

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JAIPUR-III

Fee Receipt

Form No. 9 (Rule 75 & 131) Print Date : 06-09-2024 12:39 PM

Fee Receipt No	: 202401017016194	Receipt Date	: 06/09/2024
Name	: DEEPA KUMAR SHARMA	Document S. No.	: 202401017016194
Address	WARD NO 0033D, GANGANAGAR, GANGANAGAR, GANGANAGAR		
Document Type	Supplementary Deed		
Face Value	:	Evaluated Value	: ₹ 440954
Ord-Registration Fee	: ₹ 200	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 150	Stamp Duty	: ₹ 500
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1150
		Total Amount	: ₹ 1150

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 94142972 ₹ 1150

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

Bank:

UPI

Bank CIN No:

CNRB9414297206092024





e-Challan

Registration and Stamps department
Government of Rajasthan

Payment Date: 06/09/2024 12:10:00

Office Name: SUB REGISTRAR-III REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2024-To-31/03/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	50.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन / संरक्षण शुल्क अधिभार	50.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित जमीन से राजस्व शुल्क अधिभार	50.00
4	0030-02-103-01-00-दस्तावेजों पर स्टाम्प शुल्क	500.00
5	0030-02-800-01-00-अन्य प्राप्तियां	300.00
6	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	200.00
Commission(-):		0.00
Total/NetAmount:		1150.00

One Thousand One Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: DEEPAK KUMAR SHARMA

Tin/Actt.No./VehicleNo./Taxid SUPPLEMENTARY
DEED/CORRECTION
DEED

Pan No.(If Applicable):

City(Pincode): GANGANAGAR(335707)

Address: WARD NO.03, 6 GD, GANGANAGAR

Remarks: S.D, R.F AND CSI FEES OF SUPPLEMENTARY
DEED/CORRECTION DEED OF UNIT NO. 11 GROUND
FLOOR, IN KH. NO. 475/2, VILLAGE VATIKA, TEHSIL
SANGANER, JAIPUR

Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No: CNRB9414297206092024

Date: 06/09/2024 12:10:00

Refrence No: IK20240906015868

Computer generated copy on : 06/09/2024

Courtesy : <https://Egras.rajabsthan.gov.in>

PURE AWAS DEVELOPERS LLP

Auth. Signatory

DK Sharma





(1)



This Correction Deed ("the Deed"), is executed on 06/09/2024

By and Between

Pure Awas Developers LLP (LLP Reg. No AAA-7103) Limited Liability Partnership Firm, duly registered and existing under the provisions of the Limited Liability Partnership Act, 2008, and having its registered office at 59, A/1, Friends Colony East, Opposite Ashram Chowk, New Delhi-110065 and corporate office at 5th Floor, 526, BPTP Park Centra Building, Sector 30, Gurgaon, 122001 and its PAN is AANFP2456J, represented by its authorized signatory **Mr/Ms. ASHISH KUMAR SHARMA S/O KAILASH KUMAR SHARMA**, bearing AADHAR no. 8451 6138 4457, duly authorized vide board resolution dated 17-April-2023 hereinafter referred to as the "**Land Owner/Promoter**" (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 **FIRST PART.**

AND

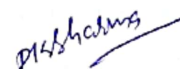
Mr. Deepak Kumar Sharma, C/o- Mahaveer Prasad Sharma, R/O-Ward No.03, 6 GD, Ganganagar, Rajasthan-335707. AADHAR NO-7305 3899 6313. PAN NO. JKGKPS8594A. hereinafter singly jointly, as the case may be, referred to as the "**Allottee**", (Which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal successor(s), administrators, executors' successors & permitted assignees) of the **SECOND PART.**

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

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Auth. Signatory


Sub Registrar
Jaipur-III







(2)



WHEREAS:

- The Parties entered into an Agreement for Sale ("the Agreement") dated 16-Jan-2024, registered as Document No. 202403017100702, Book No. 1, Volume No. 4057, Page No. 145, and additional Book No. 1, Volume No. 4253, Page No. 239-358, in the Office of the Sub-Registrar, Jaipur III.
- B. The Agreement contains clerical errors that the Parties intend to rectify through this Deed.
- C. Through this Deed, the Parties intend to correct the clerical errors in the Agreement.

