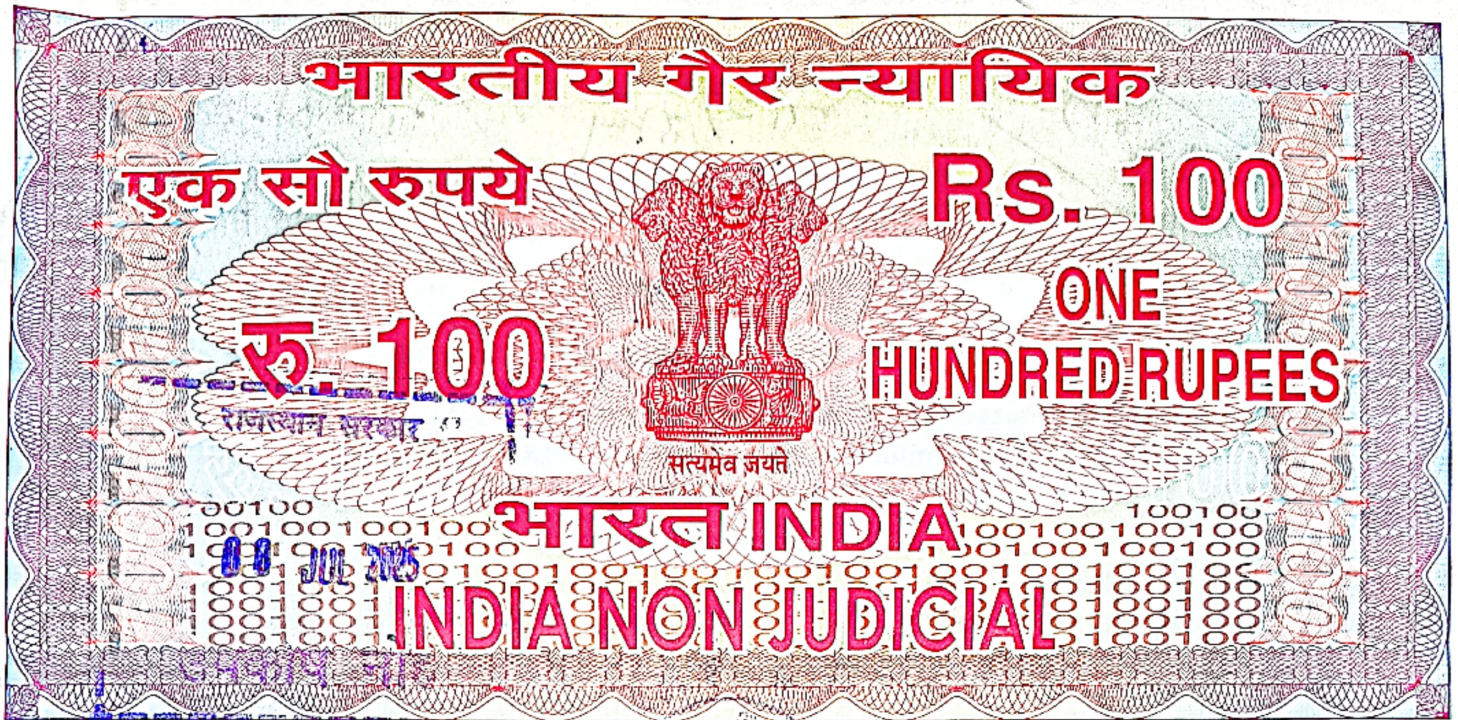




राजस्थान RAJASTHAN

BZ 949953

Memorandum of Understanding

The Memorandum of Understanding is being made and executed at Nohar on this 16th Day of February 2026 by and between

1. Mr. Naresh Kumar Chachan S/o Devkinandan Chachan aged 57 years R/o B 101 Celestial Dreams, Opp Dream World Residency, Near G D Goenka School, Near Vesu Canal Road, Surat City, Surat, Gujrat PIN 395007 its PAN is AAXPC9427G (herein after referred to as the "Promoter" or "Party of the First Part", Which expression shall unless the context otherwise require includes its successor(s) and permitted assign(s)
2. Ms. Amit Kumar Aggarwal S/o Baladev Parasad Aggarwal aged 40 years R/o Ward No. 12, Railway Road, Near Govt. Senior Secondary School, Nohar, Hanumangarh Rajasthan PIN 335523 its PAN is AFHPA8066Q (herein after referred to as the "Other Promoter" or "Party of the Second Part", Which expression shall unless the context otherwise require includes its successor(s) and permitted assign(s)

The Promoter and all the Other Promoters are hereinafter individually referred to as the "Party" and collectively as the "Parties".

WHEREAS :

The above referred parties jointly promoted a project named "KUSH VIHAR" admeasuring 1.9938 hectare situated at Chak 4 BKK Tahsil -- Nohar District -- Hanumangarh (Raj) PIN 335523.

