

AGREEMENT FOR SALE

Affix Color
photograph
of Allottee /
First Allottee
with
Signature
across the
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Affix Color
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of Signatory
of Promoter
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THIS AGREEMENT FOR SALE ("Agreement") is executed at _____ on this _____ day of _____ Two thousand and _____.

BY AND BETWEEN

M/s Shree Ram Estates a partnership firm, duly registered and existing under the provisions of the Indian Partnership Act, 1932, having its principle place of business at Flat No. G-2, Ground Floor, Plot No.134-135, Parashwanth Colony, Ajmer Road, Jaipur and its PAN is ABXFS6382D, represented by its authorized partner Mr. Pramod Kumar Nahata (Aadhar No.800140420745) and any other authorized signatory/partner of the firm duly authorized vide authority letter dated 18-08-2017 passed and signed by all the partners constituting the firm, (Copy enclosed) (hereinafter referred to as the "Promoter"), (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 in interest) 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.

OR

[if the allottee is a partnership firm]

M/s a partnership firm, duly registered and existing under the provisions of the Indian Partnership Act, 1932, having its principle place of business at (PAN-.....) through the partner Mr./Ms. (Aadhar No.....) duly authorized vide authority letter dated passed and signed by all the partners constituting the firm, (Copy enclosed) (hereinafter 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 including those of the respective partners) of the OTHER PART.

OR

[if the allottee is a company]

M/s..... (CIN No.....) a Company incorporated under the provisions of the Companies Act, 1956 / 2013 having the registered office at and its PAN is..... through Mr. (Aadhar No.....), its authorized signatory who has been duly empowered vide Board Resolution dated (hereinafter jointly and severally, as the case may be, being the allottee(s) of the Unit hereinafter, 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.

OR

[if the allottee is HUF]

Mr./Ms. (Aadhar No.....) son/daughter/wife of..... aged about..... years for self and as the Karta of the HUF, having its place of business/ residence at..... (PAN-.....) (hereinafter referred to as, "Allottee(s)", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include him and each of the members constituting the HUF their Heirs, administrators, executors, successors & permitted assignees) of the OTHER PART.

(Details of other allottees to be inserted, in case of more than one allottee)

The Promoter and the Allottee(s) shall hereinafter be collectively referred to as "Parties" and individually as a "Party".

INTERPRETATIONS/DEFINITIONS

- I. In this Agreement, the following expressions unless repugnant to the context thereof 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.

II. 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

WHEREAS THE PROMOTER DECLARES THAT:

- A. The Promoter is in lawful possession of the Plot No. 123,124,153,154 situated in Village Ganpatpura, Tehsil Sanganer, District Jaipur with a total area admeasuring of 1024.11 square meters (hereinafter referred to as 'Land' and more fully described in the **Schedule-A**).
- B. The Promoter has a legal title to the Land with legally valid documents and is lawful owner of the land. The Land was purchased by the Promoter from Smt. Prem Jain as stated in the Lease-deed dated 04-01-2012, registered on 04-01-2012 in the office of Sub- Registrar Jaipur V in its Book No. 1 Zild No. 492 at Page No 195 bearing Serial No. 2012397000198 and an additional copy of the same was also pasted in its additional Book No. 1 Zild No. 1968 at Page No. 506 to 517.

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- C. The said land is earmarked for the purpose of residential and commercial project, comprising G+8 floor multistoried apartment buildings and the said project shall be known as '**Vardhman Empire**' ("Project").
- 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 Jaipur Development Authority has granted the commencement certificate to develop the Project vide its approval number J.D.A. / Addl. Municipal Corporation / B.P.C /2012/D-2519 dated 21-12-2012.
- F. There are no encumbrances on the said land.
- G. The Promoter has conceived, planned and is in the process of constructing and developing a real estate project known as 'Vardhman Empire', (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 1024.11 square meters situated at Plot No. 123,124,153 and 154 situated in Village Ganpatpura, Tehsil Sanganer, District Jaipur and latitude & longitude of the end points of the Project are 26 °50' 15" N 75° 44' 40" E respectively. The location details are fully described in the **Schedule-A**.
- 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 _____ commencing from.....and ending with _____ unless extended by the Authority. The details of the Promoter and Project are also available in the website (www.rera-rajasthan.in) of the Authority.
- I. The layout plan/ site plan of the Project (whole Project) has been sanctioned vide No. J.D.A. / Addl. Municipal Corporation / B.P.C /2012/D-2519 dated 21-12-2012 by the Jaipur Development Authority, and copy of which is enclosed as **Schedule-B**.
- J. Approval of specifications of the Project and permission of building construction upto 381.50 meters height (G+8 floor) under the relevant legal provisions has been accorded vide No. AAI/NOC/2012/312/1427 dated 17-08-2012 by the Airports Authority of India.

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The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable.

