भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ● 2022 ●

10AA 297785

25 NOV 2022

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 3372/
DATE 12/12/2022

NOTARY CHHAYA R. MAHISKAR Dist. Nagpur (M.S.) India Regn. No. 80/22 My Term Expires on 07/06/2025 GOVT. OF INDIA

MEMORANDUM OF UNDERSTANDING

THIS Memorandum of Understanding is made in Nagpur this 12th day of December 2022, between,

M/S. ALLIANCE HARI OM ASSOCIATES (PAN – ABJFA1905A) **A Partnership Firm** having it's Office at Nagpur and acting through it's Partners **(1) SHRI. RISHIPAL s/o URKUDAJI PARDHI (PAN – ALUPP5706H)**, Aged 43 Years, Occupation – Business, Resident of R.H. No. 03, Pyramid City-6,Besa-Pipla Road, Nagpur - 440037, Tahsil and District – Nagpur, AND **(2) SHRI. GAURAV s/o ARUNRAO KALBANDE (PAN – AZWPK1954A)**, Aged 36 Years, Occupation - Business Resident of Plot No. 95, Mahatma Gandhi Nagar, Hudkeshwar Road, Nagpur-440034, Tahsil and District – Nagpur.

(Herein Called First Party)

१	मुद्रांक विकी नोंदवही अनु.क्रमांक-/दिनांक (Serial No. / Date)
२	दस्ताचा प्रकार (Nature of document) 28 NOV 2022
३	दस्त नोंदणी करणार आहेत का ? (Whether if is to be registered ?) होय/नाही Yes / No)
४	मिळकतीचे थोडक्यात वर्णन (Property Description in brief)
५	मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता (Stamp Purchaser's Name & Address & Signature)
६	हस्ते असल्यास (If through a[illegible] Address & Signature)
७	दुसऱ्या पक्षकाराचे नाव (Name of the other party)
८	मुद्रांक शुल्क रक्कम (Stamp Duty Amount)
९	परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

Smt. J. R. Kamble
Stamp Vendor
Raghuji Nagar, Nagpur.
L. No. 11 / 1996
Code No. 4601046

GOVT. OF INDIA ★ CHHAYA

AND

M/S. ALLIANCE MERCANTILE & INFRASTRUCTURE, A **Proprietory Firm** having it's Office at Nagpur and acting through it's Proprietor **SHRI. MOTILAL s/o HOLIRAM PATLE (PAN – AVUPP4647B)**, Resident of Plot No. 101, Nilkanth Nagar, Hudkeshwar Road, Nagpur-440034, Tahsil and District – Nagpur;

(Herein Called Second Party)

AND

M/S. ALLIANCE HARI OM INFRASTRUCUTRES (PAN – ABEFA9520E) A **Partnership Firm** having it's Office at Nagpur and acting through it's Partners **(1) SHRI. RISHIPAL S/o URKUDAJI PARDHI (PAN – ALUPP5706H)**, Resident of R.H. No. 03, Pyramid City-6,Besa-Pipla Road, Nagpur - 440037, Tahsil and District – NAGPUR, **(2) SHRI. RAJNARAYAN S/o HOLIRAM PATLE (PAN – AZRPP8164C)**, Resident of Plot No. 101, Nilkantha Nagar, Hudkeshwar Road, Nagpur - 440034, Tahsil and District – NAGPUR, **(3) SHRI. SUSHIL S/o ARUNRAO KALBANDE**, Resident of Plot No. 95, Mahatma Gandhi Nagar, Hudkeshwar Road, Nagpur - 440034, Tahsil and District – Nagpur AND **(4) SHRI. VIKAS S/o ARVIND SINGH (PAN – GDGPS5645G)**, Resident of Tower-A, Flat No. A-401, Pyramid City-3, Besa-Pipla Road, Nagpur - 440037, Tahsil and District – Nagpur,

(Herein Called Third Party)

WHEREAS all the parties are engaged in carrying on the business of real estate & other related business activities.

