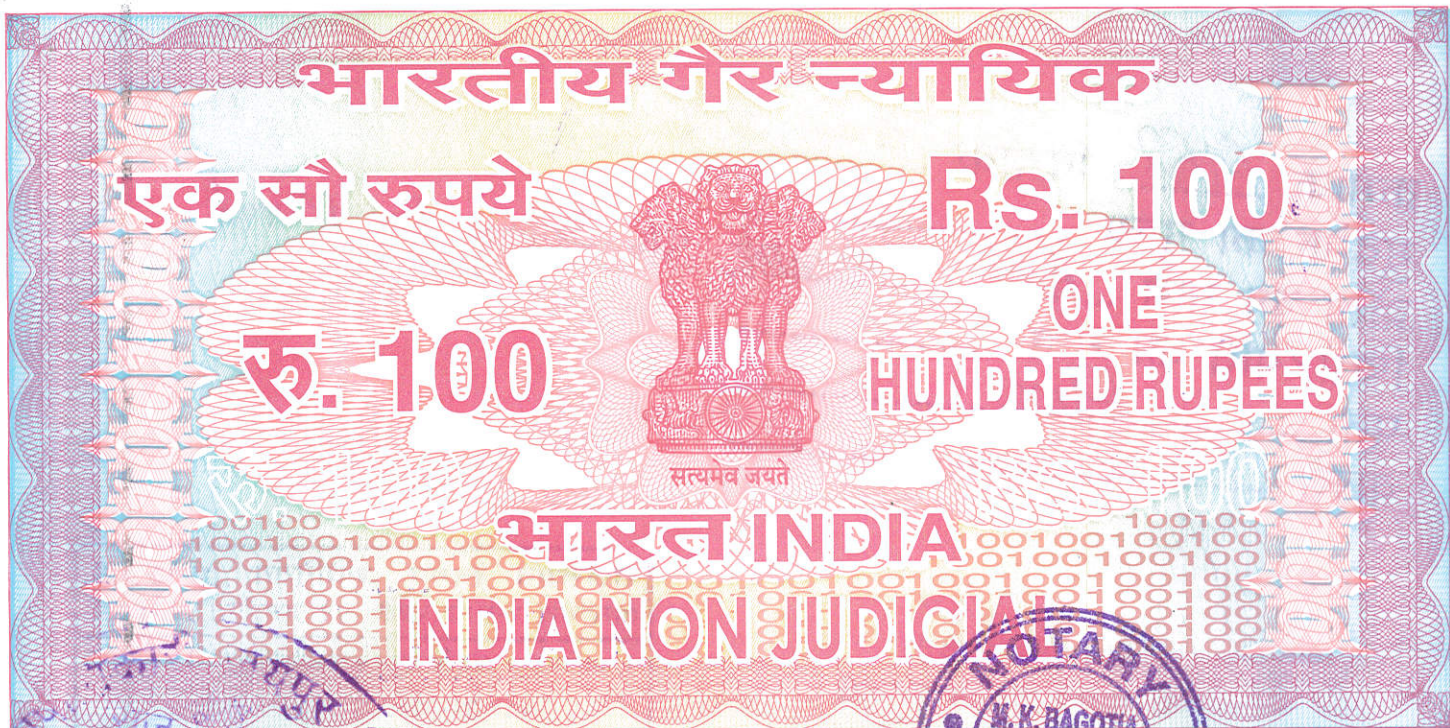




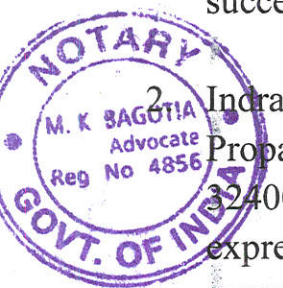
MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is being made and executed on this.....
Day of October, 2025 at Jodhpur.

BETWEEN

1. Amit Munot S/o Sh. Sohan Lal Munot R/o 11 Munot Nagar, Brahmanand Marg, Beawar, PO: Beawar, District-Ajmer, Rajasthan- 305901(hereinafter referred to as the "Landowner/Promoter"), 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**;

2. Indra Chodhari W/oMr.Mahadev ChaudharyR/o226, Kethun Road, Near Sagar Property,Mansarowar Colony Raipura, Udyog Puri Kota, Dist.-Kota,Rajasthan- 324004, (hereinafter referred to as the "Landowner/Other Promoter")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 **SecondPart**;



