



महाराष्ट्र MAHARASHTRA

2025

ER 388793

अनु. क्र. 12456 27 FEB 2026

दस्तावेज प्रकार...

दस्तावेजाचा प्रकार आहेत का ? होय/नाही.

मिळकतीचे वर्णन...

मुद्रांक धिक्त घेणाऱ्याचे नाव Chaitanya Mallappa Saangoli
पत्ता Hadapsar Pune-28

दुसऱ्या पक्षधारकचे नाव Omesh Chhaganlal Rathod

हस्त व्यक्तिचे नाव व पत्ता Shrikant Rhoadve

संज्ञा प्रमाण टाटिया

प्राप्ती क्र. 2202033

मुद्रांक किंमत घेण्यात आली आहे. ती 12/02/2026, दिनांक, पुणे-36

एवढा दस्तऐवज... एवढा दस्तऐवज... एवढा दस्तऐवज...

मुद्रांक खोदी घेतल्यामुळे हा दस्तऐवज धावपणे अंधकारात आहे.



11 FEB 2026

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

Memorandum of Understanding

This Memorandum of Understanding is made and executed at Pune on this 05th day of March 2026.

[Signature]

Dinesh Rathod

MEMORANDUM OF UNDERSTANDING (Original MOU)

**THIS MEMORANDUM OF UNDERSTANDING is made and executed at
Pune on this 05th Day of March 2026.**

BETWEEN

MR. DINESH CHHAGANLAL RATHOD

PAN: AAZPR8837K

Aadhar: 9050 6613 0674

Age: 49 Years, Occupation: Business

R/at: 306, Ganga Collidium, Market Yard, Pune 411037.

...Hereafter called or referred to as "THE VENDOR"

(Which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the Vendor above named, as also their legal heirs, successor, executors, administrators and assigns)

A N D

MR. CHAITANYA MALLAPPA SANGOLI

PAN: ANYPM2999M

AADHAR: 2510 4327 6981

Age: 40 Years, Occupation: Business

R/At: Flat No. 10, Panchvati Complex, Solapur Road,
Near Vaibhav Cinema, Hadapsar, Pune 411028.

Hereafter called or referred to as "THE PURCHASER"

(Which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the PURCHASER above named, as also their heirs, successors, executors, administrators and permitted assignees)

WHEREAS; all that piece and parcel of land bearing Plot No. 140 admeasuring 612.375 Sq.Mtrs. along with built-up area admeasuring 344.27 Sq.Mtrs. (including shed area) within the approved layout of Swami Vivekanand Co-op. Industrial Estate Ltd. out of land bearing Survey No. 54 situated at Village Hadapsar, Taluka Haveli, District Pune and within the jurisdiction of Sub-Registrar Haveli No. 1 to 28 together and more particularly described in the Schedule written hereunder and hereinafter for the sake of brevity called and referred to as the said property. The said property is the self-acquired property of Mr. Dinesh Chhaganlal Rathod.

He has purchased the above-mentioned property from its previous owner Mrs. Gunjan Ritesh Mehta and Mr Nilesh Hanmantraj Mehta by registered Sale Deed dated 04/05/2022 which is duly registered in the office of Sub Registrar Haveli No.1 at Sr. No 8757/2022. Since then, he has owned and possessed the said land as an owner.

The name of the Vendor has been mutated on 7/12 extract of the said property and the ownership rights, title and interests of the Vendor herein are free, clear and marketable and the same are free from all reasonable doubts and or encumbrances and the Vendor herein have every right to deal with the said property in any manner as the Vendor may deem it fit.

AND WHEREAS for good and sufficient reasons the Vendor herein, after complying with the relevant formalities decided to sell, transfer, assign and convey all his ownership rights, title and interests in respect of the said property to and in favour of a third party willing to acquire the same.

AND WHEREAS the Purchaser herein are in search and on look of the land within the vicinity of Pune area when had knowledge of the Vendor herein intending to sell the said property, approached the Vendor herein and after due negotiations, the Vendor herein has agreed to sell, transfer and assign all his right, title and interest in the said property in favour of the Purchaser herein for a total consideration of Rs. 2,80,00,000/- (Rupees Two Crores Eighty Lakhs Only).

1) ADVANCE PAYMENT:

The Purchaser has paid an advance amount of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) to the Vendor by cheque/cash as part payment towards the total consideration of Rs. 2,80,00,000/- (Rupees Two Crores Eighty Lakhs Only).

a) Rs. 20,00,000/- (Rupees Twenty Lakhs Only) paid by Cheque No. 002172 dated 27/02/2026 drawn on Union Bank of India, Sarasbaug Branch, Pune.

b) Rs. 10,00,000/- (Rupees Ten Lakhs Only) paid by cash on 28/02/2026.

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Total Rs. 30,00,000/- (Rupees Thirty Lakhs Only)

The balance amount shall be paid as mutually agreed between the parties at the time of execution of the final Sale Deed and Registration.

2. TAXES AND EXPENSES:

All Sub-Registrar Office expenses, advocate/legal fees, stamp duty, registration charges, and any other statutory, incidental, or related charges for execution, registration, and transfer of the said property shall be borne and paid solely by the Vendor at the time of execution and registration of the final Sale Deed. The Vendor shall, at its own cost, clear and pay all pending/outstanding dues, charges, taxes, or liabilities (if any) in respect of the said property up to the date of execution of the final Sale Deed.

3. OBTAINING COMPLETION CERTIFICATE:

The entire expenses, charges and responsibility for obtaining the Completion Certificate shall be borne and paid by the Purchaser. The Purchaser herein specifically agrees to bear all costs and responsibility for obtaining the Completion Certificate of the said property.

