



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is being made and executed on this 27th March, 2026 at Udaipur

BETWEEN

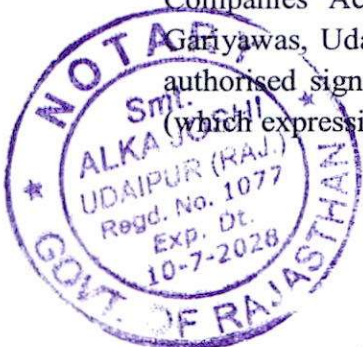
1. Devi Lal Gameti S/o Roda Ji aged 52 Years R/o 45 Balicha, Shastri Circle Girwa Udaipur, Rajasthan-313001 (Aadhar No. xxxxxxxx 5924) and its PAN is AQFPG7650R, hereinafter referred to as the "Owner", (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include its representatives, successors, liquidators, assignees and nominees), of the First Part;

AND

2. Priyanka Agrawal W/o Arpit Agrawal aged 39 Years R/o 23, Rajendra Nagar, Gariyawas, Girwa, Udaipur, Rajasthan-313001 (Aadhar No. xxxxxxxx 6566) and its PAN is BGGPA3839Q, hereinafter referred to as the "Owner", (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include its representatives, successors, liquidators, assignees and nominees), of the **Second Part**;

AND

3. ANUPAM FUTURE DEVELOPERS PRIVATE LIMITED (CIN No. U70101RJ2012PTC037542) a company incorporated under the provisions of the Companies Act, 1956 and having its Registered Office At 23, Rajandra Nagar, Gariyawas, Udaipur, Rajasthan - 313001 and its PAN is represented by its authorised signatory Satish Chandra Agrawal, hereinafter referred to as the "Owner", (which expression shall unless repugnant to the meaning or context hereof be deemed to



Arpit

27/3/26

For Anupam Future Developers Pvt. Ltd.

Satish
Director

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स्टाम्प संख्या 6677 रुपये 100 नाम देवीलाल गमेती

पिता श्री रोडा जी जाति गमेती उम्र बालिग

निवासी उदयपुर हस्ते स्वयं

किस काम के लिये एम.ओ.यू. हेतु दिनांक 27.03.2026

आधार भूत अवसंरचना सुविधाओं हेतु

धारा 3-क 10 प्रतिशत रुपये 10

गय और उसकी नस्ल के संरक्षण और संवर्धन हेतु

धारा 3-ख 20 प्रतिशत रुपये 20

कुलिया 30

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mean and include its representatives, successors, liquidators, assignees and nominees), of the **Third Part**;

AND

4. Chandra Kanta Agrawal W/o Satish Chandra Agrawal, aged about 63 years, R/o 23, Rajendra Nagar, Gariyawas, Shastri Circle, Udaipur, Girwa, Rajasthan-313001 (Aadhar No. xxxx xxxx 2554) and its PAN is ADPPA5516R, hereinafter referred to as the "Owner", (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include its representatives, successors, liquidators, assignees and nominees), of the **Fourth Part**;

AND

5. Arpit Agrawal S/o Satish Chandra Agrawal, aged about 39 years, R/o 23, Rajendra Nagar, Gariyawas, Girwa, Udaipur, Rajasthan 313001 (Aadhar No. xxxx xxxx 1524) and its PAN is AGMPA8944P, hereinafter referred to as the "Owner", (which expression shall unless repugnant to the meaning or context hereof be deemed to mean and include its representatives, successors, liquidators, assignees and nominees), of the **Fifth Part**;

Whereas the above referred Parties owned a piece of Plots in the project SWAROOP HEIGHTS situated at Khasra No. 2488/1374 Rev. Vill. Balicha Teh. Girwa, Udaipur, State Rajasthan with a total area admeasuring of 6411 Square Meters as stated in the below-mentioned title documents: -

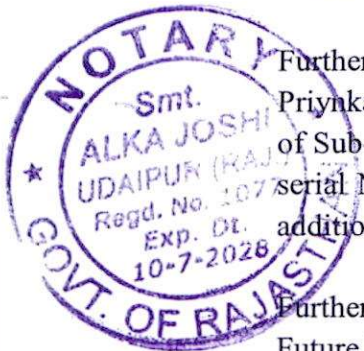
1. The Layout Plan situated at Khasra No. 2488/1374 Rev. Vill. Balicha Teh. Girwa, Udaipur, State Rajasthan.

Jamabandi For Khasra No. 2488/1374 in the name of Deva, Devi Lal, Mota.

Further the Mutual Consent Agreement Executed between Deva, Mota, Devi Lal dated 27.04.2023

Further that the Assignee deed was executed by Shri Deva Bhil in favour of Smt. Priynka Agrwal for Plot No. 02, 03, 04, 05, 06, 10, 19 on dated 29-08-2023 in the office of Sub-Registrar Udaipur-I in its Book No. 1 Volume No. 1822 at Page No. 181 bearing serial No. 202303102118621 and an additional copy of the same was also pasted in its additional Book No. 1 Volume No. 5134 at Page No. 294 to 301.

Further that the Assignee deed was executed by Shri Devi Lal in favour of Anupam Future Developers Private Limited through director Satish Chandra Agarwal for Plot No. 11, 12, 13 on dated 24-06-2024 in the office of Sub-Registrar Udaipur-II in its Book No.



Pris *24/11/20*
Arpit

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For Anupam Future Developers Pvt. Ltd.

