



सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

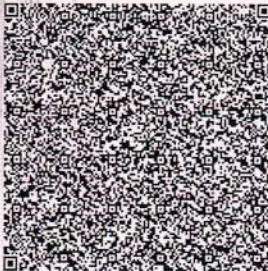
e-Stamp

Certificate No.	: IN-RJ14040993042755P
Certificate Issued Date	: 21-Aug-2017 04:33 PM
Account Reference	: SHCIL (FI)/ rjshcil01/ CHITRAKOOT/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJSHCIL0121491950229025P
Purchased by	: RIDHI SIDHI PRIME BUILDERS
Description of Document	: Article 4 Affidavit
Property Description	: 81 GYAN VIHAR COLONY NIRMAN NAGAR AJMER ROAD JAIPUR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RERA RAJASTHAN
Second Party	: RIDHI SIDHI PRIME BUILDERS
Stamp Duty Paid By	: RIDHI SIDHI PRIME BUILDERS
Stamp Duty Payable	: 100 (One Hundred only)
Surcharge for Infrastructure Development	: 10 (Ten only)
Surcharge for Propagation and Conservation of Cow	: 10 (Ten only)
Stamp Duty Amount(Rs.)	: 120 (One Hundred And Twenty only)

For RIDHI SIDHI PRIME BUILDERS

Aswathy

Partner



UP 0003536513

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.

AFFIDAVIT CUM DECLARATION

I, Amit Kotecha son of Shri Fateh Chand Kotecha, aged 37 years, R/o Makrana Road, Borawar, District Nagaur, Rajasthan, duly authorized by the promoter, M/s Ridhi Sidhi Prime Builders, do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our project "Royal Essence" situated at GH-52, Karni Kripa Villas, Gram Kanakpura, Jaipur - 302021, State - Rajasthan under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
2. That the Agreement for Sale for the project "Royal Essence" has been prepared on the basis of substance of the performa of Agreement for Sale provided in Form - G under Rajasthan Real Estate (Regulation and Development) Rules, 2017 ("Rajasthan RERA Rules") by customizing the same as per the requirements of our project and the contractual terms offered by us to our customers, while observing the framework of the Real Estate (Regulation & Development) Act, 2016 and the Rajasthan RERA Rules.
3. We undertake that such additions/amendments are not contrary to the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA") and the Rajasthan RERA Rules.
4. That if any clause or portion of the Agreement for Sale is declared to be in violation of RERA and Rajasthan RERA rules, only the same shall be deemed to be non-existent.

For RIDHI SIDHI PRIME BUILDERS



Deponent

Partner

VERIFICATION

I, Amit Kotecha son of Shri Fateh Chand Kotecha, aged 37 years, R/o Makrana Road, Borawar, District Nagaur, Rajasthan, do hereby declare that the contents in para No.1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 21st day of August 2017.

For RIDHI SIDHI PRIME BUILDERS



Deponent

Partner

AGREEMENT FOR SALE

Affix color
photograph of
the allottee
with signature
across the
photograph

Affix color
photograph of
the authorized
signatory of the
promoter with
signature across
the photograph

This Agreement for Sale, hereinafter referred to as the "**Agreement**", is executed on this _____ day of _____ Two Thousand and _____.

By and Between

M/s Ridhi Sidhi Prime Builders, a partnership firm, duly registered and existing under the provisions of the Indian Partnership Act, 1932, having its registered office at 81, Gyan Vihar colony, Nirman Nagar, Ajmer Road, Jaipur and its PAN being AARFR0273P, represented by its authorized signatory Mr.

S/o _____ R/o _____
authorized vide Authorization dated _____ [hereinafter referred to as the "**Promoter**", which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, its successor(s) and permitted assignee(s)];

And

Mr./Mrs./Ms. _____ son/daughter/wife of Mr. _____ aged about _____ years, R/o _____ (Aadhar - _____, 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), administrator(s), executor(s) & permitted assignee(s)].

The promoter and the allottee(s) shall hereinafter be collectively referred to as "**Parties**" and individually as "**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) "**Apartment/Flat/Unit**" shall mean a space in the project intended and/or capable of being independently and exclusively occupied, having one or more direct exit to a common area and having a separate number and identity, and refer to all such units or spaces intended to be used for commercial use such as office, shops etc. in any part of the project.
- c) "**Approved Plans**" shall mean the plans of the project constructed or to be constructed on the scheduled land as defined herein below, as approved by the competent local authority and shall include any variations or amendments therein by such competent authority or promoter as per the applicable laws in this regard.
- d) "**Building**" shall mean the building/tower in the project where the allottee(s) has been allotted the unit(s)/apartment(s).
- e) "**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 uncovered, and thickness of external and internal walls. 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.
- f) "**Carpet Area**" shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under the service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition

For RIDHI SIDHI PRIME BUILDERS

Aswathy

Signature of the Promoter

Partner

Signature of the Allottee(s)