



राजस्थान RAJASTHAN

BZ 562088

Memorandum of Understanding

The Memorandum of Understanding is being made and executed at Sri Ganganagar on this 14 Day of April 2026 by and between

1. Jitendar Kumar Bansal (Aadhar No XXXX XXXX 9386) S/o Madan Lal bansal aged 56 years R/o Ward No. 3 Bhadara Saini Mohalla Bhadra Hanumangarh Rajasthan 335501 its PAN Is AHZPB8775D (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. Ajay Kumar (Aadhar No XXXX XXXX 2777) S/o Ram Niwas aged 51 years R/o Chachana Ka Mohalla Bhadra Ward No. 14 Bhadra Hanumangarh Rajasthan – 335501 its PAN Is ABRPC3841K (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)
3. Mukesh Mahipal (Aadhar No XXXX XXXX 2129) S/o Roshan Lal Mahipal aged 43 years R/o Ward No. 21 Mahipalo Ka Mohalla Bhadra , Bhadra Hanumangarh Rajasthan – 335501 its PAN Is CAUPM9697M (herein after referred to as the "Other Promoter" or "Party of the Third Part", Which expression shall unless the context otherwise require incudes its successor(s) and permitted assign(s)

ATTESTED
14.4.26
RATAN LAL
Advocate & Notary
Sri Ganganagar (Raj.)

मुद्रांक विक्रेता दलाप कुमार गुप्ता अनुक्रमांक पत्र सं. १७८
रजि.कं.सं. ... ४०५॥१२ दि. २०-३-२०२४

मुद्रांक वेहनू व क्रम सं.
मुद्रांक होला का नाम. जिनेन्द्र शर्मा बोस
पिता/पति का नाम. श. १३०५/१५
पता.
प्रयोजन. Annexment
(हस्तो दाय की वस्तु में हस्तो का नाम पति).....

हस्तो, हस्तो के हस्ताक्षर

दलाप कुमार गुप्ता
मुद्रांक विक्रेता के हस्ताक्षर
उ. भादस (जिला-हनुमानगढ़)

महाराष्ट्र शासन अधिनियम १९६० के अधिनियम
अनुसार शासित पर प्रभावित अधिनियम
आधारभूत प्रकल्पिता मुद्रांकों हेतु
(धारा ३-२४) १०% रुपये १०५
आय और वस्तु वस्तु के संयोजन और वस्तु वस्तु
(धारा ३-२४) १०% रुपये १०५
आवृत्ति आवृत्ति एवं वस्तु वस्तु
वित्तन वस्तु १०% रुपये १०५
कुल वस्तु ३०९
अनुक्रमांक पत्र सं. १७८
मुद्रांक विक्रेता के हस्ताक्षर

4. Rajat Kumar (Aadhar No. XXXXXXXX 7163) S/o Baldev Om Prakash aged 32 years R/o Ward No. 14 Chachano Ka Mohalla, Bhadra Bhadra PO: Bhadra Dist : Hanumangarh Rajasthan – 335501 its PAN is ATIPC8413A (herein after referred to as the "Other Promoter" or "Party of the Fourth Part", Which expression shall unless the context otherwise require includes its successor(s) and permitted assign(s)

5. Suresh Kumar (Aadhar No. XXXXXXXX 0104) S/o Banwari Lal aged 57 years R/o Mahipalo KA Mohalla Ward No. 21 , Bhadra Hanumangarh Rajasthan – 335501 its PAN is ACVPM1129M (herein after referred to as the "Other Promoter" or "Party of the Fifth Part", Which expression shall unless the context otherwise require includes its successor(s) and permitted assign(s)

6. Ankit Modi (Aadhar No. XXXXXXXX 0104) S/o Baldev Raj Modi aged 32 years R/o Ward No. 15, Near Boarding House, Chak 05 BHD, Bhadra, Hanumangarh, Rajasthan PIN 335501 its PAN is BYZPM6107N (herein after referred to as the "Promoter" or "Party of the Sixth Part", Which expression shall unless the context otherwise require includes its successor(s) and permitted assign(s)

The Promoter and all 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 "RIDDHI SIDDHI ENCLAVE" Situated at, Murbba No. 48, Kila No. 13/2 (0.126 Hec.), Killa No. 14 (0.054 Hec.), Killa No. 17 (0.054 Hec.) Killa No. 18 (0.253 Hec.) Killa No. 19 (0.253 Hec.) Killa No. 20/2 (0.239 Hec.) Killa No. 21 (0.253 Hec.) Killa No. 22 (0.253 Hec.) Killa No. 23 (0.253 Hec.) Killa No. 24 (0.108 Hec.) Total 1.846 Hec i.e. 18460 Sq Meter, Chak 05 BHD, Tehsil-Bhadra, District - Hanumangarh - 335501 (Raj.) Schedule of Land Given in Land Conversion Order Letter No.

As stated in the below mentioned title documents :-

A. The Promoter and its other promoters has rights in the land admeasuring to 1.846 hectare " Situated at, Murbba No. 48, Kila No. 13/2 (0.126 Hec.), Killa No. 14 (0.054 Hec.), Killa No. 17 (0.054 Hec.) Killa No. 18 (0.253 Hec.) Killa No. 19 (0.253 Hec.) Killa No. 20/2 (0.239 Hec.) Killa No. 21 (0.253 Hec.) Killa No. 22 (0.253 Hec.) Killa No. 23 (0.253 Hec.) Killa No. 24 (0.108 Hec.) Total 1.846 Hec i.e. 18460 Sq Meter, Chak 05 BHD, Tehsil-Bhadra, District - Hanumangarh -335501 (Raj.) on which all parties agrees to develop a plotting project named "RIDDHI SIDDHI ENCLAVE "

B. All Parties jointly converted their land from agriculture land to residential land and 90A ordered given by Nagar Palika vide Letter No. : . NPB /Bhumi/90-A/2022-23/ 276-279 Dated: 18/04/2023

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- D. And all the Parties approved the layout plan also from Nagar Palika Bhadra in its Lay Out Plan Committee Meeting Datedss

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, third, fourth, fifth, sixth, seventh and Eighth part promote first party as a promoter to the above referred project land **"RIDDHI SIDDHI ENCLAVE"**.
2. The parties undertake to obtain the MOU between all 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 all 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 remaining all the parties shall act as the other promoters in the above referred project land **"RIDDHI SIDDHI ENCLAVE"**.
5. The marketing and selling and execution of agreement for sale of the project shall be carried out by all the parties.
6. The designated separate bank account on the name of first party shall be opened in context to RERA authority order dated 07th 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 all other parties (second, third, fourth, fifth, sixth, seventh and Eighth) have given their consents.
7. That all the rights and liabilities as imposed by the RERA act shall be executed jointly by all parties.
8. All the receipts/losses from the booking and sale of units in the project **"RIDDHI SIDDHI ENCLAVE"** 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.



Ajay *Mukesh* *Rajesh* *Suresh* *Sukrit*
Ary *Chakraborty* *Rhythm* *Shruti* *Ankit* *Mahto*

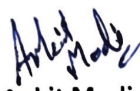
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IN WITNESS WHEREOF all the Parties put hands and seal on the day date first mentioned above in presence of following witnesses


Jitendar Kumar Bansal
(Promoter)


Ajay Kumar
(Other Promoter)


Ankit Modi
(Other Promoter)


Mukesh Mahipal
(Other Promoter)




Rajat Kumar
(Other Promoter)


Suresh Kumar
(Other Promoter)



ATTESTED
14426
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Advocate & Notary
Sri Ganganagar (Raj.)