Satish
Director

1 Volume No. 1277 at Page No. 83 bearing serial No. 202403107107008 and an additional copy of the same was also pasted in its additional Book No. 1 Volume No. 5107 at Page No. 382 to 393.

Further that the Assignee deed was executed by Shri Devi Lal in favour of Anupam Future Developers Private Limited through director Satish Chandra Agarwal for Plot No. 14, 15, 16 on dated 24-06-2024 in the office of Sub-Registrar Udaipur-II in its Book No. 1 Volume No. 1277 at Page No. 82 bearing serial No. 202403107107007 and an additional copy of the same was also pasted in its additional Book No. 1 Volume No. 5107 at Page No. 370 to 381.

Further that the Assignee deed was executed by Shri Devi Lal in favour of Smt. Chandra Kanta Agrawal for Plot No. 17, 18, 29 on dated 24-06-2024 in the office of Sub-Registrar Udaipur-II in its Book No. 1 Volume No. 1277 at Page No. 84 bearing serial No. 202403107107009 and an additional copy of the same was also pasted in its additional Book No. 1 Volume No. 5107 at Page No. 394 to 405.

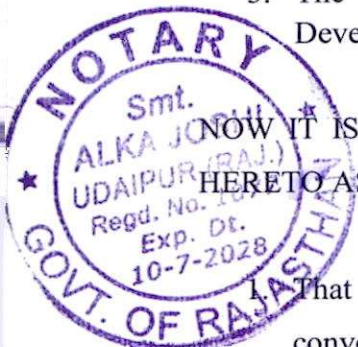
Further that the Assignee deed was executed by Shri Mota Bhil in favour of Shri Arpit Agrawal for Plot No. 01, 07, 08, 09, 20 on dated 29-08-2023 in the office of Sub-Registrar Udaipur-I in its Book No. 1 Volume No. 1822 at Page No. 179 bearing serial No. 202303102118619 and an additional copy of the same was also pasted in its additional Book No. 1 Volume No. 5134 at Page No. 276 to 285.

Further that Jamabandi for Khasra No. 2488/1374 in the name of Urban Improvement Trust, Udaipur.

2. Thereafter the Layout Plan of the Scheme situated at Khasra No. 2488/1374 Rev. Vill. Balicha Teh. Girwa, Udaipur, State Rajasthan was approved by the Urban Improvement Trust, Udaipur dated 27.02.2023.
3. The Total Scheme Area admeasuring 6411 Sqr Mtr is being developed as Plotted Development Project scheme having scheme name SWAROOP HEIGHTS.

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

That conversion of land use from Agricultural to Non-Agricultural and such was converted by Urban Improvement Trust, Udaipur vide conversion order no.101706 dated



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For Anupam Future Developers Pvt. Ltd.

Satish
Director

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30.01.2023 and Further Layout Plan was approved by Urban Improvement Trust, Udaipur dated 27.02.2023.

2. That party to the first part shall act as a Promoter and remaining all the parties shall act as the other promoter in the above referred project land "SWAROOP HEIGHTS".
3. The Marketing and selling of the project shall be carried out by the First Party (DEVI LAL GAMETI).
4. The designated separate bank account shall be opened in the name of the First Party (DEVI LAL GAMETI) as provided in sub-clause (D) of clause (I) of sub-section (2) of section 4 of the RERA Act, 2016.
5. That all the Rights and liabilities as imposed by the RERA Act shall be executed jointly by all the parties.
6. All the receipts/losses from the booking and sale of units in the project "SWAROOP HEIGHTS" shall be shared between the parties in the ratio of their share.
7. That the Promoter cum Owners of the aforesaid have jointly entrusted the Party of First Part to develop the said Project as other Promoters are not available to look after the day to day working of the Project.
8. That, if any contradiction arises or any loss or damage to any allottee arises in any manner in the future all the parties jointly take responsibility to compensate for the same.

Devi Lal Gameti

(DEVI LAL GAMETI)

Priyanka Agrawal

(PRIYANKA AGRAWAL)

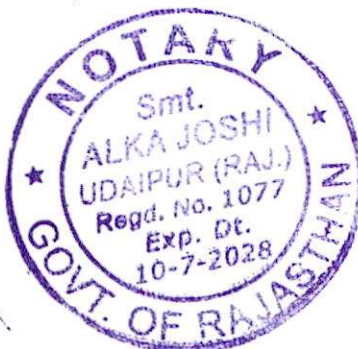
For Anupam Future Developers Pvt. Ltd.

S. D. Joshi

Director

Anupam

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For Anupam Future Developers Pvt. Ltd.

Satish

Director

(ANUPAM FUTURE DEVELOPERS PRIVATE LIMITED)

चन्द्रकान्त

(CHANDRA KANTA AGRAWAL)

Arpit

(ARPIT AGRAWAL)

For Anupam Future Developers Pvt. Ltd.

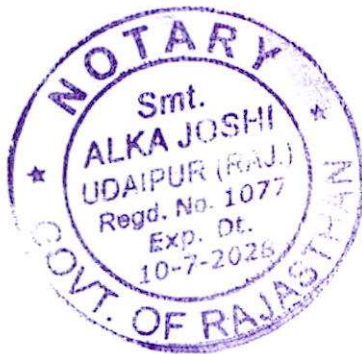
Satish

Director

Arpit चन्द्रकान्त Arpit

Sign./Marks/Photo/Thumbs
ATTESTED

Arpit
Smt. ALKA JOSHI
Regd. No. 1077
NOTARY, UDAIPUR (RAJ.)



30 MAR 2026