4. VALIDITY AND REFUND CLAUSE:

This Memorandum of Understanding (MOU) shall remain valid for a period of 60 (Sixty) days from the date of its execution. The Purchaser has paid an advance amount of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) to the Vendor and shall arrange the balance consideration by obtaining loan/financial assistance from a bank/financial institution. The Purchaser shall, at his own cost and responsibility, complete all required loan formalities, documentation and compliances on priority so that the transaction and execution/registration of the final Sale Deed is completed within the said period of 60 days.

In the event the transaction is not completed within the said 60-day period due to the Purchaser's inability to arrange the balance consideration through the proposed loan, this MOU shall automatically get cancelled and the Vendor shall thereafter within 30 (Thirty) days refund the advance amount of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) without any

interest to the Purchaser. Upon such refund, the Purchaser shall have no further claim against the Vendor in relation to this MOU.

5. POSSESSION:

Possession of the said property shall remain with the Vendor and shall be handed over to the Purchaser only upon receipt of the entire consideration, development charges and execution and registration of the final Sale Deed.

6. NO RIGHT, TITLE OR INTEREST CREATED:

This MOU is executed solely to record the present understanding between the Parties and shall not be construed as creating any right, title, interest, lien, charge, claim, tenancy, license, or encumbrance of any nature whatsoever in favour of the Purchaser in respect of the said property.

7. DISPOSAL RIGHTS OF VENDOR:

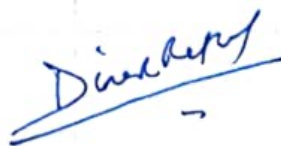
Upon termination/cancellation of this MOU for any reason, including due to the Purchaser's default, the Vendor shall be fully entitled and at liberty to sell, transfer, alienate, or otherwise deal with the said property with any third party, without any reference to the Purchaser, and the Purchaser irrevocably waives and shall not raise any objection, claim, or dispute in respect thereof.

8. BINDING EFFECT:

This MOU shall be binding upon both parties and shall remain valid until execution of the final Sale Deed and Registration. This MOU shall be binding on the parties hereto and their legal heirs.

9. JURISDICTION:

This MOU shall be governed by the laws of India and subject to the Jurisdiction of courts at Pune, Maharashtra.



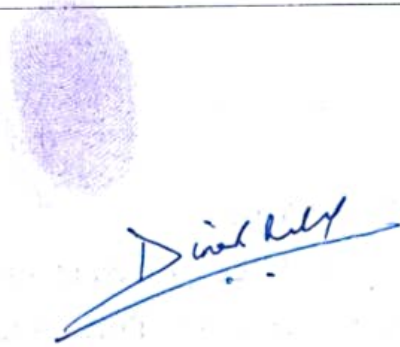


SCHEDULE

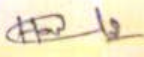
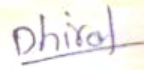
All that piece and parcel of land bearing Plot No. 140 admeasuring 612.375 Sq.Mtrs. with built-up area admeasuring 344.27 Sq.Mtrs. (including shed area) within the approved layout of Swami Vivekanand Co-op. Industrial Estate Ltd. out of land bearing Survey No. 54 situated at Village Hadapsar, Taluka Haveli, District Pune and within the jurisdiction of Sub-Registrar Haveli No. 1 to 28 with present rights, future rights, benefits and appurtenances whatsoever in the said land together with rights of use and easement in all respects and all appurtenances thereto and which is bounded as under:-

ON OR TOWARDS EAST: PLOT NO. 141
ON OR TOWARDS WEST: PLOT NO. 139
ON OR TOWARDS SOUTH: SOCIETY BOUNDARY
ON OR TOWARDS NORTH: INTERNAL 12 M WIDE WBM ROAD

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures in their respective capacities in the presence of witnesses within signed on the Day, Month and Year first above written.

Name	Sign/Thumb
MR. DINESH CHHAGANLAL RATHOD VENDOR	
MR. CHAITANYA MALLAPPA SANGOLI PURCHASER	

WITNESSESS :

- 1) SIGN : 
NAME : Hareesh Kumar. V.B
ADDRESS: Hadapsar
- 2) SIGN : 
NAME : Dhiraaj Baliram Angarkhe
ADDRESS: Bibiwadi Pune 37

भारतीय विशद ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नॉन एन्रोलमेंट क्रमांक / Enrollment No. 1205/27268/06584

चैतन्य मल्लप्पा संगोली
Chaitanya Mallappa Sangoli
S/O Mallappa Sangoli
Flat No. 10, Panchsakh Complex, Soapur Road,
Near Vaidhavy Cinema, Hadapsar,
Pune City
Maharashtra - 411028
9868631132

Ref: 115 / 258 / 191424 / 191683 / P


11C0946975571N



आपला आधार क्रमांक / Your Aadhaar No. :
2510 4327 6981

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

 चैतन्य मल्लप्पा संगोली
Chaitanya Mallappa Sangoli
जन्म वर्ष / Year of Birth: 1985
पुरुष / Male



2510 4327 6981

आधार — सामान्य माणसाचा अधिकार

आयकर विभाग  भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

 स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ANYPM2999M

नाम / Name
CHAITANYA MALLAPPA SANGOLI

पिता का नाम / Father's Name
MALLAPPA GANGAPPA SANGOLI

जन्म की तारीख / Date of Birth
01/10/1985

 हस्ताक्षर / Signature



21/08/2017