

MEMORANDUM OF UNDERSTANDING

This MOU is made at Bhopal on the date 21.03.2022 between **M/s. Ishaan Builders & Developers**, the first party – 228, Zone-1, M.P. Nagar Bhopal (M.P.) Partner Shri Vijay Hariramani s/o Late Shri Shyamdas Hariramani & Virendra Pal Singh s/o Shri Tejinder Singh AND **M/s Jaishri Gayatri Food Products Pvt. Ltd.**- Plot No.500 B-Sector, Sarvadharam Colony, Kolar Road, Bhopal (M.P.), Director Shri Kishan Modi s/o Shri Rajendra Prasad Modi, the second party.

Whereas the first party is a partnership firm and does the business of development of the land real estate and builders' constructions, they have developed a residential colony.

On land situated at Khasra No.14-0.40 HECT., Khasra No.27-2.12 HECT., Khasra No.4/1-0.41 HECT., Khasra No.4/3-0.16 HECT., Khasra No.5/1.42 HECT., Khasra No.5/2-0.58 HECT., Khasra No.8-1.34 HECT., Khasra No.9-1.60 HECT., Khasra No.28-1.60 HECT., Khasra No.14/2-1.31 HECT., Khasra No.15-1.50 HECT., Khasra No.6-0.48 HECT., and total 29.44 Acres at Village Samardha Kaliasot, on Hoshangabad Road, Bhopal. – The following permission had been taken: -


1. Permission from Town and Country Planning vide letter no.557/LP 14/16/2010 dated 18/06/2010.
2. Permission from Colony development cell, dated 24/02/2011 from SDO (Revenue) Tehsil Huzur Bhopal.

The second party has approached, for entry, for selling his colony at adjacent land through 15 meter wide road of Ishaan Builders & Developers as per approved layout plan.

For Ishaan Builders & Developers

  
Partner

Jayshri Gayatri Food Products Pvt. Ltd.




Director

As per the discursion both the parties mutually agreed on the terms & conditions set out herein below: -

1. Separate entry Gate is to be provided on 15 meter wide road at the boundary wall and entrance of 2<sup>nd</sup> party and expenses to be borne by the 2<sup>nd</sup> party for which security gard is gate marked on map.
2. This road map, demarcated in green, is attached with this MOU.
3. Cost of Maintenance of this green colour road, will be done by both the parties equally after completion of development of project by second party.
4. Security gard expenses on the main entry gate of Ishaan Builders & Developers, will be taken care by the both the parties, after completion of development of project by second party.
5. Street light electricity expenses will be borne by both the parties equally after completion of development of project by second party.
6. This approach road is only allowed for customer & staff of second party to sale the plots of 2<sup>nd</sup> party.
7. This road, is not to be used for any construction's material like Cement, Steel, Sand Gitty, Kopra of black cotton soil or any material, for the under constructions of the project or any customer house construction.
8. Truck barrier point is to be constructed on the entrance of 15 meter wide at the main entrance of Ishaan Builders & Developers, expenses to be borne by the 2<sup>nd</sup> party.
9. No other colonies will be allowed to use this road, specifically unless accepted by both the parties.
10. There is no dispute among the two parties.

There by, if any dispute arises between both the parties, an arbitrator will be appointed by both the parties mutually to solve the problem. Both the parties singing this MOU accordingly.

For Ishaan Builders & Developers

  
Partner

Jayshri Gayatri Food Products Pvt. Ltd.



Director

Copy of order sheet of SDM is attached with this document.

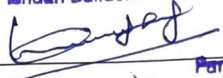
IN WITNESS WHEREOF THE PARTIES HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST HEREIN BEFORE, STATED AT BHOPAL.

SIGNED & DELIVERED BY THE  
WITH NAME OF COMPANY/FIRM

M/S ISHAAN BUILDERS AND DEVELOPERS

For Ishaan Builders & Developers

Partner – Vijay Hariramani

  
\_\_\_\_\_  
Partner

through its – Partner Virendra Pal Singh


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SIGNED & DELIVERED BY THE  
WITHIN NAMED

Through M/s Jaishri Gayatri Food Products Pvt. Ltd.

Jayshri Gayatri Food Products Pvt. Ltd.

Directors – Shri Kishan Modi

  
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Director