

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

**Fee Receipt**

Appendix I-Form No. 9 (Rule 75 & 131)      Print Date : 20-01-2025 12:41 PM

Fee Receipt No	: 202502190001212	Receipt Date	: 20/01/2025
Name	: JAY VIPUL SHAH,	Document S. No.	: 202501190000957
Address	: 34 ,SHARDA ENCLAVE, ,JAIPUR ,JAIPUR		
Document Type	: Supplementary Deed/Correction Deed		
Face Value	: ₹ 0	Evaluated Value	: ₹ 669348
Ord-Registration Fee	: ₹ 200	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 200	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 150	Stamp Duty	: ₹ 500
Penalty	: ₹	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 99659468 ₹ 1150

Signature of presenter or applicant for  
copy or Search certificate

Cashier

Signature of recipient  
and date of return receipt

2  
SUB-REGISTRAR  
जायपुर



ਪੰਜਾਬੀ  
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ਪੰਜ



# e-Challan

Registration and Stamps department  
Government of Rajasthan

GRN: 0099659468



Payment Date: 20/01/2025 10:45:25

Office Name: Sub Registrar X 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

Commission(-):

0.00

Total/NetAmount:

1150.00

One Thousand One Hundred Fifty Rupees and Zero Paise Only

## Payee Details:

Full Name: JAY VIPUL SHAH

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): JAIPUR(302006)

Address:U NO. 219, SECOND FLOOR, SHUBHASHRAY VATIKA K  
NO. 475/2, VATIKA,  
SANGANER, JAIPUR

Remarks:

## Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN9965946820012025

Date: 20/01/2025 10:45:25

Reference No: IK0DBYJIG2

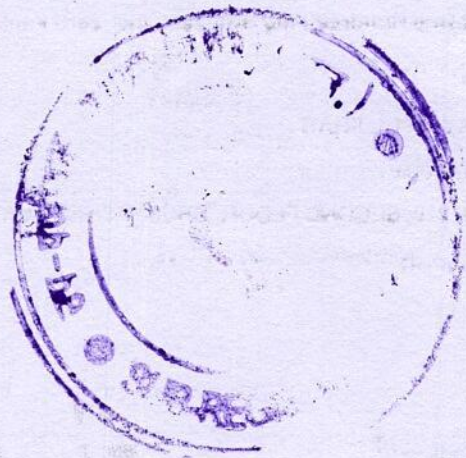
Computer generated copy on : 20/01/2025

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

For PURE AWAS DEVELOPERS LLP

Auth. Signatory





FOR PURE AND DEVELOPERS LLP

With Signatory





### CORRECTION DEED

This Correction Deed ("the Deed"), is executed on 20-01-2025

**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 Ashish 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. Jay Vipul Shah, C/o- Vipul M Shah, H. No-34 Sharda Enclave, Bhadhala Farm Road, Near Pooja Haveli, Hotel, Mohanpura Hajiwala, Muhana, Jaipur, Rajasthan-302029. AADHAAR NO-2360 7468 1280. PAN NO JCZPS6235P.** 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 SECONDPART.

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

### **WHEREAS:**

The Parties entered into an Agreement for Sale ("**the Agreement**") dated **08-12-2023**, registered as Document No. **202301017023990**, Book No. **1**, Volume No. **1047**, Page No. **193**, and additional Book No. **1**, Volume No. **4214**, Page No. **237-350**, in the Office of the Sub-Registrar, Jaipur III.

