भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
11AA 860767
27 DEC 2022

Number 01/2023
05/01/2023

Sr. Clerk

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is Made by and Between

1. **VIJAY KIMATRAI HUF through its KARTA VIJAY KIMATRAI RAMANI** of Indian Inhabitant, residing at 66, Shivaji Nagar, Nagpur, -440010 holding PAN Card No. [**AABHV4345Q**],

2. Mr. **NARAYAN CHANDIRAM DEMBLE** of Indian Inhabitant, residing at 333/L, Ghatate Layout, Civil Lines -440001, holding PAN Card No. [ABHPD8919R],

3. Mrs. **PRIYA VIJAY RAMANI** of Indian Inhabitant, residing at 66, Shivaji Nagar, Nagpur, -440010, holding PAN Card No. [ABGPR3639B],

NOTARY
GADU SHCHDEV
NAGPUR (INDIA)
REGD. No. 716
GOVT. OF MAHARASHTRA

07.10, Ramdeo.

प्रतिज्ञा

६) मी देत आहे स्वाक्षरी

६) मृताचे पिकत असलेल्याचे नाव — यशवंत काशीराम

१०) मृताचे पिकत असलेल्याचे नाव — पाटील

१२ हस्त असलेल्याचे स्थळ नाव व पत्ता

१३) मृताचा पुरुष स्त्रीकरण

१४) मृताचे पिकत नोंद वही अनु. क्रमांक — 39166 — दिनांक — 28 DEC 2022

१५) मृताचा पिकत बेजाबदारी वही

यशवंत एस. पाटील

मुद्रांक विक्रेता, ला. क. ३३/८८, नाशिक (ग्रामीण)

जिल्हाधिकारी परिसर, त. कायालय, नाशिक

NOT OFFICIAL GOVT.

4. Mr. **HEMANT WAMANRAO RAMBHAD** of Indian Inhabitant, residing at Kelibagh Road 94, Nana Retal Galli, Mahal SO Mahal 440032, holding PAN Card No. [AENPR2655D],

5. Mr. **YASHWANT VINAYAKRAO KATHOTE** of Indian Inhabitant, residing at Plot no. 707, Gurudev Niwas, Mahal Nagpur, -440032, holding PAN Card No. [AQMPK0856G],

The above mentioned are hereinafter collectively referred to as the "Parties".

WHEREAS

1. **VIJAY KIMATRAI HUF through its KARTA VIJAY KIMATRAI RAMANI** is the Owner of the Non Agricultural land bearing Khasra No. 14(Part), 22A, 22B, 23, 24-1, 24-2, 25-1, 25-2, 28 of **Mouza – Yerla**, P. H. No. 3, admeasuring 1.356 HR, 1.28 HR, 1.28 HR, 1.56 HR, 1.87 HR, 1 HR, 1.61 HR, 0.91HR, 1.22 HR respectively held in Occupancy Class – I rights, situated at Yerla, in Tahsil Nagpur (Rural), District Nagpur. Total admeasuring 12.086 Hectare. (Hereinafter referred to as **PROJECT PLOT. 1)**

2. **NARAYAN CHANDIRAM DEMBLE, PRIYA VIJAY RAMANI** and **VIJAY KIMATRAI RAMANI** are the Owners of the Non Agricultural land bearing Khasra No. 134, 135, 136, 140/1, 140/2, 141/1/A, 141/1/B, 141/2, 142/1, 142/2, 143, 151(Part), 152/2, 153, 154, 156 and 157 of **Mouza – Dahegaon**, P. H. No. 26, admeasuring 1.54 HR, 1.26 HR, 1.44 HR, 1.88 HR, 0.8 HR, 0.43 HR, 1.25 HR, 0.32 HR, 1.04 HR, 0.84 HR, 1.16 HR, 0.81 HR, 2 HR, 1.21 HR, 0.79 HR, 1 HR, 0.95 HR respectively held in Occupancy Class – I rights, situated at Dahegaon, in Tahsil Kalmeshwar District Nagpur. Total admeasuring 18.72 Hectare. (Hereinafter referred to as **PROJECT PLOT. 2)**

3. **YASHWANT VINAYAKRAO KATHOTE** and **HEMANT WAMANRAO RAMBHAD** are the Owners of the Non Agricultural land bearing



Khasra No. 51 of **Mouza – Aashti**, P. H. No. 3, admeasuring 0.57 HR, held in Occupancy Class – I rights, situated at Aashti, in Tahsil Nagpur (Rural), District Nagpur. Total admeasuring 0.57 Hectare. (Hereinafter referred to as **PROJECT PLOT. 3)**

NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. With the Purpose of Availing benefit of Chapter 4. 11. XXX of the UDCPR 2022, the Parties of this agreement decided to take the single layout approval for Project Plot 1, 2 and 3.

2. Due to Single Layout approval, we have been issued with Single Layout approval, and NA order for Project Plot 1, 2 and 3 resulted in the NA order issuance in the name of all landowners. (NA. Order Dated 01.12.2022 having Document serial Number 69/NAP 34/2022-23).

3. Whereas the Owners for Project Plots 1,2 and 3 are different as mentioned above.

4. While applying for the RERA Registration of the Individual Project Plot, the owners of the adjacent plot in the Layout will have No Objection to complying with the Process of the RERA Registration Individually.

5. The Owner of the Individual Plot shall advertise, market, and offer to sale the Units in the Project Land as per the best interest of the respective Project plot owners, and the Owners of the Adjacent Project plot will not have any responsibility towards such advertising, marketing and offer to sale.


NOTA
OFFICIAL

6. The Owner of the Individual Plot shall sell the Units in the Project Land at the best price available, and the Owners of the Adjacent Project land will have no claim or Rights for any such sales.

7. The respective Project Plot Owner will be responsible for the Units sold by them, and complete responsibility for the Possession of the Units as on or before the Date of Possession as per the MAHA RERA will lie with the respective Project Plot Owner. The Owners of the Adjacent Project Plot will not be liable for any consequences which might arise in the future regarding delays in the date of the Possession of the concerned Project Plot.

IN WITNESS WHEREOF the parties hereto have executed this Memorandum of Understanding on the 5th day and the year January 2023 first hereinabove written.

SIGNED SEALED AND DELIVERED

1. **VIJAY KIMATRAI HUF through its KARTA VIJAY KIMATRAI RAMANI**

2. **NARAYAN CHANDIRAM DEMBLE**

3. **PRIYA VIJAY RAMANI**

4. **HEMANT WAMANRAO RAMBHAD**

5. **YASHWANT VINAYAKRAO KATHOTE**

NOTARY
DADU SACHDEV
NAGPUR (INDIA)
REGD. No. 716
GOVT. OF MAHARASHTRA

ATTESTED BY ME

DADU SACHDEV
Notary
Chaudhary Chowk, Jaripatka
Nagpur-14 (India)
My Term Expire on.....

18/1/2023