



महाराष्ट्र MAHARASHTRA

© 2022 ©

NAGPUR TREASURY
11AA 755319

10 JAN 2023

NOTARIAL REG.

ENTRY NO. 13/2

DATE 20/01/2023

Stamp Head Clerk / St. Clerk

MEMORANDUM OF UNDERSTANDING

THIS DEED OF MEMORANDUM OF UNDERSTANDING is made and executed at NAGPUR on this 12 th Day of JANUARY, 2023 BETWEEN :- **M/S. GOMTI ASSOCIATES**, a Partnership Firm having its Office at Nagpur and acting through its Authorized Partner **SHRI. DINESH S/o TILAKRAJ CHADDA**, Aged about 41 Years, Occupation - Agriculturist & Business, Resident of Station Road, Shivaji Ward, Shukrawari, Bhandara, Pin Code : 441904, Tahsil and District - BHANDARA, (PAN- AAYFG1315J & AADHAR-5760 4847 6290), hereinafter called the **PARTY NO. 1**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS**, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND



फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद - ४)	
प्रतिज्ञापत्र कोणाकडे सादर करावयाचे	
प्रतिज्ञापत्रासाठीचे कारण	
मुद्रांक विक्रेता याच्या नावा	गोमती असोसिएट
रहिवाशी पत्ता	गोमती
मुद्रांक विक्री बाबतची नोंद	30656 दिनांक 12 JAN 2023
मुद्रांक विक्रेता याच्या नावा	दिनांक 9/1/23
सरिता जैन	मुद्रांक विक्रेता, ता. क्र. १/८८, कॉड क्र. ४६०१०१५ गोलछा मार्ग, सधर बजार, नागपूर-९



MEMORANDUM OF UNDERSTANDING

THIS DEED OF MEMORANDUM OF UNDERSTANDING is made and executed at NAGPUR on this ___th Day of JANUARY, 2023 BETWEEN :- M/S. GOMTI ASSOCIATES, a Partnership Firm having its Office at Nagpur and acting through its Authorized Partner SHRI. DINESH S/o TILAKRAJ CHADDA, Aged about 41 Years, Occupation - Agriculturist & Business, Resident of Station Road, Shivaji Ward, Shukrawari, Bhandara, Pin Code : 441904, Tahsil and District - BHANDARA, (PAN- AAYFG1315J & AADHAR-5760 4847 6290), hereinafter called the PARTY NO. 1, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said PARTNERSHIP FIRM and its PARTNERS, as well as their respective heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

(1) SHRI. DINESH S/o TILAKRAJ CHADDA, Aged about 39 Years, Occupation – Business & Agriculturist, (PAN – AEYPC3287R), (UID No. 5760 4647 6290); (2) SHRI. TILAKRAJ S/o INDRAJIT CHADDA, Aged about 67 Years, Occupation – Business & Agriculturist, (PAN – AEFPC3796Q), (UID No. 5729 1034 5998), Nos. 1 & 2 both Residents of Flat No. 7/45, H.B. Town, Bhandara Road, Old Pardi Naka, Pardi, Nagpur, Pin Code : 440035, Tahsil and District – NAGPUR; (3) SHRI. GAURISHANKAR S/o DEORAO ITANKAR, Aged about 45 Years, Occupation – Business, (PAN – AAYPI3249K), (UID No. 4290 2464 4536) AND (4) SHRI. LUMESHWAR S/o DEVRAOJI ITANKAR, Aged about 36 Years, Occupation – Business & Agriculturist, (PAN – AATPI3723M), (UID No. 7873 5998 2456), Nos. 3 & 4 both Residents of Manish Nagar, Nagpur, Pin Code : 440025, Tahsil and District – NAGPUR, hereinafter all jointly called the **PARTY NO. 2**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTY NO. 2**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS the Party No. 1 abovenamed own and possession and in possession of the property comprising ALL THOSE Pieces and parcel of Agricultural lands bearing Khasra/Survey Nos. 103 & 104 having an area of 0.48 Hectar and 0.65 Hectors respectively, thus total area of 1.13 Hectors, Land Revenue Rs. 1.50 and Rs. 3.06 respectively, both held in Bhogwatdar Class-1 Rights of Mouza – KOTEWADA, P.S.K. 72, both situated at Village – Kotewada, within the limits of the Grampanchayat – Kotewada in Tahsil – Hingna and District – NAGPUR; AND

WHEREAS in the like manner the Party No. 2 abovenamed jointly own and possession and in possession of the property comprising ALL THAT Piece and parcel of Agricultural land bearing Khasra/Survey No. 102 having an area of 0.35 Hectar, Land Revenue Rs. 1.31, held in Bhogwatdar Class-1 Rights of Mouza – KOTEWADA, P.S.K. 72, situated at Village – Kotewada, within the limits of the Grampanchayat – Kotewada in Tahsil – Hingna and District – NAGPUR; AND