AND WHEREAS all the parties hereto have discussed, negotiated and agreed upon the Terms & Conditions and have arrived at certain understanding AND WHEREAS now all of them are desirous of recording and reducing into writing on regular STAMP PAPER the said terms and conditions as agreed by and between all of them.

1. WHEREAS all the parties, under different Sale Deeds dated 22nd day of December, 2020, purchased and acquired land admeasuring about 8100 Sq. Mt (0.81 Hector) bearing Khasra No. 53/2/1, P H No. 38, Mouza Gotal (panjari), Nagpur, Taluka and District - Nagpur (Rural), From (1) Shri. Goraksha S/o Vitthal Bhor (PAN- AEFPB7428E), (2) Shri. Rajendraprasad S/o Ramnagina Singh (PAN- ALTPS7344D), (3) Shri Sandesh S/o Nandkumar Rane (PAN- ACPPR7350H), Hereinafter all jointly called the Vendors.

2. WHEREAS the Party No. 1 & Party No. 2 have share of 25% each & Party No. 3 is having share of remaining 50% in the above purchased land. The parties have decided to develop & sell the above land under the project name **"Krishnum Nagari – 6"**.

3. WHEREAS all the parties have decided to share the revenue of the project named **"Krishnum Nagari – 6"** as follows:

M/S. ALLIANCE HARI OM ASSOCIATES	25%
M/S. ALLIANCE MERCANTILE & INFRASTRUCTURE	25%
M/S. ALLIANCE HARI OM INFRASTRUCUTRES	50%

4. Whereas as per the discussion and oral deliberation between the parties, they have decided to take the responsibility for the development, documentations & other matters related to project mentioned above, for their respective percentage of share respectively.

5. That if under any circumstances any dispute arises among the parties, the same shall be referred to Arbitrators, one arbitrator to be appointed by each party, and the decision of the Arbitrator, and in case of their disagreement, the decision of the person, appointed by the arbitrators, shall be final and binding on all the parties.

6. The parties may agree to vary any of the requirements of this MOU. Such agreement must be in writing and signed by all the parties.

7. That the Agreement shall not be constructed by either party hereto as constituting each of them the agent of the other.

8. The parties acknowledge that information disclosed by one party to the other (the disclosing party) in the course of the subject matter of this MOU may be confidential and unless required by law must not be disclosed to a third party except with the prior written consent of the disclosing party

9. All the parties are jointly responsible to ensure safety measures during the said project.

10. That each of the parties hereto shall be deemed to include their respective heirs and/or successors.

IN WITNESS WHEREOF THE PARTIES HAVE PUT THEIR RESPECTIVE HANDS THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN

Signed and delivered

PARTY NO. 1- M/S. ALLIANCE HARI OM ASSOCIATES

(Through it's Partners)

(I) RISHIPAL URKUDAJI PARDHI

(II) GAURAV ARUNRAO KALBANDE

WITNESSES:

1. Premkumar Pable

2. Sanjay L. Nakade

PARTY NO. 2- M/S. ALLIANCE MERCANTILE & INFRASTRUCTURE

(Through it's Proprietor)

(I) MOTILAL HOLIRAM PATLE

PARTY NO. 3- M/S. ALLIANCE HARI OM INFRASTRUCUTRES

(Through it's Partners)

(I) RISHIPAL URKUDAJI PARDHI

(II) RAJNARAYAN HOLIRAM PATLE

(III) SUSHIL ARUNRAO KALBANDE

(IV) VIKAS ARVIND SINGH

NOTARY CHHAYA R. MAHISKAR Dist. Nagpur (M.S.) INDIA Regn. No. 8012 GOVT. OF INDIA

ATTESTED

Chhaya R. Mahiskar
NOTARY
NAGPUR (M.S.) INDIA

Chhaya Rajaram Mahiskar
(Advocate & Notary)
Plot No. 46, Shyam Nagar,
Bhagwan Nagar Road, Infront of
Bank of Maharashtra, Nagpur-440027.

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