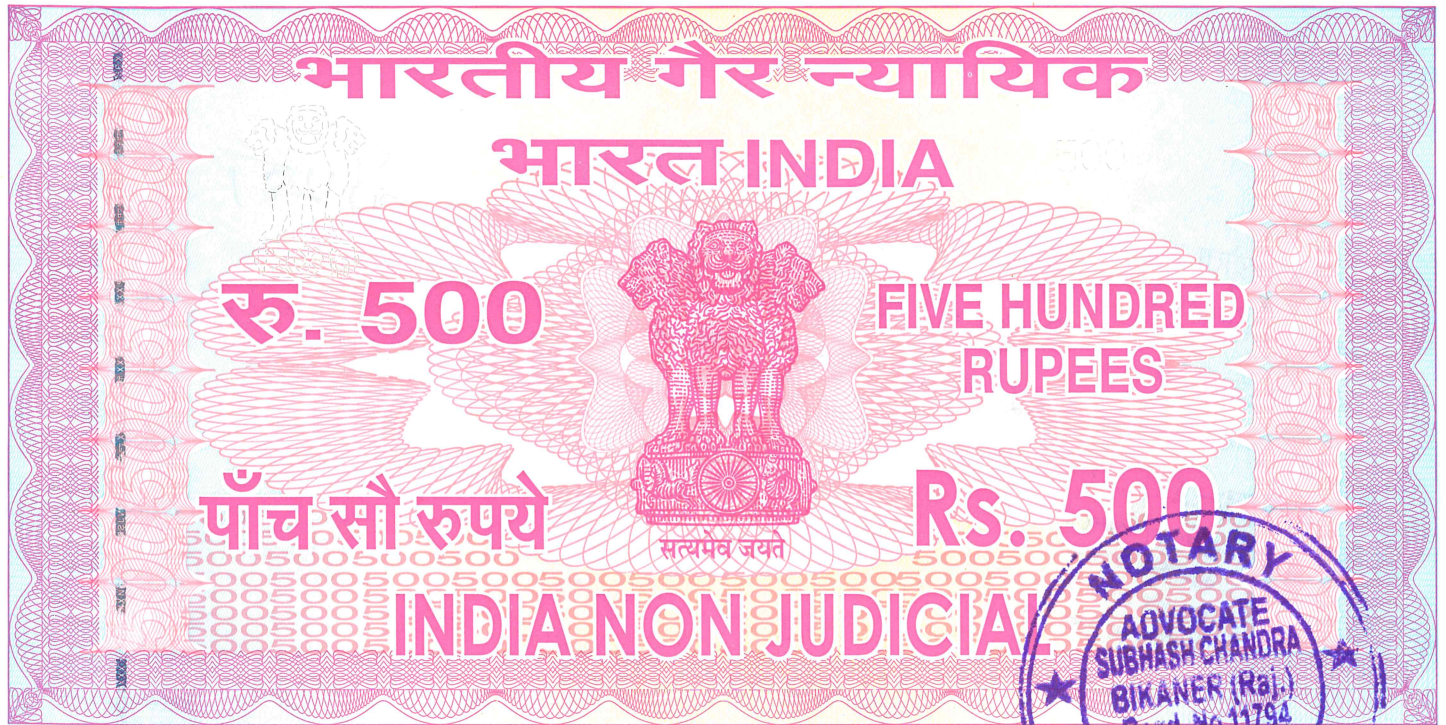




राजस्थान RAJASTHAN



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (hereinafter referred to as "MOU") is made and executed at Jaipur on this __ day of January 2026.

BY AND BETWEEN

Mr. Devendra Swami S/o Dwarka Prasad Swami aged 58 years R/o Jassusar Gate, Bikaner, Ved Magharam Colony, Bikaner, Rajasthan-334004, having Adhaar No. XXXX XXXX 7528 (Hereinafter referred to as 'First Party')

And

Mrs. Archana Mehta W/O Jitendra Singh Mehta aged 59 years R/o Near Veterinary Collage, 50- Kailashpuri, Bikaner, Rajasthan, 334001, having Adhaar No. XXXX XXXX 4830 (hereinafter referred to as 'Landowner 1')

And

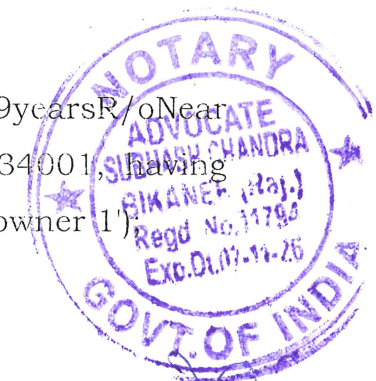
ATTESTED

**CENTRAL NOTARY
BIKANER (Raj.)
INDIA**

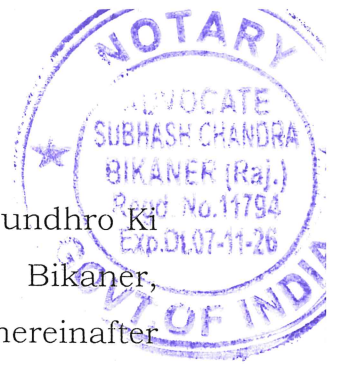
17-01-2026

सरस्वती

सुनीता आर्य



सरल देव



Mrs. Sunita Arya W/o Dr. Radheshyam Arya aged 63 years R/o Mundhro Ki Bagichi, Sitaram Gate ke Samne, Jassusar Gate ke Bahar, Bikaner, Rajasthan -334004, having Adhaar No. XXXX XXXX 8326 (hereinafter referred to as 'Landowner 2');

