

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 34AA 263420

03 MAR 2023

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO 1992
DATE 13/03/2023

MEMORANDUM OF UNDERSTANDING

THIS Memorandum of Understanding executed on this 1st Day of September 2019 BETWEEN:

(1) **SHRI.BHUSHAN GULABRAO RANSINGH,** aged about 35 years, Occupation – Business, PAN ALUPR9262Q, AADHAR 741075615749, Resident of Plot no. 323, Bharat Nagar, Kalamna Market, road, near Hanuman Mandir, Nagpur District – Nagppur-440035; hereinafter referred to as Party No. 1 of the First Part

(2) **M/S MAHALAXMI DEVELOPERS,**PAN ABNFM5343C, having its registered office at Plot no. 323, Bharat Nagar, Kalamna Market, road, near Hanuman Mandir, Nagpur District – Nagppur-440035; represented by its partner Mr.

NOTARY ... GOVT OF INDIA

Bhushan Ransingh and Preetam Ransingh, hereinafter referred to as Party No. 2 of the Second Part

WHEREAS the party no. One purchased a property at 79/2/1/A/1 to 79/2/1/A/39 situated at Mauza- Pawangaon, P.H. No. 18 within thejurisdiction of Grampanchayat, Pawangaon, Tah. Kamptee, Distt. Nagpur (M.S.)

WHEREAS the party no. desirous to enter real estate business and develop such land into plots, got all the permissions and approvals from sanctioning authorities in his name.

WHEREAS the party no. along with his family members i.e. Minal Bhushan Ransingh and Preetam Ransingh constituted a partnership firm in the name of **M/s Mahalaxami developers** for efficient and effective operation of business and transferred land to the firm as his capital contribution.

WHEREAS the above referred Parties agreed to enter into real estate business of development and sale of residential plots at Mauza Pawangaon, District Nagpur on the following terms and conditions.

1. All the parties referred above are owners of land addressed as survey no. at 79/2/1/A/1 to 79/2/1/A/39 situated at Mauza- Pawangaon, P.H. No. 18 within the jurisdiction of Grampanchayat, Pawangaon, Tah. Kamptee, Distt. Nagpur (M.S.).

2. Party no. Onehas agreed to contribute his land to be developed and sold by M/s Mahalaxmi Developers.

3. For the said purpose all the parties have authorized Mr. Preetam Ransingh (Partner of M/s Mahalaxmi Developers) to get all the clearances and permissions from the respected authorities and have obtained necessary permissions and approvals.

4. The parties have agreed to share the profits of the project according to the ratio decided in the partnership deed.

5. That any of the above terms may be varied altered or added to by mutual consent of the members hereof to be either expressed in writing or implied from conduct.

6. That unless it is inconsistent to context, the parties shall mean and include their respective heirs, executors, administrators and successors and assignees.

IN WITNESS WHEREOF the parties have set their respective hands hereunto at Nagpur on the date, month and year, hereinabove first referred with full knowledge of the fact and contents of the instrument using their complete free will and in absence of any kind of misrepresentation or undue influencebefore the attesting witnesses.

SEAL OF NOTARY RAVINDRA D. WANJARI DIST. NAGPUR MH. INDIA Reg. No. 15487 GOVT. OF INDIA

WITNESSES:

1. _____

2. _____

PARTY NO. 1 _____
(Shri Bhushan Ransingh)



PARTY NO. 2 _____
(Shri Preetam Ransingh)
(For, M/s Mahalaxmi Developers)



ATTESTED
RAVINDRA D. WANJARI
NAGPUR DIST (M.H.)

THE NOTARY PUBLIC DOES NO ASSUME ANY RESPONSIBILITY LIABILITY FOR LEGALITY IN PURSUANCE OF DOCUMENT WITNESS AND FULFILMENT OF ANY LEGAL REQUIREMENTS

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

महाराष्ट्र शासन

महसूल विभाग

गाव नमुना नंबर ७/१२ व ८ अ, मालमत्ता पत्रक पाहणे

महाराष्ट्र शासन

सत्यमेव जयते

Card online to citizens

मुखपृष्ठ

अद्ययावत दिनांक : 13/03/2023

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ चातील नियम ३,५,६ आणि ७]

गाव :- पावनगांव (535764)

