



Declaration Regarding Agreement for sale

I, **BANWARI LAL JAT** son of Shri Ganpat Lal Jat aged about 42 years R/o C-62, Scheme Govind Nagar-c, Gokulpura, Kalwar Road, Jaipur, Rajasthan-302012 Partner of **SHRI RAM BUILDERS GROUP** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under-

1. That the Agreement for Sale/Builder buyer agreement of our Project "**ROYAL TOWN**" is in accordance to the Form-G of Rajasthan Real Estate (Regulation & Development) Rules, 2017.
2. That none of the terms and conditions of the Agreement to sale presented by us Violate the laws and rules of The Real Estate (Regulation & Development) Act, 2016 & Rajasthan Real Estate (Regulation & Development) Rules, 2017.
3. That in case if any condition in agreement to sell in contravention with Real Estate (Regulation and Development) Act, 2016 and Rajasthan Real Estate (Regulation and Development) Rule, 2017 in that case provision of Act & Rules Shall prevail.
4. That if any contradiction arises in the future **SHRI RAM BUILDERS GROUP** The Deponent will be Responsible for it.

For **SHRI RAM BUILDERS GROUP**

SHRI RAM BUILDERS GROUP

[Signature]
Partner

BANWARI LAL JAT
(Deponent)

ATTESTED
[Signature]
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

5 APR 2023

क्रमांक : 1314 दिनांक 18/03/2023
मुद्राक 50
क्रेता का नाम श्रीराम बिन्दरस भूय
पता : जयपुर राजस्थान
मुद्राक का प्रयोजन का.प.प.प.

18/03/2023

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प राशि पर प्रसारित अधिभार
1. आधारभूत अवसंरचना हेतु 5
2. शान्ति और उसकी रक्षा के संरक्षण और संवर्धन हेतु 10
3. शान्ति और उसकी रक्षा के संरक्षण और संवर्धन हेतु 15
4. शान्ति और उसकी रक्षा के संरक्षण और संवर्धन हेतु 15

मोईनुद्दीन
ला. स्टाम्प विक्रेता ला-72/2016
बी-72, गोविन्दपुरी विहार एकड़ी
अजमेर रोड, सोडाता, जयपुर

SHRI RAM BUILDERS GROUP
Partner

Agreement for Sale

Affix Color
photograph
of Allottee/
First Allottee
with
signature
across the
photograph

Affix Color
photograph
of the
authorized
signatory of
Promoter
with
signature
across the
photograph

This Agreement for Sale, hereinafter referred to as the Agreement, is executed on this day of Two thousand andat

By and Between

[if the promoter is a Partnership Firm]

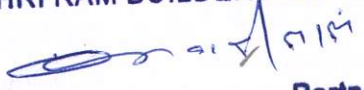
SHRI RAM BUILDERS GROUP a Partnership Firm, duly registered and existing under the provisions of The Indian Partnership Act, 1932, having its principle place of business at – Plot No. C-63, Scheme Govind Nagar-C, Gokulpura, Kalwar Road, Jhotwara, Jaipur-302012 and its PAN is **AEVFS9840R** represented by its authorized partner **BANWARI LAL JAT** duly authorized vide authority letter dated 04.04.2023 passed and signed by all the partners constituting the firm, (Copy enclosed), which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal successor(s), administrators, executors successors & permitted assignees including those of the respective partners of the ONE PART.

AND

[if the allottee is an individual]

Mr./Mrs./Ms..... son/daughter/wife of Mr.
aged about years, R/o..... (Aadhar No.)
(PAN) (hereinafter singly/ jointly, as the case may be, referred to as the "Allottee(s)", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal successor(s), administrators, executors successors & permitted assignees) of the OTHER PART.

The Promoter and the Allottee(s) shall hereinafter be collectively referred to as

SHRI RAM BUILDERS GROUP

Partner

"Parties" and individually as a "Party".