NOW, THEREFORE, THIS DEED WITNESSES AS FOLLOWS:

1. The reference to "land owners" in the original Agreement, wherever it appears, is hereby corrected to read as "Promoter" to maintain consistency throughout the document.
2. The reference to Project Name "Shubhashray Vatika" and "JaipurVatika" in the original Agreement, wherever it appears, is hereby corrected to read as "Shubhashray Vatika Phase 2" to maintain consistency throughout the document.
3. Threcital B on page 2 which currently reads as

"The Promoter has a legal title to the Land with legally valid documents and has rights to construct on and develop over the land. The land was purchased by the Promoter from the Land Owner on 06-02-2015, as stated in Registration Sale Certificate dated 06-02-2015 issued by the Registration and Stamps Department, Rajasthan, Ajmer, Sub-Registrar: Jaipur."

is hereby corrected to read as follows:

"The Promoter has a legal title to the Land with legally valid documents and has rights to construct on and develop over the land. The land was allotted to the Promoter on 31-05-2022 and was registered on 06-02-2015."

4. The date of registration of project in recital H on page 3 which currently reads as

"The Project has been registered with the Real Estate Regulatory Authority on 15-02-2023 and the Project Registration Certificate registration is valid for a period of 5 years commencing from 2023 and ending with 2028 unless extended by the Authority. The details of the Promoter and Project are also available in the website <https://rera.rajasthan.gov.in/> of the Authority."

is hereby corrected to read as follows:

"The Project has been registered with the Real Estate Regulatory Authority on 05-12-2023 and the Project Registration Certificate registration is valid for a period of 5 years commencing from 2023 and ending with 2028 unless extended by the Authority. The details of the Promoter and Project are also available in the website <https://rera.rajasthan.gov.in/> of the Authority"

5. The details mentioned in Clause U on page 4 of the Agreement, which currently

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(3)



Read as

The Allottee has applied for a Unit in the Project vide application for provisional allotment Date **13-Dec-2023** and has been allotted **Unit No. 11** having carpet area of **332.07** square feet, type **1BHK Ground floor** in [tower/block/ building] **Jaipur Vatika ("Building")** along with garage/covered parking no _____ admeasuring _____ 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 defined under clause (n) of section 2 of the Act (hereinafter referred to as the "Unit" more particularly described in **Schedule-4** and the floor plan of the Unit is annexed hereto and marked as **Schedule-3**. Note: Garage includes covered car parking/basement car parking/stilt car parking."

is hereby corrected to read as follows:

"The Allottee has applied for a Unit in the Project through the provisional allotment application dated **13-Dec-2023**. The Allottee has been allocated Unit no. **11** which is a **1 BHK** on the **Ground floor** with a carpet area of **332.07** square feet as per the RERA Act and **320.76** square feet, as per CMJAY. It is **Ground floor** type, located in the **Shubhashray Vatika** building. This allocation complies with the applicable laws and includes a pro-rata share in the common areas as defined under section 2, clause (n) of the Act. (hereinafter referred to as the "Unit"). The specific details of the unit can be found in **Schedule 4**, along with the floor plan in **Schedule 3**."

6. The carpet area mentioned in **Schedule 4**, page **57** of the Agreement which currently reads as

"Allotted apartment no. **11** having carpet area of **332.07** square feet, type **1BHK** on **Ground Floor**"

is hereby corrected to read as follows:

"Allotted apartment no. **11** having carpet area **332.07** square feet as per the RERA Act, and **320.76** square feet as per CMJAY is the **Ground floor** type, Unit no. **11** This allocation includes a pro-rata share in the common areas."

7. The attachment in **Schedule 2** of the Agreement shall be replaced with the following attachment:

LAYOUT PLAN OF THE COMPLEX

8. The attachment in **Schedule 3** of the Agreement shall be replaced with the following attachment:

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(Signature)
Authorized Signatory

(Signature)



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(4)

The details of the Floor Plan of the Apartment No. 11 and for tower/block of project
9 Except as expressly modified by this Deed, all other terms and conditions of the
Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Deed on the day and year first
above written.

SIGNED, SEALED AND DELIVERED by

The within-named Promoter

PURE AWAS DEVELOPERS LLP

[Signature]

Authorised Signatory

Auth. Signatory



SIGNED, SEALED AND DELIVERED by

By the within named ALLOTTEE/s,

[Signature]



Applicant (Deepak Kumar Sharma)

In the presence of:

