



सत्यमेव जयते



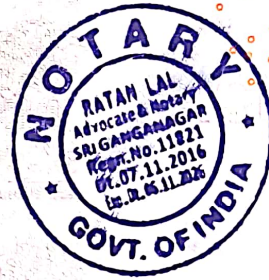
IN-RJ21822430200495X

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ21822430200495X
Certificate Issued Date : 08-Aug-2025 01:16 PM
Account Reference : NONACC (SV)/ rj3104604/ SRIGANGANAGAR/ RJ-SG
Unique Doc. Reference : SUBIN-RJRJ310460425792944159480X
Purchased by : VINOD KUMAR
Description of Document : Article 4 Affidavit
Property Description : Affidavit
Consideration Price (Rs.) : 0
 (Zero)
First Party : NEHA
Second Party : NEHA
Stamp Duty Paid By : NEHA
Stamp Duty Payable (Rs.) : 100
 (One Hundred only)
Surcharge for Infrastructure Development (Rs.) : 10
 (Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 10
 (Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 10
 (Ten only)
Stamp Duty Amount(Rs.) : 130
 (One Hundred And Thirty only)



THIS STAMP PAPER FORMS AN INTERGRAL PART OF MOU



ATTESTED

17.9.25
RATAN LAL
 Advocate & Notary
 Sri Ganganagar (Raj.)

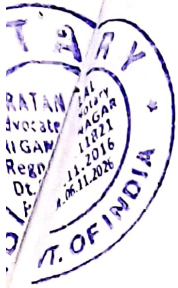
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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shikshastamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



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Memorandum of Understanding

The Memorandum of Understanding is being made and executed at Sri Ganganagar on this 17th Day of September 2025 by and between

1. Neha W/o Krishna Bansal aged 33 years R/o 62, Shankar Colony, Meera Marg, Sri Ganganagar, Rajasthan PIN 335001 its PAN is BDWPN6885L (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. Sweta Jindal W/o Vikas Jindal aged 33 years R/o 1-2-3 Friends Colony, Chahal Chowk, Sri Ganganagar, Rajasthan PIN 335001 its PAN isAXLPJ6786A (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 :

The above referred parties jointly promoted a project "Gokulam Palm Sector - 08" Situated at Situated at Chak 4 A Chhoti Tahsil & District Sri Ganganagar (Raj) PIN 335001. Muraba No. 29 Kila No. 6/3 (0.1145 hectare), Kila No. 15/2 (0.2223 hectare), Kila No. 16/1 (0.2223 hectare), Kila No. 25/9 (0.1549 hectare) Kila No. 25/10 (0.0674 hectare) Muraba No. 30 Kila No. 9/2 (0.0474 hectare) Kila No. 10/2 (0.1303 hectare) Kila No. 11 (0.2530 hectare) Kila No. 12/1 (0.0920 hectare) Kila No. 19/1 (0.0920 hectare) Kila No. 20 (0.2530 hectare) Kila No. 21/3 (0.1764 hectare) Kila No. 21/4 (0.0766 hectare) Kila No. 22/5 (0.0641 hectare) Kila No. 22/6 (0.0279 hectare).

As stated in the below mentioned title documents :-

- A. The Promoter and its other promoters has rights in the Project land.

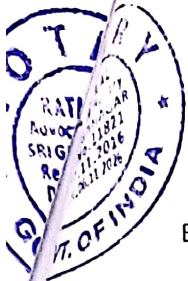
Neha

Sweta

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ATTESTED
17.9.25
RATAN LAL
Advocate & Notary
Sri Ganganagar (Raj.)





- B. Both Parties jointly converted their land from agriculture land to residential land and 90A ordered given by Ult Sri Ganganagar vide Letter No. : LU2012/SGN/2025-26/101352 Dated 27/06/2025.

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 promote first party as a promoter to the above referred project land **"Gokulam Palm Sector - 08"**
2. The parties undertake to obtain the MOU between both the parties and submitted a copy to RERA for project registration.
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 the party on the second part shall act as the other promoter in the above referred project land **"Gokulam Palm Sector - 08"**.
5. The marketing and selling and execution of agreement for sale of the project shall be carried out by both the parties.
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 her 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 **"Gokulam Palm Sector - 08"** shall be shared between the parties in the ratio of their ownership.
9. The cost of development of entire project shall be borne by both the parties collectively in the ratio of their ownership.
10. The Party on the First part is hereby authorized to sign and file all the documents related to registration of project with RERA and further any other documents related to RERA.
11. 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.

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ATTESTED

RATAN LAL
Advocate & Notary
Sri Ganganagar (Raj.)





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

Neha

Neha

Sweta Jindal

Sweta

Witness:

1.

[Signature]

Praveen S/o Rajaram

Lalgarh Jattan - 335037

2.

Muskhern.

3-F-6: Jawahar Nagar Sri Ganganagar.

ATTESTED

[Signature]
RATAN LAL
Advocate & Notary
Sri Ganganagar (Raj.)