ULPIN : 18032069902

तालुका :- कामठी

जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 79/2/1/अ/1

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार रु. पै.	फ.फा.	कुळ, खंड व इतर अधिकार
क्षेत्र एकक हे.आर.ची.मी अकृषक क्षेत्र जिरायत क्षेत्र 2.6857 आकारणी 27.00	1033	सुरज गुलाबराव रमळिंग	2.6857	27.00	(5703)	कुळाचे नाव व खंड इतर अधिकार इतर मा.जिल्हाधिकारी साहेब नागपूर यांचे कार्यालयीन आदेश क्र.मा.क.182/एन.ए.सी.34/2021-22 जा.क.प्रस्तु./जिल्हाधिकारी कार्यालय-581/2022 आदेश दि.31/3/2022 अन्वये निवासी अकृषक करण्यात आली. दि.26/7/2022 अन्वये NMRDA नकाशा मंजूर 7/12 वेगळे करण्यात आले. (5703) क.दु.नि./क.जा.प./2022 कार्यालय-उप अधिक्षक भूमीअभिलेख,कामठी दि..29/9/2022 जा.क.9143 व 9144 (5703) प्रलंबित फेरफार : नाही.
इतर हक्कात क्र.						सीमा आणि भूमापन चिन्हे :

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ चातील नियम २९]

गाव :- पावनगांव (535764)

तालुका :- कामठी

जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 79/2/1/अ/1

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	

टीप : * सदरची नोंद मोबाइल ॲप द्वारें घेणेत आलेली आहे

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

सूचना : या संकेतस्थळावर दर्शवितेती माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.
जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख कार्यालय
तिसरा मजला, नवीन प्रशासकीय इमारत, कौन्सिल हॉल समोर, पुणे
दूरध्वनी : ०२०-२६०५०००६, ई-मेल : dilrmah[dot]mah[at]nic[dot]in
Best viewed with resolution 1366*768 in Firefox, Chrome, IE.

भारत सरकार
GOVERNMENT OF INDIA

भूषण गुलाबराव रणसिंग
Bhushan Gulabrao Ransing



जन्म वर्ष / Year of Birth 1984
पुरुष / Male

2557 1927 6760

आधार – सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O गुलाबराव रणसिंग, प्लॉट नं. 123, कलमना मार्केट रोड, हनुमान मंदिर जवळ, भारत नगर कलमना नागपूर, भांडेवाडी, नागपूर, 440035

Address: S/O Gulabrao Ransing, plot no. 123, kalamna market road, near hanuman mandir, bharat nagar kalamna Nagpur, Bhandewadi, Maharashtra, 440035

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bangalore-560 001

RY
WANJARI
Dist.
No.
OF INDIA

भारत सरकार
GOVERNMENT OF INDIA



प्रीतम गुलाबराव रणसिंग
Pritam Gulabrao Ransingh
जन्म वर्ष / Year of Birth : 1979
पुरुष / Male

8976 0524 2140

आधार – सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O गुलाबराव रणसिंग, प्लॉट न. ३२३, हनुमान मंदिर जवळ, भारत नगर कळमना, नागपूर, भांडेवाडी, महाराष्ट्र, 440035

Address: S/O Gulabrao Ransingh, plot n. 323, near hanuman mandir, bharat nagar kalamna, Nagpur, Bhandewadi, Maharashtra, 440035

1947
1800 180 1947

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P.O. Box No. 1947, Bengaluru-560 001

NANJAR
Dist.
OF INDIA

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँचसौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑

AS 971706

DEED OF PARTNERSHIP

THIS INDENTURE made this 1st day of September, in the year 2019

BETWEEN

1. **Bhushan Gulabrao Ransingh , Add:- Plot No 323 , Bharat Nagar, Kalamna Market Road, Near Hanuman Mandir , Nagpur- 440035, Age:- 35 Years Old** hereinafter referred to as the "Party of the First Part",

2. **Minal Bhushan Ransingh , Add:- Plot No 323 , Bharat Nagar, Kalamna Market Road, Near Hanuman Mandir , Nagpur- 440035 , Age:- 35 Years Old** hereinafter referred to as the "Party of the Second Part",

3. **Preetam Gulabrao Ransingh , Add:- Plot No 323 , Bharat Nagar, Kalamna Market Road, Near Hanuman Mandir , Nagpur- 440035, Age:-** 40 **Years Old** hereinafter referred to as the "Party of the Third Part ",

THAT ALL the parties hereto being the parties of the First Part, Second Part and Third Part have agreed to Carry on the business of Real Estate Developer & Builder under the name and style **Mahalaxmi Developers** in Partnership on the terms and conditions contained herein, and the parties hereto have desired to put in writing the terms and conditions of their said partnership.

