



### Memorandum of Understanding

The Memorandum of Understanding is being made and executed at Sri Ganaganagar on this 1<sup>st</sup> Day of May 2026 by and between

1. Urmila Devi D/o Jugal Kishor aged 48 years R/o 235 Ward No. 23, Ganesh Pura Baas, Bhadra Hanumangarh 335501 Rajasthan its PAN is IKHPD6832G Aadhar No. (XXXX XXXX 7829) (herein after referred to as the "Promoter" or "Party of the First Part", Which expression shall unless the context otherwise require incudes its successor(s) and permitted assign(s)
2. Rajni Devi D/o Rashtra Kumar aged 55 years R/o House no. 10, Near Sagar Mani School, Aggarwal Colony, Sirsa 125055 Haryana its PAN is BLCPD8810R Aadhar No. (XXXX XXXX 3739) (herein after referred to as the "Other Promoter" or "Party of the Second Part", Which expression shall unless the context otherwise require incudes its successor(s) and permitted assign(s)

The Promoter and the Other Promoters are hereinafter individually referred to as the "Party" and collectively as the "Parties".

### **WHEREAS :**

The above referred parties jointly promoted a project named "NEELKANTH COLONY" Situated at Murabba No. 48 Killa No. 01 (0.253 Hec.), Killa No. 2/2 (0.158 Hec.), Killa No. 8/5 (0.150 Hec.), Killa No. 8/6 (0.008 Hec.), Killa No. 09 (0.253 Hec.), Killa No. 10 (0.253 Hec.) Murabba No. 49, Killa No. 5 (0.253 Hec.), Killa No. 06 (0.253 Hec.) Total 1.580 Hec. i.e. 15800 Sq. Meter, Chak

**ATTESTED**  
**SATISH BEDI**  
**NOTARY**

Sri Ganaganagar (Rajasthan) India

R. राजनी देवी

मुद्रांक विक्रेता: दलीप कुमार मराठी अनुज्ञा पत्र सं. 11/2024  
खलि.कं.सं. 371/2 दि. 18/4/2024

मुद्रांक वैल्यू व क्रम सं. ....  
मुद्रांक प्रेता का नाम. उमिला वि. जुराल किशोर  
पिता/पति का नाम. ....  
पता. ....  
प्रयोजन. ....  
हस्ते क्रय की दशा से हस्ते का नाम (पति)....  
.....  
कता, हस्ते के हस्ताक्षर मुद्रांक विक्रेता के हस्ताक्षर  
व. भादरा (जिला-हनुमानगढ़)

उमिला

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत  
स्टाम्प रशि पर प्रभारित अधिपार

आधारभूत अवतरंघना सुविधाओं हेतु 18  
(धारा 3-क)-10% रुपये.....

गव वन छाकी मल के संग्रहण और संवर्धन हेतु  
(धारा 3-ख)-10% रुपये.....

प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के  
निवारण हेतु 10% रुपये.....

कुल योग 38/-

अनुज्ञा पत्र सं. 11/2024  
हरीश कुमार चारीक



08 Barani, Bhadra, Hanumangarh 335501 Rajasthan via 90A Order Letter No. 9247 Dated 15/03/2024.

As stated in the below mentioned title documents :-

- A. The Promoter and its other promoters has rights in the land admeasuring to 1.580 Hectare Situated at Murabba No. 48 Killa No. 01 (0.253 Hec.), Killa No. 2/2 (0.158 Hec.), Killa No. 8/5 (0.150 Hec.), Killa No. 8/6 (0.008 Hec.), Killa No. 09 (0.253 Hec.), Killa No. 10 (0.253 Hec.) Murabba No. 49, Killa No. 5 (0.253 Hec.), Killa No. 06 ( 0.253 Hec.) Total 1.580 Hec. i.e. 15800 Sq. Meter, Chak 08 Barani, Bhadra, Hanumangarh 335501 Rajasthan on which both parties agrees to develop a plotting project named "NEELKANTH COLONY".
- B. Both Parties jointly converted their land from agriculture land to residential land and 90A ordered given by Nagar Palika Bhadra vide Letter No. : 9247 Dated 15/03/2024
- C. And both the Parties approved the layout plan also from Nagar Palika Bhadra in its Lay Out Plan Committee Meeting Dated 25.02.2026 Agenda No. 2.

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

1. The party to the second part promote first party as a promoter to the above referred project land "NEELKANTH COLONY"
2. The parties undertake to obtain the MOU between both the parties and submitted a copy to RERA for project registration. The First Party, being the Promoter, is hereby authorized to sign, execute, and submit all necessary documents related to the registration of the project under the Real Estate (Regulation and Development) Act, 2016 (RERA). The First Party is also authorized to appear before the RERA authority in connection with all matters related to this project, both during and after the registration process. Furthermore, the First Party shall have the right to authorize or appoint any professional, consultant, or representative to appear, submit documents, and act on its behalf before the RERA authority as may be required from time to time.
3. The Parties undertake to obtain the MOU between both the Parties and submitted a copy to Bank for opening Bank Account.
4. The party to the first part shall act as a promoter and the party on second part shall act as the other promoter in the above referred project land "NEELKANTH COLONY"

ATTESTED

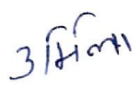
SATISH BEDI  
NOTARY

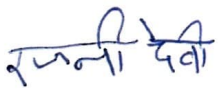
Sri Ganaganagar (Rajasthan) Ind-

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5. The marketing and selling and execution of agreement for sale of the project shall be carried out by both the parties.
6. The designated separate bank account on the name of first party shall be opened in context to RERA authority order dated 07<sup>th</sup> June 2024 having Sr. No. F1 (31) RJ /RERA /2019 /687 and all the receipt from the project shall be deposited in that account and party on second & third part has given their consent.
7. That all the rights and liabilities as imposed by the RERA act shall be executed jointly by both the parties.
8. All the receipts/losses from the booking and sale of units in the project "NEELKANTH COLONY" shall be shared between the parties in the ratio of their ownership.
9. The cost of development of entire project shall be borne by the parties collectively in the ratio of their ownership.
10. That if any contradiction arises or any loss or damage to any allottee arises in any manner in the future, then all the parties jointly takes responsibility to compensate for the same.

**IN WITNESS WHEREOF** both the Parties put hands and seal on the day date first mentioned above in presence of following witnesses

  
Mrs. Urmila Devi  
(Promoter)

  
Mrs. Rajni Devi  
(Other Promoter)

**ATTESTED**  
  
**SATISH BEDI**  
**NOTARY**  
Sri Ganganagar (Rajasthan) India