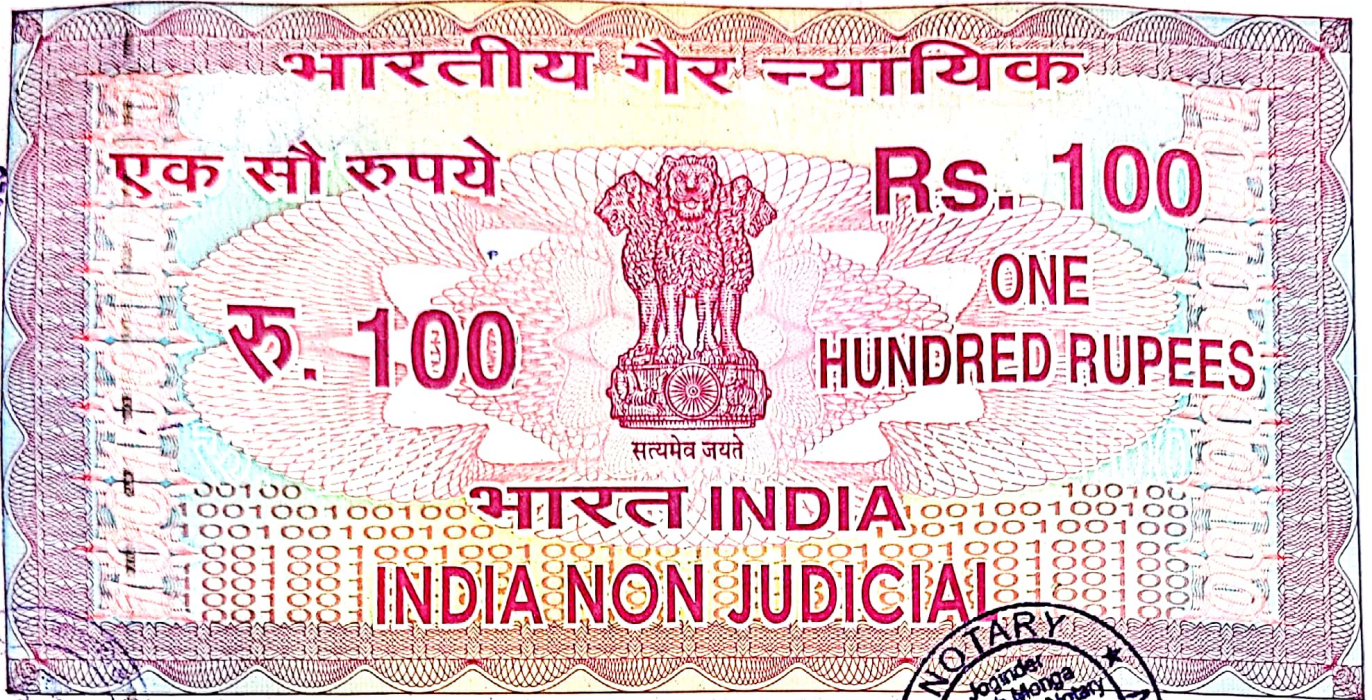


10 JUN 2026



राजस्थान RAJASTHAN



CA 680328

Memorandum of Understanding

The Memorandum of Understanding is being made and executed at Hanumangarh on this 08 Day of July 2026 by and between

Mr.

1. Hindpal Singh Aulakh S/o Hardev Singh aged 47 years R/o Ward No. 2, Lal Singh Ki Dhani, Aulakh Farm House, Raisinghnagar, Ganganagar, Rajasthan PIN 335051 its PAN is BVTPS3357P (herein after referred to as the "Promoter" or "Party of the First Part", Which expression shall unless the context otherwise require includes its successor(s) and permitted assign(s))
2. Mr. Karan Singh Aulakh S/o Hardev Singh aged 44 years R/o Aulakh Farm House, Ward No. 02, Raisinghnagar, Ganganagar, Rajasthan PIN 335051 its PAN is BYYPS8209J (herein after referred to as the "Other Promoter" or "Party of the Second 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 :

ATTESTED

JOGINDER SINGH MONGA
ADVOCATE & NOTARY
RAISINGHNAGAR
Distt. Sri Ganganagar (Raj.)