NOW THIS INDENTURE WITNESS and it is hereby covenanted and finalised by and between the parties as follows:

1. The Partnership Business shall be carried on under the name and style of **Mahalaxmi Developers** with Office at **Add:- Plot No 323 , Bharat Nagar, Kalamna Market Road, Near Hanuman Mandir , Nagpur- 440035.** as the Head Office of the Firm and at any other places as will be decided mutually by the parties hereto and to open its branches at any other place or places.

2. The Constitution date of Partnership from **1st -Sept-2019.**

3. The Business of Partnership shall be all those activities that can be carried on by Real Estate Developer & Builders.

4. The Net Profit or Loss of the Partnership as arrived at after adjustment of salary, bonus, commission and interest to the partners, shall be divided between the parties as follows:

a)	**Bhushan Gulabrao Ransingh**	:	45 %
b)	**Minal Bhushan Ransingh**	:	45 %
c)	**Preetam Gulabrao Ransingh**	:	10 %

5. The partners shall be entitled to increase or reduce the above profit sharing ratio and may agree to pay remuneration to the partner or partners subject to at least remuneration of Rs. 10,000/- per month to per working partner. The partners may decide to increase the amount of remuneration base on the performance. The parties hereto may also agree to revise the mode of calculating the remuneration and decide to pay salary and grant the benefit of house rent allowance, medical expenses, accident and/or Life Insurance Policy Premium, Provident fund, gratuity, bonus, commission and/or other benefits to the above and/or the other partner or partners either on monthly or yearly basis as they may mutually agreed upon.

6 Proper books of accounts shall be maintained by the Parties hereto in which all the transactions relating to the partnership business shall be entered into and recorded and such books together with all documents, letters, vouchers of and belonging to the partnership shall be kept at the place of business of the partnership or at such other place or places as the parties hereto may from time to time mutually decide in writing. Each partner shall have full and free right and liberty to inspect such books of accounts, documents, letters, vouchers and of making extracts or copies there from.

7 "The capital of the partnership shall be **Rs.300,000/-** The parties hereto shall contribute from time to time in their profit sharing ratio such amounts by way of capital as may be deemed necessary or expedient for efficiently carrying on business of the partnership. Each of the partners shall be entitled to interest at the rate of 12% per annum on the amount of capital standing to their credit in the accounts of the firm from time to time."

8 That all the parties hereof who are in India shall be the working partners and take active part in the day-to-day conduct of the business of the firm.

9 THAT THE PARTNERSHIP shall be AT WILL.

10 IF ANY partner is desirous of retiring from the said Partnership he shall be entitled to do so by giving Three months' notice in writing to the other

Partners of his intention to retire and on expiration of one month from the date of such notice, he shall cease to be a partner and his interest in the Partnership shall cease on and from that date. Immediately on receipt of the aforesaid notice his accounts including Goodwill shall be drawn upon and settled forthwith.

11 The retiring partner will handover the property of the Partnership under his possession and/or any other books/documents etc. belonging to the Partnership or any of its clients to the remaining Partners upon due receipt forthwith and the Partnership Firm shall also issue to the retiring Partner a "no claim receipt" to this effect. On retirement, a retiring Partner shall not in any way interfere with the business of the Partnership.

12 The death, insolvency or lunacy of any partner shall automatically dissolve the Partnership. Other remaining partners were liable to draw down the portion of such partner share in the asset of the firm together with the remuneration, bonus, interest, etc. up to the date of such death, insolvency or lunacy and handed over to the legal heirs of such partner.

13 Each partner shall be entitled to draw against his share of profit the amount agreed to between the partners.

14 The parties hereto may admit a new partner or partners only with the consent of all the existing partners in writing and on such terms and conditions as may be mutually agreed upon.

15 No partner or the Partnership firm shall be liable and/or responsible for the personal debt and/or liabilities of any other partner or partners.