Promoter/Developer

Allottee

**For PURE AWAS DEVELOPERS LLP**

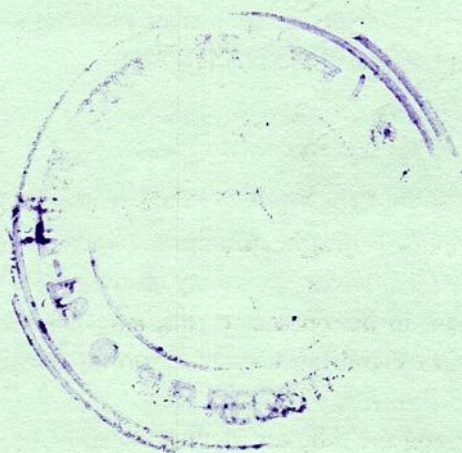
**Auth. Signatory**

**उप पंजीयक  
जायपुर दसम**





25-1-50



FOR PURE AWAS DEVELOPERS LTD.

With Director

आवास विकास  
एक्सचेंज कंट्रोल



- A. The Agreement contains clerical errors that the Parties intend to rectify through this Deed.  
 B. 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 "Jaipur Vatika" in the original Agreement, wherever it appears, is hereby corrected to read as "Shubhashray Vatika" to maintain consistency throughout the document.
3. The recital 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 purchased by the Promoter 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 15-03-2023 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 T on page 4 of the Agreement, which currently reads as

- A. " The Allottee has applied for a Unit in the Project vide application for provisional allotment Date 20-Feb-2024 and has been allotted Unit no. 219 having carpet area of 332.07 square feet, type 1 BHK + Study Second 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 defied 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

Promoter/Developer

Allottee

For PURE AWAS DEVELOPERS LLP  
  
 Auth. Signatory

Jay V Shch







**Presentation Endorsement**

Print Date:1/20/2025 12:44:16 PM

आज दिनांक 20 माह 01 सन् 2025 को 12:41 PM बजे  
श्री/श्रीमती/सुश्री ASHISH KUMAR SHARMA AS AUTH SIGN OF PURE  
AWAS DEVELOERS LLP पुत्र/पुत्री/पत्नि श्री KAILASH KUMAR SHARMA  
उम्र 28 वर्ष, जाति 0-HINDU , व्यवसाय Other  
निवासी House No.:526, Colony: 5TH FLOOR, Area: TOWER-A, PARK  
CENTRA, SECTOR-30, GURGAON , City: HARYANA, Pin code:  
122001, District: GURGAON, State: HARYANA  
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

  
हस्ताक्षर प्रस्तुतकर्ता  
202501190000957

  
हस्ताक्षर उप पंजीयक,  
JAIPUR-X

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:1/20/2025 12:44:16 PM


रसीद नं.	202502190001212
दिनांक	20-01-2025
पंजीयन शुल्क ₹	200
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरंचार्ज शुल्क ₹	150
मौका निरीक्षण शुल्क ₹	0
कुल योग	1150

202501190000957

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 99659468 ₹ 1150

  
उप पंजीयक, JAIPUR-X  
हस्ताक्षर उप पंजीयक,  
जायपुर





annexed hereto and marked as **Schedule-3**. Note: Garage includes covered carparking/ basement car parking/stilt car parking."

is hereby corrected to read as follows:

"The Allottee has applied for a Unit in the Project & we allotted the same through provisional allotment dated **12-08-2023**. The Allottee has been allotted Unit no. **219** which is a **1 BHK+ study** on the **Second floor** with a carpet area of **332.07** square feet as per the RERA Act and **317.28** square feet, as per CMJAY. This allotment 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 **55** of the Agreement which currently reads as

"Allotted apartment no. **219** having carpet area of **332.07** square feet, type **1BHK + Study on Second Floor**"

is hereby corrected to read as follows:

"Allotted Unit no. **219** which is **1 BHK+study** type on **Second floor** having carpet area **332.07** square feet as per the RERA Act, and **317.28** square feet as per CMJAY. This allotment 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:

The details of the Floor Plan of the Unit No. **219** 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

