

Declaration

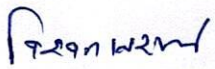
No action, suit or proceeding, litigation before any arbitrator or any governmental authority shall have been commenced against **land**, and no action, suit or proceeding, litigation and investigation by any governmental authority shall have been pending against Promoter Vishwanath Sharma for the Project named "Maruti Vihar Aavasiya Yojana Phase-3" situated at Khasra No. 2230/762, 765, Village-Nani, District-Sikar, 332001, (Rajasthan).


Vishwanath Sharma

ENCUMBRANCE DETAILS

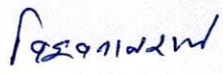
Date 29-10-2024

This is to certify that there is no encumbrance on the project Land having a total land area of 15811.52Sq.Meters. In the name of "**Maruti Vihar Aavasiya Yojana Phase-3**" situated at Khasra No. 2230/762, 765, Village-Nani, District-Sikar, 332001,(Rajasthan).The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.


Vishwanath Sharma

Declaration

In reference to our project "**Maruti Vihar Aavasiya Yojana Phase-3**" situated at Khasra No. 2230/762, 765, Village-Nani, District-Sikar, 332001, (Rajasthan), I Vishwanath Sharma, Promoter of the proposed project - "Maruti Vihar Aavasiya Yojana Phase-3" solemnly declare that no criminal case is pending against Promoter and against Other Promoter and we have not been convicted in any criminal case in the past.
There is no litigation pending against the land/project in any court.


Vishwanath Sharma

FORM 'A'
[Seerule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I/We hereby apply for the
grant of registration of my/our project to be set up at **Khasra No. 2230/762, 765,
Village-Nani, District-Sikar, 332001, (Rajasthan).**

1. The requisite particulars are as under: -
 - (i) Status of the applicant, whether individual/company/proprietorship firm/society/s/partnership firm/competent authority;
 - (ii) In case of individual—**Individual**
 - (a) Name—**Vishwanath Sharma**
 - (b) Father's Name—**Raj Kumar**
 - (c) Occupation—**Real Estate**
 - (d) Permanent address—**Ward No. 18, Lasadiyo Ka Bass, Near Jogiyo Ka Kua, Sikar, 332001, (Rajasthan)**
 - (e) Photograph—
 - (f) Contact Details— **vsharma10555@gmail.com** and **9414315502**

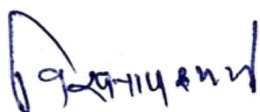
OR

In case of firm/societies/trust/companies/limited liability partnership/competent authority—

- (a) Name:
 - (b) Address:
 - (c) Copy of registration certificate:
 - (d) Main objects:
 - (e) Contact Details-
- (iii) Name, photograph and address of chairman of the governing body/partners/direct or setc.:

Signature

- a) **VISHWANATH SHARMA**
Ward No. 18, Lasadiyo Ka Bass,
Near Jogiyo Ka Kua, Sikar,
332001, Rajasthan
- (iv) PAN No. CRAPS3496M
- (v) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained **Axis Bank, Ward No. 54, Piprali Road, Near Gurukripa Hospital, Sikar**
- (vi) Details of project land held by the applicant **“Maruti Vihar Aavasiya Yojana Phase-3” situated at Khasra No. 2230/762, 765, Village-Nani, District-Sikar, 332001, (Rajasthan).**
- (vii) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.
NA
- (viii) Agency to take up external development works **Self Development**
- (ix) Registration fee by way of online payment dated 04-11-2024 .transaction ID RERA-TRANS-294 for an amount of Rs.158200/- calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish. **No**



2. I/we enclose the following documents in triplicate, namely:-

- (i) authenticated copy of the PAN card of the promoter; **Attached in Promoter Profile**
- (ii) Audited balance sheet of the promoter for the preceding financial year; **ITR is Attached**
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; **Attached in Legal Document Tab**
- (iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details; **Attached in Legal Document Tab**
- (v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed; **Not Applicable**
- (vi) Authenticated copy of Approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the law as may be applicable for real estate project mentioned in the application, and where project is proposed to be developed in phases, an authenticated copy of the Approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases **Attached**
- (vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority; **Attached in Approval Document Tab**

