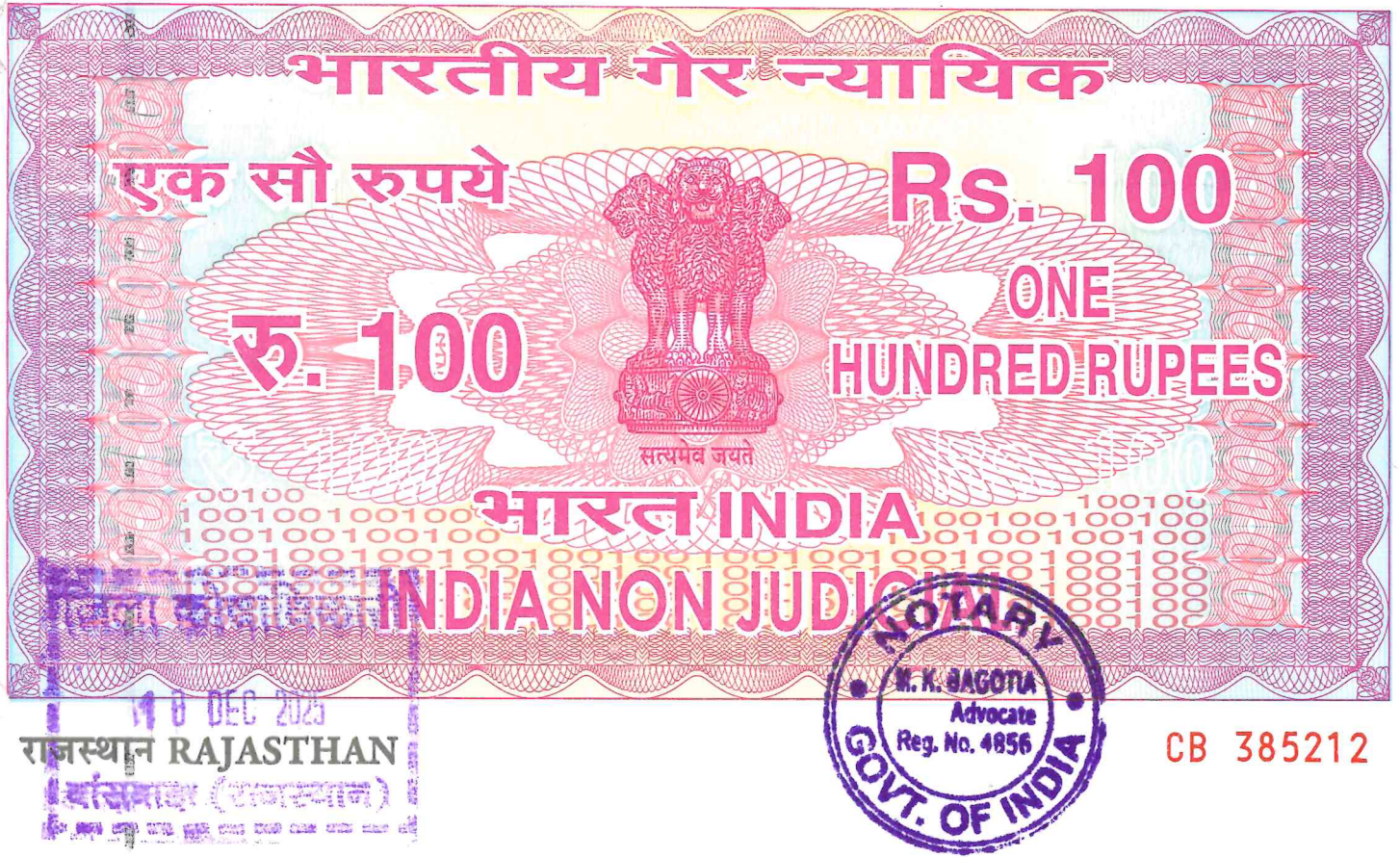




MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is being made and executed on this ..th.....
Day of ...May....., 2026 at Banswara.

BETWEEN

1. **Rajiv Saraf** S/o Natwarlal Saraf, aged 68 years, R/o Natwar Lal Saraf Complex, Opp. M.G. Hospital Nai Abadi, Banswara, Rajasthan-327001, (hereinafter referred to as the "Promoter/Landowner"), 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. **Pushpendra Saraf** S/o Natwarlal Saraf, aged 68 years, R/o Natwar Lal Saraf Complex, Opp. M.G. Hospital Nai Abadi, Banswara, Rajasthan-327001 (hereinafter referred to as the "Other Promoter/Landowner") 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**;



ATTESTED

NOTARY JAMNAR

06 MAY 2026

[Handwritten signature]



AND

3. **Rahul Saraf** S/o Natwarlal Saraf, aged 68 years, R/o Natwar Lal Saraf Complex, Opp. M.G. Hospital Nai Abadi, Banswara, Rajasthan-327001 (hereinafter referred to as the “Promoter/Landowner”) 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 **Third Part**;

Whereas the above referred parties jointly owned a piece of Land “**MAN SAGAR**” situated at Khasra No. 27, 3735/28, 3726/32, 33, 34, 36, 37, 3730/25, 3731/26, 3733/32, 3736/35, 4566/3729, Village-Banswara, Tehsil- Banswara, Rajasthan.

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

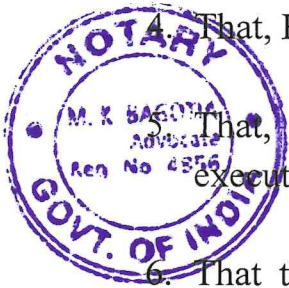
1. The project “**MAN SAGAR**” situated at Khasra No. 27, 3735/28, 3726/32, 33, 34, 36, 37, 3730/25, 3731/26, 3733/32, 3736/35, 4566/3729, Village-Banswara, Tehsil- Banswara, Rajasthan, shall be jointly developed by all the parties.
2. The Marketing and selling of the project shall be carried out by all the parties.
3. That, party to the first part (**Rajiv Saraf**) shall act as a Promoter and remaining parties shall act as the other promoters in the above-referred project land “**MAN SAGAR**”.

4. That, Rajiv Saraf shall sign all the documents related to RERA.

5. That, all the Rights and liabilities as imposed by the RERA Act shall be executed jointly by all the parties.

6. That three-bank accounts shall be opened in the name of the first party as provided in section 4(2)(1)(D) of the RERA Act.

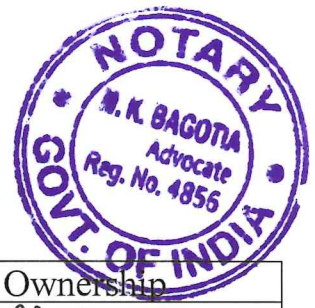
7. All the receipts/losses from the booking and sale of units in the project “**MAN SAGAR**” shall be shared between the parties in ratio of their ownership.



ATTESTED

NOTARY (JAFUD)
Banswara, Rajasthan

06 MAY 2026



	Name of Landowner	% of Ownership
1.	Rajiv Saraf	33.33%
2.	Rahul Saraf	33.33%
3.	Puspendra Saraf	33.33%
	TOTAL	100%

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 takes responsibility to compensate for the same.

Rajiv Saraf (Promoter/Landowner)

Rahul Saraf
(Landowner/Other Promoter)

Pushpendra Saraf
(Landowner/Other Promoter)



ATTESTED

NOTARY JAI PUNE
Rajeshwar Narayan

06 MAY 2026