



सत्यमेव जयते



IN-RJ37982596430045X

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp



Certificate No. : IN-RJ37982596430045X
Certificate Issued Date : 06-Nov-2025 05:16 PM
Account Reference : NONACC (SV)/ rj3321204/ BHILWARA/ RJ-BW
Unique Doc. Reference : SUBIN-RJRJ332120456264220685299X
Purchased by : NEELAM KABRA WO DILIP KABRA
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : NEELAM KABRA WO DILIP KABRA
Second Party : UIT
Stamp Duty Paid By : NEELAM KABRA WO DILIP KABRA
Stamp Duty Payable (Rs.) : 50
 (Fifty only)
Surcharge for Infrastructure Development (Rs.) : 5
 (Five only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 5
 (Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 5
 (Five only)
Stamp Duty Amount(Rs.) : 65
 (Sixty Five only)



Date: 5 DEC 2025

Deponent Sworn and Signature before
 and Admitted the contents of the
 and Hence attested and identified by.....

DHARMENDRA OJHA
 NOTARY PUBLIC, BHILWARA (Raj.)

वास्ते ओम प्रकाश शिशोदिया H.U.F

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Gauri.

Neelam kabra

For Satish Tagoria

Satish Tagoria

Karti

Pasula Penbaria

PF 0016085913

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0018082313

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is being made and executed on this 7th Day of November, 2025 at Bhilwara

BETWEEN

1. **Smt. NEELAM KABRA W/o Mr. Dilip Kabra aged 48 years R/o H-11, Mahesh Colony, Seva Sadan Road, Bhilwara, Rajasthan** (hereinafter referred to as the "Owner"), 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. **MR. OM PRAKASH SHISODIYA HUF S/o Mr. SAJJEN SINGH SHISODIYA R/o 1-A-15, HOUSING BOARD OLD, SHASTRI NAGAR BHILWARA**, (hereinafter referred to as the "Owner") 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 **Second Part**;
3. **MR. SATISH TAPARIA HUF S/o Mr. Ram Jeevan Taparia R/o 82, Kishore nagar extc. Scheme, Rajnagar, Rajsamand** (hereinafter referred to as the "Owner") 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 **Third Part**;
4. **Smt. NIDHI JAIN D/o OM PRAKASH SHISODIYA R/o 1-A-15, OLD HOUSING BOARD, NEAR INCOME TAX OFFICE, SHASTRI NAGAR BHILWARA** (hereinafter referred to as the "Owner") 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 **Fourth Part**;
5. **Smt. PUSHPA TAPARIA W/o Mr. SATISH TAPARIA R/o 82, Kishore nagar extc. Scheme, Rajnagar, Rajsamand** (hereinafter referred to as the "Owner") 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. **Smt. RATAN DEVI D/o RAMRAY KABRA R/o H-11, MAHESH COLONY-SEWA SADAN ROAD, BHILWARA** (hereinafter referred to as the "Owner") 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 Potrudia Whereas the above referred parties jointly owned a piece of Land "**SHREE VIHAR**" situated at : **Araji No. 281/1, 282/1, 284, 300/2, 300, 920/285, 922/297, 926/299** Village- Sawroopganj, Teh. Hamirgarh, District- Bhilwara, Rajasthan.

NOW IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

7. The project "**SHREE VIHAR**" situated at **Araji No. 281/1, 282/1, 284, 300/2, 300, 920/285, 922/297, 926/299** Village- Sawroopganj, Teh. Hamirgarh, District- Bhilwara, Rajasthan, shall be jointly developed by all the parties.

1. The Marketing and selling of the project shall be carried out by all the parties.

For Satish Taparia HUF

Karta

Date.....
Deponent Sworn and Signature before
me and Admitted the Contents to be
true Hence attested identified by.....

DHARMENDRA OJHA
NOTARY PUBLIC, BHILWARA (Raj.)

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2. That party to the First Part (Smt. NEELAM KABRA) shall act as a Promoter and the other party shall act as the other promoters in the above referred project land "SHREE VIHAR".
3. That all the Rights and liabilities as imposed by the RERA Act shall be executed jointly by all the parties.
4. The designated separate bank account shall be opened in the name of the First Party (Smt. NEELAM KABRA) as provided in sub-clause (D) of clause (1) of sub-section (2) of section 4 of the RERA Act, 2016.
6. All the receipts/losses from the booking and sale of units in the project "SHREE VIHAR" shall be shared between the parties in the given ratio of their ownership:

S. No.	Name of Landowner	% of Ownership
1.	NEELAM KABRA	15.69
2.	OM PRAKASH SHISODIYA HUF	25.30
3.	SATISH TAPARIA HUF	15.69
4.	NIDHI JAIN	14.44
5.	PUSHPA TAPARIA	14.44
6.	RATAN DEVI	14.44
TOTAL		100%

7. That, if any contradiction arises or any loss or damage to any allottee arises in any manner in the future all the parties jointly takes responsibility to compensate for the same.

Neelan Kabra

NEELAM KABRA

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Omprakash

कर्ता

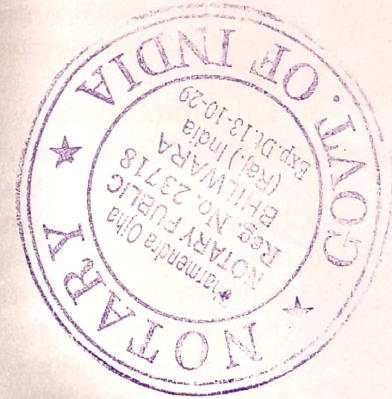
OM PRAKASH SHISODIYA HUF

For Satish Taparia HUF

Satish Taparia

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SATISH TAPARIA HUF



- 5 DEC 2025

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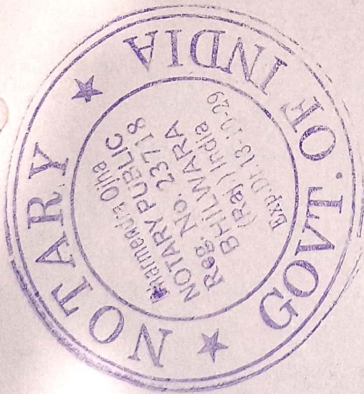
Dharmendra Ojha
NOTARY PUBLIC, BHILWARA (Raj.)



Nidhi Jain
NIDHI JAIN

Pushpa Taparia
PUSHPA TAPARIA

Ratan Devi
RATAN DEVI



- 5 DEC 2025

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Dharmendra Ojha
NOTARY PUBLIC, BHILWARA (Raj.)