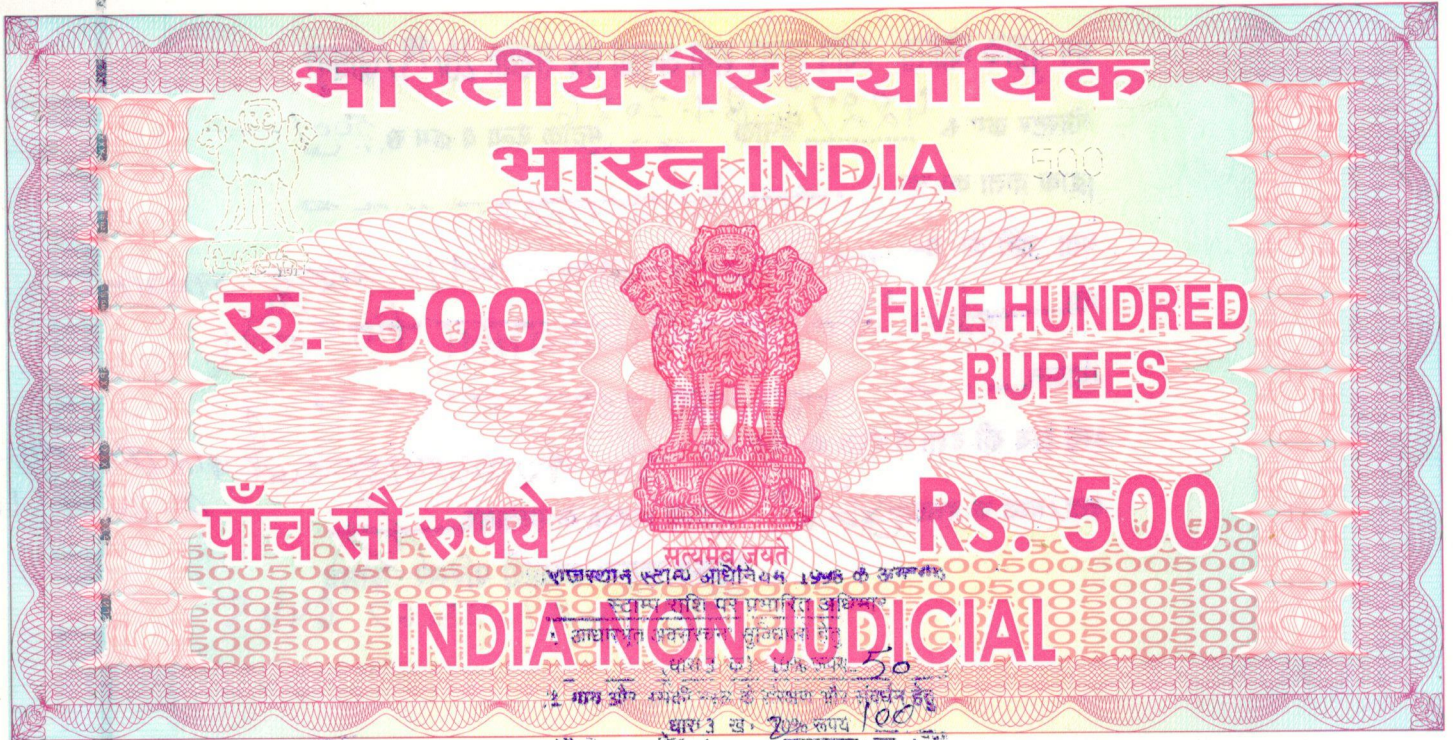
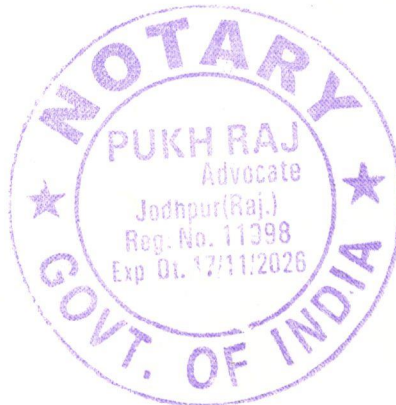
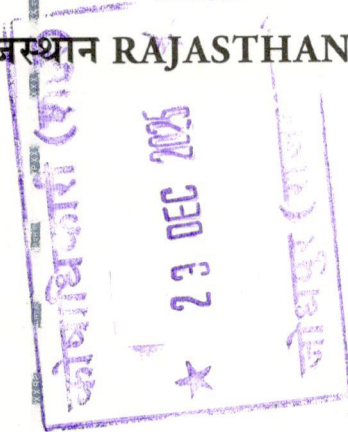




