

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

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 25-06-2024 12:44 PM

Fee Receipt No	: 202402017014711	Receipt Date	: 25/06/2024
Name	: SATISH CHAND SHARMA,	Document S. No.	: 202401017011231
Address	: 0 ,YOG AASHRAM SAMADHI KE SAMNE ,SAWAI MADHOPUR ,SAWAI MADHOPUR		
Document Type	: Supplementary Deed/Correction Deed		
Face Value	: ₹ 0	Evaluated Value	: ₹ 620160
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 91051322 ₹ 1150

Signature of presenter or applicant for
copy or Search certificate

Cashier



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0091051322



Payment Date: 25/06/2024 12:02:31

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 हेतु अधिभार	50.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	50.00
4	0030-03-800-01-00-अन्य प्रप्तियां	300.00
5	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	200.00
6	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	500.00
Commision(0):		0.00
Total/NetAmount:		1150.00



One Thousand One Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: SATISH CHAND SHARMA

Pan No.(If Applicable):

Address:JAIPUR

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

City(Pincode): JAIPUR(000000)

Remarks:UNIT NO-13 KH NO-475/2, VILLAGE VATIKA
TEHSIL SANGANER JAIPUR

Payment Details:

Bank: UPI

Date: 25/06/2024 12:02:31

Challan No. - 0

Bank CIN No: CNRB9105132225062024

Reference No: IK20240625817504

Computer generated copy on : 25/06/2024

Courtsy : <https://Egras.rajasthan.gov.in>

FOR PURE AWAS DEVELOPERS LLP

Auth. Signature



(1)



CORRECTION-DEED

This Correction Deed (“**the Deed**”), is executed on 25/06/2024

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 “**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. Satish Chand Sharma, S/o Kedar Lal Sharma, R/o- Yog Aashram, Samadhi Ke Samne, Tehsil-Gangapur City, Gangapur, Sawai Madhopur, Gangapur, Rajasthan-322201. AADHAR NO-8662 0190 3093. PAN NO-BDHPS3907D. hereinafter singly/ jointly, as the case may be, referred to as the

For PURE AWAS DEVELOPERS LLP


Auth. Signature


Sub Registrar
Jaipur-III





(2)

“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”.

WHEREAS:

- A. The Parties entered into an Agreement for Sale (“**the Agreement**”) dated 22-12-2023, registered as Document No. 202303017122079 in the Office of the Sub-Registrar, Jaipur III.
- B. In the Agreement, Pure Awas Developers LLP was defined to as “land owners”; however, throughout the document, they have been consistently identified as the “Promoter.”
- C. Clause U on page 4, and Schedule 4 on page 55 of the Agreement provides the carpet area only as per the definition under the Real Estate (Regulation and Development) Act, 2016 (“**the Act**”).
- D. The said Clause U on page 4 and Schedule 4 does not provide the carpet area as per the Chief Minister Jan Arogya Yojana (“**CMJAY**”).
- E. Through this Deed, the Parties intend to correct both the terminology used for Pure Awas Developers LLP and incorporate the carpet area as per CMJAY in Clause U and Schedule 4 of 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 carpet area mentioned in Clause U, page 4 of the Sale Deed, which currently reads as

"The Allottee has applied for a Unit in the Project vide application for provisional allotment Date 14-Dec-2023 and has been allotted Unit no. 13 having carpet area of 467.05 square feet, type 2 BHK Large Ground floor in [tower/block/building] Jaipur Vatika (“Building”) along with garage/covered parking no. _____ admeasuring _____ feet in the _____ Pleas insert the location of the garage/covered parking], as

For PURE AWAS DEVELOPERS LLP


Auth. Signature





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 14-Dec-2023. The Allottee has been allocated Unit no. 13 which is a 2 BHK on the ground floor with a carpet area of 467.05 square feet as per the Act and 435.21 square feet, as per CMJAY. It is the Large Ground floor type, located in the Jaipur 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."

3. The carpet area mentioned in Schedule 4, page 55 of the Agreement which currently reads as

"Allotted apartment no. 13 having carpet area of 467.05 square feet, type 2BHK Large on Ground floor in [tower/block/ Building] no. 13 along with garage/covered parking no. _____ admeasuring _____ feet in the _____ Please insert the location of the garage/covered parking], _____ pro rata share in the common areas."

is hereby corrected to read as follows:

"Allotted apartment no. 13 having carpet area 467.50 square feet as per the Act, and 435.21 square feet as per CMJAY is the Large Ground floor type, Unit no.13. This allocation includes a pro-rata share in the common areas."

4. Except as expressly modified by this Deed, all other terms and conditions of the Agreement shall remain unchanged and in full force and effect.

