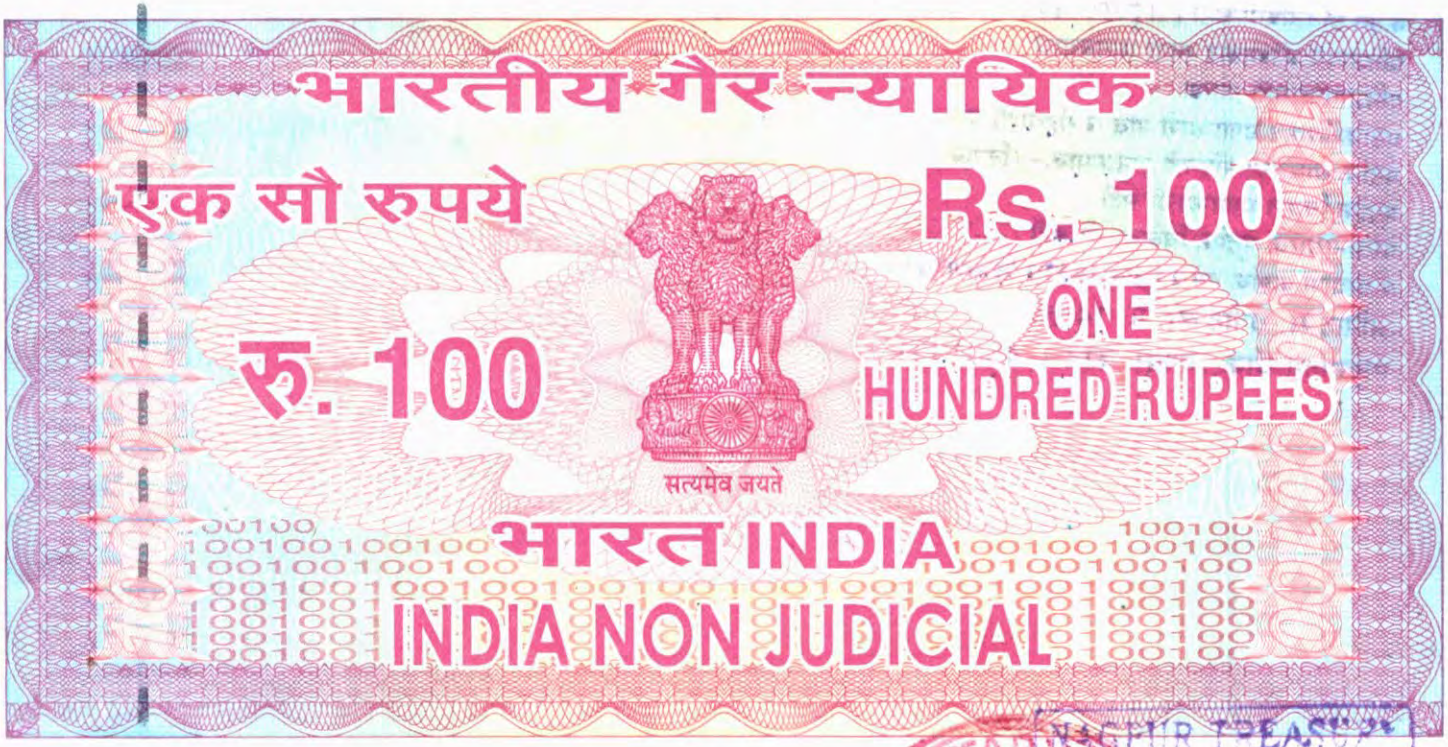


महाराष्ट्र MAHARASHTRA ◐ 2019 ◐ VP 947493

31 OCT 2019

NOTARIAL REG.
ENTRY NO. 6996
DATE 05/11/2019

NOTARY SHARDA S. DHIWGADE AKOLA INDIA

Clerk / Sr. Clerk

MEMORANDUM OF UNDERSTANDING

THIS Memorandum of Understanding executed on this 31st day of October, 2019 BETWEEN:

(1) **SHRI.SANJAY S/o DINESHCHANDRA TULSHAN,** aged about 50 years, Occupation – Business, PAN AAPPT4322F, AADHAR 364938888558, Resident of Tulshan house, Akoli Road, Gita Nagar, Akola(Rural) - 444002, Tahsil and District – Akola; hereinafter referred to as Party No. 1 of the First Part;