And

Mrs. Sarla Devi W/O Parameshwar Lal Swami aged 69 years R/o Mundhro Ki Bagichi, Sitaram Gate ke Samne, Jassusar Gate ke Bahar, Bikaner, Rajasthan -334004, having Aadhar No. XXXX XXXX 5146 (hereinafter referred to as 'Landowner 3');

And

Mrs. Saraswati W/O: Bhura Ram aged 71 years R/o Ward no 5, tehgharsana, vill- jalwali, 1 MLK-C, Ganganagar, Rojari, Rajasthan, 335707, having Aadhar No. XXXX XXXX 4472 (hereinafter referred to as 'Landowner 4');

And

Mrs. Kranti Swami W/O Someshwar Swami aged 43 years R/o Mundharabagechi, sita ram gate kesamne. Jassusargate ke bahar, Bikaner, Rajasthan. 334001, having Aadhar No. XXXX XXXX 3405 (hereinafter referred to as 'Landowner 5');

Landowners- 1 to 5 shall be collectively called "Second Party".

The First Party, and the Second Party are hereinafter individually referred to as "Party" and collectively as "Parties".

Whereas the parties collectively own land situated at Khasra no. 1055/365, Chak Garbi, Bikaner, Rajasthan-334022.

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

1. The project " DWARKA VIHAR" is being developed on land measuring 16943.75 square Mt. at Khasra no. 1055/365 at Chak Garbi, Bikaner, Rajasthan-334022.

ATTESTED

CENTRAL NOTARY
BIKANER (Raj.)
03-03-2026

सुनीता आर्य सरला देवी

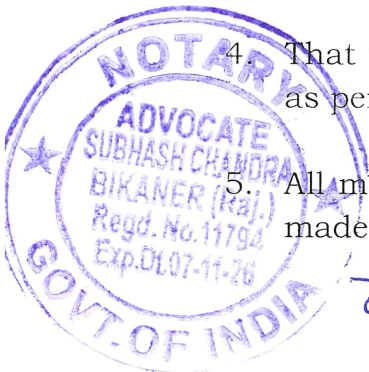
2. First party and Second Party jointly converted their land from agriculture land to residential land and 90-A order given by Urban Improvement Trust Bikaner Government of Rajasthan vide Letter No. 100110dated 1.06.2022.
3. The Project Land is free from all encumbrances, claims, litigation, disputes, suits, prior agreements and any other contractual or statutory restrictions.
4. The Parties, aiming to benefit from the appreciation of their investment over the years, have mutually agreed to develop the Project Land into a plotted development project named "**DwarkaVihar**" (hereinafter referred to as the "Project").
5. The layout plan of the project has been sanctioned by UIT, Bikaner in the name of Parties.
6. That all the Rights and liabilities as imposed by the RERA Act shall be executed jointly by the parties.
7. All receipts and refunds arising from the booking and sale of units in the project " **DWARKA VIHAR** " shall be shared between the Parties in proportion to their respective land ownership ratio.

NOW THIS MOU WITNESSETH and it is hereby agreed and declared by and between the Parties hereto as follows:

1. This MOU does not constitute a partnership among the Parties.
2. The First Party shall have the exclusive right to receive consideration from the sale of plots to prospective buyers. Accordingly the First Party shall open and manage the necessary bank accounts.
3. That both parties to this MOU shall jointly enter into an Agreement for Sale with the buyer of the plot and proceed with the registration and other legal formalities.

4. That the land shall be developed into a Plotted Development project as per the layout plan approved by competent authority.

5. All major decisions necessary for the Project's development shall be made through mutual agreement among the Parties.



सहस्रवती सरलादेवी
सुनील शर्मा

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CENTRAL NOTARY
BIKANER (RAJ.)

6. The First Party shall be responsible for registering the Project "**Dwarka Vihar**" with the Rajasthan Real Estate Regulatory Authority (RERA) and shall act as the "Promoter" of the Project.
7. The First Party, Mr. Devendra Swami is authorized to sign and execute all required documents under the Real Estate (Regulation & Development) Act, 2016, and the Rajasthan Real Estate (Regulation & Development) Rules, 2017, on behalf of Landowner.

IN WITNESS WHEREOF, the Parties hereto have signed and executed this MOU on the date first written above.



Dated: 05-03-2026

Signed and Delivered by:

Mr. Devendra Swami

(First Party)

Mrs. Archana Mehta

(Landowner 1)

Mrs. Sunita Arya

(Landowner 2)

Mrs. Sarla Devi

(Landowner 3)

Mrs. Saraswati

(Landowner 4)

Mrs. Kranti Swami

(Landowner 5)

IDENTIFIED BY ML
ADHAR ID No.

ATTESTED

CENTRAL NOTARY
BIKANER (Raj.)
INDIA

05-03-2026