

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

Fee Receipt

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

Print Date : 22-07-2024 3:59 PM

Fee Receipt No	: 202402017017320	Receipt Date	: 22/07/2024
Name	: NEHA SHINDE	Document S. No.	: 202401017013223
Address	: 10-63 , BASWA MARG, JAIPUR, ZAHEERABAD, MEDAK ,TELANGANA ,MEDAK		
Document Type	: Supplement or Deed/Correction Deed		
Face Value	: ₹ 0	Evaluated Value	: ₹ 616028
Ord-Registration Fee	: ₹ 20	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 30	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
Site Inspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1150
		Total Amount	: ₹ 1150

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 92260268 ₹ 1150

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR





e-Challan

Registration and Stamps department
Government of Rajasthan

CRN: 0092260268



Payment Date: 22/07/2024 15:24:18

Office: 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 संरक्षण हेतु अधिभार	50.00
4	0030-02-103-01-00-दस्तावेजों पर स्टाम्प शुल्क लगाना	500.00
5	0030-02-800-01-00-अन्य प्राप्तियां	300.00
6	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	200.00

0.00

1150.00

One Thousand One Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: NEHA SHINDE

Pin/Act.No./VehicleNo./Taxid Supplementary
Deed/Correction Deed

Pan No.(If Applicable):

City(Pincode): TELANGANA(502220)

Address:10-63, BASWA NAGAR COLONY, ZAHEERABAD, MEDAK,
TELANGANA

Remarks:STAMP DUTY, REGISTRATION FEES, AND CSI
FEES OF Supplementary Deed/Correction Deed OF UNIT
NO. 132 FIRST FLOOR, IN KH. NO. 475/2,
SHUBHASHRAY VATIKA, VILLAGE VATIKA, TEHSIL
SANGANER, JAIPUR

Payment Details:

Challan No. - 0

Bank:

UPI

Bank CIN No:

CNRB9226026822072024

Date:

22/07/2024 15:24:18

Reference No:

IK20240722080644

Computer generated copy on : 22/07/2024

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

For PURE ANAS DEVELOPERS LLP

Auth. Signatory

Neelashree



Scanned with OKEN Scanner



(1)



CORRECTION DEED

This Correction Deed ("the Deed"), is executed on 22/07/2024


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.

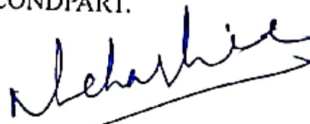
AND

Ms. Neha Shinde, D/o-Raju Shinde, R/O-10-63, Baswa Nagar Colony VTC-Zahirabad, PO- Zaheerabad, Sub District Zahirabad, District, Medak, State Telangana, Pin Code-502220. AADHAAR NO-6153 2730 3878. PAN NO-AYLPN9588R. 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.

For PURE AWAS DEVELOPERS LLP


Auth. Signatory


Sub Registrar
Jaipur-III







(2)

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 21-03-2024, Document as registered No. 202403017104794, Book No. 1, Volume No. 1078, Page No. 37, and additional Book No. 1, Volume No. 4335, Page No. 81-196, 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. Thercital 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:

For PURE ANAS DEVELOPERS LLP

(Signature)
Auth. Signatory

(Signature)





(3)



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 reads as

"The Allottee has applied for a Unit in the Project vide application for provisional allotment Date _____ and has been allotted Unit no. 132 having carpet area of 467.05 square feet, type 2BHK Large First 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 04-May-2024. The Allottee has been allocated Unit no. 132 which is a 2 BHK on the First floor with a carpet area of 470.39 square feet as per the RERA Act and 435.21 square feet, as per CMJAY. It is the Large First 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 56 of the Agreement which currently reads as

"Allotted apartment no. 132 having carpet area of 467.05 square feet, type 2BHK Large on First floor in "

is hereby corrected to read as follows:

"Allotted apartment no. 132 having carpet area 470.39 square feet as per the RERA Act, and 435.21 square feet as per CMJAY is the Large First floor type, Unit no. 132. This allocation includes a pro-rata share in the common areas."

7. The attachment in Schedule 2 on page 53 of the Agreement shall be replaced with the following attachment:
LAYOUT PLAN OF THE COMPLEX

For PURE AMAS DEVELOPERS LLP


Auth. Signatory





(4)



8. The attachment in **Schedule 3** on page 55 of the Agreement shall be replaced with the following attachment:

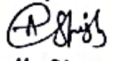
The details of the Floor Plan of the Apartment No. 132 and for tower block of project

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.