FOR PURE AWAS DEVELOPERS LLP


Auth. Signature







(4)

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

FOR PURE-AREAS DEVELOPERS LLP

Auth. Signature

Authorised Signatory

FOR PURE-AREAS DEVELOPERS LLP

Auth. Signature

SIGNED, SEALED AND DELIVERED by

By the within named ALLOTTEE/s,



Applicant Mrs. Satish chand Sharma

In the presence of:

1. Signature

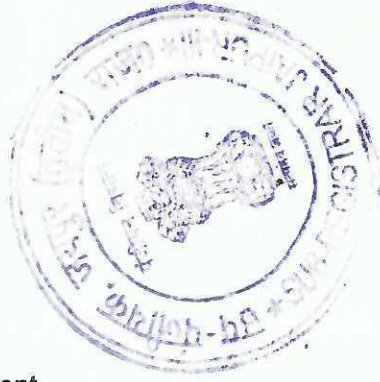
Name MUKESH KUMAR PRAJAPAT S/O DAGLA RAM PRAJAPAT

Address- PANKHA KANTA, JHOTWARA, JAIPUR-302012

2. Signature

Name M.P SHARMA S/O J.P SHARMA

Address - JHOTWARA, JAIPUR-302012



Under 54 Endorsement

Print Date: 7/1/2024 1:00:47 PM

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 620160 मानते हुए इस पर देय कमी मुद्रांक राशि रु 500 पर कमी पंजीयन शुल्क रु 200, सरचार्ज राशि 150 कुल रु 850 रसीद संख्या 202402017014711 दिनांक 25-06-2024 में जमा किये गये हैं।

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

202401017011231

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

Sub Registrar
Jaipur-III

Registration Endorsement

Print Date: 7/1/2024 1:00:47 PM

आज दिनांक 27/06/2024 को
पुस्तक संख्या 1 जिल्द संख्या 1103 में
पृष्ठ संख्या 183 क्रम संख्या 202403017109933 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4438 के
पृष्ठ संख्या 19 से 32 पर चम्पा किया गया।

202401017011231

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

Sub Registrar
Jaipur-III



Endorsement of Execution

Print Date: 6/25/2024 1:17:54 PM

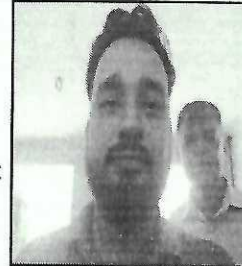
अनु क्र. पक्षकारों का नाम व पता

छायाचित्र

अंगूठा

पक्षकारों का प्रकार

- 1 श्री/श्रीमती/मुश्री MS PURE AWAS DEVELOPERS LLP ITS AUTHORIZED SIGNATORY ASHISH KUMAR SHARMA, पुत्र/पुत्री/पत्नि श्री KAILASH KUMAR SHARMA, व्यवसाय Otherजाति 0-BRAHMAN
House No.:526 FIFTH FLOOR, Colony: BPTP PARK, Area: PARK CENTRA SECTOR-30, City: GURGAON , Pin code: 122001, District: GURGAON, State: HARYANA
- 2 श्री/श्रीमती/मुश्री SATISH CHAND SHARMA, पुत्र/पुत्री/पत्नि श्री KEDAR LAL SHARMA, व्यवसाय Otherजाति 0-BRAHMAN
House No.:0, Colony: YOG AASHRAM SAMADHI KE SAMNE, Area: TEHSIL GANGAPUR CITY, City: SAWAI MADHOPUR, Pin code: 322201, District: SAWAI MADHOPUR, State: RAJASTHAN



Executant
Age : 27
Signature :



Claimant
Age : 56
Signature :

ने लेख्यपत्र Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 0/- पूर्व में / मेरे समक्ष / में से रु 0/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

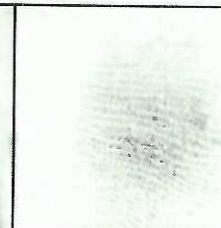
अनु क्र. गवाहों का नाम व पता

छायाचित्र

अंगूठा

हस्ताक्षर

- 1 Name: श्री/श्रीमती/मुश्री MUKESH KUMAR PRAJAPAT, पुत्र/पुत्री/पत्नि श्री DAGLA RAM PRAJAPAT जाति KUMHAR
Age: 37
Add: House No.:0, Colony: PANKHA KANTA , Area: JHOTWARA, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN
- 2 Name: श्री/श्रीमती/मुश्री M P SHARMA, पुत्र/पुत्री/पत्नि श्री J P SHARMA जाति BRAHMAN
Age: 45
Add: House No.:0, Colony: PANKHA , Area: JHOTWARA, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN



Signature



Signature

202401017011231

उप पंजीयक, JAIPUR-11

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



Presentation Endorsement

Print Date: 6/25/2024 1:16:14 PM

आज दिनांक 25 माह 06 सन् 2024 को 12:31 PM बजे
श्री/श्रीमती/सुश्री MS PURE AWAS DEVELOPERS LLP ITS
AUTHORIZED SIGNATORY ASHISH KUMAR SHARMA पुत्र/पुत्री/पत्नि
श्री KAILASH KUMAR SHARMA
उम्र 27 वर्ष, जाति 0-BRAHMAN, व्यवसाय Other
निवासी House No.:526 FIFTH FLOOR, Colony: BPTP PARK, Area:
PARK CENTRA SECTOR-30, City: GURGAON, Pin code: 122001,
District: GURGAON, State: HARYANA
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202401017011231

हस्ताक्षर 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

Fees Receipt Endorsement

Print Date: 6/25/2024 1:16:14 PM

रसीद नं.	202402017014711
दिनांक	25-06-2024
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

202401017011231

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 91051322 ₹ 1150

उप पंजीयक, JAIPUR-III