Required

- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy; **Declaration Attached in Other Approval Tab**
- (ix) the location detail of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the endpoints of the project; **Google Map is Attached in common document tab**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottee; **Attached in Legal Document Tab**
- (xi) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; **Attached in Apartment Type Details**
- (xii) the number and areas of covered parking available in the project; **Not Applicable**
- (xiii) the number of open parking areas available in the project; **Not Applicable**
- (xiv) the number and areas for garage for sale in the project; **Not Applicable**
- (xv) the names, addresses, phone numbers, email IDs and registration details of real estate agents, if any, for the proposed project; **Declaration Attached**


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(xvi) the names, addresses, phone numbers, email IDs and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Mentioned in Project Professional Details**

(xvii) a declaration in FORM 'B'. **Attached in Legal Document Tab**

3. I/we enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, Rules and regulations made hereunder namely:-
 - (i)
 - (ii)
 - (iii)
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my/our knowledge and belief.

Yours faithfully,


Signature and seal of the applicant(s)

Date 29-10-2024


Place Sikar

Declaration

It is hereby declared that Vishwanath Sharma, Promoter of the proposed project - "Maruti Vihar Aavasiya Yojana Phase-3" situated at Khasra No.2230/762, 765, Village-Nani, District-Sikar, 332001,(Rajasthan).

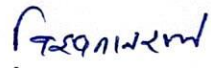
NOC require/not require from the concern Authority is as follows:

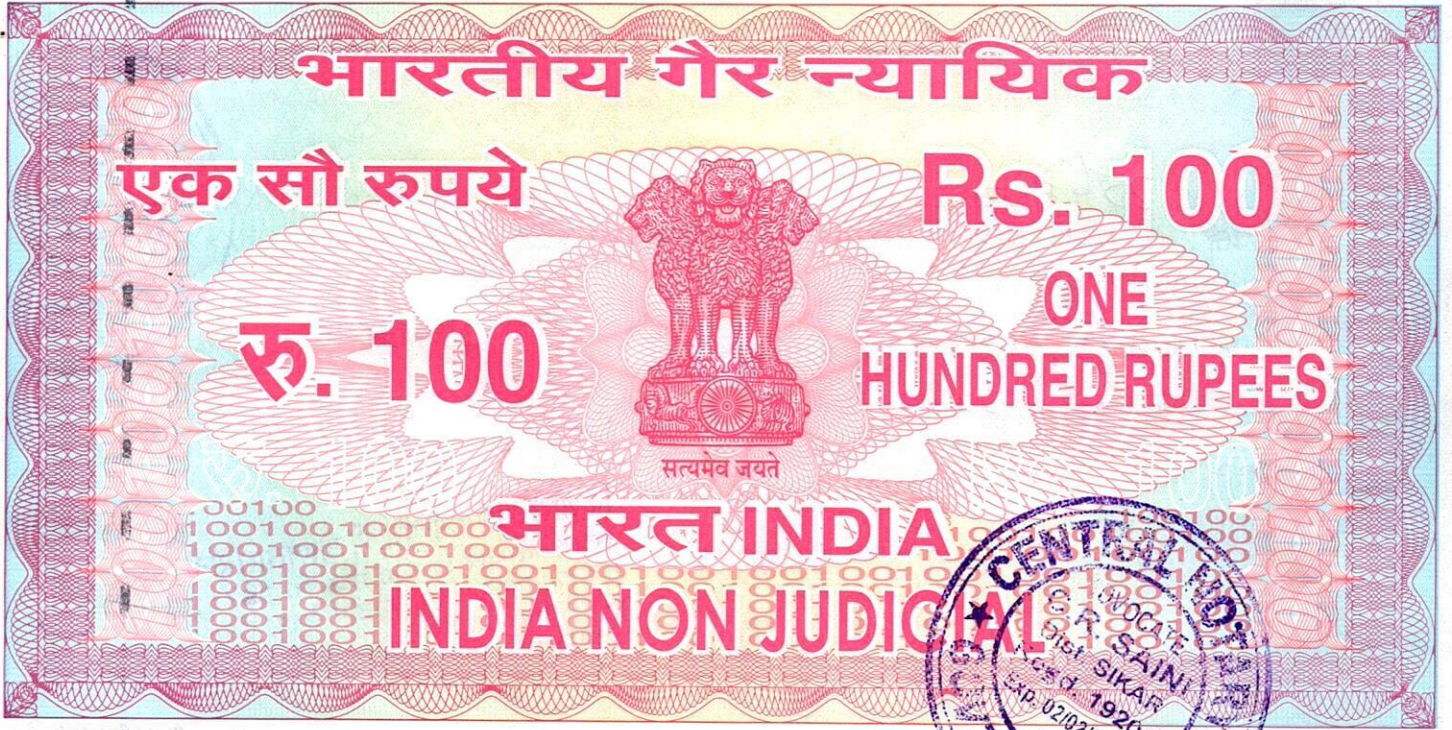
- 1 Airport NOC: Not Applicable
2. NOCfor Fire: Not Applicable.
3. Permission of Water supply: Not Available, Currently, source of water supply would be Bore well/Tube well. However, in future will apply for the same to concerned Authority and will be submitted to RERA Authority before completion of project or by way of Project Profile Modification.
4. Environment NOC: Not Applicable.