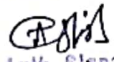
SIGNED, SEALED AND DELIVERED by The within-named Promoter

PURE ANAS DEVELOPERS LLP


Auth. Signatory

Authorised Signatory

PURE ANAS DEVELOPERS LLP



Auth. Signatory

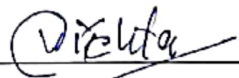
SIGNED, SEALED AND DELIVERED by By the within named ALLOTTEE/s,



Applicant (Ms. Neha Shinde)

In the presence of:

1. Signature 
Name _____
Address _____

2. Signature 
Name _____
Address _____





Schedule 2
(Layout Plan)



Auth. Signatory

Sub Registrar
Bihar III

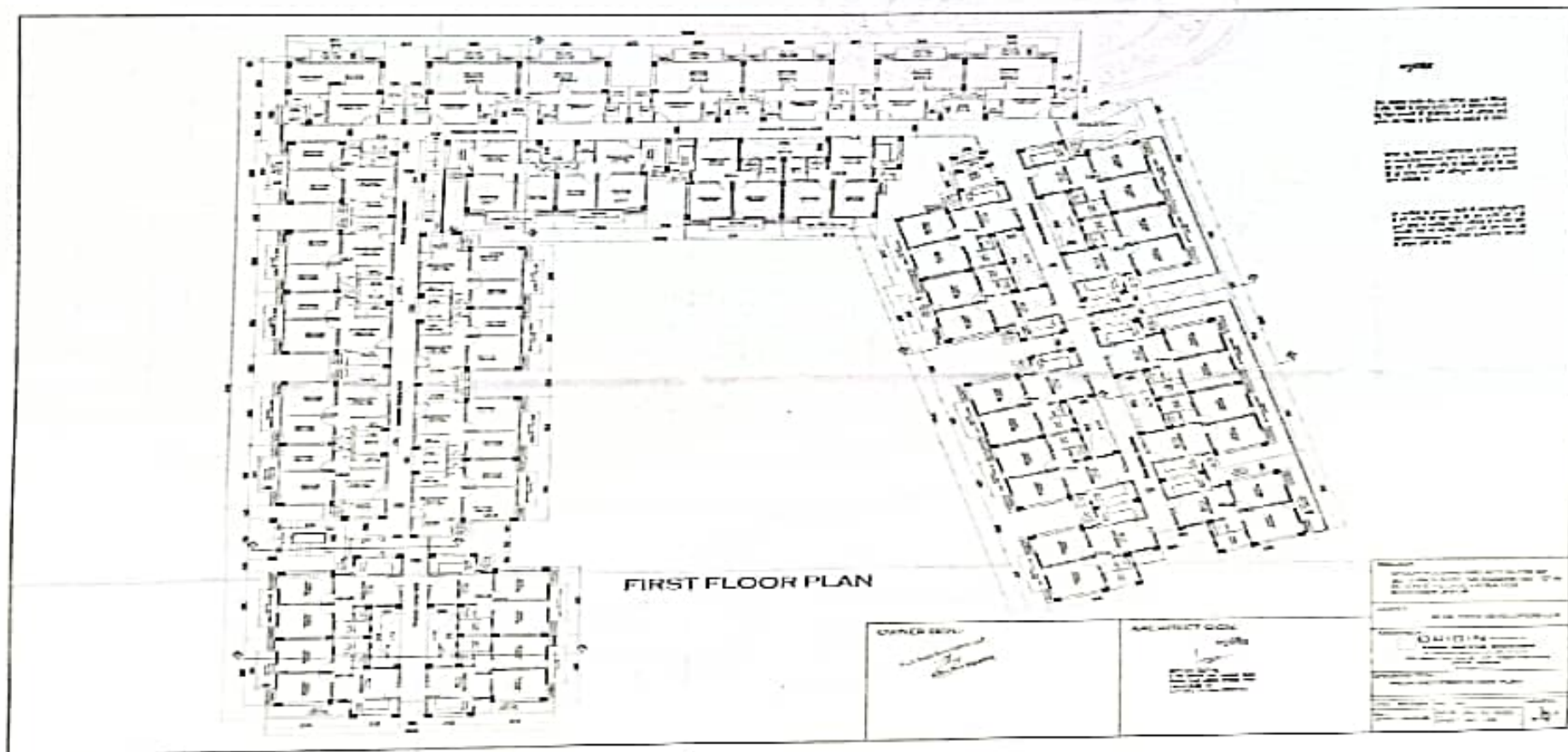
Abraham Lincoln



(G)

