



राजस्थान RAJASTHAN

14 NOV 2025

CB 348258

Memorandum of Understanding

The Memorandum of Understanding is being made and executed at Khajuwala on this 18 Day of MAY 2026 by and between

1. Teerathraj (Aadhaar No. 8440XXXX XXXX) S/o Banwari Lal Age 47 R/o Ward No. 20, Ambedkar Nagar, Khajuwala, Bikaner, Rajasthan, 334023, its PAN is ASZPT6391E (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. Manoj (Aadhaar No. 7716XXXX XXXX) S/o Babu Lal Age 37 R/o Ward No. 5, Tawaniya Colony, Khajuwala, Bikaner, Rajasthan, 334024, its PAN is AQQPG3493F (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))
3. Naresh Kumar (Aadhaar No. 7418XXXX XXXX) S/o Dhana Ram Age 29 R/o Ward No. 8, 6KJD, Bikaner, Rajasthan, 334023, its PAN is DUEPK7995H (herein after referred to as the "Other Promoter" or "Party of the Third 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 :

T
Teerathraj

M
Manoj

N
Naresh Kumar

संख्या १०००/१९८०/१९८०
१. १९८०/१९८०/१९८०
२. १९८०/१९८०/१९८०
(१९८०/१९८०/१९८०) २०८
३. १९८०/१९८०/१९८०
(१९८०/१९८०/१९८०) ६०
४. १९८०/१९८०/१९८०
(१९८०/१९८०/१९८०) ३०८
५. १९८०/१९८०/१९८०
(१९८०/१९८०/१९८०) १९८

The above referred parties jointly promoted a project named **"MAHAVEER NAGAR DWITIYA"** admeasuring 1.235 hectare Situated at Village 8 K JD-A Tahsil – Khajuwala , Dist. Bikaner, Rajasthan Pin 334023, Murbba No. 62/59, Killa No. 2/2 (0.1770 Hect.), (0.0500 Hect.), Killa No. 3/1 (0.1770 Hect.), Killa No. 3/2 (0.0759 Hect.), Killa No. 4 (0.2529 Hect.), Killa No. 8 (0.2529 Hect.), Killa No. 13/2 (0.1644 Hect.), Total Area 0.9731 Hect. i.e. 9731 Sq Mtr. Schedule of Land Given in Land Conversion Order Letter No. LSGCLU90A/2025-26/589 Dated 19.06.2025

As stated in the below mentioned title documents :-

- A. The Promoter and its other promoters has rights in the land admeasuring to 1.235 hectare Situated at Village 8 K JD-A Tahsil – Khajuwala , Dist. Bikaner, Rajasthan Pin 334023, Murbba No. 62/59, Killa No. 2/2 (0.1770 Hect.), (0.0500 Hect.), Killa No. 3/1 (0.1770 Hect.), Killa No. 3/2 (0.0759 Hect.), Killa No. 4 (0.2529 Hect.), Killa No. 8 (0.2529 Hect.), Killa No. 13/2 (0.1644 Hect.), Total Area 0.9731 Hect. i.e. 9731 Sq Mtr. on which all parties agrees to develop a plotting project named **"MAHAVEER NAGAR DWITIYA"**
- B. All Parties jointly converted their land from agriculture land to residential land and 90A ordered given by Nagar Palika Khajuwala vide Letter No. : LSGCLU90A/2025-26/589 Dated 19.06.2025
- C. And all the Parties approved the layout plan also from Nagar Palka Khajuwala in its Lay Out Plan Committee Meeting Dated 19/06/2025

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, Third Part, & Fourth Part promote first party as a promoter to the above referred project land **"MAHAVEER NAGAR DWITIYA"**.
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 **"MAHAVEER NAGAR DWITIYA"**.
5. The marketing and selling and execution of agreement for sale of the project shall be carried out by all the parties.

J
2/2/25

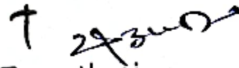
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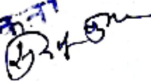
6. The designated separate bank account on the name of first party shall be opened in context to RERA authority order dated 07th June 2024 having Sr. No. F1 (31) RJ /RERA /2019 /687 and all the receipt from the project shall be deposited in that account and party on second & third, Forth part has given their consent.
7. That all the rights and liabilities as imposed by the RERA act shall be executed jointly by all the parties.
8. All the receipts/losses from the booking and sale of units in the project "MAHAVEER NAGAR DWITIYA" 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 all the Parties put hands and seal on the day date first mentioned above in presence of following witnesses

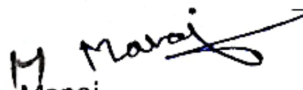
Witness:


Mr. Teerathraj
(Promoter)

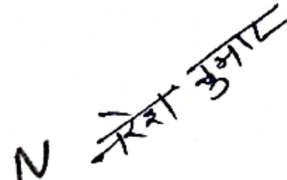
1.

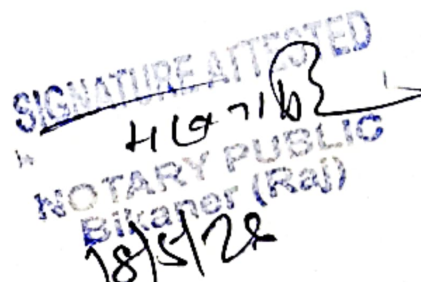

हस्ताक्षर पहचानकर्ता

2.


Mr. Manoj
(Other Promoter)

3.


