Eu-A/9
101

# e-Challan

## Registration and Stamps department

Government of Rajasthan

GRN: **0066946026** Payment Date: **27/09/2022 12:42:01**

Office Name: **SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR**

Location: JAIPUR (SECTT.)

Period: 01/04/2022-To-31/03/2023

| S.No | Purpose/Budget Head Name | Amount (₹) |
|---|---|---|
| 1 | 0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति | 23986.00 |
| 2 | 0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार | 199.00 |
| 3 | 0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार | 199.00 |
| 4 | 0030-03-800-01-00-अन्य प्राप्तियां | 300.00 |
| 5 | 0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार | 199.00 |
| 6 | 0030-02-103-01-00-दस्तावेजो के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय | 1993.00 |
| | Commision(-): | 0.00 |
| | Total/NetAmount: | 26876.00 |

**Twenty Six Thousand Eight Hundred Seventy Six Rupees and Zero Paise Only**

| **Payee Details:** | |
|---|---|
| Full Name: **AMIT KUMAR MAHESHWARI** | Tin/Actt.No./VehicleNo./Taxid : |
| Pan No.(If Applicable): | City(Pincode): Jaipur(302016) |
| Address:NA | Remarks:SALE DEED OF COMMERCIAL UNIT SHOP NO S-05 AVANI HOMES K NO 356 TO 358, 370/1 VIL BILWA TEH SANGANER JAIPUR |

| **Payment Details:** | | Challan No. - | 0 |
|---|---|---|---|
| Bank: | State Bank Of India | Bank CIN No: | SBIN0694602627092022 |
| Date: | 27/09/2022 12:42:01 | Refrence No: | IK0BXDCQB3 |

*Computer generated copy on :* *27/09/2022* *Courtsy :* *https://Egras.rajasthan.gov.in*

Internal



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

## Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 27-09-2022 2:28 PM

| | | | | | |
|---|---|---|---|---|---|
| Fee Receipt No | : | 202202018008936 | Receipt Date | : | 27/09/2022 |
| Name | : | MR AMIT KUMAR MAHESHWARI, | Document S. No. | : | 202201018008147 |
| Address | : | S-2 ,PLOT NO. 41, ARJUN NAGAR SOUTH, ARJUN NAGAR PHATAK, ARJUN NAGAR ,JAIPUR ,JAIPUR | | | |
| Document Type | : | Sale Deed | | | |
| Face Value | : | ₹ 2398565 | Evaluated Value | : | ₹ 667384 |

| | | | | | |
|---|---|---|---|---|---|
| Ord-Registration Fee | : | ₹ 23986 | Fee for Memorandum Us_64_67 | : | ₹ |
| CSI | : | ₹ 300 | Certified copying fees Us_57 | : | ₹ 0 |
| Stamp (Memorandum) | : | ₹ | Reg (memorandum) | : | ₹ |
| Surcharge | : | ₹ 3597 | Stamp Duty | : | ₹ 11993 |
| Penalty | : | ₹ 0 | Inspection fee | : | ₹ 0 |
| Us_25_34 | : | ₹ 0 | Commission | : | ₹ 0 |
| Custody | : | ₹ | Others | : | ₹ 0 |
| | | | **Cash Amount Received** | : | **₹ 0** |
| | | | **Other than Cash** | : | **₹ 39876** |
| | | | **Total Amount** | : | **₹ 39876** |

**Mode of Payment (#Mode Number Amount #)**

# Stamp B058106 ₹ 13000 # e-Gras Challan 66946026 ₹ 26876

***Rebate U/S 9(1)** : **₹ 131922**

Signature of presenter or applicant for copy or Search certificate

Signature of recipient and date of return receipt

Cashier

Internal

SUB-REGISTRAR

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग



Internal

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN

B 058106

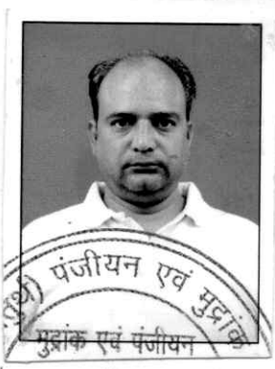
B 058106

05 AUG 2022

5

नॉन ज्यूडिशियल





पंजीयन एवं मुद्रांक विभाग

मुद्रांक एवं पंजीयन

जयपुर

**DEED OF SALE**

This Deed of Sale (**"Deed"**) is drawn and executed at **Jaipur** on this **Tuesday of 27th September, 2022.**

**by and between**

**M/S REAL REVOLUTION DEVELOPERS PVT. LTD.** having its principal place of business at B-32, Mahesh Nagar, Jaipur and its PAN is AADCR8318J, represented by its Director **Mr. Vijay Singh Chouhan** S/o Shri Laxmi Narain Singh aged about 46 yrs (Aadhar No **4946 4438 7553**) 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**

**SHRI KAMLESH KUMAR SAIWALIA** S/o Shri Pooran Mal Saiwalia R/o Plot No. 109, Shanti Nagar, Gurjar Ki Thadi, New Sanganer Road, Jaipur aged 39 years holding PAN bearing No. BFSPS5038A, (Aadhar No **7898 2182 6184**) hereinafter being referred to as the "Owner" 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 SECOND PART.

Director
Real Revolution Developers Pvt Ltd

Signature of Owner

Signature of Allottee

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Internal

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क्र.स. 4959 दिनांक 27 SEP 2022

नाम अमित कुमार महेश्वरी

पिता का नाम डा. आर. के. महेश्वरी

निवासी 41 अर्जुननगर सांगानेर, कालोनी, जयपुर (राज.)

