

MEGA MAX / BHARAT TRADERS

PROMOTERS & DEVELOPERS

21, Vittal Mallya Road,
Silver Oaks Building
Suite #G7
Bangalore - 560 001.

TEL : 221-4447, FAX : ~~5323~~ 2275323

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made and executed on this

6th day of November 1995.
dand at Bangalore City.

B Y

1. Mr. A. AZIZ
Son of Mr.A. Qader
Aged about 36 Years
No.14, Walton Road,
Bangalore - 560 001.
2. A. MAJEED
Son of Mr.A.Qader
Aged about 39 years
No.14, Walton Road
Bangalore - 560 001.

hereinafter called the 'FIRST PARTY'

(which expression wherever it so requires shall mean and include all their respective heirs, legal representatives, administrators, executors and assigns etc.,) OF THE ONE PART.



Contd...2

A N D

hereinafter called the "SECOND PARTY"

(which expression shall whenever the context so requires or admits, mean and include all his heirs, legal representatives, administrators, executors, and assigns etc.) ON THE OTHER PART.

WITNESSETH :

WHEREAS the members of the First Party are fully seized and possessed of all that property in Survey No. , situated in Village, Hobli, having agreed to Purchase the same from the Owners thereof for the purpose of development of the same into a residential layout consisting of sites.

WHEREAS the Second Party is desirous of acquiring ownership to one of the sites formed in the aforesaid property as described in the Schedule herein for which the First Party has agreed.



Contd...3

WHEREAS the First Party has hence offered to sell the Schedule Property free from all encumbrances and the Second Party has agreed to purchase the Schedule Property pending execution of registration the parties are desirous of entering into this Memorandum of Understanding.

NOW THIS DEED OF MEMORANDUM OF UNDERSTANDING WITNESSETH AS

FOLLOWS :

1. The First Party shall sell free of all encumbrances, mortgages and other claims and demands and the Second Party shall purchase Schedule Property for the said sum of Rs. 10,00,000/- (Rupees ten lakhs only only).

2. The Second Party has this day paid the First Party a sum of Rs. 10,00,000/- (Rupees ten lakhs only only) by cheque bearing No.

dated on bank Branch,
Bangalore drawn by the Second Party in favour of the First Party by way of advance with sum the First Party admits and acknowledges the receipt thereof :-



: 4 :

3. The Registration of Schedule Property shall be completed within months from the date of execution of this Memorandum of Understanding to Sell as aforesaid.
4. The Second Party shall bear and pay the cost of non-judicial stamp papers, registration fee and other expenses for registration of Sale Deeds, G.P.A., betterment charges etc.
5. The original of this Memorandum shall be with the Second Party and duplicate thereof with the First Party.

S C H E D U L E

All that property bearing Site No. in a Survey
No. 49 measuring 4000 sq. ft. Acres Guntas
situated in Village, Varthur Hobli, Bangalore South Taluk
measuring East to West : Ft. and North to South Ft.
and bounded by :-


Contd...5

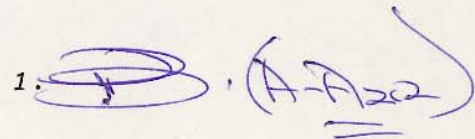
EAST :
WEST :
NORTH :
SOUTH :

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE EXECUTED THIS
MEMORANDUM OF UNDERSTANDING ON THE DAY MONTH AND YEAR FIRST
ABOVE WRITTEN.

WITNESSES :

1.

1.



2.

2.

FIRST PARTY

SECOND PARTY

c-MOU. AZE