02 DEC 2025

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क्रमांक 6152 दिनांक 6-10-25

मुद्रांक का मूल्य

क्रेता का नाम Amit Mundat

पिता/पति का नाम

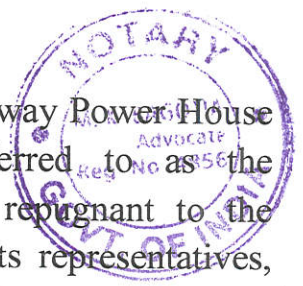
पता Ajmer

वास्ते

कमलेश त्रिवेदी
ला. स्टाम्प विक्रेता 27/96
राजस्थान हाईकोर्ट, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाषित अधिभार	
1. आवकपत्र/अवसरचना सुविधाओं हेतु (आय 3-- क)- 10%	10
2. आय और प्रगत कर के अन्तर्गत उप-संयोजन हेतु (आय 3-- क)- 10%	20
कुल योग	30
हस्ताक्षर स्टाम्प विक्रेता	

3. Gagan Chaudhary S/o Mr. Mahadev Chaudhary, R/o 226, Mansarovar Colony, Raypura, Udyog Puri, Kota, Rajasthan-324004(hereinafter referred to as the "Landowner/Other Promoter")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 **ThirdPart**;
4. Gokul Chaudhary S/o Mr. Mahadev Chaudhary, R/o 226, Kethun Road, Near Sagar Property, Mansarowar Colony, Raipura, Udyog Puri, Kota, Rajasthan-324004(hereinafter referred to as the "Landowner/Other Promoter")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 **FourthPart**;
5. Mahandra Choudhary S/o Mr. Mahadev Choudhary, R/o 226, Mansarovar Colony, Raypura,Udyog Puri, Kota, Rajasthan-32004(hereinafter referred to as the "Landowner/Other Promoter")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 **FIFTH Part**;
6. Shree Kishan ChoudharyS/o Mr. Laxman Ram, R/o 27, Krishan Kunj, Choudhary Colony,Housing Bord Saket Nagar, Beawar, Ajmer, Rajasthan-305901(hereinafter referred to as the "Landowner/Other Promoter")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 **SIXTH Part**;
7. Manmeet Singh SalujaS/o Mr. Jogendra Singh Saluja, R/o Railway Power House ke Samne,Nagra, Ajmer, Rajasthan-305001(hereinafter referred to as the "Landowner/Other Promoter")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 **SEVENTHPart**;



ATTESTED

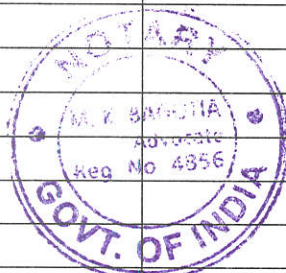
02 DEC 2025

NOTARY JAGPURA
Rajasthan

Whereas the above referred parties jointly owned a piece of Land “**SHRI GIRNAR CITY (C)**” Situated at Khasra No. 2460/1753, 2458/1752, Part of Khasra No. 1754 Situated at Village- Delwara, District-Beawar, State-Rajasthan. NOW IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The project “**SHRI GIRNAR CITY (C)**” Situated at Khasra No. 2460/1753, 2458/1752, Part of Khasra No. 1754 Situated at Village- Delwara, District-Beawar, State-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, Amit Munot shall act as a Promoter and remaining parties shall act as the other promoters in the above referred project land “**SHRI GIRNAR CITY (C)**”.
4. That, Amit Munot shall sign all the documents related to RERA.
5. That, all the Rights and liabilities as imposed by the RERA Act shall be executed by all the parties.
6. As per section 4(2)(1)(D) of the RERA Act, the three bank account has opened in the name of party to the First Part (Amit Munot).
7. All the receipts/losses from the booking and sale of units in the project “**SHRI GIRNAR CITY (C)**” shall be shared between the parties in ratio of their ownership.

	Name of Landowner	% of Ownership
1.	Amit Munot	%
2.	Indra Chodhari	 %
3.	Gagan Chaudhary	 %
4.	Gokul Chaudhary	 %
5.	Mahandra Choudhary	 %
6.	Shree Kishan Choudhary	 %
7.	Manmeet Singh Saluja	 %
TOTAL		100%



ATTESTED

NOTARY JAI PUS
Rajasthan

02 DEC 2025

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 take responsibility to compensate for the same.



Amit Munot
(Landowner)



Indra Chodhari
(Landowner)



Gagan Chaudhary
(Landowner)



Gokul Chaudhary
(Landowner)



ATTESTED

NOTARY JAI PUNE
Vaidhyanath JAIN

02 DEC 2025



Mahendra Choudhary
(Landowner)

am Kishan

Shree Kishan Choudhary
(Landowner)

Manmeet Singh Saluja

Manmeet Singh Saluja
(Landowner)



ATTESTED

NOTARY JAIPUR
Jaipur (INDIA)

02 DEC 2025