Mr. Naresh Kumar
(Other Promoter)


SIGNATURE ATTESTED
NOTARY PUBLIC
Bikaner (Raj)
18/5/22



राजस्थान RAJASTHAN

ADDENDUM TO MEMORANDUM OF UNDERSTANDING

CB 348257

14 NOV 2025

(Rectification of Typographical Error in Clause 1)

This Addendum to the Memorandum of Understanding ("Addendum") is made and executed at Khajuwala, District Bikaner (Rajasthan) on this ___ day of ___, 2026.

BETWEEN

1. Mr. Teerathraj, S/o Banwari Lal, Aadhaar No. 8440XXXX XXXX, PAN: ASZPT6391E (hereinafter referred to as the "Promoter" or "First Party");
2. Mr. Manoj, S/o Babu Lal, Aadhaar No. 7716XXXX XXXX, PAN: AQQPG3493F (hereinafter referred to as the "Other Promoter" or "Second Party");
3. Mr. Naresh Kumar, S/o Dhana Ram, Aadhaar No. 7418XXXX XXXX, PAN: DUEPK7995H (hereinafter referred to as the "Other Promoter" or "Third Party").

The above parties are collectively referred to as the "Parties".

WHEREAS

A. The Parties had executed a Memorandum of Understanding dated 18/05/2026 in respect of the development of the project namely "MAHAVEER NAGAR DWITIYA".

B. It has subsequently been noticed that Clause 1 of the said MOU contains an inadvertent typographical error wherein the words "Fourth Part" have been mentioned, although there are only three parties to the said MOU and no Fourth Party exists.

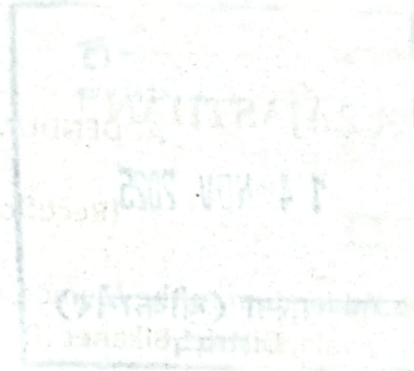
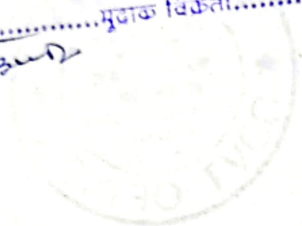
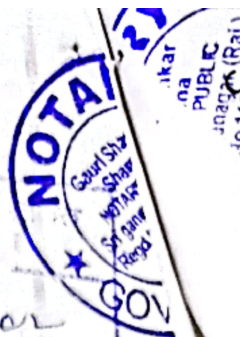
Naresh Kumar

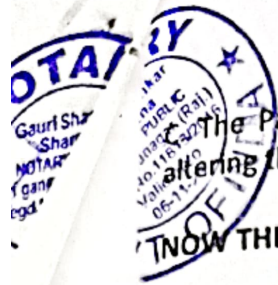
Manoj

ATTESTED
14.11.2026
GAURI SHANKAR SHARMA
ADVOCATE & NOTARY
SRI GANGANAGAR, RAJ

राजस्थान के राज-सहित जमाने, कायदामान अनुसार अब जारी 9/2018
 नं. 3474 दिनांक 04/12/2021
 मुद्रांक नं. 1000
 मुद्रांक जमाने का नाम: श्री राज
 निवासी: खानवाजी लाल
 पता: खानवाली
 जन्म: मेवाड़
 हस्ताक्षर: 25/12/21
 (हस्ताक्षर की वकालत के हस्ताक्षर का नाम व पता)
 जमाने/हस्ताक्षर के हस्ताक्षर: मुद्रांक दिनांक: 8/12/21

राजस्थान सरकार की निवासी - 1000	
वकालत जमाने पर मुद्रांक	
1. आभासीत आभासीत मुद्रांक	900
(प्राप्त 3-क 1-1000)	
2. ग्राह और उसकी नारा के संख्या और मुद्रांक	100
(प्राप्त 3-क 1-1000)	
मुद्रांक नं. 300	
हस्ताक्षर 8/12/21	





The Parties have mutually agreed to rectify the said clerical/typographical error without altering the intent, scope, rights, obligations or any other terms of the original MOU.

TNOW THEREFORE, IT IS HEREBY AGREED AS UNDER:

1. Rectification of Clause 1

Clause 1 of the Memorandum of Understanding dated 18/05/2026 shall be read as follows:

"The Party to the Second Part and the Party to the Third Part hereby promote the Party to the First Part as the Promoter of the above referred project land namely 'MAHAVEER NAGAR DWITIYA'."

Accordingly, the words "Fourth Part" appearing in Clause 1 of the original MOU shall stand deleted and shall be treated as a typographical/clerical error having no legal effect.

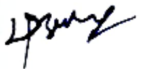
2. Confirmation of Remaining Terms

Except for the above rectification, all other terms, conditions, rights, obligations and provisions contained in the Memorandum of Understanding dated 18/05/2026 shall remain unchanged, valid and binding upon all the Parties.

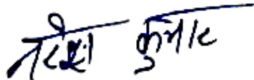
3. Integral Part of Original MOU

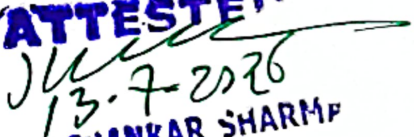
This Addendum shall form an integral part of the Memorandum of Understanding dated 18/05/2026 and shall always be read together with the said MOU.

IN WITNESS WHEREOF, the Parties have signed this Addendum on the date and place first above written.


Mr. Teerathraj
(Promoter)


Mr. Manoj
(Other Promoter)


Mr. Naresh Kumar
(Other Promoter)

ATTESTED

13.7.2026
GAURI SHANKAR SHARM
ADVOCATE & NOTARY
SPI GANGANAGAR (RAJ)