भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2021 ◐

UR TREASURY
ZN 869792
24 MAY 2022

Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 23255
DATE 8/9/2022

MEMORANDUM OF UNDERSTANDING

This Memorandun of Understanding is made on this 1st day of June 2022 at Nagpur between:

M/S RENAISSANCE ENTERPRISES PVT LTD, A Company duly Incorporated under the Companies Act, 1956 bearing Incorporation No. U51909 MH2005 PTC152401 Dated 04-4-2005 having it's Office at 26, Hill Road, Gandhi Nagar, Nagpur - 440010 and acting through its Director **SHRI MAYANK KRISHNAKUMAR GUPTA**, Aged 34 Years, Occupation – Business, Resident of 26, Hill Road, Gandhi Nagar, Nagpur - 440010, hereinafter called the PARTY NO.1, which expression shall unless repugnant to the context or meaning thereof always mean and include the said COMPANY, as well as, its liquidators, administrators and assigns of the ONE PART.

NOTARY Sadashiv Sures... Nagpur Maharashtra Regn. No. 1584 My Term Expires on 05-12-2027 GOVT. OF INDIA

RENAISSANCE ENTERPRISES PRIVATE LIMITED
DIRECTOR

AND

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फक्त प्रतिज्ञापत्रासाठी

1) मुद्रांक विक्री नोंदवही अनुक्रमांक 7049

दिनांक 01-06-2022

2) मुद्रांक विकत घेणाऱ्याचे नाव .....

रहिवासाचा पत्ता व सही ..... Renaissance Enterprises Pvt Ltd Gurdeep Nagar Nagpur

For Marshal

3) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण

01-06-2022

सुबोध एस. ढेंगरे
स्टॅम्प वेंडर ला.नं.7/96
जिल्हाधिकारी परिसर,
तहसिल कार्यालय, नागपूर
कोड नं. 4601059

01 JUN 2022

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिण्यात वापरणे बंधनकारक आहे

GOVT. O...

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SHRI KRISHNAKUMAR MANNILAL GUPTA, Aged 63 Years, Occupation – Business, Resident of 26, Hill Road, Gandhi Nagar, Nagpur - 440010, hereinafter called the PARTY NO.2, which expression shall unless repugnant to the context or meaning thereof always mean and include the said PARTY, as well as, his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART.

WHEREAS, THE PARTY NO.1 is the owner of ALL THAT piece and parcel of land bearing Khasra No.50/1 in all admeasuring about 2.65 HR Land, Khasra No.56 in all admeasuring about 2.14 HR, Khasra No.57/3 in all admeasuring about 0.70 HR, all with Occupant Class I rights, situated at Mauza : PANJRI LODHI, Tahsil : NAGPUR (RURAL) and District : NAGPUR and more particularly described in the Schedule hereunder written, AND;

WHEREAS The Party No.2 owns **Khasra No.1** in all admeasuring about 2.24 HR, Khasra No.3 in all admeasuring about 1.14 HR, Khasra No.50/2 in all admeasuring about 2.65 HR, Khasra No.55/3 in all admeasuring about 1.51 HR, Khasra No.58/1 in all admeasuring about 2.76 HR and Khasra No.58/2 in all admeasuring about 2.40 HR, all with Occupant Class I rights, situated at Mauza : PANJRI LODHI, Tahsil : NAGPUR (RURAL) and District : NAGPUR and more particularly described in the Schedule hereunder written, AND;

WHEREAS, the PARTY NO.1 has purchased ALL THAT piece and parcel of land bearing **Kh. No. 50/1**, admeasuring about 2.65 Hectares situated at Mauza : PANJRI LODHI, Tahsil : NAGPUR (RURAL) and District : NAGPUR from its Owner/s Shri Govind Rampal Tiwari, Shri Gopal Rampal Tiwari and Smt Rampyari w/o Rampal Tiwari by Sale Deed dated 06-06-2005 registered with Sub Registrar, Nagpur – 10 at Sr. No. 03780 – 2005.

WHEREAS, the PARTY NO.1 has purchased ALL THAT piece and parcel of land bearing **Kh. No. 56 & Kh No.57/3**, admeasuring about 2.14 Hectares and 0.70 Hr Resp situated at Mauza : PANJRI LODHI, Tahsil : NAGPUR (RURAL) and District : NAGPUR from its Owner/s Sau Kalawatibai Ramdhari Mishra by Sale Deed dated 28-04-2005 registered with Sub Registrar, Nagpur – 10 at Sr. No. 2990-2005.

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WHEREAS, the PARTY NO.2 has purchased ALL THAT piece and parcel of land bearing **Kh.No.1**, admeasuring about 2.24 Hectares situated at Mauza: PANJRI LODHI, Tahsil : NAGPUR (RURAL) and District : NAGPUR from its Owner/s Smt Devakibai Surajbali Mishra by Sale Deed dated 20.02.2001 registered with Sub Registrar, Nagpur – 1.