- K.** The details of Floor plan of the Apartment No..... and for tower/ block of the Project is given in **Schedule-C** and the description of the unit is given in **Schedule D**.
- L.** Temporary fire NOC for the Project has been accorded by the Chief Fire Officer Municipal Corporation Jaipur vide no. F.9/AA.F./Jaipur Municipal Corporation/12/2277 dated 08-11-2012.
- M.** The Airport Authority of India has also granted NOC bearing No. AAI/NOC/2012/312/1427 dated 17-08-2012 for height clearance for the Project.
- N.** Environmental clearance on the said project is **N.A.**
- O.** Public Health and Engineering Department has also given NOC for developing the Project vide letter no. _____ dated _____. **N.A.**
- P.** The details of the development works to be undertaken in the Project and the proposed facilities to be provided including fire fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy etc. as provided in clause (e) of sub-section 2 of Section 4 of the Act have been specifically provided under **Schedule- E**.
- Q.** The details of salient features of the Project including access to the Project, design for electric supply including street lighting, water supply arrangements and site for disposal and treatment of storm and sullage water, any other facilities and amenities or public health services and other internal development works proposed to be provided in the Project have been specifically provided in **Schedule- F** attached hereto.
- R.** The details of other external development works to be taken for the Project have been specifically provided in **Schedule- G** attached hereto.
- S.** The details of specifications of material used in construction of the Project have been specifically provided in **Schedule- H** attached hereto.
- T.** The stage wise time schedule for completion of Project, including the provisions of civic infrastructure like water, electricity, sanitation and all other above-mentioned internal/ external development works been specifically provided in **Schedule- I** attached hereto.

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- U. The Promoter has opened a separate account in Jaipur branch Ajmer Road of HDFC Bank Ltd for the purpose of covering the cost of construction and the land cost as provided in sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Act.
- V. The Allottee(s), being aware of the Project and details given in the advertisements about the Project made by the Promoter and/or on visiting the model of the Apartment/ Building, has applied for allotment and to purchase a Plot / Apartment/Building (hereinafter referred to as the 'Unit') in the Project vide his/her/their/its application dated..... The allottee(s) has also deposited a sum of Rs..... (in words Rupees.....) as an advance payment/ booking amount including application fee (not being more than 10% of the cost of the apartment/plot as provided in sub-section (1) of section 13) and agrees to make timely and complete payments of the remaining sale price as well as other dues under this Agreement as per terms and conditions of this Agreement.
- W. The Allottee has applied for an apartment in the Project vide application no. dated and has been allotted apartment no. having carpet area of square feet, type, on floor in [tower/block/building] no. ("Building") along with garage/covered parking no. admeasuring square feet in the [Please insert the location of the garage/covered parking], as permissible under the applicable law and of pro rata share in the common areas as defied under clause (n) of section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in **Schedule-D** and the floor plan of the apartment is annexed hereto and marked as **Schedule-C**).
- X. The Parties have gone through all the terms & conditions set out in this Agreement and understood the mutual rights and obligations detailed herein. The Parties hereby confirm that they are signing this Agreement with full knowledge of the all laws, rules, regulations, notifications etc. applicable to the Project.
- Y. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- Z. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the [Apartment/Plot] and the garage/covered parking (if applicable) as specified in para V.

NOW THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO MUTUALLY AGREE ON FOLLOWING TERMS AND CONDITIONS, NAMELY:

1. TERMS:

1.1 Subject to the terms & conditions as detailed in this Agreement, the Promoter hereby agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase and receive the Apartment / Plot as specified in para 'W'.

1.2 The Total Price for the Apartment/ Plot based on the carpet area is Rs. (in words Rupees..... only) ("**Total Price**") (Give break-up and description):-

Block/ Building/ Tower no..... Apartment no. ... Type..... Floor.....	Rate of Apartment per square feet*
Total Price (in Rupees)	-----

* Provide break-up of the amounts such as cost of apartment, proportionate cost of common areas, preferential location charges, cost of exclusive balcony or verandah areas, cost of exclusive open terrace areas, taxes, maintenance charges, as per Terms No. 11 etc., if/ as applicable.
and (if/as applicable)

Garage/ covered parking-1	Price for 1 (in Rs.)
Garage/ covered parking-2	Price for 2(in Rs.)
Total price (in Rupees)	-----

OR

and (if/as applicable)

Plot No. Type Location	Rate of Plot per square feet*
Total price (in Rupees)	-----

* Provide break-up of the amounts such as cost of plot, proportionate cost of common areas, , taxes, maintenance charges as per Terms No. 11 etc., if/ as applicable. and (if/as applicable)

Garage/ covered parking-1	Price for 1 (in Rs.)
Garage/ covered parking-2	Price for 2(in Rs.)
Total price (in Rupees)	-----

Explanation :

- i. The Total Price above includes the booking amounts of Rs..... (Rupees.....) paid by the allottee to the Promoter towards the Apartment / Plot as mentioned in Para 'W'.
- ii. The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Service Tax or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter, by whatever name called) upto the date of the handing over the possession of the Apartment/Plot to the allottee and the Project to the Maintenance Society or the competent authority, as the case may be, after obtaining the completion certificate:
Provided that in case there is any change/ modification in the taxes, the subsequent amount payable by the Allottee(s) to the Promoter shall be increased/ reduced based on such change/ modification:
Provided further that if there is any increase in the taxes after the expiry of the schedule date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee;
- iii. The Promoter shall periodically intimate to the Allottee(s), the amount payable as stated in (i) above and the Allottee(s) shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee(s) the details of the taxes paid or demanded along with the Acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- iv. The Total Price of Apartment/ Plot includes price of land, construction of, not only the Apartment but also, the common areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors,

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windows, fire detection and firefighting equipment in the common areas, maintenance charges as per Terms No.11 etc. and includes cost for providing all other facilities, amenities and specification to be provided within the Apartment/ Plot and the Project.