Schedule 3

The details of Floor plan of the Apartment No-132 and for tower/ block of the Project



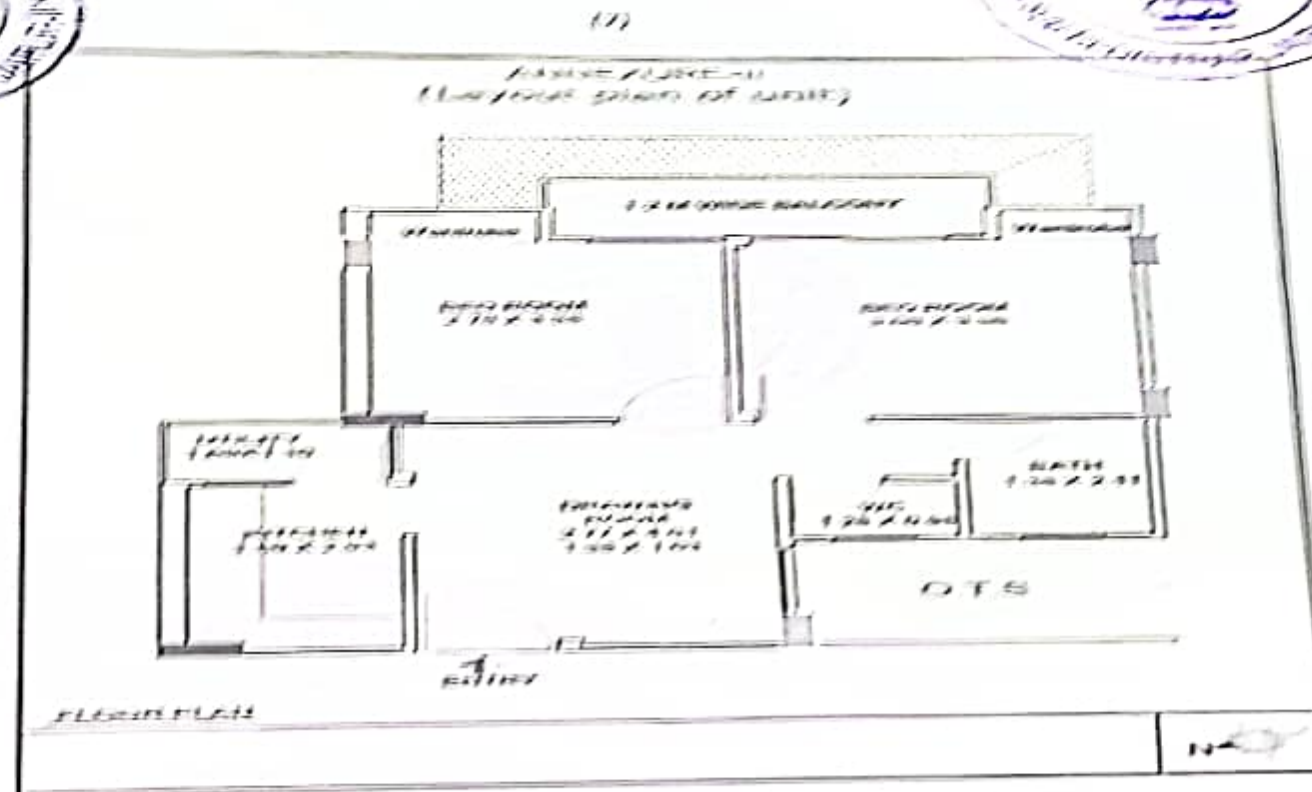
Pure Area Developers LLP

[Signature]
Auth. Signatory

Sub Registrar
Jaipur-III

[Signature]





FOR FUTURE WORK DEVELOPERS LLP
(Signature)
Auth. Signatory

(Signature)