स्टाम्प कीमती 10000/- रुपये वि. पत्र

Ajain

अजय कुमार जैन

स्टाम्प विक्रेता

ला.नं. 15/11

बी-8, भव्य टॉवर, कबीर मार्ग

बनीपार्क, जयपुर 27 SEP 2022

राजस्थान ... के अन्तर्गत ... अधिभार

आधारभूत ... 1000

... हेतु / भावी ... के निष्पादन हेतु ... 2000

कुल योग ... 3000

Ajain

हस्ताक्षर स्टाम्प विक्रेता

अजय कुमार जैन ला. नं 15/11

Internal

AND

Mr. **Amit Kumar Maheshwari** Son of **R K Maheshwari** aged about 43 years, **R/o S-2, Plot no. 41, Arjun Nagar South, Arjun Nagar Phatak, Arjun Nagar, Lal Kothi, Gandhi Nagar, Jaipur - 302015. (Aadhar No** 2138 9387 9177**) (PAN** AZTPM3415F**),**

hereinafter called the **"Purchaser"** (which expression shall, unless it be repugnant to the context or meaning thereof mean and include, his/her/their respective heirs, executors and administrators and permitted assigns) of the Third Part.

**DEFINITIONS**

In this sale deed, the following expression 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 Unit/ Flat. It shall include area encompassed within the walls of Unit 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) "Maintenance Society or Resident Welfare association (RWA)" 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;

(d) "Common Area" mean the common portions comprised in the building only and more specifically described in the schedule V;

(e) "Planning Area" means a planning area or a development area as specified under the master plan;

(f) "Project Land" means any piece, parcel or parcels of land on which the project is developed and constructed by a promoter; and

(g) "Regulation" means the Regulation made under the Act;

(h) "Rules" means the Rajasthan Real Estate (Regulation and Development) Rules, 2017;

(i) "Schedule" means the Schedule attached to this Sale deed; and

(j) "Section" means the section of the Real estate (Regulation and Development) Act, 2016.

(k) "Carpet area" means the net usable floor area of an unit excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Unit. Also provided in the Chief Minister Jan Awas Yojna 2015 as the area enclosed within the walls, actual area to lay the carpet. This area does not include the thickness of the inner walls

(l) "Super Built up Area" (As provided in Chief Minister Jan Awas Yojna 2015):- Super Built up area of the flat shall be calculated including area of rooms, kitchen, 50% area of balcony/verandahs, toilet, walls & proportionate common area.

**TITLE REPRESENTATION**

**WHEREAS** the Owner is in lawful possession of the land bearing Khasra No. 356, 357, 358, 370/1, Village Bilwa, Tehsil Sanganer, Jaipur, Rajasthan (Hereinafter referred to as 'Land' and more fully described in the **Schedule-I**).

The Owner has the legal title to the land with legally valid documents and is lawful owner of the land. A lease deed no. 1208 dated 18.08.2017 was issued by Jaipur Development Authority in favour of the Owner for affordable residential plot. The said Lease Deed dated 18.08.2017 was registered in the office of Sub-Registrar Jaipur-II, dated 24.08.2017 in its Book no 1 Volume no. 1097 at page no 140 bearing serial no 201703016108506 and an additional copy of the same was also pasted in its additional Book no 1 Volume no. 4375 page no. 563 to 574.

WHEREAS the Party of the Second Part (Promoter) had entered into a Development Agreement on 12/12/2017 with the Party of the First Part i.e. the Owner to construct a residential complex at the said land, the Development Agreement is registered with sub registrar Jaipur-IV on 12/12/2017 in its Book No. 01, Vol No. 424 Page No. 134 bearing serial No.

Director
Real Revolution Developers Pvt Ltd

Signature of Owner

Signature of Allottee

Internal

**Presentation Endorsement**

आज दिनांक 27 माह 09 सन् 2022 को 02:21 PM बजे
श्री/श्रीमती/सुश्री VIJAY SINGH CHOUHAN AS DIRECTOR MS REAL REVOLUTION DEVELOPERS PVT LTD पुत्र/पुत्री/पत्नि श्री SHRI LAXMI NARAIN
उम्र 46 वर्ष, जाति 0-RAJPUT , व्यवसाय Other
निवासी House No.:B-32, Colony: MAHESH NAGAR, Area: JAIPUR, City: JAIPUR, Pin code: 302015, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202201018008147

हस्ताक्षर उप पंजीयक,
JAIPUR-IV

Sale deed issued/executed under the Chief Minister Jan AwasYojna - 2015 or Prime Minister AwasYojana for dwelling units for Economically Weaker Secion(EWS).

**Fees Receipt Endorsement**

| | |
|---|---|
| रसीद नं. | 202202018008936 |
| दिनांक | 27-09-2022 |
| पंजीयन शुल्क ₹ | 23986 |
| प्रतिलिपि शुल्क ₹ | 0 |
| पृष्ठांकन शुल्क ₹ | 300 |
| अन्य शुल्क ₹ | 0 |
| कमी स्टाम्प शुल्क ₹ | 11993 |
| कमी सरचार्ज शुल्क ₹ | 3597 |
| कुल योग | 39876 |

202201018008147

उप पंजीयक, JAIPUR-IV

Sale deed issued/executed under the Chief Minister Jan AwasYojna - 2015 or Prime Minister AwasYojana for dwelling units for Economically Weaker Secion(EWS).