1.3 The Total Price is escalation free, save and except increases which the Allottee(s) hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/ order/ rules/ regulations to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments:

Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the Allottee.

1.4 As mentioned in para 'V' above, the Promoter has already received an advance/ booking amount from the Allottee(s) a sum of Rs./- (Rupees only) (not being more than 10% of the total cost of the Unit as provided in sub-section (1) of section 13) out of the total price of Rs. and the Allottees(s) agrees and undertakes to pay the balance amount of Rs. of the total price strictly in accordance with the payment plan given below :-

Stage of development works & completion of the Unit (with details of works)	Percentage of the Total Price as calculated under Term & Condition No. 1.2	Installment Amount in Rs.	Period within which the installment amount is to be paid by the Allottee

1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee(s) by discounting such early payments @ _____% per annum for the period by which the respective installment has been

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proposed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Promoter.

1.6 It is agreed that the Promoter shall not make any addition and alteration in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule 'B' and Schedule 'F' (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the Apartment/ Plot without the previous written consent of the Allottee(s) as per the provisions of the Act.

Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee(s), or such minor changes or alterations as per the provisions of the Act.

1.7 The Promoter shall confirm to the final carpet areas that has been allotted to the Allottee after construction of the building is complete and the occupancy certificate granted by the competent authority, by furnishing details of the charges, if any in the carpet area. The Total Price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area than the Promoter shall refund the excess money paid by Allottee within 45 days with interest from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, which is not more than three percent of the carpet area of the Apartment, allotted to the Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in this Agreement. All these monetary adjustments shall be made at the same rate per square feet as agreed in Term No.1.2 above.

1.8 Subject to Term No. 9.3 the Promoter agreed and acknowledges, the Allottee shall have the right to the Apartment/ Plot as mentioned below:

- i. The Allottee(s) shall have exclusive ownership of the Apartment/ Plot;
- ii. The Allottee(s) shall also have undivided proportionate ownership and share in the common areas. Since the share/ interest of Allottee(s) in the common areas is indivisible and cannot be divided or separated, the Allottee(s) shall use the common areas, along with other occupants and maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall handover the common areas to the Maintenance Society after duly obtaining the completion certificate from the competent authority as provided in the Act;
- iii. That the computation of the price of the Apartment/ Plot includes recovery of price of land, construction of, not only the Apartment but also, the common areas, internal development charges, external development charges, taxes,

cost of providing electric wiring, electrical connectivity to the Apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per Term No.11 etc. and includes cost for providing all other facilities, amenities and specification to be provided within the Apartment/ Plot and the Project;

- iv. The Allottee has the right to visit the Project site to assess the extent of development of the Project and his Apartment/ Plot.

1.9 It is made clear by the Promoter and the Allottee agrees that the Apartment/ Plot along with ----- garage/ covered parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/ combined with any other project in its vicinity or otherwise accept for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottee(s) of the Project.

1.10 The Promoter agrees to pay all outgoings/ dues before transferring the physical possession of the Apartment to the Allottee(s) which it has collected from the Allottee(s), for the payment of outgoings/dues (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Promoter fails to pay all or any of the outgoings/ dues collected by it from the Allottee(s) or any liability, mortgage loan and interest thereon before transferring the Apartment to the Allottee(s), the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings/ dues and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

1.11 The Allottee has paid a some of Rs.----- (Rupees----- only) as booking amount being part payment towards the Total Price of the Apartment/ Plot at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Apartment/ Plot as prescribed in the payment plan at Term No.1.4 above as may be demanded by the Promoter within the time and manner specified therein.

Provided that if the Allottee(s) delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules. The obligations of the Allottee(s) to pay the amount and the liability towards interest as aforesaid may be reduced when mutually agreed to between the Promoter and the Allottee(s).

2. MODE OF PAYMENT:

Subject to the terms of the agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the payment plan at Term No. 1.4 above through account payee cheque/ demand draft/ banker's cheque or online payment (as applicable) in favor of **M/s Shree Ram Estates** payable at Jaipur .

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1 The Allottee, if residence outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ('FEMA'), Reserve Bank of India Act, 1934 ('RBI' Act) and the Rules and Regulation made there under or any statutory amendments or modifications made thereof and all others applicable laws including that of remittance of payment, acquisition/ sale/ transfer of immovable properties in India etc. and provide the Promoter with such permission, approval which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulation of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/ her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/ she may be liable for any action under FEMA or other laws as applicable, as amended from time to time

3.2 The Promoter accepts no responsibility in regard to matters specified in Term 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regards. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoters immediately and comply with necessary formalities if any, under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of Allottee and such third party shall not have any right in the application/allotment of the said Apartment/ Plot apply for herein in any way and the Promoter shall be issuing the payment receipts in favor of the Allottee only.

4. ADJUSTEMENT/ APPROPRIATION OF PAYMENTS:

The Allottee authorized the Promoter to adjust/ appropriate all payments made by him/ her under any head of dues against lawful outstanding of the Allottee against the

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For SHREE RAM E

Pranesh Nath
Partner

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Apartment/Plot, if any, in his/ her name and the Allottee undertakes not to object/ demand/ direct the Promoter to adjust his payments in any manner.

