



AF 664162

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made on the 16th day of December, 2025 between:

PARTIES TO THE MEMORANDUM OF UNDERSTANDING

Shri Mahendra Kumar Sharma Son of Shri Brij Lal Sharma, aged about 68 years, R/o B-231, Kirti Nagar, Tonk Road, Durgapura, Jaipur, Rajasthan-302018 [hereinafter referred to as party to the "FIRST PART" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor(s) and permitted assign(s)].

AND

Shri Mahendra Kumawat Son of Shri Chunni Lal Kumawat, aged about 36 years,

ATTESTED

Mahendra

NOTARY
SANGANER, DISTT. JAIPUR

Mahendra

20 DEC 2025

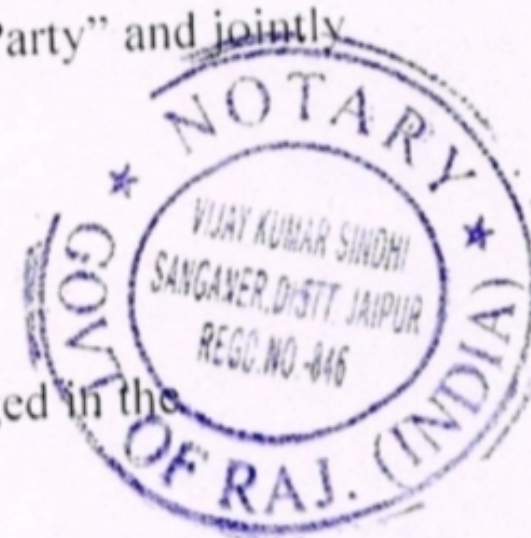


R/o 129, Dhani Bhopa Ki, Pahadiya, Pahariya, Jaipur, Rajasthan-303904 [hereinafter referred to as party to the "**SECOND PART**" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor(s) and permitted assign(s)].

Parties to this MOU hereinafter shall be individually referred to as "Party" and jointly referred to as "Parties"

WHEREAS: -

- That parties to this Memorandum of Understanding are engaged in the business of real state.
- The party to the FIRST PART and SECOND PART has shown their interest in working together with the purpose defined in this Memorandum.



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ATTESTED

NOTARY
SANGANEER DISTT JAIPUR

20 DEC 2025

- The Memorandum sets out the initial relationship between the parties as well as their respective rights and responsibilities of each party.

Each Party is respectively expected to act in good faith in accordance with this Memorandum.

NOW THEREFORE IN CONSIDERATION OF: the premises and mutual covenants set forth herein and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows.

The parties intend to investigate the prospect of working together and to actually work together on a Residential Plotted Project "Adhiraj Residency" (hereinafter referred to as "The Project") "Adhiraj Residency" is a plotted development approved from Jaipur Development Authority, Jaipur vide Letter dated 01.12.2025 approved the map for the project "Adhiraj Residency" for land bearing Khasra No. 199 and 200, Village- Manpur Teelawala, Tehsil- Sanganer, District- Jaipur, Rajasthan-303904 admeasuring 13800.00 Sq. Mtrs.

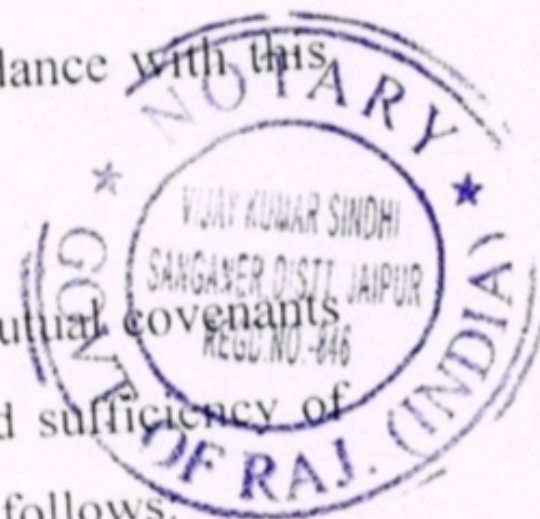
The land is in the ownership of parties to this Memorandum in following manner:

Now all the parties to this MOU, planned to develop the land together by joint efforts and funds and sale of residential plots over there. For this they have already obtained the required approvals and permission from the local authority. Now the project needs to be register before sale or any marketing or advertisement or before entering into any agreement for sale of any plot in the Project. So, all Parties decided to draw a Memorandum of Understanding for this purpose.