**Mode of Payment (#Mode Number Amount #)**

e-Gras Challan 66946026 ₹ 26876 #
Stamp B058106 ₹ 13000

**Endorsement of Execution**

201703018103834 and an additional copy of the same is pasted in Book no 01 Volume no. 1696 at page no. 346 to 370 rights to develop a residential project on the said land and further sale the flats/units/apartment/space falling in his share were vested in favor of the Promoter herein subject to terms and conditions of the said development agreement dated 12/12/2017.

For better understanding a site plan showing the said plot is annexed herewith as **Annexure-1** with this sale deed, which shall form an integral part of this deed. The boundaries of the said plot are more explicitly described in Schedule-I and are also given hereunder: -

In North - **24 Mtr Road**
In South - **Other Land**
In East - **Vijay Vargiya Farm House**
In West - **Other Land**

**WHEREAS** the BPC (B.P.) of the Jaipur Development Authority in its meeting no. 197 and 198 dated 23/10/2017 and 3/11/2017 respectively, has approved the building plans for a height of 15 mtrs. (Ground floor plus 4 stories) and has also released the construction permission vide its letter no. ज.वि.प्रा./स.स./बी.पी.सी.(बी.पी.)/2017/डी–2681 dated 5/12/2017. The promoter has submitted revised building plan and The BPC (B.P.) of the Jaipur Development Authority in its meeting no. 201 dated 21/02/2018 has approved revised building plans for a height of 15 mtrs. (Ground floor plus 4 stories) and has also released the construction permission vide its letter no. ज.वि.प्रा./स.स./बी.पी.सी.(बी.पी.)/2018/डी–479 dated 14/03/2018. The promoter has further submitted revised building plan and The BPC (B.P.) of the Jaipur Development Authority in its meeting no. 213 dated 17/05/2019 has approved revised building plans for a height of 27 mtrs. (Ground floor plus 8 Floors) and has also released the construction permission vide its letter no. ज.वि.प्रा./अति. मु. न. नि/बी.पी.सी.(बी.पी.)/2019/डी–925 dated 14/06/2019.

**THAT** in furtherance to the approval of maps and development agreement dated 12.12.2017, the developer herein is constructing a Affordable Group Housing Project under Provision 3-A of the Chief Minister Jan Awas Yojana 2015 known as **"Avani Homes"** (hereinafter referred to as **SAID BUILDING** and more particularly described in the **Schedule II** hereunder written) having various residential as well as commercial flats/ units.

The project is registered under section 3 of the Real Estate (Regulation and Development) Act, 2016 and its registration no. is RAJ/P/2017/563.

There are no encumbrances on the said property.

**WHEREAS** the Allottee/s has/have duly inspected all the aforesaid documents viz, the title documents, building plans submitted in JDA and is satisfied with the same.

**WHEREAS** the Allottees are willing to purchase from the **Promoter, commercial unit no. S-05** having **Built Up area** of **369.01 square feet (34.29 Sq. Mtr.),** on **Ground** floor in Tower no. **N/A** and along with exclusive right to use covered parking of Two motorcycles earmarked (hereinafter referred to as the "Unit" more particularly described in **Schedule-III** and the floor plan of the unit and covered Parking Plan is annexed hereto and marked as **Schedule-IV**.

The parties hereto are thus, desirous of recording the terms and conditions agreed between them as hereinafter appearing:

**NOW THIS DEED WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UDNER:**

1. **THAT** the **Promoter** has sold the aforesaid **commercial unit no. S-05** having **Built Up area** of **369.01 square feet (34.29 Sq. Mtr.),** on **Ground** floor in Tower no. **N/A** and along with exclusive right to use covered parking of Two motorcycles earmarked, of the "Said Building" to the Allottee herein; for a total consideration of **Rs. 21,41,576/- (Rupees Twenty One Lakh Forty One Thousand Five Hundred Seventy Six Only)** Plus GST of Rs. 2,56,989/- (Rupees Two Lakh Fifty Six Thousand Nine Hundred Eighty Nine Only).

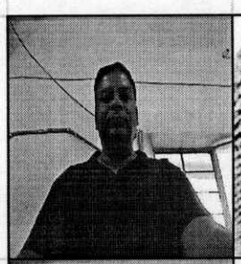
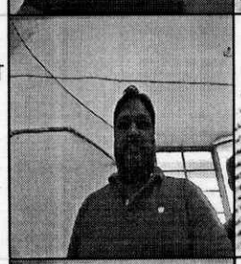
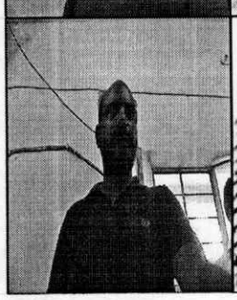
2. **THAT** the "Allottee" has till date paid full sale consideration of **Rs. 23,98,565/- (Rupees Twenty Three Lakh Ninety Eight Thousand Five Hundred Sixty Five**