5. TIME IS ESSENCE :

The Promoter shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the Authority and towards handing over the Unit to the Allottee(s) and the Common Areas and Common Facilities of the Project to the Maintenance Association.

6. CONSTRUCTION OF THE SAID PROJECT:

The Allottee(s) has seen the proposed layout plan, specifications, amenities and facilities of the Unit and accepted the floor plan, payment plan and the specification, amenities and facilities annexed along with this Agreement which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent authorities and shall also strictly abide by the bye-laws, F.A.R., and density norms and provisions prescribed by the relevant building bye-laws and shall not have an option to make any variation/ alteration/ modification in such plans, other than in the manner provided under the Act and the procedure agreed under clause 1.11 hereinabove, and breach of this term by the Promoter shall constitute a material breach of this Agreement.

7. CONVEYANCE AND POSSESSION OF UNIT:

7.1 Schedule for possession of the Unit – The Promoter agrees and understands that timely delivery of possession of the Unit to the Allottee(s) and the Common Areas and Facilities of Project to the Maintenance Association, is the essence of the Agreement. The Promoter assures to handover possession of the Unit along with ready and complete Common Areas and Facilities of Project with all specifications, amenities and facilities of the Project in place on or before **31-08-2018**, unless there is delay or failure due to war, riots, flood, drought, fire, cyclone earthquake or any other calamity caused by nature or any Act of God effecting the regular development of the Project ("**Force Majeure**"). If, however, the completion of Project is delayed due to the Force Majeure conditions then the Allottee(s) agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Unit and the Promoter shall not be liable to pay any penalty/interest/compensation during such Force Majeure condition, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee(s)

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agrees and confirms that, in the event it becomes impossible for the Promoter to implement the Project due to Force Majeure conditions, which shall be assessed by the Promoter, the Promoter shall inform the Allottee(s) about such impossibility along with notice of termination of one month and upon termination of this allotment, the Promoter shall refund to the Allottee(s) the entire amount received by the Promoter from the Allottee(s) with Interest within forty-five (45) days from the date on which termination became effective. After refund of the money paid by the Allottee(s), the Allottee(s) agrees that he/ she shall not have any rights, claims etc. against the Promoter and the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 Procedure for execution of Sale deed and taking possession- The Promoter, within thirty (30) days of obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Unit and also invite Allottee(s) to execute Sale deed of the Unit along with detail of outstanding dues and stamp duty, registration charges and other incidental charges and the Promoter shall subject to receipt of Total Payable Amount of the Unit and such other charges as mentioned under the Agreement from the Allottee(s), shall execute a Sale deed and convey the title of the Unit together with proportionate indivisible share in common areas and also handover possession of the Unit within three (3) months from the date of issuance of the occupancy certificate. The Promoter agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee(s), after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/ Maintenance Association, as the case may be, after the issuance of occupancy certificate for the Project. The Promoter shall handover the occupancy certificate of the Apartment, as the case may be, to the Allottee(s) at the time of Sale of the same.

7.3 Failure of Allottee(s) to execute Sale deed and take possession of Unit- Provided that, in case the Allottee(s) fails to deposit the stamp duty, registration charges and any other dues along with interest, if applicable, under this Agreement within the period mentioned in the offer notice/letter, the Allottee(s) authorizes the Promoter to withhold registration of the Sale deed in his/her favour and refuse possession of Unit till payment of all dues, including, stamp duty, registration charges, etc. to the Promoter is made by the Allottee(s). The Allottee(s) shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899, Rajasthan Stamp Act, 1998 and Registration Act, 1908 including any actions taken or deficiencies/penalties imposed by the competent authority. Further, in case the Allottee(s) does not execute Sale deed and/or does not take possession of Unit within the period mentioned in offer notice/letter after paying all dues and charges mentioned in offer notice/letter in accordance with this Agreement, then the Promoter shall have the option to cancel the allotment and forfeit Earnest Amount, the interest

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liabilities of the Allottee(s) and refund balance amount without any interest within 15 days of allotment/sale of Unit to a new buyer or the Promoter may without prejudice to their rights under this Agreement and under law, decide not to cancel the allotment of the Unit and in such case the Allottee(s) shall pay the Promoter, the following amount:-

- a) The amount due with interest as mentioned in the notice for possession from the due date till date of the payment.
- b) Maintenance charges from the date of offer of possession as per notice of possession.

However, notwithstanding anything mentioned hereinabove in this clause, in case the delay execution of Sale deed and/or in taking possession of the Unit by the Allottee(s) exceeds thirty (30) days, the Promoter, without prejudice to its rights under this Agreement and under law, shall be entitled to terminate the allotment and forfeit Earnest Amount, the interest and other charges payable for delay in taking possession and refund balance amount without any interest, in fifteen (15) days of allotment/sale of Unit to a new buyer.

7.4 In case the Allottee(s) is availing loan from any bank or financial institution, the Sale deed of the Unit, in favour of the Allottee(s) shall be executed only, upon the Promoter receiving "No Objection Certificate" from such bank or financial institution and the Sale deed shall be handed over to the lending bank or financial institution, as required by them.