16 Each Partner shall :

16.1 Punctually pay his personal and separate debts and indemnify the other partners and the assets of the partnership against the same and pay all expenses on account thereof;

16.2 Forthwith pay all moneys, cheques, negotiable instruments received by him on account of the Partnership into the Partnership Bank Account or Accounts;

16.3 Be just and faithful to others and at all times give to each other full information and truthful explanations of all transactions relating to the Partnership business;

16.4 At all times give to the others a just and faithful account of the same and also upon every reasonable request furnish a full and correct explanation thereof;

16.5 Afford every assistance and co-operation in his power and to use his best skill and Endeavour in the conduct, promotion and execution of the Partnership business for their mutual advantage and benefit; and,

16.6 No partner shall divulge any information of the partnership or of its clients to any outsiders.

16.7 Individually and severally operate bank account.

17 In respect of matters not specifically provided herein, the Partnership shall be governed by the provisions of the Indian Partnership Act, 1932.

18 No partner shall, without the previous consent of all the existing Partners in writing, become a partner of any other firm and/or any other firm and/or person or persons carrying on a similar and/or competitive business/profession.

19 Any dispute or difference arising between the parties hereto in relation to the affairs of the Partnership Firm or in regard to construction of any clause hereof in relation to the rights, duties and obligations of the parties hereto shall be referred to the arbitration to an arbitrator who shall enter upon the reference and decide the matter and award given by such arbitrator shall be final and binding on the parties hereto subject to the provisions of the Arbitration and Conciliation Act 1996.

IN WITNESSETH WHEREOF the parties to the above presents have hereunto set and subscribed their respective signatures and seals on the day, month and year first hereinabove written.



Bhushan Gulabrao Ransingh
Party of the First Part

SIGNED, SEALED & DELIVERED by the



Minal Bhushan Ransingh
Party of the Second Part

SIGNED, SEALED & DELIVERED by the

Preetam Gulabrao Ransingh
Party of the Third Part



SIGNED, SEALED & DELIVERED by the

In the presence of:

1. PANKAJ SHENDUR

2. PRASHANT RAUT

CHALLAN
MTR Form Number-6

GRN	MH011451303201920E	BARCODE		Date	30/01/2020-13:06:41	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Stamps Duty on Unstampd or Insuff stampd doc IGR Mumbai	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	NPJ1_JT DISTRICT REGI NAGPUR URBAN	**Full Name**	MAHALAXMI DEVELOPERS
Location	NAGPUR		
Year	2019-2020 One Time	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	EVN NO 36/2020
Amount In Words	Two Thousand Five Hundred Rupees Only		

Account Head Details	Amount In Rs.
0030053501 Amount of Tax	2500.00
Total	2,500.00

DEFACED ₹2500.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020013011790	CKM0684359
Cheque/DD No.		Bank Date	RBI Date	30/01/2020-01:11:14	31/01/2020
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		31 , 31/01/2020	

Department ID : Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तांसाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 02
Date: 2020.02.05 16:05:07 IST
Reason: Secure Document
Location: India

Challan Defaced Details

Sr. No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1		0006039079201920	05/02/2020-16:05:05	IGR377	2500.00
			Total Defacement Amount		2,500.00

Print Date 05-02-2020 04:05:07

CHALLAN
MTR Form Number-6

GRN	MH011451646201920E	BARCODE		Date	30/01/2020-13:09:35	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps Fine and Penalties IGR Rest of Maharashtra	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NPJ1_JT DISTRICT REGI NAGPUR URBAN	Full Name	MAHALAXMI DEVELOPERS
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	EVN NO 36/2020
		Amount In Words	Two Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030055301 Fines	250.00
Total	250.00

Collector of Stamps
DEFACED
₹ 250.00
DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020013012151	CKM0684922
Cheque/DD No.		Bank Date	RBI Date	30/01/2020-01:11:25	31/01/2020
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		31 , 31/01/2020	

Department ID :
Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दस्तऐवज निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 02
Date: 2020.02.05 16:06:19 IST
Reason: Secure Document
Location: India

Challan Defaced Detail

Sr. No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1		0006039172201920	05/02/2020-16:06:15	IGR377	250.00
			Total Defacement Amount		250.00

Print Date 05-02-2020 04:06:19