Director
Real Revolution Developers Pvt Ltd

Signature of Owner

Signature of Allottee

Internal

| अनु क्र. | पक्षकारों का नाम व पता | छायाचित्र | अंगूठा | पक्षकारों का प्रकार |
|---|---|---|---|---|
| 1 | श्री/श्रीमती/सुश्री VIJAY SINGH CHOUHAN AS DIRECTOR MS REAL REVOLUTION DEVELOPERS PVT LTD, पुत्र/पुत्री/पत्नि श्री SHRI LAXMI NARAIN , व्यवसाय Otherजाति 0-RAJPUT House No.:B-32, Colony: MAHESH NAGAR, Area: JAIPUR, City: JAIPUR, Pin code: 302015, District: JAIPUR, State: RAJASTHAN |  |  | Executant Age : 46 Signature : |
| 2 | श्री/श्रीमती/सुश्री MR KAMLESH KUMAR SAIWALIA , पुत्र/पुत्री/पत्नि श्री POORAN MAL SAIWALIA, व्यवसाय Otherजाति 0-SAIWALIA House No.:109, Colony: SHANTI NAGAR, GURJAR KI THADI, , Area: NEW SANGANER ROAD, JAIPUR , City: JAIPUR, Pin code: 302019, District: JAIPUR, State: RAJASTHAN |  |  | Executant Age : 39 Signature : |
| 3 | श्री/श्रीमती/सुश्री MR AMIT KUMAR MAHESHWARI, पुत्र/पुत्री/पत्नि श्री R K MAHESHWARI, व्यवसाय Otherजाति 0-MAHAJAN House No.:S-2, Colony: PLOT NO. 41, ARJUN NAGAR SOUTH, ARJUN NAGAR PHATAK, ARJUN NAGAR, , Area: LAL KOTHI, GANDHI NAGAR, JAIPUR , City: JAIPUR, Pin code: 302015, District: JAIPUR, State: RAJASTHAN |  |  | Claimant Age : 43 Signature : |

ने लेख्यपत्र Sale deed issued/executed under the Chief Minister Jan AwasYojna - 2015 or Prime Minister AwasYojana for dwelling units for Economically Weaker Secion(EWS). को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया ।

प्रतिफल राशि रू 2398565/- पूर्व में / मेरे समक्ष / में से रू 2398565/- 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 है।

| अनु क्र. | गवाहों का नाम व पता | छायाचित्र | अंगूठा | हस्ताक्षर |
|---|---|---|---|---|
| 1 | Name: श्री/श्रीमती/सुश्री DINESH SINGH , पुत्र/पुत्री/पत्नि श्री JAGDISH SINGH जाति HINDU Age: 32 Add: House No.:B-32, Colony: MAHESH NAGAR, Area: 80 FEET ROAD, LAL KOTHI, City: JAIPUR, Pin code: 302015, District: JAIPUR, State: RAJASTHAN |  |  | Signature |
| 2 | Name: श्री/श्रीमती/सुश्री MUKESH KUMAR SHARMA, पुत्र/पुत्री/पत्नि श्री BANAWARI LAL SHARMA जाति SHARMA Age: 45 Add: House No.:0, Colony: MANDIR MOHLLA MANGARH, , Area: AJEETGARH, SIKAR, AJITGARH AMARSAR , City: SIKAR, Pin code: 332701, District: SIKAR, State: RAJASTHAN |  |  | Signature |

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

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**Only)** which is inclusive of all kind of charges and GST to the **Promoter** as per the details given below:

| S. No. | Amount | Ch / DD No & Date | Bank & Branch |
|---|---|---|---|
| 1 | 2,39,857/- | 395283 & Date 16.09.2022 | IDBI Bank |
| 2 | 5,00,000/- | 395284 & Date 27.09.2022 | IDBI Bank |
| 3 | 5,00,000/- | 395285 & Date 27.09.2022 | IDBI Bank |
| 4 | 5,00,000/- | 395286 & Date 27.09.2022 | IDBI Bank |
| 5 | 6,58,708/- | 395287 & Date 27.09.2022 | IDBI Bank |
| | | | |
| **Total** | **23,98,565/-** | | |

The receipt whereof the **"Promoter"** hereby acknowledges and also confirms that now nothing remains to be paid to the **Promoter** and the **Promoter** hereby conveys to the Allottee the ownership rights of the **Said Unit**.

3. The Common areas and facilities shall be transferred to Resident Welfare Association (Association of Allottees) by the promoter in terms of section 17 of the Act in due course. The buyer(s) understands that his rights and interests in the common areas and facilities (common area are more specifically described in **Schedule V** given hereunder) are indivisible and undivided and that he shall have the right to use them along with the other occupants, maintenance staff and concerned persons as per the rules provided herein without causing any hindrance or inconvenience to them. Thus, the allottee shall have proportionate, undivided and impartiable share in the land and the right to use common services and the right of ingress and egress over or in respect of any of the common areas, such as lobbies, staircases, lifts, corridors etc. through the Association of Allottees.

4. The **Promoter** has assured the "Allottee" that the said Unit is not subject to any litigation and there does not exist any tenancy or leave and license rights of any nature in respect of the said Unit.

5. **THAT** Allottee shall be required to get and maintain a separate electric connection for the said unit in his own name from Electricity Board or from any other Electricity supply undertaking and the entire cost of the electric meter and its fixation charges shall be borne by him. The Allottee shall be entitled to avail and get electric connection from Electricity Board or other electric supply undertaking only after the aforesaid obligation are complied with for the purpose of lighting in the said Unit.

6. **THAT** the Allottee shall be free to sell, mortgage, gift or dispose the said unit in any manner hereby sold, as per their own choice and will, without any previous permission or consent of "Promoter". Provided the Allottee shall obtain NOC from the association of allotee's (AOA)/RWA/ Maintenance Society, as the case may be before effecting any such transfer.

7. **THAT** all rates, cesses and taxes, which have accrued or may become due on the said unit, said plot of land and on the said building up-to the date of offer of possession to the "Allottee" by the promoter, of the said unit, whether belonging to the State / Central Government or any local body or any other Authority will be borne and paid by the "**Promoter**" and thereafter the "Allottee" will be liable to bear and pay for the same in proportion to his share.