1. Signature _____

Name *[Signature]* _____

Address _____

2. Signature *[Signature]* _____

Name *मूकेश* _____

Address _____

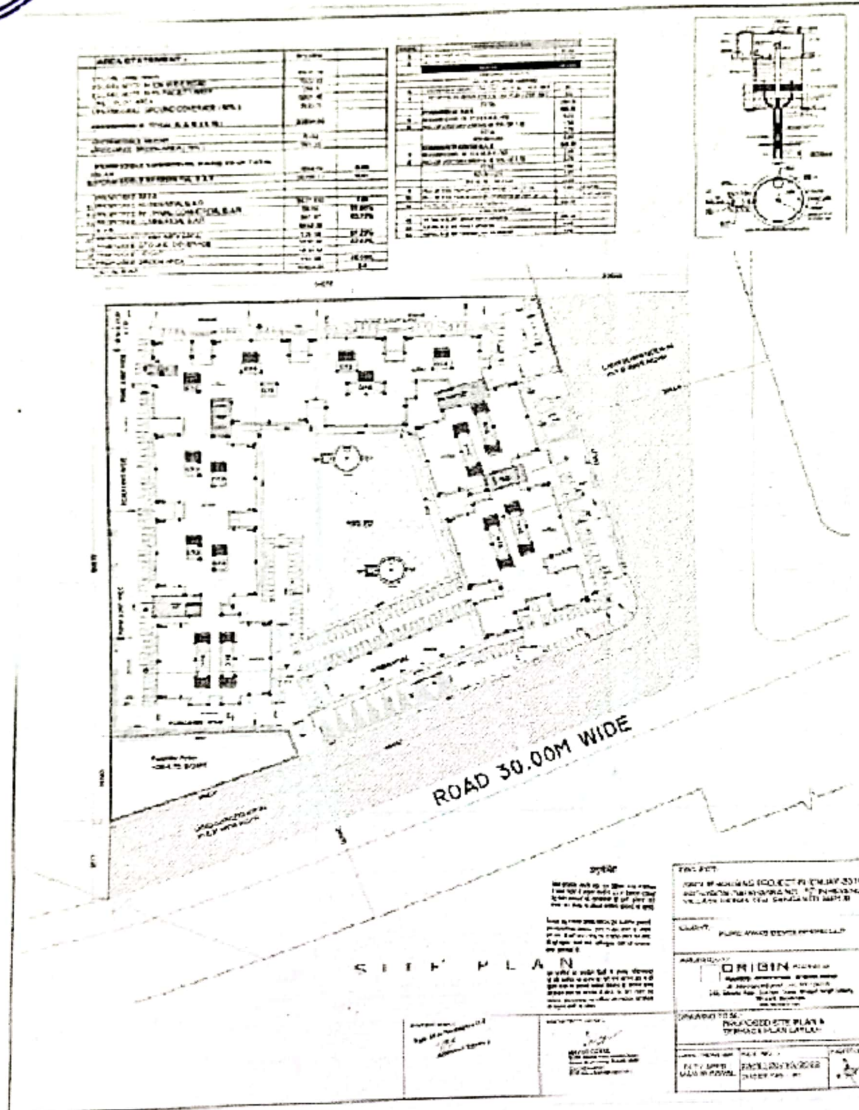
[Signature]
Sub Registrar
Jaipur-III





(5)

Schedule 2
(Layout Plan)