Vishwanath Sharma

Declaration

In reference to our project "Maruti Vihar Aavasiya Yojana Phase-3" situated at Khasra No. 2230/762, 765, Village-Nani, District-Sikar, 332001, (Rajasthan), I Vishwanath Sharma, Promoter of the proposed project - "Maruti Vihar Aavasiya Yojana Phase-3" solemnly declare that Architect-Ikbal Khan, Engineer-Divyajeet Marothiya and CA-Mudit Agarwal are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "Maruti Vihar Aavasiya Yojana Phase-3" are under process and yet to be finalized. We shall submit the said details before completion of project or by way of Project Profile Modification.


Vishwanath Sharma



राजस्थान RAJASTHAN

DECLARATION

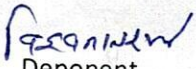


Affidavit cum Declaration by Vishwanath Sharma, Promoter of the proposed project-
"Maruti Vihar AavasiyaYojana Phase-3".

I, Vishwanath Sharma, S/o Raj Kumar Aged 46, R/O -Ward No. 18, Lasadiyo Ka Bass,
Near Jogiyo Ka Kua, Sikar, 332001, (Rajasthan), do hereby solemnly declare,
undertake and state as under: -

1. That our project named "Maruti Vihar AavasiyaYojana Phase-3" situated at Khasra No. 2230/762, 765, Village-Nani, District-Sikar, 332001, (Rajasthan), is a new project.
2. That we have **not** accepted any Bookings/advance Payment from the allottee towards the booking of the Plots till date of signing this declaration and even will not take till the time we get our RERA registration.
3. That we have **not** done any marketing or any other promotions for the project "Maruti Vihar AavasiyaYojana Phase-3" till date of signing this declaration and even will not do till the time we get our RERA registration.
4. That if any contradiction arises in the future, Promoter-Vishwanath Sharma, will be responsible for the same.




