

Affidavit

I, Sanjay Gupta, Son of Shri Nand Kishore Gupta aged 42 years R/O 9, Barwara House, Civil Lines, Jaipur, Rajasthan, 302004 duly authorized by the Promoter, NKG Buildcon Private Limited, do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our project "RAMBAGH" situated at Khasra No. 247, 250, 257, 258, 259, 260 & Part of 696/261 Village Teelavala, Jagatpura, Jaipur 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 draft Agreement for Sale attached with our aforesaid application is based on model draft given as Form-G in the Rajasthan Real Estate (Regulation and Development) Rules, 2017.
3. That the draft agreement for Sale is not in derogation of or inconsistent with the Real Estate Regulation and Development Act, 2016 and the rules made there under.
4. That in case any condition in the Agreement to sell in contravention with the Real Estate (Regulation and Development) Act, 2016 and Rajasthan Real Estate Regulation and Development Rules, 2017, then in that case provision of the Act and Rules shall prevail.
5. That if any contradiction arises in the future the promoter will be responsible for it.

ATTESTED

NOTARY PUBLIC
JAIPUR DISTT. (RAJ.)

08 NOV 2022

For NKG Buildcon Private Limited

Deponent
Director

Verification

I, Sanjay Gupta S/O Nand Kishore Gupta aged 42 R/O 9, Barwara House, Civil Lines, Jaipur, Rajasthan, 302004 do hereby verify that the contents in Para No.1 to 5 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this ____ day of _____ 2022.

08 NOV 2022

ATTESTED

NOTARY PUBLIC
JAIPUR DISTT. (RAJ.)

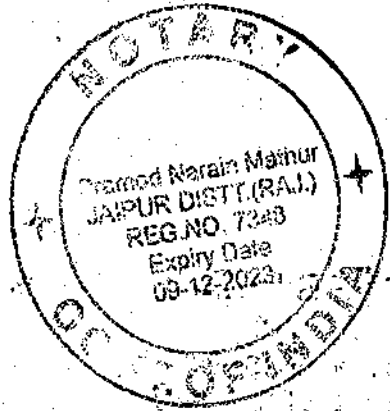
For NKG Buildcon Private Limited

Deponent
Director

क्रमांक 9075 दिनांक 7/1/24
मुद्रांक का मूल्य 8/- वास्तो 8/-
क्रेता का नाम
पिता/पति का नाम N. K. 12309 P. 12
निवास स्थान
क्रेता के हस्ताक्षर

राजस्थान स्टाम्प अधिनियम 1998
स्टाम्प राशि पर प्रमाणित अतिरिक्त
1. आधारभूत आवश्यकता (धारा 3-क)-1
2. गैर हस्त लिखी नकल का प्रमाण
3. ...

श्री राजकुमार सैनी
ला. नं. 58/97 (स्टाम्प विक्रेता)
शहर निगम (मुख्यालय) के पास
टोंक रोड, जयपुर (राज.)



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

Agreement for Sale

This **AGREEMENT FOR SALE** (hereinafter referred to as "Agreement" *which expression shall include the Schedule(s) hereof and all amendments to be made from time to time*) is executed at _____ on this _____ day of _____ by and between:

NKG BUILDCON PRIVATE LIMITED (CIN: U70101RJ1991PTC006015), a company incorporated under the provisions of the Companies Act, 1956/2013 having its registered office at 601-603, APEX MALL, LALKHOTI, TONK ROAD, JAIPUR RJ 302015 India, having PAN: _____, represented by its authorized signatory **Sanjay Gupta** S/o **Shri Nand Kishore Gupta** aged 42 years R/o House No. 9, Barwara House, Civil Lines, Jawahar Nagar Jaipur, Rajasthan, 302004 hereinafter referred to as the "**Promoter**" or "**Seller**" or "**Developer**", 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 FIRST PART.

AND

M/s Pearl Premises LLP (LLPIN: AAD-0643), a LLP having its registered office at 10, Devi Kunj, Bharat Mata Path Jamna Lal Bajaj Marg, C-Scheme Jaipur, Rajasthan 302001, having PAN: _____, represented by its authorized signatory _____ S/o _____ aged _____ years R/o _____ hereinafter referred to as the "**Promoter**" or "**Seller**" or "**Developer**", 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 FIRST PART.

AND

[if the allottee is an individual]

Mr./Mrs./Ms..... (Aadhar No.....) son/daughter/wife of Mr.aged about years, R/o..... its PAN is..... (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 his/her legal successor(s), administrators, executors successors & permitted assignees) of the **OTHER PART**.

Or

[if the allottee is a company]

For NKG Buildcon Private Limited



Director

M/s.....(CIN No.....) a Company incorporated under the provisions of the Companies Act, 1956 / 2013 having the registered office atand its PAN..... 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 Flat hereinafter, referred to as the "Allottee(s)", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include the said Allottee, 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 the said Allottee, him and each of the members constituting the HUF their heirs, administrators, executors, successors & permitted assignees) of the **OTHER PART**.

Or

[if the allottee is the 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 the LLP]

M/s LLP (LLPIN:) a limited liability partnership firm, duly registered and incorporated under the Limited Liability Partnership Act 2008, having its registered office at having its PAN: represented by its authorised signatory Sh. (Aadhar No.) hereinafter referred to as the "Allottee(s)" (*which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, its assignees, legal successor(s) in interest*) 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**".

For NKG Buildcon Private Limited



Director