23 APR 2025

NOTARY ADV IITENDRA.T LADDHA AKOLA DIST. Regd No 15398 GOVERNMENT OF INDIA

MEMORANDUM OF UNDERSTANDING (MOU)

This MOU is made and entered into on this 21 day of April, 2025

BETWEEN

(A) M/s Artham Ventures, a partnership firm through its partners:

1. Mr. Mohit Krishnamurari Kabra (HUF) Through its Karta Mohit Krishnamurari Kabra, Age: 31 years, Occupation: Chartered Accountant, Residing at: Shrikrushna Niwas, Near Asra Flour Mill, Shastri Nagar, Akola.

2. Mr. Pranav Hemantkumar Shah, Age: 30 years, Occupation: Business, Residing at: In front of Khandesh Doodh Dairy, Akola.

3. Mr. Nitin Rajesh Mutha, Age: 30 years, Occupation: Business, residing at: Arihant, B-11 Nisargadeep, Near Gajanan Park, Geeta Nagar, Akola.

(Hereinafter referred to as "Party A" or "Artham Ventures", which expression shall, unless repugnant to the context, include its partners, successors, and assigns)

AND

(B) Bhupati Developers, Proprietor

Mr. Deepak Rajesh Agrawal, Age: 32 years, Occupation: Business, Residing at: Near Hanuman Mandir, Ring Road, Akola.

(Hereinafter referred to as "Party B" or "Bhupati Developers", which expression shall, unless repugnant to the context, include its Proprietor, successors, and assigns)

This MOU came in to effect from **13/02/2025**

WHEREAS:

1. Party B acquired title over land located at **Mauje Khadaki Bk, FS 24/1**, being Plot No. 1 admeasuring 728.69 Sq. Meters, within a sanctioned residential layout vide Rev Case No. NAP/34/Khadki Bk/09/2022-23, order dated 24/08/2023.

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2. The said plot is bounded as follows:

East: 60-Meter-wide National Highway

West: Layout Plot No. 2

North: Other Layout

South: 9-Meter-wide Layout Road

3. Party B initially obtained Commencement Certificate and Sanction Plan from Municipal Corporation Akola for a proposed building project named **"VIGHNAHARTA RESIDENCY"** vide Building Permit No. 221637, Proposal Code DDMCO-23-89634, Permit No. DDMCO/B/2024/APL/05065 dated 22/04/2024.

4. Subsequently, Party B transferred an **undivided 50% share** in the said plot to Party A through a Registered Sale Deed Doc No. 746/2025 dated 13/02/2025.

5. Both Parties now intend to jointly develop the said plot as per the Maharashtra Apartment Ownership Act by constructing the project **"VIGHNAHARTA RESIDENCY"**, with equal investment and shared responsibilities.

NOW, THEREFORE, THIS MOU WITNESSETH AS UNDER:

1. Purpose

To jointly develop the property bearing Plot No. 1, Mauje Khadaki Bk, into an apartment scheme known as **VIGHNAHARTA RESIDENCY**, with equal ownership, investment, development rights, and liabilities.

2. Ownership & Investment

Both Parties shall hold **equal undivided 50% share** in the plot and in the building units constructed thereon.

All development costs, including construction, permissions, consultancy, marketing, legal, etc., shall be borne equally by both Parties.

A **joint corrigendum** to the original Declaration of Deed (Doc No. 3874/2024 dated 29/07/2024) was executed by both Parties via Registered Correction Deed Doc No 2054/2025 dated 12/04/2025 to reflect this equal ownership.

3. Execution of Sale Documents

All sale agreements, registered agreements to sell, and sale deeds shall be jointly executed by both Parties in favour of the prospective purchasers.

It is agreed that neither Party shall unilaterally execute any such document without the written consent of the other.

4. Consideration Handling

The sale consideration for each unit shall be equally divided.

Prospective purchasers shall be informed to issue **equal payment instruments (Cheque/DD/NEFT/RTGS)** in the names of each Party separately.

Separate bank accounts shall be maintained by each Party to receive their respective share.

5. Bank Loan Processing

In the case where purchasers avail housing loans, both Parties shall cooperate equally with the lending banks for loan processing, documentation, and registration.

The loan disbursement from the bank shall be structured in such a way that **equal amount cheques or instruments** are issued in the name of both Parties separately.

6. Development Responsibility

All development activities, construction schedules, vendor management, contractor appointments, and purchases shall be managed jointly.

Any decisions involving financial outflow above a mutually agreed threshold shall require prior approval in writing from both Parties.

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7. Legal & Statutory Compliance

Both Parties shall comply with the Real Estate (Regulation and Development) Act, 2 (RERA), Maharashtra Apartment Ownership Act, and all applicable municipal revenue laws.

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Necessary filings and declarations with authorities shall be jointly submitted.

8. Dispute Resolution

Any dispute or difference arising under or in connection with this MOU shall be reso amicably through mutual discussions.

In the event of failure to resolve, the matter shall be referred to arbitration under Arbitration and Conciliation Act, 1996. The seat of arbitration shall be Ak Maharashtra.

9. Validity & Termination

This MOU shall remain valid till the completion of the project and fulfillmen obligations unless terminated by mutual consent in writing.

In the event of breach, the aggrieved party shall serve a notice giving 30 days to cure default before pursuing legal remedy.

10. General Clauses

This MOU shall not be construed as forming a partnership beyond the scope of specific joint development.

Each Party shall bear their own tax liability on their share of profit.

Neither Party shall assign or transfer its rights and obligations without the wri consent of the other.

IN WITNESS WHEREOF, the Parties have executed this Memorandum Understanding on the day, month and year first above written.