Deponent

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रमाणित अधिभार
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क)-10 प्रतिशत रुपये 10
2. माय और उपायों, नए अवसरचनाओं के विकास हेतु (धारा 3-ख)/प्रारंभिक आधारभूत एवं मानव निर्मित आधारभूत के नियारण हेतु 20 प्रतिशत रुपये 20
स्टाम्प स्टाम्प वेबदर स्टाम्प वेबदर अनुक्रमा पत्र सं. 36/11 किताबी ताल मकी पुत्र की मान लव मनी

SR NO. 2563 DATED 29/10/2024 VISHWANATH SHARMA, S/O RAJ KUMAR AGED 46, R/O -WARD NO. 18, LASADIYO KA BASS, NEAR JOGIYO KA KUA, SIKAR, 332001 (RAJASTHAN),



आधार नं- 2028 62775727

प्रो-ब- 9783010555

21/11/24

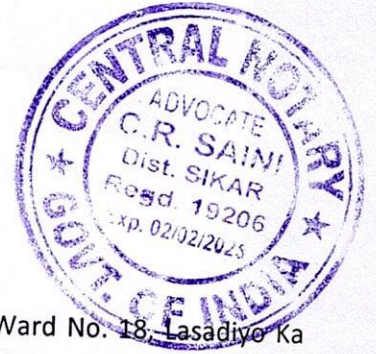
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किशोरी लाल सैनी पुत्र श्री मोहनलाल सैनी
स्टाम्प वेण्डर अनुज्ञा पत्र सं. 36/11
मुद्रांक विक्रय स्थल - कोर्ट परिसर, सीकर
स्थायी पता : पालकास रोड, सीकर

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Verification




I, Vishwanath Sharma, S/o Raj Kumar Aged 46, R/O - Ward No. 18, Lasadiyo Ka Bass, Near Jogiyo Ka Kua, Sikar, 332001, (Rajasthan), do hereby verify that the contents in Para no. 1 to 4 of my above affidavits are true and correct and nothing material has been concealed by me there from.

[Signature]
Deponent

IDENTIFIED BY ME



INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT			Assessment Year 2023-24
[Where the data of the Return of Income in Form ITR-1(SAHA)], ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)			
PAN	CRAPS3496M		
Name	VISHWANATH SHARMA		
Address	S/O RAJKUMAR SHARMA,LASADIA BAS , SIKAR, WARD NO. 18(NEW),SIKAR , SIKAR,SIKAR , 27-Rajasthan, 91-INDIA, 332001		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	478795950311023
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	6,52,370
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	6,52,370
	Net tax payable	5	44,693
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	44,693
	Taxes Paid	8	64,824
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 20,130
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	(+) 0
Income Tax Return submitted electronically on <u>31-Oct-2023 11:06:20</u> from IP address <u>59.95.157.143</u> and verified by <u>VISHWANATH SHARMA</u> having PAN <u>CRAPS3496M</u> on <u>13-Dec-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>74J8ZJFGEI</u> generated through <u>Aadhaar OTP</u> mode			
System Generated Barcode/QR Code	 CRAPS3496M03478795950311023a6e7a2b4d4cd4c2e43aeaacd1fe80c665cc8aa5a		
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>			

*If the return is verified after 30 days of transmission of return data electronically, then date of verification will be considered as date of filing the return (Notification No.05 of 2022 dated 29-07-2022 issued by the DGIT (Systems), CBDT)."

Name of Assessee	VISHWANATH SHARMA		
Father's Name	RAJKUMAR SHARMA		
Address	S/O RAJKUMAR SHARMA,LASADIA BAS,WARD NO. 18(NEW),SIKAR,SIKAR,SIKAR,SIKAR,RAJASTHAN,332001		
Address(Office)	SIKAR,RAJASTHAN,332001		
Status	Individual	Assessment Year	2023-2024
Ward	Ward 108 (03)	Year Ended	31.3.2023
PAN	CRAPS3496M	Date of Birth	05/01/1979
Residential Status	Resident	Gender	Male
Nature of Business	REAL ESTATE AND RENTING SERVICES-Developing and sub-dividing real estate into lots(07003) ,Trade Name:VISHWANATH SHARMA WHOLESALE AND RETAIL TRADE-Retail sale of other products n.e.c(09028) ,Trade Name:VISHAWANATH SHARMA		
A.O. Code	RJN-W-108-03		
Filing Status	Original		
Return Filed On	31/10/2023	Acknowledgement No.:	478795950311023
Last Year Return Filed On	31/12/2022	Acknowledgement No.:	902791800311222
Last Year Return Filed u/s	Normal		
Aadhaar No:	202862775727	Mobile No Linked with Aadhaar	
Bank Name	BOB, SALASAR ROAD, SIKAR ,MICR:332012005, A/C NO:29030100007898 ,Type: Saving ,IFSC: BARB0SCHSIK		
Tele:	Mob:9352547306		