Party to the Second is preoccupied in their respective work so they don't have enough time to involve in day-to-day affairs and RERA compliances for the project "Adhiraj Residency". They agreed to invest funds as per his share but shows his best time constraints to First Part.

So, all the Parties come up with the following conditions, roles, and responsibilities & acknowledge and agreed that the terms of this Memorandum are intended to the legally binding on them:

- Party to the First Part shall be treated as a promoter of the project for RERA purpose and go for the registration and other compliances accordingly and party to the Second Part shall be treated as other Promoter.



ATTESTED

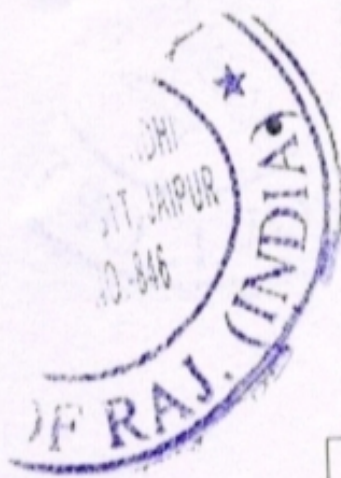
NOTARY

SANGANER DIST. JAIPUR

20 DEC 2025

measured

makers



That the parties to this MOU have divided their share in the ratio as per their contributed share of land in the project and accordingly shared the profits of this MOU in the manner as mentioned herein below:

S. No.	Party Name	Percentage of Profit
1.	Shri Mahendra Kumawat	50%
2.	Shri Mahendra Kumar Sharma	50%
Total		100%

- That the Parties to this MOU will jointly enter into Agreement for Sale with the buyer of the Plot and go for registry and for other legal formalities.
- That the Party to the Second Part has given his irrevocable and unconditional consent to the Party to the First Part to open a bank account in his name as per the provisions of Real Estate (Regulation and Development) Act, 2016 and rules and regulations made thereunder and will be liable for its operations and compliances.
- All the day to day affairs including marketing and selling and work related with the development of the land shall be solely done by party to the First Part.
- If there is any dispute arises under RERA, all the parties shall be jointly and severally liable for the same.
- All the parties will act in good faith and will use their best endeavors to sale the plots in the project as soon as possible and in the best possible manner.
- All the parties agree to cooperate in the spirit of mutual understanding and goodwill in order to develop the party's relationship with one another and in order to pursue the purpose.
- Any change, alteration, amendment, modification to this MOU must be in writing and signed by authorized representatives of all the Parties.

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20 DEC 2025

- Any dispute arises out of this MOU shall, as far as possible, be settled amicably between the Parties hereto failing which the following shall apply:

The Court at Jaipur shall have exclusively jurisdiction over any dispute,

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INDIA

This MOU constitutes the entire agreement and understanding of the Parties with respect to the project "Adhiraj Residency" and supersedes any and all prior negotiations, correspondence, agreements, understanding, duties or obligations between the parties with respect to the Project.

- This MOU and all issues arising out of the same shall be construed in accordance with laws of India.



IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR RESPECTIVE HANDS TO THIS MEMORANDUM ON THE _____ 2025

FOR FIRST PART

MAHENDRA KUMAR SHARMA

Mahendra

FOR SECOND PART

MAHENDRA KUMAWAT

Mahendra

WITNESSES:

1.

2.

Mahendra

Mahendra

ATTESTED
NOTARY
SANGANEER DISTT. JAIPUR
20 DEC 2025