



राजस्थान RAJASTHAN

AG 437093

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is being made and executed at Hanumangarh on **12th day of December, 2025** by and between

1. Mr. **Aakash Saluja** son of **Ravinder Saluja** (AadharNo. XXXX XXXX0622), **PAN is (FICPS9767K)** R/o Plot no. 70, Suncity colony, Tibbi road, Ward no. 30, Hanumangarh Town, Hanumangarh, Rajasthan-335513 [hereinafter referred to as the "promoter" or "Party of the First Part" and Landowner 1, which expression shall unless the context otherwise requires include its successor(s) and permitted assign(s)].
2. Mr. **Inder Singh** S/o **Bhag Singh** (AadharNo. XXXX XXXX6608) R/o 113, guvadgodara or thakar bas, chak 4 c.y.m., Rawatsar, Hanumangarh, Rajasthan-335523 PAN is **(BIQPS5099N)** and its [hereinafter referred to as the "Other promoter" or "Party of the Second Part" and "LandOwner 2", 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**".

The Land Owner 1 and Land Owner 2 are hereinafter individually referred to as the "**Landowner**" and collectively as the "**Landowner's**".

WHEREAS:

The above referred parties jointly promoted a project "**Ganga Valley First**" is situated at **Chak No.11 A.M., Stone No. 167/406,**

ATTESTED

Page 1 of 3

OM PRAKASH YADAV
Advocate/Notary
Distt.-Hanumangarh & Bikaner

Aakash

नाम :- नरेरा वर्मा अनुज्ञा पत्र सं. 54/11

रजिस्टर क्र. सं. 10905 दिनांक 17-12-85 मुद्रांक वेल्फ 02

मुद्रांक केता का नाम नरेरा वर्मा

पिता/पति का नाम रविंद्र कुमार वर्मा

पता 170 HBT HMO

प्रोजेक्ट रेरा हस्ते केता का नाम मो. 7 रविंद्र वर्मा मो. 7 रविंद्र वर्मा

हस्ता हस्ते के हस्ताक्षर

मुद्रांक विक्रेता नरेरा वर्मा
कलेक्टर परिसर, हनुमानगढ़

Rat Salun

(पिता)

आधार

750953434317

7

Akash

Murbba No. 23, Killa No. 13/2, 18/2, 21/2, 22, 23 Hanumangarh, Rajasthan-335524, as stated in the title documents.

A. The Landowner's has following ownership rights and land area

S.No.	Name	Land Owner	Share in Project Area Total area(10182.28) in %
1	Mr. Aakash Saluja	Land Owner 1	50%
2	Mr. Inder Singh	Land Owner 2	50%

B. The Landowners jointly converted their land from agriculture land to non-agriculture land through 90-A ordered given by That **कार्यालय प्राधिकृत अधिकारी नगरपालिका रावतसर** has issued the 90A Order vide Letter no. **एफ.3 / कृ.भू./न.पा.रा./2025/14863816 Dated 23-04.2025.**

C. And all the parties got the approval of the layout plan from Senior town planning Office Bikaner vide letter no. **बीकेजेड/2522:33/ ले.आ./ 2025/ रावतसर** dated. **05.05.2025.**

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

1. That the Party of the Second Part hereby appoints and constitutes the Party of the First Part as the Promoter in respect of the aforesaid project land, wherein the project is being developed under the name and style of '**Ganga Valley First**'.
2. That the parties undertake to constitute a MOU between them and submit a copy of the same to RERA for project registration for the said land.
3. That party to the first part shall act as a promoter and remaining party shall act as the other promoter in the above referred project land "**Ganga Valley First**" since he is most actively involved.
4. The marketing, selling of units/plots along with execution of agreement for sale for the project shall be carried out by all of the parties and as per mutual consent.
5. That the Parties hereby mutually covenant and agree that the First Party shall bear the sole and exclusive responsibility for obtaining registration of the said Project under the provisions of the Real Estate (Regulation and Development) Act, 2016, and for complying with all statutory requirements in relation thereto.
6. That the parties undertake to obtain the MOU between all the parties and submit a copy of the same to bank for opening of bank account in the name of promoter, which can be operated as per mutual consent of the parties.

ATTESTED

OM PRAKASH YADAV
Advocate/Notary
Distt.-Hanumangarh & Bikaner

7. The designated separate bank account shall be opened as follow as per RERA order No F1 (31) RJ/RERA/2019/687 dated 07.06.2024 and as provided in sub-clause (D) of Clause (I) of sub-section (2) of section 4 of the RERA Act, 2016.

- **100%** - "MR. AAKASH SALUJA GANGA VALLEY FIRST COLLECTION ACCOUNT"
- **70%** - "MR. AAKASH SALUJA GANGA VALLEY FIRST RETENTION ACCOUNT"
- **30%** - "MR. AAKASH SALUJA GANGA VALLEY FIRST PROMOTERSACCOUNT"

7. That all the rights and Liabilities as imposed by the RERA act shall be executed jointly by all of the parties.

8. All the receipts/losses from the booking and sale of units in the project "Ganga Valley First" shall be shared between the parties in the ratio as Decided by them.

9. That, if any contradiction arises or any loss or damage to any allottee arises in any manner in the future all the parties jointly takes responsibility to compensate for the same.

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

Witness No.1

श्री. अशोक श. श्री. मोहन श. श्री. श्री.
- 22 अग (विवाह)
हस्ताक्षर

Witness No. 2

श्री. अशोक श. श्री. मोहन श. श्री. श्री.
- 22 अग (विवाह)
हस्ताक्षर

Aakash

Aakash Saluja

(Promoter &

Landowner 1)

Inder Singh

Inder Singh

(Other Promoter &

Landowner 2)

ATTESTED

Om Prakash Yadav

OM PRAKASH YADAV

Advocate/Notary

Distt.-Hanumangarh & Bikaner