WHEREAS, the PARTY NO.2 has purchased ALL THAT piece and parcel of land bearing **Kh.No. 3 & 58/2**, admeasuring about 1.14 Hectares and 2.40 HR resp situated at Mauza : PANJRI LODHI, Tahsil : NAGPUR (RURAL) and District : NAGPUR from its Owner/s Smt Premlatabai Gangaprasad Tiwari by Sale Deed dated 07.07.2007 registered with Sub Registrar, Nagpur – 1 at Sr. No. 3126-2007

WHEREAS, the PARTY NO.2 has purchased ALL THAT piece and parcel of land bearing **Kh. No. 50/2**, admeasuring about 2.65 Hectares situated at Mauza : PANJRI LODHI, Tahsil : NAGPUR (RURAL) and District : NAGPUR from its Owner/s Shri Indrapal S/o Ramprasad Tiwari by Sale Deed dated 29.09.2012 registered with Sub Registrar, Nagpur – 10 at Sr. No. 4538-2012.

WHEREAS, the PARTY NO.2 has purchased ALL THAT piece and parcel of land bearing **Kh. No. 55/3**, admeasuring about 1.51 Hectares situated at Mauza : PANJRI LODHI, Tahsil : NAGPUR (RURAL) and District : NAGPUR from its Owner/s Shri Chandrant Chaitram Gawande by Sale Deed dated 08.03.2007 registered with Sub Registrar, Nagpur – 10 at Sr. No. 1012-2007.

WHEREAS, the PARTY NO.2 has purchased ALL THAT piece and parcel of land bearing **Kh. No. 58/1**, admeasuring about 2.76 Hectares situated at Mauza : PANJRI LODHI, Tahsil : NAGPUR (RURAL) and District : NAGPUR from its Owner/s Smt Rajkalibai Rajbali Mishra by Sale Deed dated 19.04.2001 registered with Sub Registrar, Nagpur – 1.

WHEREAS Party No.1 and Party No.2 has jointly applied for Sanctioning of Layout Plan carved on Khasra No.1, 3, 55/3(Part), 56, 57/3, 58/1, 58/2, 50/1(Part) and 50/2(Part) aggregating to 15.006 HR to NMRDA.

That Nagpur Metropolitian Region Development Authority has sanctioned the residential Lay Out carved on the said land of Kh. No.1, 3, 55/3(Part), 56, 57/3, 58/1, 58/2, 50/1(Part) and 50/2(Part) and the owner has applied for conversion of user of the said land into Non Agricultural user i.e. Residential purposes since the said land is under the residential zone under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 04.08.2016 and the Collector, Nagpur in Rev. Case No. 04/NAP-34/ 2016-17 by Order dt. 04.08.2016 granted Sanad u/s 42-A of the Maharashtra Land Revenue Code, 1966.

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Party No.1 and Party No.2 has decided to Jointly Develop the said Layout on the following Terms and Conditions :

1. The Project shall be named "NIDHIVAN".

2. There shall be a Joint Account of Party No.1 and Party No.2 in any bank for Operation and completion of the project "NIDHIVAN", which shall be operated by Krishnakumar Gupta and M/s Renaissance Enterprises Pvt Ltd individually and / or Jointly.

3. All the collection in the aforesaid Joint A/c shall be distributed between both the Parties as per their ownership i.e collection against plots of Party No.1 shall be retained by Party No.1, collection against plots of Party No.2 shall be retained by Party No.2 and collection against plots owned by Party No.1 and Party No.2 jointly shall be shared by both the parties.

4. All the Expenses related to the Project like Sanctioning Expenses, Site Development Expenses, Sales and Marketing Expenses, Administrative Expenses etc shall be borned by both the Parties in their respective ratios in their individual capacity.

5. Both the Parties shall discharge their respective Income Tax, GST and other Statutory Liabilities.

Hence this MoU

1. **FOR M/S RENAISSANCE ENTERPRISES PVT LTD**

RENAISSANCE ENTERPRISES PRIVATE LIMITED

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SHRI MAYANK KRISHNAKUMAR GUPTA
Director

NOTARY Suresh S. Meshram Nagpur (M.S.) India Regn. No 15840 GOVT. OF INDIA

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2. **SHRI KRISHNAKUMAR MANNILAL GUPTA**

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

NOTARY Suresh Sadashiv Meshram Nagpur (M.S.) INDIA Regn. No. 15840 GOVT. OF INDIA

ATTESTED

8/9/2022

Suresh Sadashiv Meshram
Advocate & Notary
Rani Durgawati Square, NIT Complex, Flat No.A-5, 1st Floor
Nagpur-17 Maharashtra

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