8. **THAT** Save and except the ownership rights in respect of the said unit, the "Allottee" shall have no claim, right, title or interest of any nature or kind, however, as per section 17 of the Real Estate (Regulation and Development) Act, 2016 the promoter shall transfer the common rights to the Association of Allottees by whatever name it is called in the due course of time.

9. **THAT** the **"Promoter"** shall continue to have right to make additions, raise stories, put up additional structure etc. as may be permitted by the local authorities and all such additions shall be the sole property of the "Promoter" and they will be solely entitled to dispose it off in any manner and the Allottee hereby gives his/her unequivocal consent for the same.

Director
Real Revolution Developers Pvt Ltd

Signature of Owner

Signature of Allottee

Internal

**Under 54 Endorsement**

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रू 2398565 मानते हुए इस पर देय कमी मुद्रांक राशि रू 11993 पर कमी पंजीयन शुल्क रू 23986, सरचार्ज राशि 3597 कुल रू 39576 रसीद संख्या 202202018008936 दिनांक 27-09-2022 में जमा किये गये है।

अतः दस्तावेज को रू 11993 के मुद्रांकों पर निष्पादित माना जाता है।

202201018008147

उप पंजीयक, JAIPUR-IV

उप-पंजीयक (चतुथ)
जयपुर

Sale deed issued/executed under the Chief Minister Jan AwasYojna - 2015 or Prime Minister AwasYojana for dwelling units for Economically Weaker Secion(EWS).

**Registration Endorsement**

आज दिनांक 27/09/2022 को
पुस्तक संख्या 1 जिल्द संख्या 566 में
पृष्ठ संख्या 103 क्रम संख्या 202203018106677 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 2263 के
पृष्ठ संख्या 596 से 615 पर चस्पा किया गया।

202201018008147

उप पंजीयक, JAIPUR-IV

उप-पंजीयक (चतुथ)
जयपुर

Sale deed issued/executed under the Chief Minister Jan AwasYojna - 2015 or Prime Minister AwasYojana for dwelling units for Economically Weaker Secion(EWS).

10. **THAT** the **"Promoter"** shall be entitled to connect the electric, water, sanitary, drainage, fittings, etc. on additional structure/stories with the existing electric, power, water, sanitary, drainage sources etc., at its own cost. The "Allottee" shall not be entitled to raise any objection or claim any deduction in price of the said Unit or claim any compensation on the ground of inconvenience or any other cause whatsoever.

11. **THAT** the **"Promoter"** alone shall be entitled to obtain the refund of various securities deposited by it during construction of the said building with various Government/ local authorities for electric water and power connections etc.

12. The buyer(s) hereby confirms and agrees that prior to the execution of this deed:-

(a) They have already checked and completely satisfied them regarding the various areas pertaining to the unit on site. The promoter has confirmed the final carpet area and balcony area (if any) with respect to the said unit to the buyer(s).

(b) They have also taken inspection of all the relevant documents pertaining to the rights and title of the land and the unit, as the promoter holds in it. Only after completely satisfying them, they have agreed to purchase the unit on 'as is where is' basis in the said project.

(c) He has received the plans and drawings with respect to the said unit and has fully satisfied himself about the quality of construction and agrees that construction is as per the plan and he gives his consent to the minor alterations and deletions /addition which have been made on-site in order to maintain the quality, workmanship, uniformity and aesthetic aspect of the project. The Buyer(s) hereby waives his right to raise any claim against the promoter pertaining to the said subject matter at any time in future.

(d) They have also inspected the unit with regards to its design, quality of construction and the materials used therein along with all the fixtures, fittings, accessories and facilities as provided in the unit and confirm that all such specifications have more than sufficiently met the representations of the promoter. The buyer(s) having been completely satisfied give their irrevocable consent with regards to the same and waives their right to raise any objection in this regard at any time hereinafter.

(e) They have also satisfied them-self regarding the design, construction quality of the project along with nature and extent of the common areas and facilities as provided therein. They have inspected the nature and extent of infrastructure provided for various services such as electricity, sewerage, LPG, water, telecommunication, DTH etc. developed for the unit as well as the building and shall not raise any claim regarding these in future.

(f) They consent to all the alterations and addition/ deletion to the plans or layouts of the project/ unit that may have been carried out due to any architectural or structural purposes and/ or owing to the practical constraints during the execution and construction of the project and/ or as may be directed by any competent authority and/or for the betterment of the project and intended for the common benefit of all the buyer(s). The buyer(s) having been represented all such changes, if any, hereby give their absolute consent to the same and waive their right to raise any objection regarding the same or to appeal against the same in any competent authority.

(g) They have been made well aware by the promoter that this sale deed is being executed only upon their request and insistence before time and before obtaining completion certificate/occupancy certificate by the promoter, as the buyer wants early possession to carry out some internal work of his choice and he shall not raise any objection with respect to same in future.

(h) They further confirm that they have entered into this transaction with the full knowledge and understanding that the promoter has entered into agreements for sale with several other person(s) as well as after acquiring complete knowledge related to all laws, notifications and rules applicable to this area and/or the

Director
Real Revolution Developers Pvt Ltd

Signature of Owner

Signature of Allottee

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जयपुर

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project, including the terms and conditions of the undertakings given by the promoter to any competent authority. The buyer(s) have familiarized themself and consented to abide by all such aforesaid agreements, undertakings, conditions, prevailing laws and bye-laws etc.

(i) The buyer(s) agreed to purchase the unit and found everything as per their expectation and up to utmost satisfaction. They further confirm that the promoter has fulfilled all the obligations, responsibilities and representations made to him in respect of the said unit.

