



महाराष्ट्र MAHARASHTRA

2021

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ZN 869792

24 MAY 2022

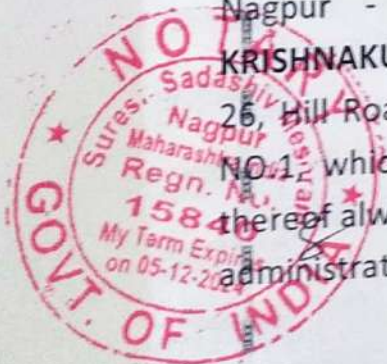
NOTARIAL REG.  
ENTRY NO. 23255  
DATE 8/9/2022

Head Clerk / Sr. Clerk

### MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made on this 1<sup>st</sup> 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 its 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.



RENAISSANCE ENTERPRISES PRIVATE LIMITED

AND

*(Signature)*  
DIRECTOR

फक्त प्रातेज्ञापत्रासाठी

1) मुद्रांक विक्री नोटवही अनुक्रमांक.....

दिनांक.....

7049  
01-06-2022

2) मुद्रांक विकत घेणाऱ्याचे नाव.....

रहिवासाचा पत्ता व सही.....

Renaissance

Interfices Pvt Ltd Gwalior

for Marshal

- Nayan Nigro

3) परवानाधारक मुद्रांक विक्रेत्याची सही

व परवाना क्रमांक तसेच

मुद्रांक विक्रीचे ठिकाण

01-06-2022

युबोधि एस. डेंगरे  
स्टॅम्प व्हेंडर ला. नं. 7/96  
जिल्हाधिकारी परिसर,  
तहसिल कार्यालय, नागपूर  
कोड नं. 4601059

01 JUN 2022

Fr

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे



**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.

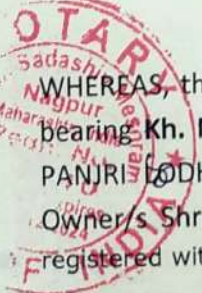
RENAISSANCE ENTERPRISES PRIVATE LIMITED

DIRECTOR

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 Prematabai 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 Metropolitan 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,

RENAISSANCE ENTERPRISES PRIVATE LIMITED  
1966.

  
DIRECTOR

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 borne 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.

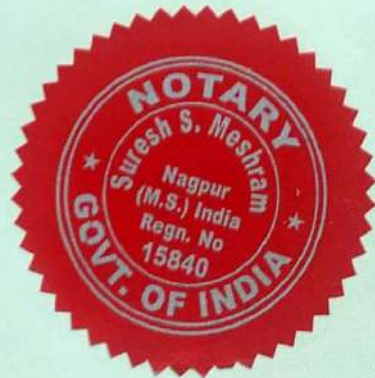
Hence this MoU

1. FOR M/S RENAISSANCE ENTERPRISES PVT LTD

RENAISSANCE ENTERPRISES PRIVATE LIMITED

SHRI MAYANK KRISHNAKUMAR GUPTA  
Director

2. SHRI KRISHNAKUMAR MANNILAL GUPTA



ATTESTED

8/9/2022

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