Computation of Total Income [As per Normal Provisions]

Income from Business or Profession (Chapter IV D) 2,33,581

From Firm RAJ LAXMI MARRIAGE GARDEN,PAN:AATFR4565L (16.66% Share)

Remuneration	10,155
Interest	10,806

(Capital Bal 201063/-)

From Firm BALAJI BUILDER AND DEVELOPERS,PAN:CRAPS3496M (15.00% Share)

Remuneration	0
Interest	0

(Profit Exempt u/s 10(2A) 1985340/-)

(Capital Bal 4433122/-)

	20,961
Income u/s 44AD	<u>2,12,620</u>

Income from Other Sources (Chapter IV F) 5,78,635

Interest From Saving Bank A/c(as per Annexure)	9,847
(as per Annexure)	4,53,338
Sundry Other Income	<u>1,15,450</u>
	<u>5,78,635</u>

Gross Total Income	<u>8,12,216</u>
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Less: Deductions (Chapter VI-A)

u/s 80C			
L.I.P.	41,784		
Mutual Fund	59,997		
Tuition Fee	42,500		
Tuition Fee	42,500		
Total	1,86,781		
		1,50,000	
u/s 80TTA (Interest From Saving Bank Account.)		9,847	
			1,59,847
Total Income			6,52,369
Round off u/s 288 A			6,52,370
Income Exempt u/s 10			19,85,340
Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.			

Tax Due	42,974
Health & Education Cess (HEC) @ 4.00%	1,719
	44,693
T.D.S./T.C.S	64,824
	-20,131
Refundable (Round off u/s 288B)	20,130

Tax calculation on Normal income of Rs 6,52,370/-

Exemption Limit :2,50,000

Tax on (5,00,000 -2,50,000) = 2,50,000 @5% = 12,500

Tax on 5,00,001 to 6,52,370 = 1,52,370 @20% = 30,474

Total Tax = 42,974**T.D.S./ T.C.S. From**

Non-Salary(as per Annexure)	45,334
T.C.S.(as per Annexure)	19,490

Details of Exempt Income

S.No.	Particulars	Amount
1	Profit from Firm BALAJI BUILDER AND DEVELOPERS	1985340
	Total	1985340

Due Date for filing of Return October 31, 2023

Income Declared u/s 44 AD Gross Receipts

Gross Receipts/Turnover	225450.00	
Book Profit	22120.00	9.81 %
Deemed Profit	18036.00	8.00 %
Net Profit Declared	22120.00	9.81 %

Income Declared u/s 44 AD Profit on sale of Plots

Gross Receipts/Turnover (Other than ECS/Cheque/DD)	0.00
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Gross Receipts/Turnover (ECS/Cheque/DD Mode)	737500.00	
Gross Receipts/Turnover (Total)	737500.00	
Book Profit	190500.00	25.83 %
Deemed Profit(Other than ECS/Cheque/DD)	0.00	8.00 %
Deemed Profit(ECS/Cheque/DD Mode)	44250.00	6.00 %
Net Profit Declared	190500.00	25.83 %

Bank Account Detail

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	BOB	SALASAR ROAD, SIKAR	29030100007898	332012005	BARB0SCHSIK	Saving(Primary)

Details of Interest From Bank

S.NO.	PARTICULARS	AMOUNT
1	BANK OF BARODA	9847
	TOTAL	9847

Details of Other Income

S.NO.	PARTICULARS	AMOUNT
1	SHRI BALAJI BUILDERS AND DEVELOPERS	453338
	TOTAL	453338

Details of T.D.S. on Non-Salary(26 AS Import Date:24 Oct 2023)