Thus, the promoter, after satisfying the buyer(s) in all respects, has handed over, subject to the other terms of this deed, vacant and peaceful physical possession of the unit in good condition and the buyer(s) hereby acknowledges the receipt of good possession.

13. The buyer(s) understands that in order to maintain and preserve the project as well as for the security and convenience of all the buyers in the project, some general rules and guidelines have been made, which the buyer(s) herby undertakes to abide by:-

(a) To abide by all laws, bye-laws, rules, regulations, requisitions, demands, notifications etc. issued by any competent authority and shall attend, answer and carry out all such requirements/requisitions/orders/demands which are to be complied under their orders at their own expenses and be responsible for all deviations, violations and/or breaches thereof. The buyer(s) shall thus, keep the promoter indemnified, secured and harmless against all such costs and losses and actions resulting on account of non-compliances of such requirements/requisitions/orders/demands and against all losses on account of nonobservance of the terms and condition of this deed.

(b) So long as each space/unit of the said building is not separately assessed for municipal taxes or other such taxes and cesses of similar kind, the buyer(s) shall pay proportionate share of all such taxes and cesses including but not limited to municipal taxes, ground rent, land & building tax, lease tax and any other duties/taxes levied by any competent authority.

(c) In the event of any amount being payable by the promoter by way of any statutory tax or levy to any competent authority in respect of any such portion of the project, which shall continue to be owned and possessed by the promoter for the common benefit of all buyer(s)/occupants of the project, all such taxes or levies, till the formation of the society, shall be paid by all the buyer(s)/occupants proportionately. Provided that, in case any such amounts/taxes/levies have to be paid by the promoter, the same shall be proportionately reimbursed by the buyer(s) to the promoter within 15 (fifteen) days from the date of notice in this regard. Failure to do so shall entitle the promoter to charge/debit the said proportionate amount payable by the buyer(s) from his IFMS (Interest Free Maintenance Security deposit) kept with the promoter. However, it shall be the duty of the RWA to pay all such duties/taxes upon taking over the common area and facilities.

(d) To indemnify the Promoter against any loss, damage or claim of any nature, whatsoever, which the Promoter may suffer as a result of any non-payment, arrears of statutory dues, taxes, levies and/or any other such charges payable by the Buyer(s) in respect of the said unit from the date of execution of this deed or from the deemed date of possession, whichever is earlier.

(e) To use the unit for commercial purposes only and shall not use the unit for any illegal or immoral purpose or for any other activity that may cause harm or danger for the occupants of the building. In the case of violation of this condition, the promoter/society, as the case may be shall be entitled to take steps to enforce the conditions laid down in this clause apart from the its right to claim damages from the buyer(s) and the right to take such other action or seek such other legal remedy as it may decide for restraining the buyer(s) from making a use of the unit prohibited by this deed.

Director
Real Revolution Developers Pvt Ltd

Signature of Owner

Signature of Allottee

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(f) To always keep and maintain the unit including its periphery walls and partition walls, sewers, drainage pipes, air conditioning installation, electrical arrangements and appurtenances belonging thereto in the same good tenantable state and condition in which it has been delivered to him so as to support, shelter and protect the part of the building other than the space purchased by him. If the buyer(s) fails to do so, then the promoter/society, as the case may be, after giving a reasonable notice, can make necessary repairs to save any future loss to the building/unit and they will be entitled to recover all costs and expenses towards such works from the buyer(s).

(g) To be solely responsible for taking insurance of the unit and the goods in the unit at its own cost and expenses.

(h) To never do or permit to be done any act or thing which may render the insurance of the unit and/or any part of or the building as a whole, void, or cause increased premium to be payable in respect thereof.

(i) Not to use the unit for any purpose which may cause nuisance or annoyance to the buyers/occupiers of other units in the building nor shall he install any machinery which may create sound, noise or vibration or which may in any manner cause damage or injury to the structure of the building or any portion thereof.

(j) Not to do or suffer anything to be done in or about the unit which may tend to cause damage to any flooring or ceiling or any space over/below or adjacent to the unit or in any manner nor shall they hang from or attach to the beams or rafters or put on floors any articles or machinery which are heavy or can endanger or damage the structure of the building or any part thereof.

(k) To never interfere with the use of any open spaces, passages and facilities and/or any facilities available for common use.

(l) Not to demolish the unit or any part thereof nor will they at any time make or cause to be made any additions or alterations of any nature to the said unit or any part thereof, except such suitable alterations/additions/changes that should not cause any damage or harm to the structure, floor, roof etc. of the building after taking prior written permission from the promoter/society, as the case may be.

(m) Not to make any alteration in any elevations and color scheme of external walls of the verandahs, balconies, lounges or of external doors and windows of the unit which in the opinion of the promoter differ from the color scheme or elevation of the building. The buyer(s) shall neither have the right to make any openings nor the right to make any changes in the doors, walls, windows, shutters and ventilators in the unit without the written permission of the promoter.

(n) Not to close/cover the verandah or balconies or terraces or common passages or common corridors or staircase even if particular floor(s) are occupied by the same party.

(o) Neither installs more outdoor units of the air conditioning/coolers in the balconies, than the number for which the provision has been made nor at any place other than that earmarked or approved by the promoter.

(p) To never endeavor or allow being caused any change in the name of the project and that the project shall always be known as 'Avani Homes'.

(q) Not to put up any sign board, publicity, advertisement material or keep any other items of personal use such as shoe racks, bicycles, etc. anywhere in the common areas or passages outside the unit without prior permission of the promoter/society in writing, except putting up his name plate on the main door of the unit.