INTERPRETATIONS/ DEFINITIONS:

(1) In this Agreement, the following expressions unless repugnant to the context shall have the meaning assigned thereto –

- (a) "Act" means the Real Estate (Regulation and Development) Act, 2016;
- (b) "Built-up area" means the sum of area of the Apartment or Flat. It shall include area encompassed within the walls of Apartment or Flat, all balconies, whether covered or un-covered, and thickness of wall. In case there be a common wall only 50% of thickness of such wall shall be taken in consideration for calculating the built-up area;
- (c) "Interest" means the interest payable at the rate specified in rule 17 of the rules;
- (d) "Para" means a Para of this Agreement;
- (e) "Maintenance Society" shall mean the society, association or body, by whatever name called, that may be formed under clause (e) of sub-section (4) of section 11 of the Act;
- (f) "Regulation" means the Regulation made under the Act;
- (g) "Rules" means the Rajasthan Real Estate (Regulation and Development) Rules, 2017;
- (h) "Schedule" means the Schedule attached to this Agreement; and
- (i) "Section" means the section of the Act.

(2) The words and expressions used herein but not defined in this Agreement and defined in the Act or in the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959) or in the Rajasthan Municipalities Act, 2009 (Act No 18 of 2009) or any other law for the time being in force shall have the same meanings respectively assigned to them in those laws.

WHEREAS THE PROMOTER DECLARES THAT,-

- A. The Promoter is in lawful possession of the land situated at Plot No. 6, 16, 17 and 18, Scheme- Raghunath Vihar-D, Village-Bishnawala, Tehsil & District- Jaipur, State– Rajasthan with a total area admeasuring of **11693.83 square meters** (Hereinafter referred to as 'Land' and more fully described in the Schedule-I).
- B. The Promoter has a legal title to the Land with legally valid documents and is lawful owner of the land. Certified Copy of registered Lease Deed dated 19.01.2023 issued by Jaipur Development Authority for the Plot No. 6, 16, 17 and 18 in favour of Shri Ram Builders Group, Jaipur, Rajasthan which was duly registered on 19.01.2023 in the office of sub registrar Jaipur-III, in its Book No. 1, Volume No. 946, Page No. 157 bearing serial No. 202303017101015 and an additional copy of the same was

SHRI RAM BUILDERS GROUP

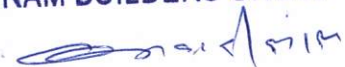


Partner

also pasted in its additional Book No. 1 Volume No. 3809 at Page No. 429-440.

- C. The said land is earmarked for the purpose of Group housing project and the said project shall be known as **"ROYAL TOWN"**.
- D. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said land on which Project is to be constructed have been completed.
- E. The said land is earmarked for the purpose of residential housing project and the said project shall be known as **"ROYAL TOWN"**.
- F. There is an Encumbrance from Shubham Housing Development Finance Company Ltd against the land situated at Plot No. 6, 16, 17 and 18, Scheme- Raghunath Vihar-D, Village-Bishnawala, Tehsil & District- Jaipur, State- Rajasthan
- G. The Promoter has conceived, planned and is in the process of constructing and developing a real estate project known as **"ROYAL TOWN"**, (hereinafter referred to as the 'Project') after getting necessary permissions/ approvals from the concerned competent authorities and which inter-alia comprising of apartments/ plots/ buildings and includes the common areas, the development works, all improvements and structures thereon, and all easements, rights and appurtenances belonging thereto, on a piece and parcel of Land admeasuring 1169.83 square meters situated at Plot No. 6, 16, 17 and 18, Scheme- Raghunath Vihar-D, Village- Bishnawala, Tehsil & District- Jaipur, State- Rajasthan and latitude & longitude of the end points of the Project location details are fully described in the Schedule-I.
- H. The Project has been registered with the Real Estate Regulatory Authority on (date) and the Project Registration Certificate No. is This registration is valid for a period of..... years commencing from..... and ending with..... unless extended by the Authority. The details of the Promoter and Project are also available in the website (www.....) of the Authority.
- I. The layout plan of the Project (whole Project) has been sanctioned by thethrough its letter no. & copy of which is enclosed as Schedule-2.

SHRI RAM BUILDERS GROUP



Partner