राजस्थान RAJASTHAN

AF 562906



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made on the 07th day of January, 2026 between:

PARTIES TO THE MEMORANDUM OF UNDERSTANDING

Smt. Sushila Jaipal Daughter of Shri Narpat Ram Barwar, Resident of 05, Ward No. 06, Gramin Bank Ke Pass, Parbatsar, Nagaur, Rajasthan-341512 [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)].

S. Solih

AND

Kamru Shetty

NO. 17/11/26
NOTARY JODHPUR

मम मुद्रांक विक्रेता: श्याम सुन्दर शर्मा अनुज्ञा पत्र संख्या: 26/18/जोधपुर

लेस्टर का नं. 4227 दिनांक 01-1-2026 मुद्रांक बेल्य व क्रम सं. 2051

शिकायत का नाम: सुशीला जयपाल

पता प्रति का नं. 10 नरेश जयपाल

ता. 20/01/2026 के प्रति परबतसि (पि) गांधी

ज्याजान... रम - 20/01/2026

पता प्रत्येकी वशा में प्रत्येकी का नाम पता: रिसम राज दास बाल कर्को

मता/प्रत्येकी व प्रत्येकी: मुद्रांक विक्रेता के हस्ताक्षर

विक्रय स्थान: कचहरी परिसर जोधपुर

नं. 2689 2567 6445

2051/18

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made on the 07th day of January, 2026 between:

PARTIES TO THE MEMORANDUM OF UNDERSTANDING

Smt. Sushila Jaiswal Daughter of Shri Nagesh Ram Barwar, Resident of 05, Ward No. 06, Gramin Bank Ks Pass, Parbatpur, Rajasthan-341212 [hereinafter referred to as party to the "FIRST PARTY" 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

Section-7 Ext., New Power House Road, Jodhpur, Rajasthan-342001 [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".

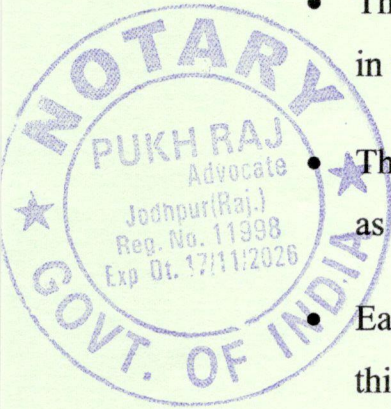
WHEREAS: -

- That parties to this Memorandum of Understanding are engaged in the business of real estate.
- The party to the FIRST PART and SECOND PART has shown their interest in working together with the purpose defined in this Memorandum.
- 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 "Tirupati City Palace" (hereinafter referred to as "The Project").

"Tirupati City Palace" is a plotted development approved from Jodhpur Development Authority, Jodhpur vide Letter bearing No. एफ-37 / जेडीए / ले-आउट प्लान / 2023 / 1210 dated 11.09.2023 and the Extension Letter bearing No. एफ-49 / 90-



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Shih

One Shih

[Signature]
NOTARY, JODHPUR

क / जोन-01 / 2025 dated 18.07.2025, approved the map for the project "Tirupati City Palace" for land bearing Khasra No. 242/1, 243/5, Village- Nandra Kalan, Tehsil and District- Jodhpur, Rajasthan-342015 admeasuring 19424.00 Sq. Mtrs.

