

IN-RJ43022453705608X

INDIA NON JUDICIAL

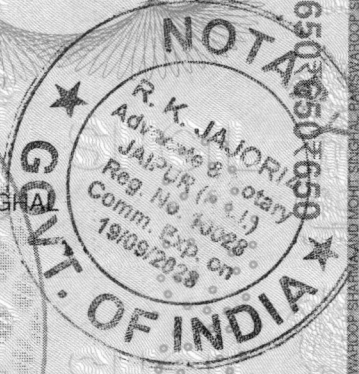
Government of Rajasthan

₹650

सत्यमेव जयते

e-Stamp

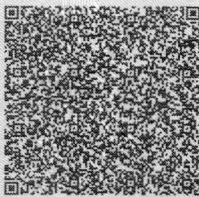
Certificate No. : IN-RJ43022453705608X
Certificate Issued Date : 03-Dec-2025 11:22 AM
Account Reference : NONACC (SV) / 3147604/ JAIPUR/ RJ-JP
Unique Doc. Reference : SUBIN-RJ4314760465786828081259X
Purchased by : RAMSWAROOP SHARMA AND MOHIT SINGHAL
Description of Document : Article 5(g) Simple Agreement
Property Description : BARKAT NAGAR, JAIPUR
Consideration Price (Rs.) : 0
 (Zero)
First Party : RAMSWAROOP SHARMA AND MOHIT SINGHAL
Second Party : NA
Stamp Duty Paid By : RAMSWAROOP SHARMA AND MOHIT SINGHAL
Stamp Duty Payable (Rs.) : 500
 (Five Hundred only)
Surcharge for Infrastructure Development (Rs.) : 50
 (Fifty only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 50
 (Fifty only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 50
 (Fifty only)
Stamp Duty Amount(Rs.) : 650
 (Six Hundred And Fifty only)



Ramswaroop

Mohit

₹650



Attested

Notary Public
Jaipur (Raj.) India

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09 DEC 2025 0031254304

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. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made and executed on this 03rd day of December, 2025

BY AND AMONG

1. Ramswaroop Sharma, S/o Jagdish Narayan Sharma, aged 43 Years, residing at 27, Sundar Vihar Colony, Pani Ki Tanki Ke Pass, Durgapura, Jaipur, Rajasthan (hereinafter referred to as the "Promoter"), which expression shall unless repugnant to the meaning or context hereof deemed to mean and include its representatives, successors, liquidators, assignees and nominees)"Party of the First Part";

2. Mohit Singhal, S/o Ram Gopal Gupta, aged 36 years, Residing at 1347, Barkat Nagar Tonk Phatak, Jaipur, Rajasthan- 302015, (hereinafter referred to as the "Other Promotor/Landowner" which expression shall unless repugnant to the meaning or context hereof deemed to mean and include its representatives, successors, liquidators, assignees and nominees)"Party of the Second Part";

WHEREAS:

A. The Parties are owners and/or interested parties in certain land admeasuring 8697.62 Sq. Mtrs., converted for residential purposes, situated at **Khasra Nos. 600 Having Khatedaar Area 8697.62 Sq. Mtr at Village –Dhalawash, Tehsil- Sanganer, District- Jaipur, Rajasthan** ("Project Land").

B. The said land was converted from agricultural to residential use under **Section 90A of the Rajasthan Land Revenue Act, 1956** vide Case No. 15/12 dated 15.03.2013.

C. The layout plan for the proposed residential plotted scheme titled "**Balaji Pratap Nagar Enclave**" ("Project") has been duly approved by Jaipur Development Authority, Jaipur vide sanction letter No **जविप्रा/उपा./ जोन-9/2019/ डी-5244** dated 27.11.2019

D. The Parties intend to register the Project with **Rajasthan Real Estate Regulatory Authority (RERA)**, and accordingly agree to formalize their roles, responsibilities, and mutual rights through this binding MOU.

E. The Parties clarify that the entire development work on the Project Land has already been completed and the Completion Certificate dated 17.08.2022 has been obtained from the competent authority (JDA). However, pursuant to the Order dated 04.08.2025 passed by the Rajasthan Real Estate Regulatory Authority in File No. F-15(260)RJ/RERA/C/2021, the Project is required to be compulsorily registered as an 'ongoing project' under Section 3 of the Real Estate (Regulation and Development) Act, 2016."

