



महाराष्ट्र MAHARASHTRA

2024

29 NOV 2024

29AB 709380



जिल्हा कोषागार कार्यालय, ठाणे

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made and entered into at Navi Mumbai on this 25 NOV 2024 day of _____ 2025, B E T W E E N MR. ARVIND SAKHARAJ GUPTA aged about 43 yrs having [PAN:AFAPG8974J] & [AADHAR: 348625766239] & MRS. GAYATRI ARVIND GUPTA aged about 40 yrs having [PAN:BJWPG4291H] & [AADHAR:437441924090] both adult Indian Inhabitants, having address at CHAWL NO. A/33, ROOM NO.6, NEAR HANUMAN TEMPLE, DEONAR MUNICIPAL COLONY, GOVANDI, SHIVAJI NAGAR, MUMBAI-400043 hereinafter referred to as "the Seller/s" of the First Part; AND MR. SRIDHAR MAMELLA aged about 37 yrs having [PAN:AQEPM5540K] & [AADHAAR:554170600673] an Indian Inhabitant having address at FLAT NO. F-11/0:1, SHANTIVAN CHS, SECTOR-7, SANPADA, NAVI MUMBAI 400705 hereinafter referred to as "the Purchaser/s" of the other Part;

Gayatri A. Gupta

M. Sridhar ..2..

29 NOV 2024

कवत प्रविलायनासाठी

मुद्रांक विक्री नोंद वही अनु. क्रमांक २,२०६३२ दिनांक.....

मुद्रांक विकत घेणाऱ्याचे नाव MILLENNIUM ESTATE CONSULTANT

रहिवासाचा पत्ता व सही..... G, Millennium Towers Shopping Complex,
Sector-9, Sanpada, Kari Mumbai - 400 705.

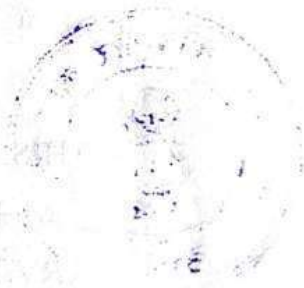
परवानाधारक मुद्रांक विक्रेत्याचे नाव व सही..... परवाना क्र. ९३/१९९९/नविज परवाना क्र. ९२०१०४४ श्री. मधुकर मारुती कामडे

अकुर सर्व्हिसेस, दुकान नं. ६, जनता नगर, सेक्टर-३, नेरुळ,
नवी मुंबई-४००७०६, मो. क्र. ९३२११७८२७९

परवाना क्र. ९३/१९९९, नविज परवाना क्र. ९२०१०४४ श्री. मधुकर मारुती कामडे

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता बाबी
(शासन आदेश दि. ०१/०७/२००४ नुसार)


ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मद्रांक खरेदी केल्यापासुन ६ महिन्याचा आत वापरणे बंधनकारक असे.



WHEREAS the seller/s is/are fully and well possessed or otherwise well sufficiently entitled to **FLAT NO. 903, ON 9TH FLOOR, GOODWILL UNITY CHS. LTD., PLOT NO.12, SECTOR-8, SANPADA, NAVI MUMBAI, admeasuring area about 43.91 sq. mts. Carpet area.** (Hereinafter referred to as ("Said Flat"))

AND WHEREAS the seller agreed to sell and Purchaser have agreed to Purchase the said Flat for total consideration of **Rs.1,96,00,000/- (Rupees One Crore Ninety Six lakhs Only)** which shall be Paid as follows:-

- a) **Rs.10,00,000/- (Rupees Ten lakhs only)** has paid as token before execution of this M.O.U.
 - b) **Rs.1,86,00,000/- (Rupees One Crore eighty Six lakhs Only)** shall be paid at the time of Registration of Sale Deed by taking home loan from any financial institution/bank or by self arrangement of funds.
 - c) Sale process will be completed within 60 days. It is hereby agreed between both the parties that the said transaction shall be completed by them by performing their respective obligation. However it is further agreed that if the performance of the obligation by either party is delayed due to any other circumstances which is beyond the control of both the parties, in such event, the time for completion of the transaction shall be extended a mutually agreed for further period till the situation comes under control for both parties.
- 1) AND WHEREAS it is hereby agreed by and between the Parties that if any defect in the title deed in respect of the said Property, then the seller shall return the advance money to the Purchaser immediately.