WHEREAS the Party No. 1 has now decided to develop its aforesaid Agricultural lands into a Residential Layout by carving out various Plots of different sizes therein. In the like manner the Members of Party No. 2 have also jointly decided to develop their Agricultural land bearing Khasra No. 102 into a Layout by carving out various Plots of different sizes therein; AND

WHEREAS having no experience about the Layout activities the Party No. 2 has now decided to develop the said land under the supervision of well experienced persons in this field who shall assist them to complete the aforesaid scheme in all respects; AND

WHEREAS the Party No. 1 hereinabovenamed, who is a reputed and well experienced Partnership Firm in developing the lands into a layouts has now approached the Party No. 2 and expressed its desire and willingness for developing their land either separately or jointly with it in all respects and after considering his request and detailed

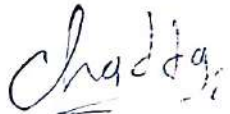
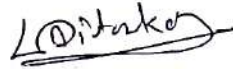
negotiations the Parties hereto have arrived at the following understanding upon the following terms and conditions.

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

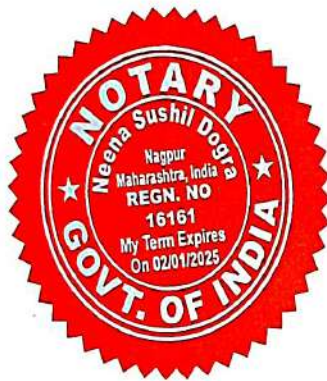
- (1) THAT the Party No. 1 hereby assures the Party No. 2 that it shall always co-operate them for development of their Agricultural Land bearing Khasra/Survey No. 102, situated at Village – Kotewada in Tahsil Hingna and District - Nagpur into a Layout by providing its well experience in this field as and when required.
- (2) THAT the Party No. 1 hereby showed its wish and willingness to develop their Agricultural lands bearing Khasra Nos. 103 & 104 alongwith the Agricultural land belongs to members of the Party No. 2 bearing Khasra No. 102 and for which they assure the Members of Party No. 2 to give its voluntary consent as and when required unconditionally.
- (3) THAT the Party No. 1 shall provide its technical experience/knowledge, if desired and shall complete the Development works of the said proposed layout/scheme/project smoothly and speedily to be carried out on Khasra No. 102 of Party No. 2 and for which the Party No. 1 shall extend all the necessary and reasonable co-operation in this behalf to the Party No. 2 as and when required.
- (4) THAT the Party No. 1 hereby assures the Party No. 2 that it shall take active interest in the said transaction to its entirety within the time framework. Both the parties hereto assure each other that they shall always co-operate each other as and when required without assigning any reason or excuse for development of their respective property either jointly or severally as the case may be.
- (5) THAT it is specifically agreed and understood by and between the parties hereto that if they decided to develop the aforesaid land then in such event all the necessary documents required for the same shall be prepared by them jointly and both the parties shall signed thereon without assigning any reason and excuse.
- (6) THAT this Agreement shall be limited only upto the aforesaid development purposes only and the same shall automatically be stand terminated and cancelled after completion of the proposed works in the proposed layout.
- (7) THAT all expenses on account of preparation of this Deed including the cost of Stamp Duty and Registration Fees payable thereon and all other Misc. Expenses payable thereon and Lawyer's Fees have been borne and paid by the Parties hereto in equal proportion.

IN WITNESS WHEREOF the **PARTY NO. 1** and the **PARTY NO. 2** hereinabovenamed have hereto set their respective hands and signed this **DEED OF MEMORANDUM OF UNDERSTANDING** at **NAGPUR** in presence of the attesting witnesses signing as such on the day first above written.

(Drafted by Adv. Rahul Kharapkar as per instructions given by the Parties).

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			FOR M/S. GOMTI ASSOCIATES  (DINESH TILAKRAJ CHADDA) Authorised Partner <u>PARTY NO. 1</u>
02			1)  (DINESH TILAKRAJ CHADDA)
03			2)  (TILAKRAJ INDRAJIT CHADDA)
04			3)  (GAURISHANKAR DEORAO ITANKAR)
05			4)  (LUMESHWAR DEVRAOJI ITANKAR) <u>PARTY NO. 2</u>
WITNESSES : (1)  Isham Habwan			





SWORN / SOLEMNLY AFFIRMED
BY Dinesh Tikraj
Chadda Nagpur
WHO IS PERSONALLY KNOWN
TO ME IDENTIFIED SELF / AT
.....
BEFORE ME THIS THE 2nd Th
DAY OF Jan, 2023.....
AT NAGPUR

Neena Sushil Dogra
NOTARY
GOVT OF INDIA
Nagpur (M.S.) INDIA



(Drafted by Adv. Rahul Kharapkar as per instructions given by the Parties).