7.5 **Possession of Common Area and Facilities to RWA-** It shall be the responsibility of the Promoter to handover the necessary documents and plan, including common areas to the Maintenance Association within thirty days after obtaining the completion certificate.

7.6 **Cancellation by Allottee(s)-** The Allottee(s) shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that where the Allottee(s) proposes to cancel/withdraw from the Project without any fault of the Promoter, the Promoter shall be entitled to forfeit the Earnest Amount and interest liabilities of the Allottee(s). The balance amount of money paid by the Allottee(s) shall be returned by the Promoter to the Allottee(s) without any interest within fifteen (15) days of allotment/sale of Unit to a new buyer.

7.7 **Compensation** – The Promoter shall compensate the Allottee(s) in case of any actual loss, caused to him due to defective title of the Scheduled Land, on which the Project is being developed or has been developed, in the manner as provided under the Act

and the claim for the interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the Unit (i) in accordance with the terms of this Agreement, duly completed by the day specified in Term No. 7.1 above; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation or expiry of the registration under the provisions of the Act; or for any other reason; the Promoter shall be liable, on demand to the Allottee(s), in case the Allottee(s) wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Unit, with Interest including compensation in the manner as provided under the Act within forty-five (45) days of it becoming due:

Provided that if the Allottee(s) does not intent to withdraw from the Project, the Promoter shall pay the Allottee(s) interest for every month of delay, till the handing over of the possession of the Unit, which shall be paid by the Promoter to the Allottee(s) within forty-five (45) days of it becoming due.

7.8 The Allottee(s) shall be liable to pay from the date of offer of possession of Unit, house-tax, property-tax, fire-fighting tax or any other fee, cess or tax as applicable under law, as and when levied by any local body or authority and so long as the Unit of the Allottee(s) is not separately assessed to such taxes, fees or cess, the same shall be paid by the Allottee(s) in proportion to the Super Built Up Area/Carpet Area of Unit.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee(s) as follows:

- (i) The Promoter has absolute, clear and marketable title with respect to the Scheduled Land and the requisite rights to carry out development upon the Scheduled Land and absolute, actual, physical and legal possession of the Scheduled Land for the Project.
- (ii) There are no encumbrances upon the said Land or the Project.
- (iii) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Project.
- (iv) There are no litigations pending before any Court of law with respect to the Scheduled Land, Project or the Unit.
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, Scheduled Land and Unit are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall,

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- at all times, remain in compliance with all applicable laws in relation to the Project, Unit and Common Areas and Facilities of the Project.
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected.
 - (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement or arrangement with any person or party with respect to the Scheduled Land, including the Project and the Unit which will, in any manner, affect the rights of Allottee(s) under this Agreement.
 - (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Unit to the Allottee(s) in the manner contemplated in this Agreement.
 - (ix) At the time of execution of the Sale deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Unit to the Allottee(s) and the Common Areas and Facilities of the Project to the Maintenance Association.
 - (x) The Scheduled Land is not the subject matters of any HUF and that no part thereof is owned by any minor and /or no minor has any right, title and claim over the Scheduled Land.
 - (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the Competent Authorities till Completion Certificate has been issued and possession of the Unit along with Common Area (equipped with all specifications, amenities and facilities) has been handed over to the Allottee(s) and Maintenance Association.
 - (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the property) has been received by or served upon the Promoter in respect of the Scheduled Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of default, in the following events, namely:-

- (i) The Promoter fails to provide ready to move in possession of the Unit to the Allottee(s) within the time period specified in Term No. 7.1 above in this Agreement or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the Authority. For the purpose of this clause, 'ready to move in possession' shall mean that the Unit shall be in a habitable condition which is complete in all respects including

- (88)
- the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
- (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation or expiry of his registration under the provisions of the Act or the rules or regulations made there under.

9.2 In case of default by the Promoter under the conditions listed above, Allottee(s) is entitled to the following:-

- (i) Stop making further payments to the Promoter as demanded by the Promoter. If the Allottee(s) stops making payments, the Promoter shall correct the situation by completing the construction/ development milestones and only thereafter the Allottee(s) be required to make the next payment without any interest; or
- (ii) The Allottee(s) shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee(s) under any head whatsoever towards the purchase of the Unit, along with interest within forty-five (45) days of receiving the termination notice:

Provided that where an Allottee(s) does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Promoter, interest for the period of delay till the handing over of the possession of the Unit, which shall be paid by the Promoter to the Allottee(s) within forty-five (45) days of it becoming due.

9.3 The Allottee(s) shall be considered under a condition of default, on the occurrence of the following events:

- (i) In case the Allottee(s) fails to make payments of due installment/amount as per Payment Plan, despite having been issued notice in that regard, the Allottee(s) shall be liable to pay Interest to the Promoter on the unpaid amount.
- (ii) In case the delay in making payment of due installment/amounts exceeds 90 days after notice from the Promoter in this regard, the Promoter may cancel/terminate the allotment of the Unit in favour of the Allottee(s) and refund the money paid to him by the Allottee(s) without any interest after deducting the Earnest Amount and the interest liabilities, within 15 days of allotment/sale of Unit to a new buyer.

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Provided that the Promoter shall intimate the Allottee(s) about such termination at least thirty (30) days prior to such termination.