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मम मुद्राक विक्रेता, कुलविन्द सिंह चौमा रायसिंहनगर अप.सं. ७६/७७

सं. ०१५९३ दि. ०८/०७/२०२४

०८/०७/२०२४

०८/०७/२०२४

मुद्राक विक्रेता

दि. ०८/०७/२०२४

हि.सं. ०८/०७/२०२४

०८/०७/२०२४

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०८/०७/२०२४

०८/०७/२०२४

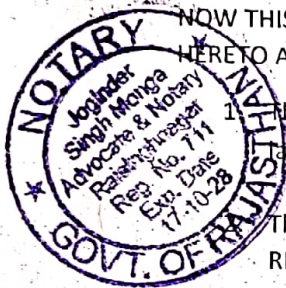
०८/०७/२०२४



The above referred parties jointly promoted a project named "AULAKH FARMS" admeasuring 2.4551 hectare situated at Chak 25 PS B Tahsil – Raisinghnagar, District – Sri Ganganagar (Raj) PIN 335021. Stone No. 208/288 Muraba No. 5 Killa No. 3/2(0.127Hect), 4(0.253), 5/1(0.053), 6/1(0.053), 7(0.253), 8/1(0.126), 13/2(0.064), 14/2(0.126), 15/3(0.027)., Total 1.082 Hectare. Schedule of Land Given in Land Conversion Order Letter No. 13957 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 1.082 hectare situated at Chak 25 PS B Tahsil – Raisinghnagar, District – Sri Ganganagar (Raj) PIN 335021. Stone No. 208/288 Muraba No. 5 Killa No. 3/2(0.127Hect), 4(0.253), 5/1(0.053), 6/1(0.053), 7(0.253), 8/1(0.126), 13/2(0.064), 14/2(0.126), 15/3(0.027)., Total 1.082 Hectare. on which all parties agrees to develop a plotting project named **AULAKH FARMS**
- B. Both Parties jointly converted their land from agriculture land to residential land and 90A ordered given by Nagar Palika vide Letter No. : 3138 Dated 24.12.2020
- C. And both the Parties approved the layout plan also from Nagar Palika Raisinghnagar in its Lay Out Plan Committee Meeting Dated



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 and "AULAKH FARMS".

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 remaining the Second party shall act as the other promoter in the above referred project land "AULAKH FARMS".
5. The marketing and selling and execution of agreement for sale of the project shall be carried out by both the parties.

ATTESTED

2/2/24
JOGINDER SINGH MONGA
ADVOCATE & NOTARY
RAISINGHNAGAR
Distt. Sri Ganganagar (Raj.)

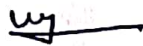
6. The designated separate bank account on the name of first party shall be opened in context to RERA authority order dated 07th June 2024 having Sr. No. F1 (31) RJ /RERA /2019 /687 and all the receipt from the project shall be deposited in that account and party on second part has given their consent.
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 "AULAKH FARMS" 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 both the parties jointly takes responsibility to compensate for the same.

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



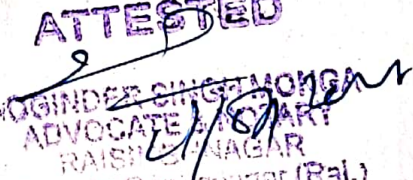

Mr. Hindpal Singh Aulakh
(Promoter)

Witness:


1. Mandeep Singh S/O Jagtar Singh R/o 21 PS
Tehsil Raisinghnagar.


Mr. Karan Singh Aulakh
(Other Promoter)


2- Rajvinder Singh Chahal S/O Gurmail Singh
R/O 65 RB Tehsil Raisinghnagar.

ATTESTED

JOGINDER SINGH MONGA
ADVOCATE & NOTARY
RAISINGHNAGAR
Distt. Sri Ganganagar (Ra.)