAI 410206 MAHARASHTRA INDIA	Account Number	100044526196
Joint Holder(s)	NA NA	IFSC Code	EQS100000021
	Available Balance (INR)		1,221.50

#### Statement for the Period from 20-Mar-2024 to 06-Sep-2024

Date	Reference No. / Cheque No.	Narration	Withdrawal INR	Deposit INR	Closing Balance INR
31-Mar-2024	CHIBATCHI00044524196C240331	CREDIT INTEREST CAPITALISED		11.00	1,269.50
30-Jun-2024	CHIBATCHI00044524196C240630	CREDIT INTEREST CAPITALISED		12.00	1,281.50
21-Jul-2024	UPIFIN20240721093953539132855	UPI REF NO 420387133682 P2P-MS VIKAS WELDING WORKS-PAYMENT FROM PHONEPE-HEAD OFFICE		500.00	1,881.50
02-Sep-2024	UPIFIN20240902224443511139582	UPI REF NO 424613178498 P2A-ASHOKKUMAR RAJKUMAR GUPTA-PAYMENT FROM PHONEPE- HEAD OFFICE		95,000.00	96,881.50
02-Sep-2024	UPIFIN20240902224525434139583	UPI REF NO 424621861338 P2A-MS VIKAS WELDING WORKS-PAYMENT FROM PHONEPE-HEAD OFFICE		50,000.00	1,46,881.50



# UDYAM REGISTRATION CERTIFICATE



Our small hands to  
make you LARGE

<b>UDYAM REGISTRATION NUMBER</b>
<b>NAME OF ENTERPRISE</b>
<b>TYPE OF ENTERPRISE</b>
<b>MAJOR ACTIVITY</b>
<b>SOCIAL CATEGORY OF ENTREPRENEUR</b>
<b>NAME OF UNIT(S)</b>
<b>OFFICIAL ADDRESS OF ENTERPRISE</b>
<b>DATE OF INCORPORATION / REGISTRATION OF ENTERPRISE</b>
<b>DATE OF COMMENCEMENT OF PRODUCTION/BUSINESS</b>
<b>NATIONAL INDUSTRY CLASSIFICATION CODE(S)</b>
<b>DATE OF UDYAM REGISTRATION</b>

UDYAM-MH-33-0153022

VIKAS WELDING WORKS

MICRO

MANUFACTURING

GENERAL

S.No.	Name of Unit(s)		
1	VIKAS WELDING WORKS		
	Flat/Door/Block No.	SHOP NO.1	Name of Premises/ Building
	Village/Town	NERUL	Block
	Road/Street/Lane	SECTOR 20	City
	State	MAHARASHTRA	District
	Mobile	8080165857	Email:
			ashok.r.v.gupta@gmail.com

05/05/2011

05/05/2011

S.No.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity
1	25 - Manufacture of fabricated metal products, except machinery and equipment	2599 - Manufacture of other fabricated metal products n.e.c.	25999 - Manufacture of other fabricated metal products n.e.c.	Manufacturing

20/12/2021

\* In case of graduation (upward/reverse) of status of an enterprise, the benefit of the Government Schemes will be availed as per the provisions of Notification No. S.O. 2119(E) dated 26.06.2020 issued by the M/o MSME.