

AND

M/S. YASH INFRAVENTURE, a Partnership Firm having its office at Block No. 12, 13 & 14, Ground Floor, N K Y Towers, Ajni Chowk, Wardha Road, Nagpur – 440015 (Permanent Account No. AACFY7417M), represented by and acting through its Authorized Partners 1) **MR. VIVEK S/O. TRYAMBAKRAO KUNAWAR**, Aged about 53 Years, Occupation : Business, Resident of Apartment No. 001, Megh, Yashodham Enclave, Prashant Nagar, Ajni Square, Nagpur – 440015 {Aadhaar Card No. 9995 7295 6474, Mobile No. 8888889933, & Email Id : vtkunawar@gmail.com} & 2) **MR. VIJAY S/O. TILOKCHAND BORUNDIYA**, Aged about 60 Years, Occupation : Business, Resident of 001, Malhar, Yashodham Enclave, Prashant Nagar, Near Haldiram, Ajni Chouk, Nagpur – 440015 {Aadhaar Card No. 5015 0833 5269, Mobile No. 9422192661, & Email Id : vijayborundiya@gmail.com} (Hereinafter called to and referred as the '**DEVELOPER**', which expression shall, unless repugnant to the context or meaning thereof, always mean and include the said FIRM and its Partners as well as their respective legal heirs, representatives, executors, administrators, successors and assigns) of the **OTHER PART**.

{Where the context so requires, words and expression referring to the parties jointly or individually also include the plural and vice versa. Any Reference to Masculine gender shall wherever required include feminine gender and vice versa.}

WHEREAS, the above-mentioned Owners are claiming to be absolute owners of all that piece and parcel of property consisting of Freehold (*Malik Makbuja*) Land bearing **Plot No. 31 {Thirty-One}** admeasuring about **1067.5 Sq. Mtrs.** (11490 Sq. Ft.) in the layout known as "Hindustan Housing Layout" being the part of entire land bearing Khasra No. 104/1 bearing City Survey No. 2047, Sheet No. 41 of Mouza – **AJNI** together with the entire building standing thereon constructed and developed by Nagpur Corporation Employee's Gruhvikas Co-operative Society Limited comprising of 6 (Six) self-contained Residential Blocks/Apartments situated at Corporation Colony, Prashant Nagar, Ajni Square, Wardha Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District Nagpur including all other easementary rights

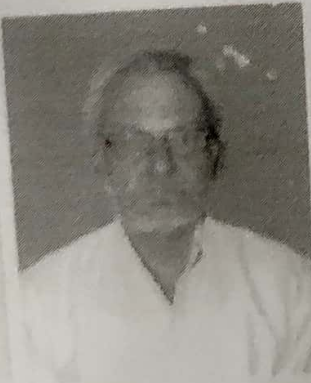

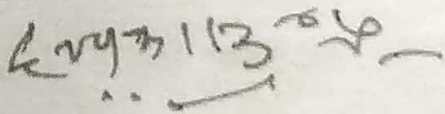


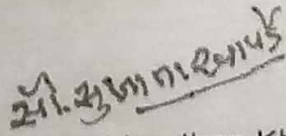
That, the Property referred under this MOU is of the following description:

SCHEDULE OF THE PROPERTY

ALL THAT Piece and parcel of property consisting of Freehold (*Malik Makbuja*) Land bearing **Plot No. 31 {Thirty-One}** admeasuring about **1067.5 Sq. Mtrs.** (11490 Sq. Ft.) in the layout known as "Hindustan Housing Layout" being the part of entire land bearing Khasra No. 104/1 bearing City Survey No. 2047, Sheet No. 41 of Mouza – **AJNI** together with the entire building standing thereon constructed and developed by Nagpur Corporation Employee's Gruhvikas Co-operative Society Limited comprising of 6 (Six) self-contained Residential Blocks/Apartments situated at Corporation Colony, Prashant Nagar, Ajni Square, Wardha Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District Nagpur including all other easementary rights appurtenant and belonging thereto and bounded as under:

TOWARDS EAST : ROAD.
TOWARDS WEST : SAINT XAVIER, SCHOOL
TOWARDS NORTH : MR. NAGLES HOUSE
TOWARDS SOUTH : MOUNT CARMEL SCHOOL

IN WITNESS WHEREOF the Parties herein above named have fully examined and read over this MOU before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at Nagpur in presence of the attesting witnesses

Photo	Left Hand Thumb Impression	Signature
		 Damodhar Parasramji Katulwar OWNER NO. 1
		 Sujata Vidyadhar Khaparde OWNER NO. 2