Director
Real Revolution Developers Pvt Ltd

Signature of Owner

Signature of Allottee

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जयपुर





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(r) Not to decorate the exterior of the unit otherwise than in the manner agreed with the promoter or in the manner as similar as may be in which the same was previously decorated. The buyer(s) shall not put any wooden/iron frames/panels either on the main entrance door of the said unit or in the balconies/verandahs.

(s) To abide by the covenants herein agreed and ensure that they shall be made binding legally on the occupier(s)/lessee(s) as part of the terms and conditions between the buyer(s) and the occupier(s)/lessee(s) and any defaults on the part of the occupier(s)/lessee(s) shall be treated as that of the buyer(s).

(t) To never put/fix/store/throw any kind of thing, article, goods or rubbish in the common passages, corridors, projections, open compound or any other common area or space. The promoter /society shall be entitled to remove the same without giving any notice to the buyer(s) and to take them in its custody at the risk and responsibility of the buyer(s) without any accountability to the buyer(s) and no claim shall be made by the buyer(s) against the promoter /society in respect of such goods. The buyer(s)/occupants shall dispose the waste in accordance with the rules regarding the same, as set out by the promoter or the society, as the case may be.

(u) To never, in any circumstances store/keep any explosive/combustible/inflammable articles in the unit or any other space and shall not use any oven to be lit up with fire or use vapor lamps and/or similar articles which may jeopardize the safety of the unit/building and/or other buyer(s) in the project. In case of any damage caused to the unit/building/project as a result of the negligence or default of the buyer(s), they shall be solely liable for the consequences of such breach and hereby indemnifies the promoter /society and the other buyer(s).

(v) Not to seek individual connections for, water supply, telecommunication, DTH or other such kind of connection which may damage the building or destroy its aesthetic value or cause inconvenience to the other buyer(s) and thus, shall always be bound to use the infrastructure developed in the project to get the connections for such services.

(w) To plan and distribute the unit's electric load in conformity with the electric systems installed by the promoter and thereafter by the society. The buyer(s) shall be solely responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

(x) To allow the representative(s), employee(s), nominee(s) or assignee(s) and workmen of the promoter /society to enter, at reasonable times, into/upon the unit/project to carry out any kind of construction activity/development or repairs, improvements, alterations, additions, lighting, cleaning, disconnection of water, electricity, drainage services or any such purposes pertaining to the unit/building in line with the obligations and rights accorded to it under this deed and shall neither prevent them from carrying building materials in the said building nor impede their work in any other manner, even if such activities by the promoter /society may cause inconvenience/difficulties to the buyer(s) in the course of aforesaid construction/development/repair work.

(y) Not to impede, in any manner, and to prevent, to the best of their abilities, all other buyers of the units in the project from impeding the ability of the promoter or its representatives to enter into the building or any part of the project, for the purposes of showing any unsold units to prospective buyers or brokers and/or showing the project to investors or other third parties and/or in general for any marketing, promotional, photographic or other legitimate purpose of the promoter.

(z) To ensure complete safety of material and the equipment kept in the unit to be used or useable in the interior works undertaken by the buyer(s) and the promoter /society, as the case may be, shall not be responsible or liable in case

Director
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Signature of Owner

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of any theft, pilferage or misplacement of such materials or equipment. Further, the promoters /society shall not be liable for any accident or injury caused or occasioned to any employee(s) or workmen engaged by the buyer(s) for doing any job or work related to the unit. Such liabilities or claims, if any, shall be satisfied by the buyer(s) them-self. The buyer(s) shall indemnify and keep the promoter /society harmless against all such claims or liabilities.

(aa) To abide by the notices served on them by the promoter /society, as the case may be, pursuant to the violation/default of the terms and conditions of this deed, within 7 (seven) days from the receipt thereof, failing which the promoter /society shall be entitled to levy and collect a default charge of Rs. 100/- (Rupees One Hundred Only) per day for every day thereafter or any other amount as decided by promoter /society till the rectification/correction of such violation/default is done or the notices served to the buyer(s) have been abided to by the buyer(s).

(bb) To grant, by way of an irrevocable consent, to the promoter /society, as the case may be, to debit/recover all such amounts, damages, reimbursements, duties, taxes and/or any charges payable against the default of any terms and conditions mentioned in this deed, from the Interest Free Maintenance Security (IFMS) deposit kept with the promoter /society.

(cc) To enable the promoter /society to deal effectively with the security of the unit/ project and maintenance of order therein, the entry shall be regulated. For this purpose, the buyer(s) agrees that the promoter /society shall be free to restrict and regulate the entry of visitors/anyone into the project whom it considers undesirable. In case of insistence, the security staff of the project will be at liberty to call upon the buyer(s)/occupant to come to the gate to personally escort the persons from the gate to their unit and assume the responsibility of escorting them out as well. The provision of security services will not cast any liability of any kind upon the promoter /society.

14. (a) If, the Buyer(s) brings to the notice of the Promoter, in writing, any structural defect in the unit, within a period of one year from the date of handing over of first possession to any Buyer or the Deemed Date of Possession, whichever is earlier, the same shall be rectified by the Promoter at its own costs. Provided that:-

(i) In case the damage to the unit or the project is caused by the Buyer(s) / Society and/or is a result of any misuse / wear and tear and/or improper maintenance and undue negligence on the part of the Buyer(s) / Society and/or any damage caused due to Force Majeure; the Promoter shall not be liable to rectify such defects / damage.