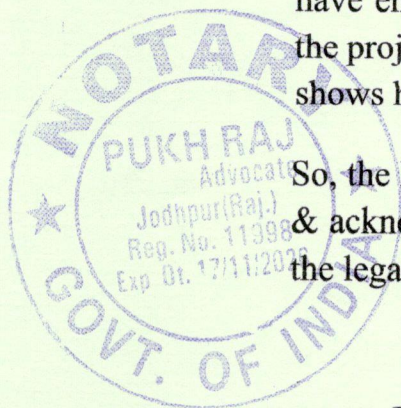
The land is in the ownership of the parties to this Memorandum in following manner:

Now, 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 registered, before sale or any marketing or advertisement or before entering into any agreement for sale of any plot in the Project. So, the Parties decided to draw a Memorandum of Understanding for this purpose.

Party to the Second Part 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 "Tirupati City Palace". He agreed to invest funds as per his share but shows his best time constraints to First Part.

So, the Parties come up with the following conditions, roles and responsibilities & acknowledge and agreed that the terms of this Memorandum are intended to be 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.
- Party to the First Part is an authorized signatory for the project and she will apply for RERA registration its compliances except the Agreement for Sale submitted before RERA at the time of registration of the proposed project.



Kamini Sharma

S. Singh

NOTARY JODHPUR

- 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.	Smt. Sushila Jaipal	50 %
2.	Shri Kamlesh Bhattar	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.

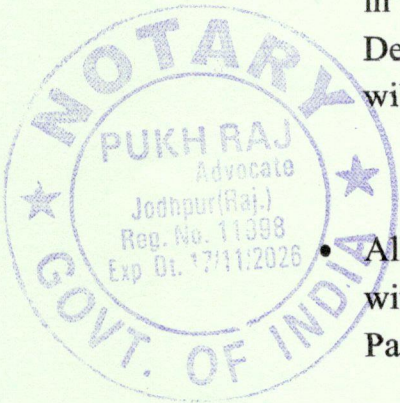
- That the Party to the Second Part has given his irrevocable and unconditional consent to the Party to the First Part to open a bank account in her name as per the provisions of Real Estate (Regulation and Development) Act, 2016 and rules and regulations made thereunder and will be liable for its operations 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 that 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



S. Shikha
Kamlesh Bhattar
NOTARY JODHPUR

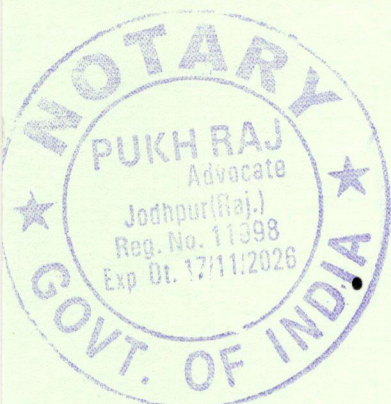
goodwill in order to develop the party's relationship with one another and in order to pursue the purpose.

- Any change, alteration, amendment, modification to this MOU must be in writing and signed by the authorized Parties.
- Any dispute arising 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 Jodhpur shall have exclusively jurisdiction over any dispute, differences or claims arising out of this MOU.

- This MOU constitutes the entire agreement and understanding of the Parties with respect to the project "Tirupati City Palace" 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 _____, 2026:

FOR FIRST PART

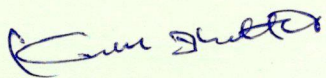
SUSHILA JAIPAL

Sushila

Sam Shukla

NOTARY JODHPUR

FOR SECOND PART



KAMLESH BHATTAR

WITNESSES:

1.

2.

IDENTIFIED BY

ATTESTED
 17/11/2026
NOTARY JODHPUR