For M/s Artham Ventures

Mohit Krishnamurari Kabra (HUF)
Through its Karta Mohit Krishnamurari Kabra

Pranav Hemantkumar Shah

Nitin Rajesh Mutha

For Bhupati Developers

Deepak Rajesh Agrawal

Witnesses:

1.

2.

NOTARY
J. T. LADDHA
Dist AKOLA
Regd No. 15398
GOVERNMENT OF INDIA

23 APR 2025

Sworn or Regd. as
Sr. No 2391/25
Dated 23/4/2025

Appearing By Parvinder
for attesting the document and annexed (list)
consisting of 05 pages

JITENDRA T. LADDHA
ADVOCATE & NOTARY,
Appointed by Government of India
Dist. AKOLA (M.S.)

CANCELLED
NOTARIAL



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मेरा आधार, मेरी पहचान



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Regd No 15 98
GOVERNMENT OF INDIA

23 APR 2025

भारत सरकार
Government of India



Issue Date: 06/08/2011

दीपक राजेश कुमार अग्रवाल
Deepak Rajesh Kumar Agrawal

पुरुष / M

6898 2642 8287

मेरा , मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O निवास भारत कॉलोनी
अकोला अकोला, महाराष्ट्र, 444005

Print Date: 06/08/2021



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भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 1498/30804/48993

To
मोहित कृष्णमुरारी कांबरा
Mohit Krishnamurari Kabra
S/O Krishnamurari Kabra
shri krushna niwas
near asara flour mill
shatri nagar
Akola
Akola Maharashtra - 444001
9011163500

Signature Not Verified

आपला आधार क्रमांक / Your Aadhaar No. :
4264 6685 6909
VID : 9194 9329 8159 2726

माझे आधार, माझी ओळख

Government of India

AADHAAR

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही.
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar
- Carry Aadhaar in your smart phone – use mAadhaar App

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Government of India



मोहित कृष्णमुरारी कांबरा
Mohit Krishnamurari Kabra
जन्म तारीख/DOB: 24/03/1994
पुरुष/ MALE

Issue Date: 06/06/2012

4264 6685 6909
VID : 9194 9329 8159 2726

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O कृष्णमुरारी कांबरा, श्री कृष्ण निवास, आसरा फ्लोअर मिल जवळ, शास्त्री नगर, अकोला, अकोला, महाराष्ट्र - 444001

Address:
S/O Krishnamurari Kabra, shri krushna niwas, near asara flour mill, shatri nagar, Akola, Akola, Maharashtra - 444001



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VID : 9194 9329 8159 2726

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Regd No 158
GOVERNMENT

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Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2006/30063/01480

To
प्रणव हेमंतकुमार शाह
Pranav Hemantkumar Shah
C/O Sahakarya Bichayat Kendra,
OPP, KHANDESH DUDH DAIRY,
BHAGWAT PLOT,
VTC: AKOLA,
PO: Jatherpeth Akola,
District: Akola,
State: Maharashtra,
PIN Code: 444005,
Mobile: 9075459666

आपला आधार क्रमांक / Your Aadhaar No. :
5944 6103 0762
VID : 9172 7065 6515 0654

माझे आधार, माझी ओळख

AADHAAR

माहिती / INFORMATION

- आधार हा ओळखीचा पुरावा आहे, नागरिकत्वाचा किंवा जन्मतारखेचा नाही. जन्मतारीख आधार क्रमांक धारकाने पडताळणी हेतूसाठी केलेल्या विनंतीमध्ये विशिष्ट केलेल्या जन्मतारीख दस्तऐवजाच्या पुराव्याद्वारे सत्यापित असलेल्या माहितीवर आधारित आहे
- हा आधार पत्राची पडताळणी UIDAI नियुक्त प्रमाणीकरण एजन्सीद्वारे ऑनलाइन प्रमाणीकरणाद्वारे किंवा ऑफलाइन पडताळणी उपलब्ध mAadhaar किंवा Aadhaar QR स्कॅनर अॅप डाउनलोड किंवा www.uidai.gov.in वर उपलब्ध सुरक्षित QR कोड रीडर अॅप डाउनलोड QR कोड स्कॅनिंगद्वारे सत्यापित केले जावे
- आधार अद्वितीय आणि सुरक्षित आहे
- ओळख आणि पत्त्याचा आधार देणारी कागदपत्रे आधार नोंदणीच्या तारखेपासून दर १० वर्षांनी आधारमध्ये अद्यतनित केली जावीत
- आधार तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते
- आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी mAadhaar अॅप डाउनलोड करा.
- आधार/बायोमेट्रिक्स डाटाचा सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक आधार बायोमेट्रिक्सचे वैशिष्ट्य वापरा
- आधारची मागणी करणारी संस्था ही सेवा देणे बंधनकारक आहे.
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supplied by proof of DOB document specified in regulations submitted by Aadhaar number holder
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in
- Aadhaar is unique and secure
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar
- Download mAadhaar app to avail of various services
- Use the feature of Lock/Unlock Aadhaar biometrics to ensure security when not using Aadhaar biometrics
- Entities seeking Aadhaar are obligated to seek consent

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Government of India



प्रणव हेमंतकुमार शाह
Pranav Hemantkumar Shah
जन्म तारीख/DOB: 17/06/1994
पुरुष/ MALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही
हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाइन XML)
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

5944 6103 0762
माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
C/O सहकार्य बिजगत केंद्र, खान्देश दूध डेरी च्या समोर, भागवत प्लॉट, अकोला, जठारपेठ अकोला, अकोला, महाराष्ट्र - 444005

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