Presentation Endorsement

Print Date: 7/22/2024 5:38:57 PM

आज दिनांक 22 माह 07 सन् 2024 को 03:45 PM बजे
श्री/श्रीमती/सुश्री PURE AWAS DEVELOPERS LLP THROUGH ITS
AUTHORISED SIGNATORY ASHISH KUMAR SHARMA पुत्र/पुत्री/पति
श्री KAILASH KUMAR SHARMA
उम्र 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
202401017013223

हस्ताक्षर उप पंजीयक
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: 7/22/2024 5:38:57 PM

रसीद नं.	202402017017320
दिनांक	22-07-2024
पंजीयन शुल्क ₹	200
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
गौका निरीक्षण शुल्क ₹	0
कुल योग	1150

202401017013223

उप पंजीयक
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

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 92260268 ₹ 1150



Endorsement of Execution

Print Date: 7/22/2024 5:38:57 PM






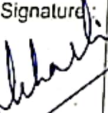
अनु क्र. पक्षकारों का नाम व पता

छायाचित्र

अंगूठा

पक्षकारों का प्रकार

- 1 श्री/श्रीमती/शुश्री PURE AWAS DEVELOPERS LLP
THROUGH ITS AUTHORISED SIGNATORY ASHISH
KUMAR SHARMA, पुत्र/पुत्री/पति श्री KAILASH KUMAR
SHARMA, व्यवसाय Business जति 8 BRAHMAN
House No.:526, 5th FLOOR, CAHILL PARK
CENTRA, SECTOR-30, AREA BURGASON, HARYANA,
City: HARYANA, Pin code: 122001, District: GURGAON,
State: HARYANA
- 2 श्री/श्रीमती/शुश्री NEHA SHINDE, पुत्र/पुत्री/पति श्री RAJU
SHINDE, व्यवसाय व्यवसाय जति 0 SHINDU
House No.:10-63, Colony: BASWA NAGAR COLONY,
ZAHEERABAD, MEDAK, Area: TELANGANA, City:
TELANGANA, Pin code: 502201, District: MEDAK, State:
ANDHRA PRADESH

		Executant Age : 27 Signature : 
		Claimant Age : 31 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 मुन 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।

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






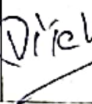
अनु क्र. गवाहों का नाम व पता

छायाचित्र

अंगूठा

हस्ताक्षर

- 1 Name: श्री/श्रीमती/शुश्री M P SHARMA, पुत्र/पुत्री/पति श्री J P
SHARMA जति BRAHMAN
Age: 46
Add: House No.:0, Colony: JHOTWARA, Area: JAIPUR,
City: JAIPUR, Pin code: 302012, District: JAIPUR, State:
RAJASTHAN
- 2 Name: श्री/श्रीमती/शुश्री VINAY MEHTA, पुत्र/पुत्री/पति श्री VINOD
MEHTA जति HINDU
Age: 32
Add: House No.:6MB/27, Colony: INDIRA GANDHI
NAGAR, Area: JAGATPURA, JAIPUR, City: JAIPUR, Pin
code: 302017, District: JAIPUR, State: RAJASTHAN

		Signature : 
		Signature : 

202401017013223

उप पंजीयक

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



Under 54 Endorsement

Print Date: 7/24/2024 1:26:28 PM

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 616028 मानते हुए इस पर देय कमी मुद्रांक राशि रु 500 पर कमी पंजीयन शुल्क रु 200, सरचार्ज राशि 150 कुल रु 850 रसीद संख्या 202402017017320 दिनांक 22-07-2024 में जमा किये गये हैं।

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

202401017013223

उप पंजीयक,

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

Registration Endorsement

Print Date: 7/24/2024 1:26:28 PM

आज दिनांक 24/07/2024 को
पुस्तक संख्या 1 जिल्द संख्या 1112 में
पृष्ठ संख्या 132 क्रम संख्या 202403017111680 पर पंजीवद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4473 के
पृष्ठ संख्या 1 में 18 पर चम्पा किया गया।

202401017013223

उप पंजीयक, JAIPUR

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

Registration Endorsement

Print Date: 7/24/2024 1:26:46 PM

आज दिनांक 24/07/2024 को
पुस्तक संख्या 1 जिल्द संख्या 111
पृष्ठ संख्या 132 ग्राम संख्या 20240101711185 के पंजीयन किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4473 के पंजीयन
पृष्ठ संख्या 1 से 18 पर किया गया।

202401017013223

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



उप पंजीयन Sub Registrar

Page III