

SHRI BALAJI DEVELOPERS

ALLOTMENT LETTER

Date:

Ref. No.:

MR.

.....

.....

Sub: Allotment of Flat in "SHRI BALAJI HEIGHTS I"

Dear Sir/Madam,

We refer to your application dated, for allotment of Flat in "SHRI BALAJI HEIGHTS I".

It gives us immense pleasure to inform you that you have been allotted flat/plot/villa No. which has area.....Sq. yds., Carpet Area of Sq. Ft. (built up area sq. ft.)

In pursuance of the terms & conditions as laid down in the Application Form the Total Price of the Flat/Plot/Villa is Rs. (Rupees.....Only) besides other charges payable as per the instalment plan to be annexed as Schedule "I" of the Agreement to Sale. The terms and conditions of the Agreement to Sale to be executed between you and the Firm (M/s Shri Balaji Developers) shall be final and binding between both the parties.

You are requested to sign the Agreement to Sale at the earliest.

We value our relationship and welcome you amongst our family.

Thanking you and assuring you the best of services at all times.

Yours faithfully

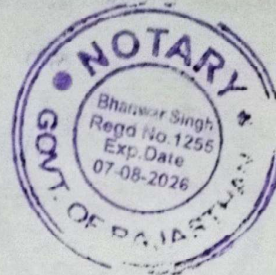
For M/s Shri Balaji Developers

M/S SHRI BALAJI DEVELOPERS

(Bajrang Lal)


PARTNER

Partner



AFFIDAVIT

I, **Bajrang Lal** son of Sh. Chhitarmal aged 29 years R/o P.No. 8, DhaniParaswal, Dantaramgarh, Premapura, Sikar - 332742, **authorised signatory** of the proposed project "**SHRI BALAJI HEIGHTS I**" under **M/s Shri Balaji Developers**, having registered address of the entity at Plot No. C-62, Govind Nagar, Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan - 302012, do hereby declare, undertake and state as under:

1. That we are developing a Residential Housing Project namely "**SHRI BALAJI HEIGHTS I**", situated at Plot No. 115, 116, 117 AND 118, In Scheme - SUNDER VIHAR, Badanpura, Gokulpura, Jaipur, Rajasthan - 302012.
2. That we have applied for registration of our aforesaid project under section 3 of The Real Estate (Regulation and Development) Act, 2016 (RERA 2016).
3. That the draft agreement to sale attached with the aforesaid application is based on model draft given in Form G at the Rajasthan Real Estate (Regulation and Development) Rules, 2017.
4. That to the best understanding of the promoter the draft agreement to sale is not in derogation of or inconsistent with any provision of the Real Estate (Regulation & Development) Act, 2016.

M/S SHRI BALAJI DEVELOPERS

[Signature]
Deponent
PARTNER

Verification

I, **Bajrang Lal** son of Sh. Chhitarmal aged 29 years R/o P.No. 8, DhaniParaswal, Dantaramgarh, Premapura, Sikar - 332742, **authorised signatory** of the proposed project "**SHRI BALAJI HEIGHTS I**" under **M/s Shri Balaji Developers**, do hereby verify that the contents in parano. 1 to 4 of my above affidavit are true and correct and nothing material has been concealed by me therefrom. Also, it is hereby declared that, if any contradiction arises in aforementioned facts, I will be solely responsible for it and will indemnify as per law. Verified by me at Jaipur on Date 01/12/2022.

M/S SHRI BALAJI DEVELOPERS

[Signature]
PARTNER
Deponent

ATTESTED

[Signature]
NOTARY PUBLIC
BHANWAR SINGH

14 DEC 2022

क्रमांक- 1706 दिनांक- 14/12/22

मुद्रांक का मूल्य- 50

क्रेता का नाम- श्री वालाजी डवलपानी

पिता/पति का नाम- नरिये बेनरग लाल व
बहादुर सिंह
नयपुर

पता :-

संबन्धित कार्य का मूल्यांकन- 2144 - 44

Amman.

अमन खींची

स्टाम्प विक्रेता ला0 न0 32/2022
गोविन्दपुरा शोटवाडा जयपुर 302012

स्टाम्प क्रेता हस्ताक्षर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत संरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये :-	05/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (धारा 3-ख)-20% रुपये:-	10/-
कुल योग रुपये:- 15/-	
Amman. हस्ताक्षर स्टाम्प वेन्डर अमन खींची ला0 न0- 32/2022	

ATTESTED

NOTARY PUBLIC
JAYPUR

FORM-G

[See rule 9]

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

M/s Shri Balaji Developers 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-62, Govind Nagar, Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan – 302012 and its PAN is AETFS2444F represented by its authorized partner Mr. Bajrang Lal (Aadhar No. XXXX-XXXX-8063) duly authorized vide authority letter dated 25/11/2022 passed and signed by all the partners constituting the firm (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 including those of the respective partners of the ONE PART.

AND

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 "Parties" and individually as a "Party".

M/S SHRI BALAJI DEVELOPERS


PARTNER

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 bearing Plot No. 115, 116, 117 AND 118, In Scheme – SUNDER VIHAR, Badanpura, Gokulpura, Jaipur, Rajasthan - 302012, with a total area admeasuring of 1252.22 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. The Land was purchased by the Promoter from previous khatedar through various registered sale deeds and got the mutation entered in the name of the promoter for which JDA Patta has been issued in the name of the promoter.

C. The said land is earmarked for the purpose of residential project, comprising 6 Floors multistoried apartment buildings, a stilt floor and a terrace and the said project shall be known as '**SHRI BALAJI HEIHGTS I**'.