Authorised Signatory

**For PURE AWAS DEVELOPERS LLP**

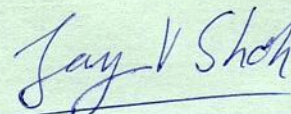


**Auth. Signatory**

**(Ashish Kumar Sharma)**

Promoter/Developer

Allottee













## Endorsement of Execution

Print Date: 1/20/2025 12:44:16 PM

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री ASHISH KUMAR SHARMA AS AUTH SIGN OF PURE AWAS DEVELOERS LLP, पुत्र/पुत्री/पत्नि श्री KAILASH KUMAR SHARMA, व्यवसाय Otherजाति 0-HINDU. House No.:526, Colony: 5TH FLOOR, Area: TOWER-A, PARK CENTRA, SECTOR-30, GURGAON, City: HARYANA, Pin code: 122001, District: GURGAON, State: HARYANA			Executant Age : 28 Signature : 
2	श्री/श्रीमती/सुश्री JAY VIPUL SHAH, पुत्र/पुत्री/पत्नि श्री VIPUL M SHAH, व्यवसाय Otherजाति 0-HINDU House No.:34, Colony: SHARDA ENCLAVE, , Area: BHADALA FARM ROAD, PUJA HAVELI KE PAAS, MOHANPURA, HAJNIWALA, MUAHANA, SANGANER BAZAR, , City: JAIPUR, Pin code: 302029, District: JAIPUR, State: RAJASTHAN			Claimant Age : 26 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।

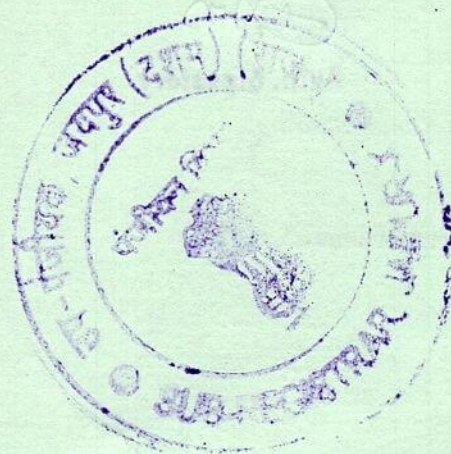
उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री RAKESH JAT, पुत्र/पुत्री/पत्नि श्री JAGDISH JAT जाति HINDU Age: 24 Add: House No.:00, Colony: CHATRPURA, Area: CHATARPURA, AMER ROAD, City: JAIPUR, Pin code: 302002, District: JAIPUR, State: RAJASTHAN			Signature 
2	Name: श्री/श्रीमती/सुश्री ASHUTOSH V SHAH, पुत्र/पुत्री/पत्नि श्री VIPUL M SHAH जाति HINDU Age: 29 Add: House No.:34, Colony: SHARDA ENCLAVE,, Area: BHADALA FARM ROAD, NEAR POOJA HAVELI HOTEL, MOHANPURA, HAJIWALA, MUAHANA, City: JAIPUR, Pin code: 302029, District: JAIPUR, State: RAJASTHAN			Signature 

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उप पंजीयक JAIPUR-X

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






SIGNED, SEALED AND DELIVERED by

By the within named ALLOTTEE/s,



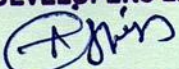
(Mr. Jay Vipul Shah)

In the presence of:

1. Signature   
 Name \_\_\_\_\_  
 Address \_\_\_\_\_
2. Signature Ashutosh V. Shah  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_