10. CONVEYANCE OF THE SAID APARTMENT/ PLOT :

The Promoter, on receipt of Total Price of the Apartment/ Plot as per Term No.1.2 under the Agreement from the Allottee shall execute a conveyance deed and convey the title of the Apartment/ Plot together with proportionate indivisible share in common areas within three months from the date of issuance of the occupancy certificate and the completion certificate, as the case may be, to the Allottee:

Provided that, in absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter within three months from the date of issue of occupancy certificate.

Provided further that, in case the Allottee(s) fails to deposit the stamp duty, registration charges within the period mentioned in the demand notice, letter, the Allottee(s) authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee(s).

11. MAINTENANCE OF THE SAID PROJECT:

The Promoter shall be responsible for providing and maintaining the essential services in the Project, till the taking over of the maintenance of the Project by the Maintenance Society upon the issuance of the completion certificate of the Project. The cost of such maintenance has been included in the Total Price of the Apartment/ Plot.

12. DEFECT LIABILITY:

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per this Agreement relating to such development is brought to the notice of the Promoter within a period of five years by the allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within thirty days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottee(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT TO ENTER THE UNIT FOR REPAIRS:

The Promoter/ Maintenance Association shall have right of unrestricted access of all common areas, parking spaces for providing necessary maintenance services and the

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Allottee(s) agrees to permit the Promoter/ Maintenance Association to enter into the Unit or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14. USAGE:

Use of Basement(s) and service areas:- The basement and service areas, if any, as located within the Project, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee(s) shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for used by the Maintenance Association for rendering maintenance services.

15. GENRAL COMPLIANCE WITH RESPECT TO THE UNIT :

- (i) Subject to Term 11 above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the said Apartment/ Plot at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the said building Apartment/ Plot, or the staircases, lifts, common passages, corridors, circulation areas, atrium or compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the said Apartment/ Plot, and keep the said Apartment/ Plot,, its walls and partitions, sewers, drains, pipes and appurtenances thereto or belonging thereto in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the building is not in any way damaged or jeopardized.
- (ii) The Allottee further undertakes, assures and grantees that he/ she would not put any sign-board/ name-plate, neon light, publicity material or advertisement material etc. on the façade of the building or anywhere on the exterior of the Project, building therein or common areas. The Allottee also not change the color scheme of outer wall or painting of the exterior side of windows or carry out any change in the exterior elevation or design. Further the Allottee shall store any hazardous or combustible goods in the Apartment/ Plot or place any heavy material in the common passages or staircase of the building. The Aloottee shall also not remove any wall, including the outer and load wall of the Apartment/ Plot.
- (iii) The Allottee shall plan and distribute its electric load in conformity with the electric systems installed by the Promoter and thereafter the Maintenance Society and/or maintenance agency appointed by the Maintenance Society. The

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Allottee shall be responsive for any loss or damages arising out of breach of any of the aforesaid conditions..

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of a Apartment/ Plot with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

17. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or to put up additional structure anywhere in the Project after the building plan, layout plans sanction plan and specifications, amenities and facilities has been approved by the competent authorities and disclosed, except for as provided in the Act.

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a charge on the said Apartment/ Plot/ Building and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage for charge shall not affect the right and interest of the Allottee(s) who has taken or agreed to take such Apartment/ Plot/ Building.

19. BINDING EFFECT:

Forwarding this Agreement to the Allottee(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee(s) until, firstly, the Allottee(s) signs and delivers this Agreement with all the Schedules along with the payments due as stipulated in this Agreement within thirty days from the date of receipt by the Allottee(s) and secondly, appears for registration of the same before the concerned Sub-Registrar ----- (address of Sub-Registrar) as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee(s), application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.

20. ENTIRE AGREEMENT:

Page 21 of 30
For SHREE RAM ESTA

Pramod Mahesh
Partner

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This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof, and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment/ Plot/ Building, as the case may be.

21. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties.

22. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/ SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Apartment/ Plot and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee of the Apartment/ Plot, in case of a transfer, as the said obligations go along with the Apartment/ Plot for all intents and purposes.

23. WAIVER NOT A LIMITATION TO ENFORCE:

- 23.1 The Promoter may, at least its sole option and discretion, without prejudice to its rights as said out in this Agreement, expressly waive the breach by the Allottee (s) in not making payments as per the payment plan mentioned this Agreement including waving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee(s) that exercise of discretion by the Promoter in the case of one allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other allottees.
- 23.2 Failure on part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision. Accordingly, any waiver by any party shall be in writing.

24. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to the conform to the Act or the Rules and Regulations made thereunder or the applicable

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law, as the case may be, and remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

25. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment, in common with other allottees in the Project, the same shall be the proportion which the carpet area/super built up area of the Unit bears to the total carpet area/super built up area of all the Apartments in the Project, as the case may be.

26. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

27. PLACE OF EXECUTION:

The execution of this Agreement shall be completed only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee(s), in Jaipur, Rajasthan after the Agreement is duly executed by the Allottee(s) and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar at Jaipur, Rajasthan Hence this Agreement shall be deemed to have been executed at Jaipur, Rajasthan.