PURE AWAS DEVELOPERS LLP
(Signature)
Auth. Signatory

(Signature)
Sub Registrar
Jaipur-III

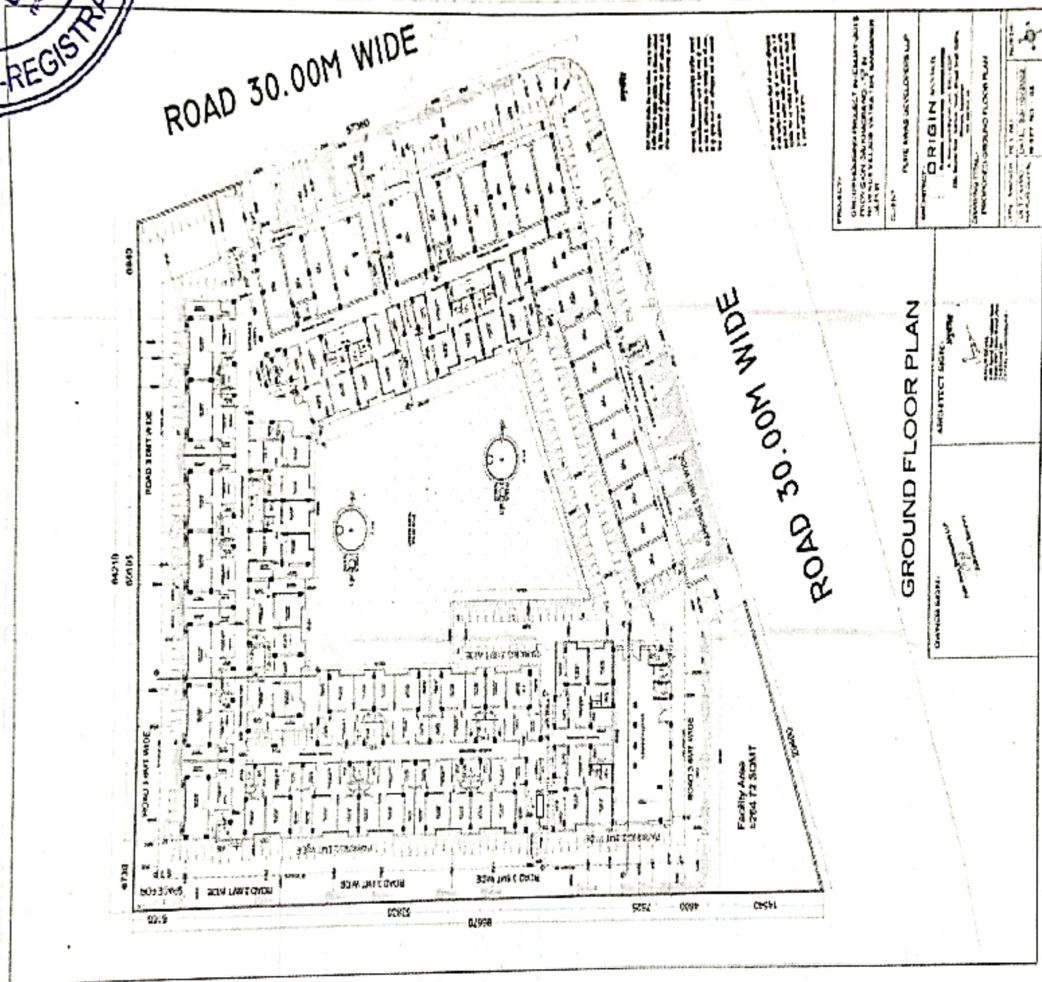


(6)

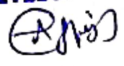
Schedule 3

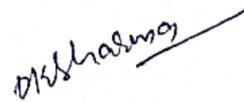


The details of Floor plan of the Apartment No-11 and for tower/ block of the Project