Ramswaroop *Mohit*

Attested

**Notary Public
Jaipur (Raj.) India**

09 DEC 2025

NOW, THEREFORE, THIS MEMORANDUM WITNESSETH AS UNDER:

Promoter Declaration:

1. Parties intend to complete the post-facto registration of the Project with RERA in compliance with the Order dated 04.08.2025. No further development work remains pending. For the purposes of registration under RERA, the **Party of the First Part** shall act as the **Promoter** of the Project. The Party of the Second Part shall be included as **Other Promoter**.
2. **Authorization for RERA Registration:**
The **Party of the First Part** is hereby duly authorized by the Parties to **apply for RERA registration** of the Project and to submit all requisite documents, declarations, and undertakings on behalf of the Project. The Party of the First Part shall also be responsible for compliance with **JDA, JVVNL, PHED**, and other concerned authorities.
3. **Marketing and Sale Rights:**
Since most of the plots have already been sold prior to registration, only the remaining unsold plots, if any, shall be marketed or sold jointly by both Parties in compliance with RERA provisions.
4. **Execution of Sale Documents:**
Allotment letters and agreements for sale shall be executed **jointly by all parties**.
5. **Bank Account and Financial Management:**
A **separate project bank account** shall be opened only for sale proceeds of unsold units, if any and operated by the **Party of the First Part** in compliance with Section 4(2)(1)(D) of the Real Estate (Regulation and Development) Act, 2016. Withdrawal and utilization of funds shall be in line with applicable laws. Past sales proceeds shall not be routed through this account.
6. **Revenue Sharing:**
The sale proceeds of the plots, after applicable taxes (including TDS, GST), and regulatory fees, shall be shared in their land ratio i.e.
 - o **70% – Party of the First Part** (Landowner)
 - o **30% – Party of the Second Part** (Landowner)

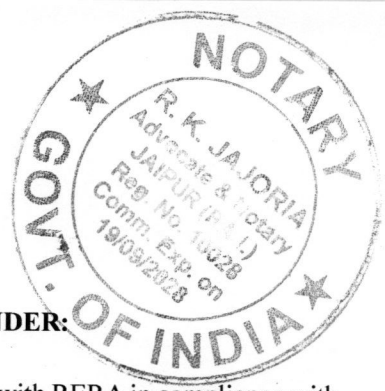
Each party shall bear its own **income tax liability** on their respective share of income.
7. **Duration:**
This MOU shall remain in force until completion of RERA registration requirements and sale of any remaining unsold plots.
8. **Operational Control:**
The day-to-day affairs of the Project, including development, liaisoning, and marketing management, shall be conducted by the Party of the First Part.

San Swarab

mohit

Attested
Notary Public
Jaipur (Raj.) India

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9. **Liability under RERA:**

Both Parties shall be jointly and severally responsible for compliance with the Order dated 04.08.2025 and all obligations arising out of the post-facto registration of the Project, including uploading of the Completion Certificate and correcting historical records as required by RERA.

10. **Good Faith Obligation:**

All Parties agree to cooperate in good faith to ensure the timely and successful completion and sale of the Project.

11. **Amendments:**

Any amendment or modification to this MOU shall be made in writing and signed by all Parties.

12. **Arbitration Clause:**

Any disputes or differences arising out of or in connection with this MOU shall be referred to arbitration as per the **Arbitration and Conciliation Act, 1996**, by a sole arbitrator mutually appointed or, failing agreement, one arbitrator by each Party.

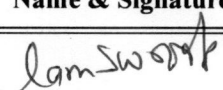
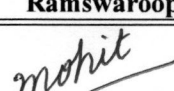
13. **Entire Agreement:**

This MOU constitutes the entire understanding between the Parties concerning the Project and supersedes all previous oral or written agreements.

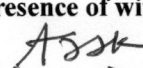
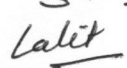
14. **Governing Law:**

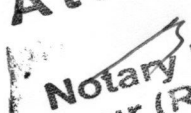
This MOU shall be governed by and construed in accordance with the **laws of India**, and the jurisdiction shall lie exclusively with the courts at Jaipur, Rajasthan.

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Understanding on the day, month, and year first written above.

Party	Name & Signature
Ramswaroop Sharma (Party of the First Part)	 Ramswaroop Sharma
Mohit Singhal (Party of the Second Part)	 Mohit Singhal

In the presence of witnesses:

1. 
नमि देव विमान एका
समय
2. 
कुल विद्या गा-मोवल
समय - २०

Attested

Notary Public
Jaipur (Raj.) India
09 DEC 2025