भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐

NAGPUR TREASURY
CK 694144
03 MAY 2024
Stamp Head Clerk/Clerk

NOTARIAL REG.
ENTRY NO. 13582
DATE 13/5/2024

MEMORANDUM OF UNDERSTANDING

THIS DEED OF MEMORANDUM OF UNDERSTANDING is made on this 10TH OF May, 2024 BETWEEN :

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regn. No. 15840 My Term Expires on 06-12-2024 GOVT OF INDIA

Mr. Dariyana S/o Gurmukhdas Rohra, Aged about 57 years, Occupation - Business, (PAN No. AAOPR5946C) (AADHAR No: 8539 3272 8852) (Mobile No.- 8888844954), Resident of Plot No.168, Besides Dayanand College, Jaripatka, Nagpur-440014, Tahsil & District - NAGPUR, Maharashtra, hereafter called the Party No. 1, which expression shall, Unless repugnant to the context or meaning thereof always mean and include the said Party No. 1, as well as his heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART.

AND

१) मुद्रांक विक्री नोंद वही अनु क्र.	6209
२) दस्ताचा प्रकार	करारनामा
३) दस्त नोंदणी करणार आहेत काय ?	होय/नाही
४) मिळकतीचे थोडक्यात वर्णन	
५) मुद्रांक विकत घेणाऱ्याचे नाव व सही	दयानंद २.६२१
६) हस्ते असल्यास त्यांचे नाव,पत्ता व सही	
७) दुसऱ्या पक्षकाराचे नाव	ए २०
८) मुद्रांक शुल्क रक्कम	५००
दिलीप अ. गावंडे	मुद्रांक विक्रेता ,ला.क्र.९/७८,कोड क्र.४६०१०५३ जिल्हाधिकारी परिसर,ल.कार्यालय,नागपूर (शहर)
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.	

10 MAY 2024

Mr. Kailash S/o Dhanraj Batra, Aged about 51 years, Occupation - Business, (PAN No. AAMPB9384Q) (AADHAR No: 9891 1751 9276) (Mobile No.- 9823038056), Resident of Plot No.52, Lajwanti Bhavan, Near Eastern Sports Club, Wardhaman Nagar, Nagpur-440008, Tahsil & District - NAGPUR, Maharashtra, hereafter 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 his heirs, legal representatives, executors, administrators, successors and assigns of the SECOND PART.

WHEREAS THE Party No. 1 and Party No.2 ARE THE SOLE AND EXCLUSIVE OWNER OF ALL THAT piece and parcel of Agriculture land bearing Kh.No. 113/1(Part), P.H. No 46,Mouza-Isasani, Tah- Hingna, Nagpur-441110, having an area of 3.19 Hectares and are bounded as under : - On East KH.Nos 121& 123, On west remaining portion of KH.NO.113/1, On North –KH.No.125, On South –KH.No. 113/4 & 113/3B.

THAT the Party No. 1 and the Party No.2 have obtained Non agriculture order for use of residential purpose dated 21-03-2024 passed in Revenue case No -43/NAP-34/-1/20023-2024 and tentative sanction layout map duly sanctioned dated 01/02/2024. Having Plotable Area of 18239.40 Sq. Mtrs Out of the approved 128 plots of Area 18239.40 Sq Mtrs

Now that Party No. 1 and Party No.2 have decided to develop and sell all the 128 plots to the end user and share the profit or loss from it. To have a clarity a Memorandum of Understating is agreed by Party No. 1 and Party No.2 as below:-

1) Proposed the name of the above project as "SUNRISE PARK".

2) Party No. 1 and Party No.2 have decided to have 50% sharing for both revenue as well as expenses of the proposed project."SUNRISE PARK".

3) Party No. 1 and Party No.2 have opened a Bank Account in Joint name with Federal Bank, Nagpur with account No. 13390200020626, IFSC Code: FDRL0001339 to be Jointly operated by the them.

4) That Mr. Dariyana S/o Gurmukhdas Rohra will be the primary promoter For Maharera Registration And Mr. Kailash S/o Dhanraj Batra will be the Co-promoter for the same.

5) That they will be jointly and severally liable to complete the project in terms Maharera.

THAT the parties do hereby agrees to incorporate all such mutually acceptable terms and conditions in the Memorandum of Understanding.

THAT any dispute arising any time in future regarding the aforesaid transaction of the said property shall be settled by negotiations. If such settlement is not possible

during the negotiations such disputes shall be referred to the Arbitrator as may be appointed by the Parties hereto. The decision of the Arbitration shall be final, conclusive and binding upon the Parties hereto and their respective successors-in-title.

THAT the parties hereto shall always remain true and just with each other and shall co-operate each other in order to complete the understanding smoothly and speedily.

THAT this Memorandum is subject to the Jurisdiction of the Competent Civil Court at NAGPUR.

WITNESSES :

(1) Riyaj Aji

(Mr. Dariyana S/o Gurmukhdas Rohra)

Party No.1

(1) .....

(2)

(Mr. Kailash S/o Dhanraj Batra)

Party No.2

(2) .....

NOTARY Suresh S. Meshram Nagpur (M.S.) India Regn. No. 15840 GOVT. OF INDIA

NOTARY Suresh Sadashiv Meshram Nagpur (M.S.) INDIA Regn. 15840 GOVT. OF INDIA

ATTESTED

13-5-2024

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

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