Gayatri A. Gupta

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- 2) AND WHEREAS the Seller do hereby undertake to clear all the dues like Water Bill, M.S.E.D. Co.Ltd, Electric Bill, Navi Mumbai Municipal Corporation Taxes, Property Taxes, Society Maintenance up to handing over Possession.
- 3) AND WHEREAS the purchaser will deduct TDS at 1% as per prevailing government guideline, on agreement value and deposit the same with the Income tax department and provide a TDS certificate to seller on the date of sale deed.
- 4) AND WHEREAS the stamp duty and registration charges & City & Industrial Development Corporation of Maharashtra Ltd Transfer charges, legal charges shall be borne by purchaser exclusively and **Society NOC charges shall be borne by Seller/s and Purchaser/s equally.**
- 5) The party of first part agreed that he will hand over all original documents of the said flat to the party of second part after registration of agreement to sale as per bank demand for loan process, if any.
- 6) And on execution of MOU, seller will handover photo copy of all documents pertaining the said flat.
- 7) The party of first part/vendor shall sign all the necessary documents upto the final stage of registration and possession.
- 8) It is agreed by the purchaser that he will make full and final payment of said flat to the party of first part/seller within stipulated period.
- 9) The possession of the said flat will be handed over to the purchaser after receiving full and final payment.
- 10) It is hereby declared from the party of first part/vendor that the said flat has clear title.
- 11) And Whereas MILLENNIUM ESTATE CONSULTANT, Sanpada. Acted as broker, It is agreed by the parties that 2% brokerage shall be paid to MILLENNIUM ESTATE CONSULTANT (1% BY SELLER/S AND 1% PURCHASER/S).

Gayatri A. G. K.

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Mudu

IN WITNESS WHEREOF THE PARTIES HAVE SET AND SUBSCRIBED
THEIR RESPECTIVE HANDS THE DAY AND YEAR FIRST HEREIN
ABOVE WRITTEN:-

SIGNED SEALED AND DELIVERED by
the within named "the Seller/s"

MR. ARVIND SAKHARAJ GUPTA

MRS. GAYATRI ARVIND GUPTA

in the Presence of

1 Ramesh Maurya

2 Mukesh Maurya




Maurya



SIGNED SEALED AND DELIVERED by
the within named "the Purchaser/s"

MR. SRIDHAR MAMELLA.

in the Presence of

1 Ramesh Maurya

2 Mukesh Maurya



Maurya

RECEIPT:-

RECEIVED a sum of **Rs.10,00,000/-** (Rupees Ten lakhs only) from **MR. SRIDHAR MAMELLA** the Purchaser/s being Part & advance out of total sale Price in respect of **FLAT NO. 903, ON 9TH FLOOR, GOODWILL UNITY CHS. LTD., PLOT NO.12, SECTOR-8, SANPADA, NAVI MUMBAI**, admeasuring area about **43.91 sq. mts. Carpet area**, as agreed under these Presents.


Particulars of Payments:-

1. **Rs. 5,00,000** /- by Ref. no. RRR3632480408842 Date: _____
Drawn on: _____.
2. **Rs. 5,00,000** /- by Ref. no. HDFCN52025012318851569 Date:23/01/2025
Drawn on: HDFC BANK.

WE SAY RECEIVED

Rs.10,00,000/-

(Rupees Ten lakhs only)


Gayatri A Gupta

MR. ARVIND SAKHARAJ GUPTA

MRS. GAYATRI ARVIND GUPTA

(Seller/s)