28. NOTICES:

All the notices referred to in this Agreement shall be in writing and shall be deemed to be properly given and served on the party to whom such notice is to be given if sent either by registered A.D. post or speed A.D. post to the party at their respective addresses specified below :-

M/s Shree Ram Estates	Allottee(s)
Address:- Flat No. G-02, Plot No. 134-135, Ground Floor, Parshwanath Colony, Ajmer Road, Jaipur	

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	Address.....
--	--------------

It shall be the duty of the Parties to inform each other of any changes subsequent to the execution of this Agreement in the above address by registered/ speed post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee(s), as the case may be.

29. JOINT ALLOTTEE:

That in case there are Joint Allottees, all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee(s).

30. SAVINGS:

Any application, letter, allotment letter or any other document signed by the Allottee(s) in respect of the Unit prior to execution and registration of this Agreement for Unit shall not be construed to limit the right and interests of the Allottee(s) or the Promoter under this Agreement, under the Act, rules or regulations made thereunder.

31. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

32. DISPUTE RESOLUTION:

- a) All or any disputes arising out of or touching upon or in relation to the terms of this Agreement/allotment letter or its termination including the interpretation and validity thereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussions between the Parties, failing which the issues shall be settled in the manner as provided under the Act.

IN WITNESS WHERE OF parties herein above named have set their respective hands and signed this Agreement for sale after reading and understanding all the terms and conditions of this Deed in their full sense and sound mind and without any coercion and undue influence at Jaipur, Rajasthan in the presence of attesting witness, signing as such on the day first above written.

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Signed and delivered by the within named Allottee(s) in the presence of witnesses on

Passport size photograph (First- Allottee)	Passport size photograph (Second- Allottee)	Passport size photograph (Third- Allottee)
Signature (Name) (First-Allottee)	Signature (Name) (Second-Allottee)	Signature (Name) (Third-Allottee)

Signed and delivered by the within named Promoter in the presence of witnesses at on

<u>PROMOTER</u> For and on behalf of M/s Shree Ram Estates
Name :
Signature
Designation :

<u>WITNESSES</u>
1- Signature
Name
Address
2- Signature
Name
Address

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SCHEDULE-A
(Description of Scheduled Land)

Name of Revenue village and Tehsil	Khasra No.	Area (in meters)
Village Ganpatpura, Tehsil Sanganer	Plot No. 123, 124, 153, 154	1024.11
	Total Area	1024.11 Square Meters

2. The piece and parcel of the plot of land in site is bounded on the: -

In North: Plot No. 152 & 125

In South: Plot No. 155 & 122

In East: Road

In West: Road

And measuring

North to South: As per site plan (enclosed)

East to West: As per site plan (enclosed)

3. Latitude/ Longitude of the end points of the Project: 26 °50' 15" N 75° 44' 40" E

SCHEDULE-B

, (Layout/Site Plan)

<<<Site Plan to be enclosed>>>

SCHEDULE-C

(Floor Plan of the Apartment and Block/ Tower in the Project)

Refer Floor Plan attached with this agreement

SCHEDULE- D

(Description of the Unit)

<<<Flat No. to be given here>>>

SCHEDULE- E

(Detailed Plan of Development Works to be undertaken)

<< Development Plan to be attached>>

For SHREE RAM EST.

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Partner

SCHEDULE- F

(Details of common areas, facilities and amenities of the Project)

SCHEDULE-G

(Specifications, facilities, amenities, internal/external development works etc which are part of the Project which shall be in conformity with the advertisement, brochure etc circulated by the promoter at the time of booking of the Apartments in the Project)

SCHEDULE - H

(Details of specification of material used in construction)

SCHEDULE- I

Stage Wise Time Schedule of Completion of Project

Sr. No.	Stage	Date by which the works are to be completed	Details of work to be completed
1.	Completion of Structure of the Building		
2.	Completion of development works (internal/external development works). Completion of internal works of the Building like plastering, plumbing, electrification, tiling, fixation of fittings and white wash		
3.	Provision of civic infrastructure like water, electricity, sanitation Finishing		

For SHREE RAM ESTATES
Page 27 of 30

Pranesh Kumar
Partner

SCHEDULE- J
(Payment Details)

Stage of development works and completion of Unit	Percentage of the Total _____ as calculated under Term & Conditions No.	Installment Amount in Rs.	Period within which the Installment is to be paid by the Allottee(s)

SCHEDULE - K
(Details of other external development work for the Project)

Annexure- I
(Site Plan of the Project)

<<As Attached with the Agreement>>

Annexure- II
(Copies of notice Advertisements, Brochure and Prospectus with regard to specifications, facilities, amenities, internal/external development works etc. circulated by the Promoter at time of booking of Units in the Project)

<<As Attached with the Agreement>>

For SHREE RAM ESTATES

Page 28 of 30

Pranod

Partner

Annexure-III

Layout plan of Unit

<<As Attached with the Agreement>>

For SHREE RAM ESTATES

[Signature]
Page 29 of 30

Partner

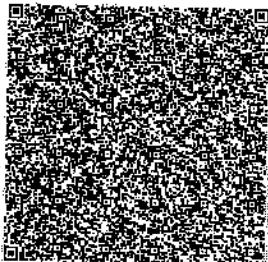
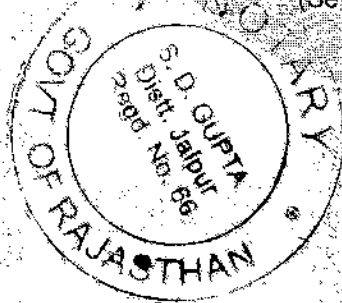


सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ13923828193028P
Certificate Issued Date	: 18-Aug-2017 05:39 PM
Account Reference	: NONACC (SV)/ rj3007104/ VAISHALI NAGAR/ RJ-JP
Unique Doc. Reference	: SUBIN:RJRJ300710421275570494943P
Purchased by	: SHREE RAM ESTATES
Description of Document	: Article 4 Affidavit
Property Description	: 134, SUNDAR APARTMENT, PARSWANATH COLONY, JAIPUR
Consideration Price (Rs.)	: 50 (Fifty only)
First Party	: SHREE RAM ESTATES
Second Party	: NA
Stamp Duty Paid By	: SHREE RAM ESTATES
Stamp Duty Payable	: 50 (Fifty only)
Surcharge for Infrastructure	: 10
Development	: (Ten only)
Surcharge for Propagation and	: 10
Conservation of Cow	: (Ten only)
Stamp Duty Amount(Rs.)	: 70 (Seventy only)



ATTESTED

26/8/17
NOTARY PUBLIC
JAIPUR CITY

WN 0001615110

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shclstamp.com". Any discrepancy in the details on this Certificate and as available on the website 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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AFFIDAVIT

I **PRAMOD KUMAR NAHATA** S/o Shri Banshi Lal Nahata R/o Plot No. 86, 2nd floor, Kanak Vihar, Bhankrota, Ajmer Road, Jaipur am Authorized Person of M/s **Shree Ram Estates** do hereby declare that I have applied for Registration of Our Project "**Vardhman Empire**" under The Real Estate (Regulation and Development) Act, 2016. I further declare that I have abided by the Act and Followed the Rules prescribed by The Real Estate (Regulation and Establishment) Act, 2016. I further declare that in case of any contravention in future, Form G as prescribed in the Rules shall prevail.

For SHREE RAM ESTATES

Pramod Nahata

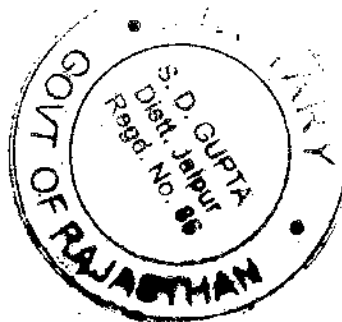
Partner

(Pramod Kumar Nahata)

VERIFICATION

I **PRAMOD KUMAR NAHATA** S/o Shri Banshi Lal Nahata R/o Plot No. 86, 2nd floor, Kanak Vihar, Bhankrota, Ajmer Road, Jaipur do hereby declare on oath that the facts mentioned above are true and correct.

Place: - Jaipur



For SHREE RAM ESTATES

Pramod Nahata

Partner

(Pramod Kumar Nahata)

ATTESTED
26.8.17
NOTARY PUBLIC
JAIPUR CITY

ALLOTMENT LETTER

Date: -

Mr./Miss/Mrs.

.....

.....

Sub. Allotment of Flat/ Unit under Project, "**Vardhman Empire**" situated at Plot No. 123,124,153,154 Village Ganpatpura, Tehsil Sanganer, District Jaipur.

Dear Sir/Madam!

We are pleased to inform you that you have been allotted Flat bearing no.____ on Floor____, in Block/Tower____, admeasuring_____ sq. ft. super built up area (corresponding carpet area of _____ sq. ft.) ("**said flat**") in Project "**Vardhman Empire**" being developed in Plot No. 123,124,153,154 Village Ganpatpura, Tehsil Sanganer, District Jaipur by M/s **SHREE RAM ESTATES** ("**Project**") in accordance with terms and conditions of the Registration Form dated _____ bearing no. _____ ("**Registration Form**") and Allotment Letter.

The allotment of the Said Flat is subject to the terms and conditions of the Registration Form, Allotment Letter and the terms and conditions of the Builder Buyer Agreement/ Agreement to Sell, proposed to be sign with you, including the timely payment of sale consideration and other payments as per the given payment schedule.

For any clarification and assistance you may visit our office at Flat No. G-02, Plot No. 134-135, Ground Floor, Parshwanath Colony, Ajmer Road, Jaipur and we would be happy to assist you, in this regard.

You are kindly requested to accept the allotment letter, by signing on the office copy of the allotment letter.

Warm Regards.

For M/s SHREE RAM ESTATES

For SHREE RAM ESTATES

Pramod Kumar Nahata

Pramod Kumar Nahata

(Authorized Signatory)

Acceptance of Allotment

I/We hereby accept the allotment of Flat bearing no. _____ in Block/ Tower '_____' on _____ Floor, admeasuring _____ sq. ft. super built up area (corresponding carpet area of _____ sq. ft.), in the Project, "**Vardhman Empire**" being developed in Plot No. 123,124,153,154 Village Ganpatpura, Tehsil Sanganer, District Jaipur by M/s **SHREE RAM ESTATES**, subject to the terms & conditions mentioned in the Registration Form and Provisional Allotment Letter.

Thanks and regards,

(_____)

(Allottee)

(Name of Allottee)

For SHREE RAM ESTATES

Pranveer Mahesh

Partner