Promoter/Developer

For PURE AWAS DEVELOPERS LLP

  
 Auth. Signatory

Allottee







Registration Endorsement

Print Date: 1/21/2025 9:57:40 AM

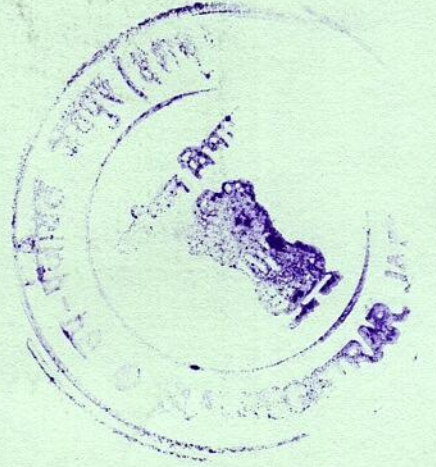
आज दिनांक 20/01/2025 को  
पुस्तक संख्या 1 जिल्द संख्या 494 में  
पृष्ठ संख्या 24 क्रम संख्या 202503190100846 पर पंजीवद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1973 के  
पृष्ठ संख्या 444 से 456 पर चस्पा किया गया।

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

उप पंजीयक, JAIPUR-X

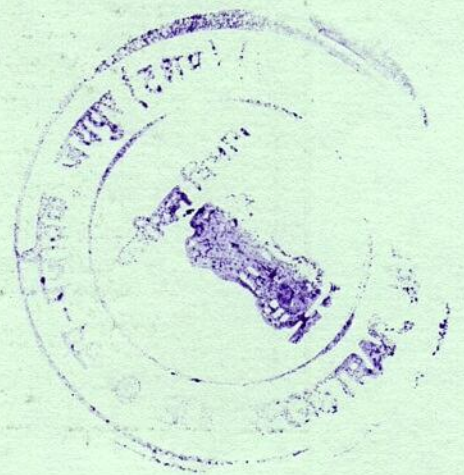
उप पंजीयक  
जयपुर दसम











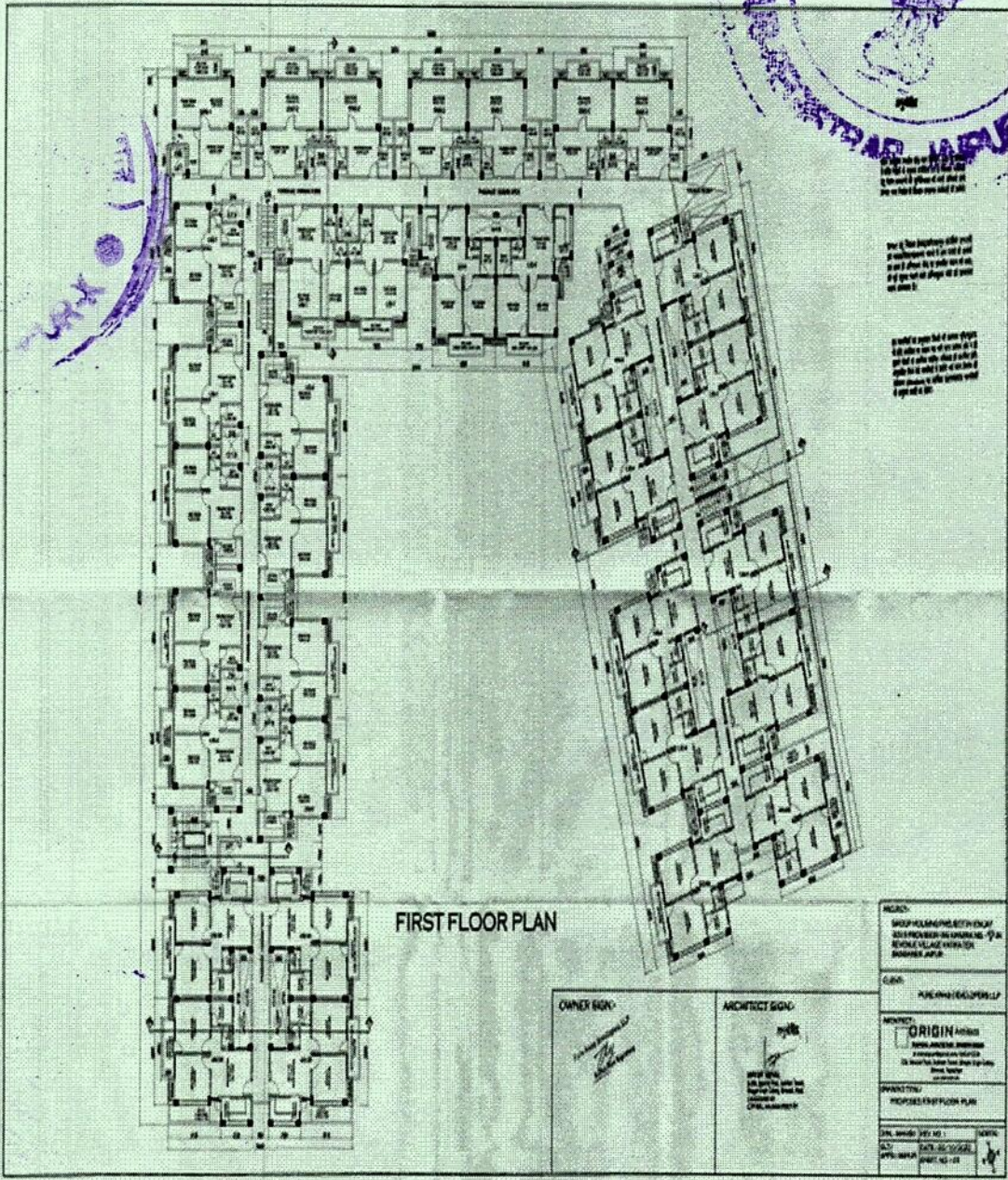
FOR PURCHASE DEVELOPMENT  
Auth. Agency

संस्कृत विभाग  
संस्कृत विभाग



SCHEDULE 3

The details of Floor plan of the Apartment No-219 and for tower/ block of the Project



Promoter/Developer

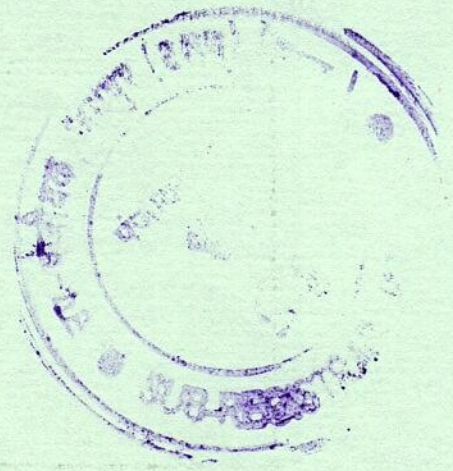
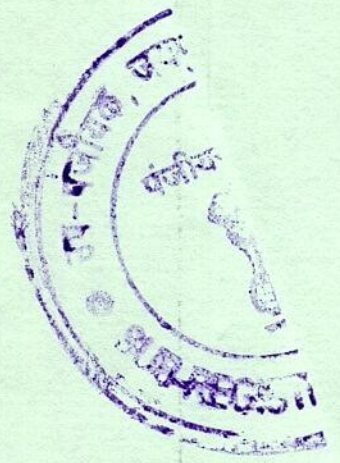
Allottee