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Total Tax deducted	Amount out of (4) claimed for this year	Section
1	SHRI BALAJI BUILDERS AND DEVELOPERS	JPRS18344E	45334	45334	194A
	TOTAL			45334	

Head wise Summary on Income and TDS thereon

Head	Section	Amount Paid/Credited As per 26AS	As per Computation	Location of Income for Comparison	TDS
Other Sources	194A	453338	578635	Interest Income:463185 Other Income:115450	45334
Total		453338	578635		45334

Details of T.C.S.(26 AS Import Date:24 Oct 2023)

S.No	Name of the Collector	Tax Deduction and Tax Collection Account Number of the Collector	Total tax collected	Amount out of (4) claimed during the year
1	GEHLOT MOTORS PRIVATE LIMITED	JPRG00631B	19490	19490
	TOTAL			19490

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Interest from deposit	453338		
2	Interest from savings bank	9847	Interest from saving bank a/c	9847
3	Purchase of securities and units of mutual funds	59997		
4	Purchase of vehicle	1949000		
	Interest from others		Other	453338
				453338
				453338

Receipt of commission etc. on sale of lottery tickets	- Other- Sources->Other Income	115450	115450
Business receipts	Total Gross Receipts/Turnover (44AD)	962950	
		962950	962950

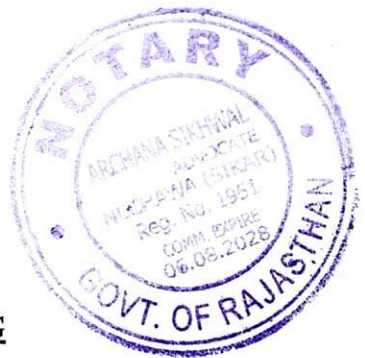
Signature
(VISHWANATH SHARMA)



NO



राजस्थान स्टाम्प अधिनियम, 1996 के अन्तर्गत	
स्टाम्प राशि पर प्रभाविता अधिकार	
1. आधारभूत संस्करण का सुविधाओं हेतु	502
(धारा 3-क)-10 प्रतिशत रुपये	
2. गाय और उसकी वस्त्र के संरक्षण और रक्षित	1057
(धारा 3-ख)-व्यक्तिगत आपदाओं एवं मानव विनिर्माण	
के निवारण हेतु - 20 प्रतिशत रुपये	
कुल गाय	1502



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("**MOU**") is made on the **21st** day of **October**, **2024** between:

PARTIES TO THE MEMORANDUM OF UNDERSTANDING

Shri Vishwanth Sharma Son of **Shri Raj Kumar** Resident of **Lasadiyo Ka Bass**, **Jogiyo Kue Ke Pass**, **Ward No. 18, Sikar** [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 Kamal Chand Son of **Shri Sohan Ram** Resident of **Dhani Ridmal, Ganeri, Sikar** [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)].

AND

Shri Atul Chechu Son of **Shri Shashipal Chechu** Resident of **Shiv Colony, Palawas Road, Ward No. 18, Sikar** [hereinafter referred to as party to the "**SECOND PART**"]

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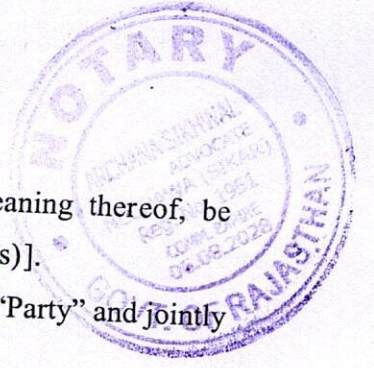
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मनोज कुमार शर्मा पुत्र श्री पूर्णानन्द शर्मा
रुद्राक्ष कण्ठर अशुभ एव च. ३५
मुद्रा ० दिवस, मृत्यु : कोर्ट परिसर में
स्थायी निवास : जेली बरान्दी, पैदा : फा ० ५५
मोबाइल नं. 9318215100

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, SECOND PART and THIRD 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 "Maruti Vihar Aavasiya Yojna Phase-3" (hereinafter referred to as "The Project").