PURE AWAS DEVELOPERS LLP


Auth. Signatory



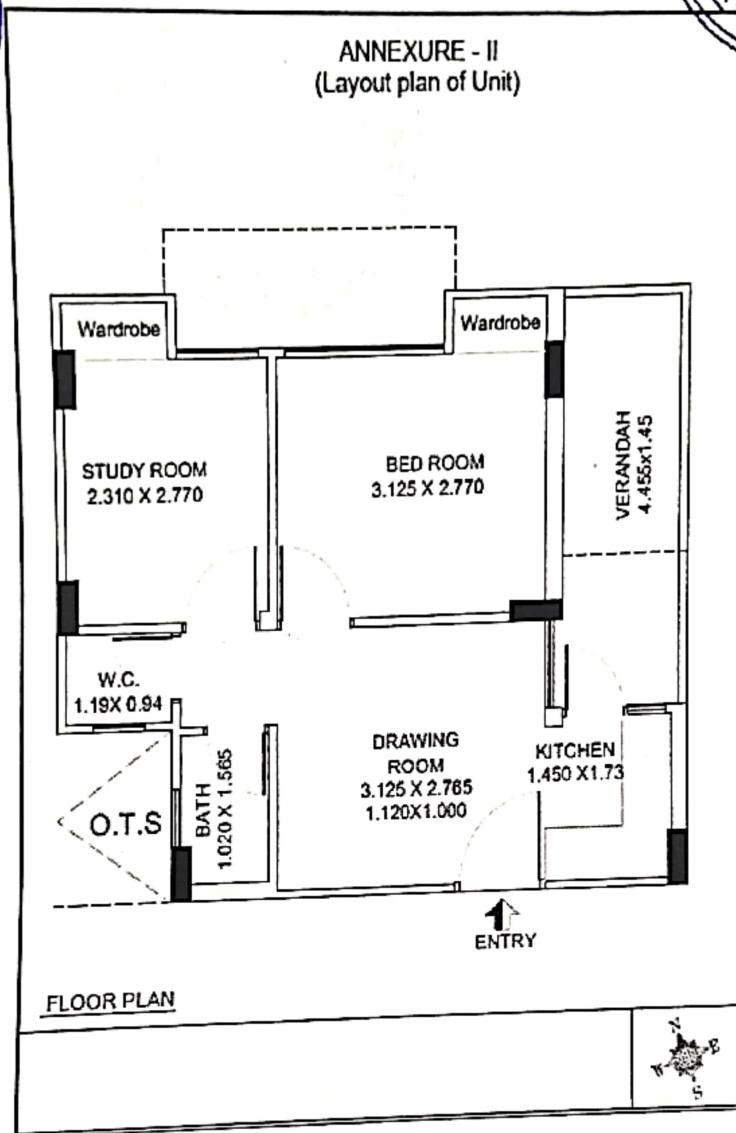



Sub Registrar
Jaipur-III





(7)



PURE AWAS DEVELOPERS LLP

(Signature)
Auth. Signatory

(Signature)



Registration Endorsement

Print Date: 9/9/2024 12:24:55 PM

आज दिनांक 09/09/2024 को
पुस्तक संख्या 1 जिल्द संख्या 1125 में
पृष्ठ संख्या 43 क्रम संख्या 202403017114188 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4523 के
पृष्ठ संख्या 207 से 220 पर चस्पा किया गया।

202401017016194

उप पंजीयक, JAIPUR-III
Sub Registrar
Bhupendra

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property



Under 54 Endorsement

Print Date: 9/9/2024 12:24:42 PM

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 440954 मानते हुए इस पर देय कमी मुद्रांक राशि रु 500 पर कमी पंजीयन शुल्क रु 200, सरचार्ज राशि 150 कुल रु 850 रसीद संख्या 202402017021274 दिनांक 06-09-2024 में जमा किये गये हैं।

अतः दस्तावेज को रु 500 के मुद्रांकों पर निष्पादित माना जाता है।

202401017016194

उप पंजीयक, उप-रजिस्ट्रार

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

Registration Endorsement

Print Date: 9/9/2024 12:24:42 PM

आज दिनांक 09/09/2024 को
पुस्तक संख्या 1 जिल्द संख्या 1125 में
पृष्ठ संख्या 43 क्रम संख्या 202403017114188 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4523 के
पृष्ठ संख्या 207 से 220 पर चस्पा किया गया।


202401017016194

उप पंजीयक, उप-रजिस्ट्रार

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property



Print Date: 9/6/2024 1:22:39 PM

अनु क्र. गवाहों का नाम व पता	छायाचित्र	अंगुठा	हस्ताक्षर
<p>1 Name: श्री/श्रीमती/सुश्री M P SHARMA, पुत्र/पुत्री/पति श्री J P SHARMA जति BRAHMAN</p> <p>Age: 47</p> <p>Add: House No.:0, Colony: JHOTWARA, Area: JAIPUR, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN</p>			
<p>2 Name: श्री/श्रीमती/सुश्री MUKESH KUMAR PRAJAPAT, पुत्र/पुत्री/पति श्री DAGLA RAM PRAJAPAT जति PRAJAPAT</p> <p>Age: 37</p> <p>Add: House No.:0, Colony: PANKHA KANTA, KALWAR ROAD, Area: JHOTWARA, JAIPUR, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN</p>			

उप पंजीयक, JAIPUR-1

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property



Print Date: 9/6/2024 1:22:39 PM

Presentation Endorsement

आज दिनांक 06 माह 09 मन् 2024 को 12:24 PM बजे
श्री/श्रीमती/श्रीमती PURE AWAS DEVELOPERS LLP THROUGH ITS
AUTHORISED SIGNATORY ASHISH KUMAR SHARMA पुत्र/पुत्री/पति
श्री KAILASH KUMAR SHARMA
उप 27 वर्ष, जाति 0-BRAHMAN, व्यवसाय Business
निवासी House No.:526, 5th FLOOR, Colony: TOWER-A, PARK
CENTRA, SECTOR-30, Area: GURGAON, HARYANA, City:
HARYANA, Pin code: 122001, District: GURGAON, State: HARYANA
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202401017016194

हस्ताक्षर उप पंजीयक,
JAIPUR-III
Sub Registrar
Jaipur-III

Supplementary Deed -(i), for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

Fees Receipt Endorsement

Print Date: 9/6/2024 1:22:39 PM

रसीद नं.	202402017021274
दिनांक	06-09-2024
पंजीयन शुल्क ₹	200
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
मौका निरीक्षण शुल्क ₹	0
कुल योग	1150

202401017016194

उप पंजीयक, JAIPUR-III

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 94142972 ₹ 1150

Sub Registrar
Jaipur-III