For PURE AWAS DEVELOPERS LLP  
  
Auth. Signatory



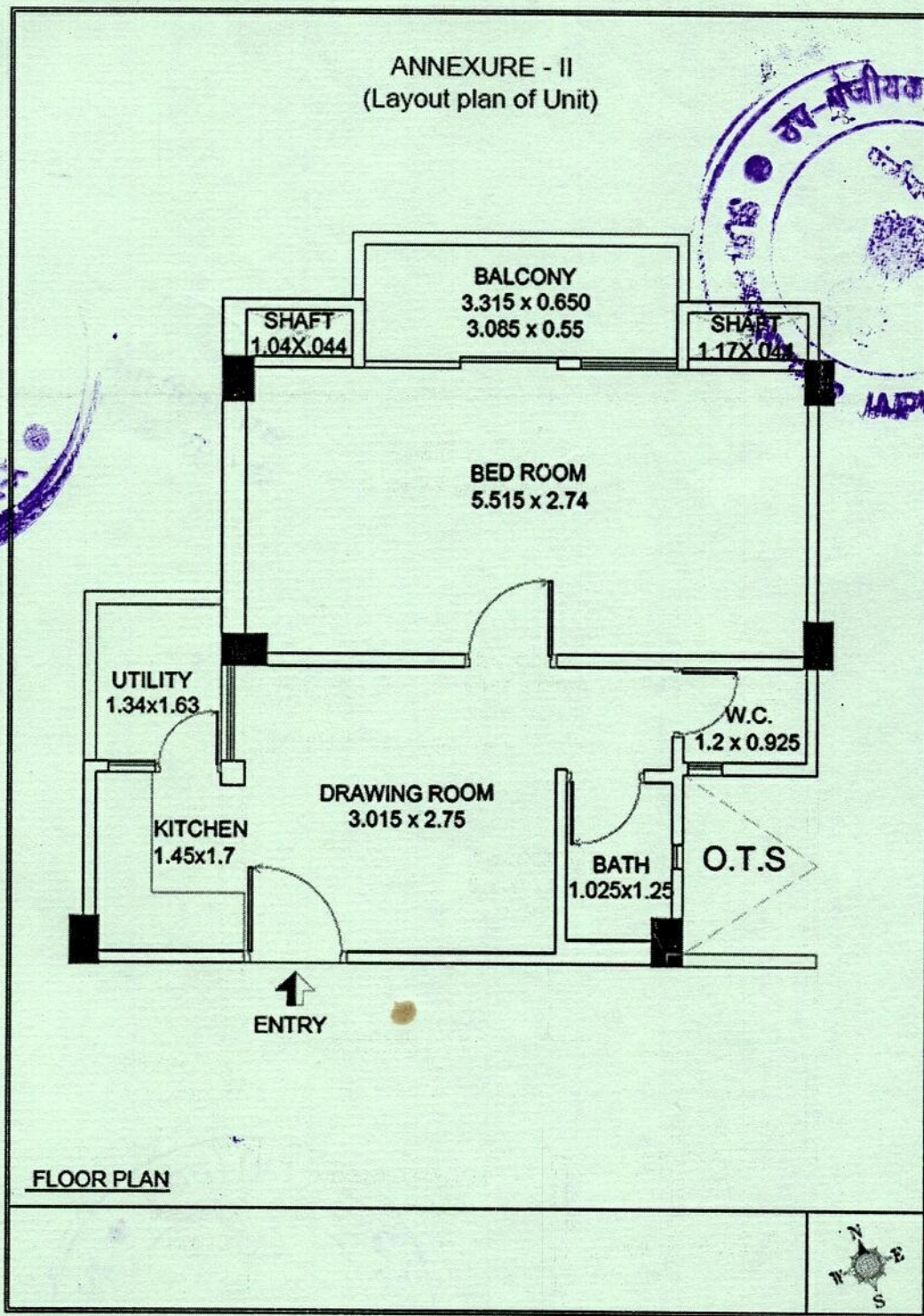
2  
जय राजीव  
जयपुर दसम





For PURE AWARE DEVELOPMENT  
Kash. Gyaneshwari





Promoter/Developer

Allottee

For PURE AWAS DEVELOPERS LLP

*[Signature]*  
Auth. Signatory

*[Signature]*  
*[Fingerprint]*



Registration Endorsement

Print Date: 1/21/2025 9:57:40 AM

आज दिनांक 20/01/2025 को  
पुस्तक संख्या 1 जिल्द संख्या 494 में  
पृष्ठ संख्या 24 क्रम संख्या 202503190100846 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1973 के  
पृष्ठ संख्या 444 से 456 पर चस्पा किया गया।

202501190000957

उप पंजीयक, JAIPUR-X

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