ATTESTED
MANUJ K RAUR
NOTARY
Sri Ganganagar (Raj)

45 16 (1)

29/7/2015

नोहर नगरपालिका

10 नोहर वार्ड

राम



मुद्रा/चक्र पर अधिकार	अनु- राध
10-02-800-(02)-00 स्टाम्प शुल्क पर	10
10-02-800-(02)-00 स्टाम्प शुल्क पर 10%	10
10-02-800-(02)-00 स्टाम्प शुल्क पर	10
10-02-800-(02)-00 स्टाम्प शुल्क पर 10%	10
10-02-800-(04)-00 स्टाम्प शुल्क पर	10
10-02-800-(04)-00 स्टाम्प शुल्क पर 10%	10

शान्तिपाल मीरा
बिनायक विक्रेता, नोहर (हनुमान्)
बाईसेन (1/2000)

stone No. 297/439 Muraba No. 69 Kila No. 3 (0.2530 hectare) Kila No. 4 (0.2530 hectare), Kila No. 5/3 (0.583 hectare), Kila No. 6/5 (0.0400 hectare) Kila No. 7 (0.2530 hectare) Kila No. 8 (0.2530 hectare) Kila No. 13 (0.2530 hectare) Kila No. 14 (0.2530 hectare) Kila No. 15/7 (0.0215 hectare) Kila No. 16/9 (0.0042 hectare) Kila No. 17/12 (0.1759 hectare) Kila No. 18/2 (0.1759 hectare) Schedule of Land Given in Land Conversion Order Letter No. LSGCLU90A/2025-26/104895 Dated 25.06.2025

As stated in the below mentioned title documents :-

- A. The Promoter and its other promoters has rights in the land admeasuring to 1.9938 hectare situated at Chak 4 BKK Tahsil – Nohar District – Hanumangarh (Raj) PIN 335523. Stone No. 297/439 Muraba No. 69 Kila No. 3 (0.2530 hectare), Kila No. 4 (0.2530 hectare), Kila No. 5/3 (0.583 hectare), Kila No. 6/5 (0.0400 hectare) Kila No. 7 (0.2530 hectare) Kila No. 8 (0.2530 hectare) Kila No. 13 (0.2530 hectare) Kila No. 14 (0.2530 hectare) Kila No. 15/7 (0.0215 hectare) Kila No. 16/9 (0.0042 hectare) Kila No. 17/12 (0.1759 hectare) Kila No. 18/2 (0.1759 hectare) on which all parties agrees to develop a plotting project named **KUSH VIHAR**
- B. All Parties jointly converted their land from agriculture land to residential land and 90A ordered given by Nagar Palika Nohar vide Letter No. : LSGCLU90A/2025-26/104895 Dated 25.06.2025
- C. And all the Parties approved the layout plan also from Nagar Palika Nohar in its Lay Out Plan Committee Meeting Dated

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

1. The party to the second part promote first party as a promoter to the above referred project land "**KUSH VIHAR**".
2. The parties undertake to obtain the MOU between both the parties and submitted a copy to RERA for project registration. The First Party, being the Promoter, is hereby authorized to sign, execute, and submit all necessary documents related to the registration of the project under the Real Estate (Regulation and Development) Act, 2016 (RERA). The First Party is also authorized to appear before the RERA authority in connection with all matters related to this project, both during and after the registration process. Furthermore, the First Party shall have the right to authorize or appoint any professional, consultant, or representative to appear, submit documents, and act on its behalf before the RERA authority as may be required from time to time.
3. The Parties undertake to obtain the MOU between both the Parties and submitted a copy to Bank for opening Bank Account.
4. The party to the first part shall act as a promoter and remaining the Second party shall act as the other promoter in the above referred project land "**KUSH VIHAR**".

ATTESTED
MANJEET KAUR
NOTARY
Sri Ganganagar (Raj)

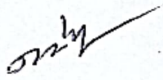
5. The marketing and selling and execution of agreement for sale of the project shall be carried out by both the parties.

6. The designated separate bank account on the name of first party shall be opened in context to RERA authority order dated 07th June 2024 having Sr. No. F1 (31) RJ /RERA /2019 /687 and all the receipt from the project shall be deposited in that account and party on second has given their consent.

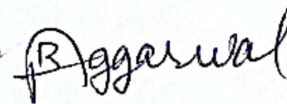
7. That all the rights and liabilities as imposed by the RERA act shall be executed jointly by both the parties.
8. All the receipts/losses from the booking and sale of units in the project "KUSH VIHAR" shall be shared between the parties in the ratio of their ownership.
9. The cost of development of entire project shall be borne by the parties collectively in the ratio of their ownership.
10. That if any contradiction arises or any loss or damage to any allottee arises in any manner in the future, then all the parties jointly takes responsibility to compensate for the same.

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

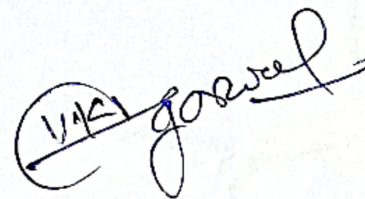
Witness:

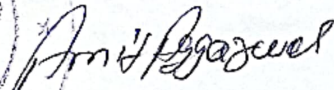
✓ 
Mr. Naresh Kumar Chachan
(Promoter)

1.



2.




Mr. Amit Kumar Aggarwal
(Other Promoter)

ATTESTED
MANJEET KAUR
NOTARY
Sri Ganganagar (Raj)
06/02/2026