



IN-RJ26720271558904X

Government of Rajasthan

₹130

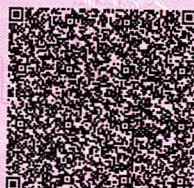
e-Stamp

Certificate No.	: IN-RJ26720271558904X
Certificate Issued Date	: 06-Sep-2025 04:35 PM
Account Reference	: NONACC (SV)/ rj3090704/ SRIGANGANAGAR/ RJ-SG
Unique Doc. Reference	: SUBIN-RJRJ309070435152382439757X
Purchased by	: LAKHWINDER SINGH UID 6997 3118 4316
Description of Document	: Article 4 Affidavit
Property Description	: NA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ASHOK GUPTA
Second Party	: ASHOK GUPTA
Stamp Duty Paid By	: ASHOK GUPTA
Stamp Duty Payable (Rs.)	: 100 (One Hundred only)
Surcharge for Infrastructure Development (Rs.)	: 10 (Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 10 (Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 10 (Ten only)
Stamp Duty Amount(Rs.)	: 130 (One Hundred And Thirty only)

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Dehok G. et.

Mullimangoor



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PIF 0015225474

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

E-STAMP CERTIFICATE NO.: IN-RJ26720271558904X

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is being made and executed at Sri Ganganagar on this 06th September 2025 by and between

Mr. Ashok Gupta. (Aadhar No. XXXX-XXXX-3756) (PAN – BWFPG4473F) S/o Sh. Murli Manohar, aged about 27 years, R/o 3-B-14, Jawahar Nagar Sri Ganganagar -335001 [hereinafter referred to as the “Promoter” or “Party of the First Part”, which expression shall unless the context otherwise requires include its successor(s) and permitted assign(s)].

AND

Mr. Murli Manohar (Aadhar No. XXXX-XXXX-8997) (PAN No. ABUPM1691A) S/o Sh. Brij Lal, aged about 57 yrs. R/o 3-B-14, Jawahar Nagar, Sri Ganganagar [hereinafter referred to as the “Other Promoter” or “Party of the Second Part”, which expression shall unless the context otherwise requires include its successor(s) and permitted assign(s)].

The Promoter and the Other Promoter are hereinafter individually referred to as the “Party” and collectively as the “Parties”.

WHEREAS:

The Above referred parties jointly promoted a project “**RIDHI SIDHI ENCLAVE-9, SECTOR-1, EXTENSION**” admeasuring 19283 Sq. Mtr. situated at **CHAK 3 A Chotti, Square no 20: - Killa no: - 3/1, 4/2, 5/1, 6/1, 7, 8/1,13/1, 14, 15/1, 16/1, 17/1, 18/1, 24/1, 25/1 at Teh. & Dist. Sri Ganganagar (Raj.)- 335001**, as stated in the below mentioned title documents: -

- The Promoter – Ashok Gupta (First Party) has 50% ownership rights for the land area **0.96415** hectare out of total land area of **1.9283** hectare.
- The Other Promoter – Murli Manohar (Second Party) has 50% ownership rights for the land area **0.96415** hectare out of total land area of **1.9283** hectare.
- The Party of First part and Second Part jointly converted their land from agriculture land to residential land and 90-A ordered given by UIT Sri Ganganagar is as follows: -

(i) Letter no.: LU2012/SGN/2024-25/101349 dated: 14-August-2025.

- And both parties approved the layout plan also from UIT vide Letter No. NIYOJAN/2025/632, Dated 13-05-2025.

Ashok Gupta

Murli Manohar

ATTESTED
S. Narula
6/9/25
Sumeer Kumar Narula
Advocate & Notary
Sri Ganganagar, Rajasthan (India)

**NOW THIS MOU WITNESSTH AND IT IS HEREBY AGREED AND DECLARED BY
AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

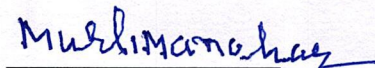
1. That party to the second part promote first party as a promoter to the above referred project land **"RIDHI SIDHI ENCLAVE-9, SECTOR-1, EXTENSION"**.
2. The parties undertake to obtain the MOU between both parties and submitted a copy to RERA for project registration.
3. That party to the first part shall act as a promoter and party to the second part shall act as the other promoter in the above referred project land **"RIDHI SIDHI ENCLAVE-9, SECTOR-1, EXTENSION"**
4. That the Promoter – Ashok Gupta be and is hereby authorized to sign all such documents, papers and writing and to do all such acts, deeds and things as may be necessary to register our new Real Estate project in RERA and obtain RERA Registration Certificate for the project - **"RIDHI SIDHI ENCLAVE-9, SECTOR-1, EXTENSION"**
5. The marketing and selling and execution of agreement for sale of the project shall be carried out by First Party - Promoter.
6. The designated separate bank account shall be opened as under
 - (i) Mr Ashok Gupta RS E9 S1 Ext Mast Coll Ac
 - (ii) Mr Ashok Gupta RS E9 S1 Ext Rera Ret Ac
 - (iii) Mr Ashok Gupta RS E9 S1 Ext Prom Ac
7. That all the rights and Liabilities as imposed by the RERA act shall be executed jointly by both the parties.
8. All the receipts/losses from the booking and sale of units in the project **"RIDHI SIDHI ENCLAVE-9, SECTOR-1, EXTENSION"** shall be shared between the parties in the ratio of their ownership.
9. That, if any contradiction arises or any loss or damage to any allottee arises in any manner in the future, then both the parties jointly take responsibility to compensate for the same.

IN WITNESS WHEREOF both the Parties put their hands and seal on the day date first mentioned above in presence of following witnesses

Date: - 06th September 2025

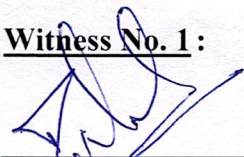


Ashok Gupta
Promoter



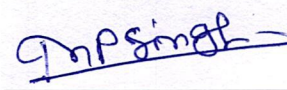
Murli Manohar
Other Promoter

Witness No. 1 :



Dheeraj Nandwani
S/o Mahesh Nandwani
A-21, Sector-6,
Ridhi Sidhi Enclave 1,
Sri Ganganagar – 335001 (Raj.)

Witness No. 2 :



Mahender Pratap
S/o Inder Singh
H no 299, Home Land 1st
Sri Ganganagar – 335001 (Raj.)

ATTESTED

Sumeer Kumar Harula
Advocate & Notary
Sri Ganganagar, Rajasthan (India)