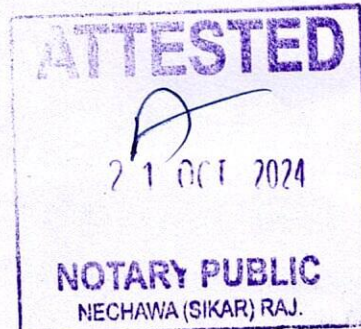
"Maruti Vihar Aavasiya Yojna Phase-3" is a plotted development approved from Urban Improvement Trust, Sikar vide Letter dated 17.10.2024 bearing no. न.वि.न्या/नियमन/2023-24/329 approved the map for the project "Maruti Vihar Aavasiya Yojna Phase-3" for Khasra No. 2230/762, 765, Gram-Nani, Sikar admeasuring 15811.52 Sq. Mtr.

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

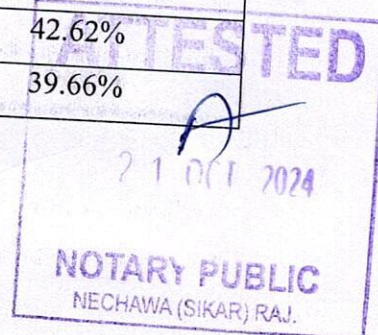
Now all the parties to this MOU, planned to develop the land together by joint efforts and funds and sale of residential plots over there. For this they have already obtained the required approvals and permission from the local authority. Now the project needs to be register before sale or any marketing 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 doesn't have enough time to involve in day to day affairs and RERA compliances for the project "Maruti Vihar Aavasiya Yojna Phase-3". 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 and Third Part, shall be treated as other Promoter.
- Party to the First Part is an authorized signatory for the project and he will apply for RERA Registration its compliances except agreement for sale submitted before RERA at the time of registration of proposed project.
- 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 Vishwanath Sharma	42.62%
2.	Shri Kamal Chand	39.66%

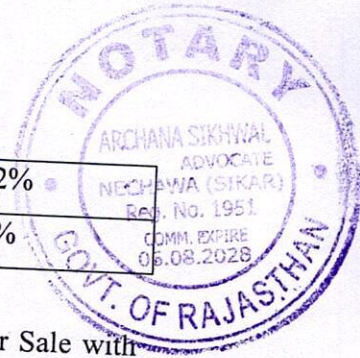


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Shri Vishwanath Sharma

Shri Kamal Chand

3.	Shri Atul Chechu	17.72%
	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 and Third Part, have given their 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 parties 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.
- 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, differences or claims arising out of this MOU.

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Atul

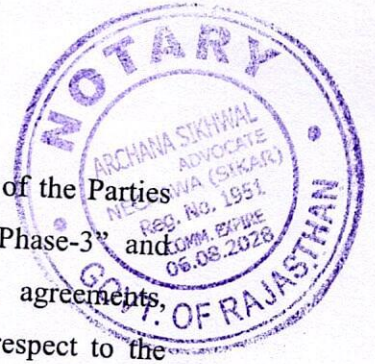
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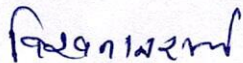
NOTARY PUBLIC
NECHAWA (SIKAR) RAJ



- This MOU constitutes the entire agreement and understanding of the Parties with respect to the project "Maruti Vihar Aavasiya Yojna Phase-3" 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.

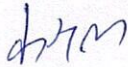
IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR RESPECTIVE HANDS TO THIS MEMORANDUM ON THE _____ 2024

FOR FIRST PART



VISHWANATH SHARMA

FOR SECOND PART



KAMAL CHAND

FOR THIRD PART



ATUL CHECHU

WITNESSES:

1. 

2. 