फक्त प्रतिज्ञापनासाठी (अनुच्छेद-४)
प्रतिज्ञापत्र कोणाकडे सादर करावयाचे
प्रतिज्ञापत्रासाठी कारण
मुद्रांक विकत घेणाऱ्याचे नाव व रहिवाशी पत्ता
मुद्रांक बाबतची नोंदवही अनुक्रमांक-/दिनांक
मुद्रांक विकत घेणाऱ्याची सही
परवानाधारक मुद्रांक विक्रेत्याची सही
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता
अनिल स. बनोदे ला. नं. 14/95
पत्रकारदरा चौक, नागपूर. कोड नं. 4601051



(2) **SHRI. RAMDEO S/o PRALHADRAI AGRAWAL,** aged about 50 years, Occupation – Business, PAN ABUPA3521F, AADHAR 715447220310, Resident of P S Agrawal Marg, Santara Market, Mahatma Fule Bazar, Nagpur-440018, Tahsil and District – NAGPUR, hereinafter referred to as Party No. 2 of the Second Part;

(3) **SHRI. SUNIL S/o DINESHCHANDRA TULSHAN,** aged about 55 years, Occupation – Business, PAN AANPT1855H, AADHAR 238440094681, Resident of Flat No. Tulshan house, Akoli Road, Gita Nagar, Akola(Rural) - 444002, Tahsil and District – Akola; hereinafter referred to as Party No. 3 of the Third Part;

(4) **SHRI. GOPAL S/o DINESHCHANDRA TULSHAN,** aged about 49 years, Occupation – Business, PAN AANPT1758R, AADHAR 555028237169, Resident of Flat No. Tulshan house, Akoli Road, Gita Nagar, Akola(Rural) - 444002, Tahsil and District – Akola; hereinafter referred to as Party No. 4 of the Fourth Part; witnesseth as under:



WHEREAS the above referred Parties agreed to enter in to real estate business of development and sale of residential plots at Mauza Turagondhi, Taluka Hingna, District Nagpur on the following terms and conditions.

1. All the parties referred above are owners of land stated above in


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SHARDA S. BHIN

the following manner;

Sr. No.	Name of Party	Kh. No.	Area
01	Party No. 01	136,138A,138B,139,140,141	13.92
02	Party No. 02	142/1	1.39.50
03	Party No. 03	142/2	0.6975
04	Party No. 04	142/2	0.6975
Total Area			16.71

2. All the parties have agreed to contribute their land to be developed and sold.

3. For the said purpose all the parties have authorized party no. 01 to get all the clearances and permissions from the respected authorities and have obtained necessary permissions and approvals.

4. All the parties have authorized party no. 01 to take all necessary steps in order to develop the said land.

5. The parties have agreed to share profit/loss of the said business in the following manner;

Sr. No.	Name of Party	Share of profit
01	Party No. 01	83.25%
02	Party No. 02	8.25%
03	Party No. 03	4.25%
04	Party No. 04	4.25%


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6. That any of the above terms may be varied altered or added to by mutual consent of the members hereof to be either expressed in writing or implied from conduct.

7. That unless it is inconsistent to context, the parties shall mean and include their respective heirs, executors, administrators and successors and assignees.

IN WITNESS WHEREOF the parties have set their respective hands hereunto at Nagpur on the date, month and year, hereinabove first referred with full knowledge of the fact and contents of the instrument using their complete free will and in absence of any kind of misrepresentation or undue influence before the attesting witnesses.

WITNESSES :

1. _____ **PARTY NO. 1** Sanjay Tulshan

PARTY NO. 2 _____

2. _____ **PARTY NO. 3** _____

PARTY NO. 4 _____

NOTARY Ms. S. S. Bhiwgade Nagpur Dist. (M.S.) INDIA Regn. No. 6805 GOVT. OF INDIA

NOTARY SHARDA S. BHIWGADE NAGPUR (M.S.) INDIA GOVT. OF INDIA

ATTESTED
05/11/2019
S. S. BHIWGADE
ADVOCATE / NOTARY
DIST. NAGPUR (M.S.) INDIA

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