(ii) The Promoter shall not be in any way liable to repair or provide compensation for structural defects where the purchaser has made any structural changes in the unit or in the materials used therein.

(iii) The Buyer(s) understands and agrees that the building construction, in general, is heterogeneous in nature and any shortcomings inherent to such nature including but not limited to unequal contraction or expansion due to temperature variations, nature of joints between concrete and masonry, pervious nature of concrete and plastered masonry, general durability of waterproofing treatments etc. that may result in development of minor cracks, leakage or seepage of water shall not be termed as defects/damages or structural defects or defects in workmanship or quality of construction.

(b) The buyer(s) understands that plastered masonry and concrete are not waterproof in nature, as a result of which and/or due to conditions stated in clause 14 (a), there might be a chance of leakage/seepage through them if exposed to rain water or any wet conditions. This will not be termed, as defect/damage and no compensation shall be given to the buyer(s) for all such happenings or any other type in any such circumstances. The cost of any specialized treatment for

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repairing of cracks, waterproofing or stopping such resulting leakage and seepage will be borne and paid by the buyer(s) separately.

The buyer(s) is aware that the promoter is not the manufacturer of the electrical systems, plumbing and sanitary fittings, other fixtures and accessories etc. including all/any proprietary items used or installed in the said unit/project. The promoter does not warrant or guarantee the use, performance or otherwise of all/any such items. The parties hereto agree that the promoter is not and shall not be responsible for any defect or the performance/non-performance or otherwise of these items and that the promoter shall not be liable to rectify/replace them. The buyer(s) shall raise all/any claims regarding such items directly to the respective manufacturers/suppliers, keeping the promoter indemnified.

(d) The buyer(s) understands that all machinery/equipment/systems such as lifts, electrical equipment, transformers, firefighting systems, DG sets etc. have been provided by third party manufacturers/service providers and any accidents/mishaps caused or attributable to all such equipment and/or any other electromechanical machinery shall not be the liability of the promoter.

15. The buyer(s) shall be entitled to park their vehicle in the parking area only if a parking space has been specifically earmarked for them by the promoter or the society, as the case may be. Provided that:-

(a) The buyer(s) shall use the said parking space purely for the purpose of parking a medium sized vehicle/Motorbike only.

(b) The buyer(s) shall neither enclose the earmarked parking space in any manner whatsoever and shall never use any type of barrier/rope/fasteners around the parking space earmarked for him.

(c) The buyer(s) undertakes to always park their vehicle in the earmarked parking space only and nowhere else in the project.

(d) The earmarked parking space shall always be attached to the said unit and cannot be used independently and the Buyer(s) shall only be deemed to be a licensee of the parking space. In case of the sale / transfer of the unit to a new Buyer(s), the parking earmarked with the unit shall also be automatically transferred to such new Buyer(s).

16. **THAT** the RWA/Maintenance Society shall be formed and registered as per the provisions of the Act, and as per Section 17 of the Act, the common areas and common amenities shall be handed over to the maintenance society / RWA. And Thereafter, it shall be the sole responsibility of the maintenance society or RWA, as the case may be, to run and maintain the common amenities and all common services as mentioned in **Schedule VI** (These service are only illustrative and not exhaustive and can always be increased by society) and to determine from time to time the rate and amount of combined expenses and outgoings for the common amenities and common services along with the sinking fund charges recoverable proportionately from the allottee and from all other parties and the allottee agrees that he shall be liable to pay the said combined expenses and outgoing for common amenities and services and other dues to the maintenance society or RWA as the case may be from time to time & regularly. The maintenance society/RWA so formed shall be solely responsible for the administration of the affairs in relation to the apartments/multistoried scheme and the property appertaining thereto and for the management of common areas & facilities. The maintenance society/RWA may look after the said affairs of scheme on its own or appoint a professional agency for the said purpose.

17. **THAT** the "Allottee/s" shall pay to the Maintenance society/RWA as the case may be, a non-refundable interest free security of **Rs. 18,451/- (Rupees Eighteen Thousand Four Hundred Fifty One Only)** as payment towards **'**IFMS (Interest Free Maintenance Security deposit)**'** of the Society/RWA [hereinafter known as "Said Corpus"] at the time of handing over of the possession to the allottees /completion of

Director
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building and the same shall be deposited in a separate bank account of the Society. All principle and interest monies in the said account shall exclusively be used for maintenance, upkeep and repairs of the said building. The said maintenance corpus shall not be utilized for any purpose other than specifically approved by the Society under its bye laws. It is agreed that the monies to the credit of said corpus fund may be invested in Fixed deposits/Government Securities and/or debt mutual funds or in any other manner as may be approved by the Maintenance Society/RWA as per its constitution.

18. **THAT** the "Allottee/s" hereby agrees that in case shortfall occurs in maintenance funds being available from interest earned out of corpus funds then, in addition to the money paid towards the Said Corpus referred to above, they shall pay such proportionate maintenance cost on a monthly basis as determined by the Society/RWA . Such payment shall be made latest by the 10th of every month in advance. In case of default of payment of the aforesaid charges or cost of consumption of Electricity in the unit, the Maintenance Society/RWA or its nominee shall be entitled to discontinue / disconnect the service of water and electricity etc. to the said unit as also shall have right to remove common benefits, amenities, facilities and services etc. apart from the right to recover the charges with penal interest as may be decided by the Maintenance Society/RWA from the allottee and/or from the occupier of the said unit.

19. The Allottee agrees that after handing over of the project (i.e. common areas and its maintenance) by the promoter to the maintenance society, the maintenance society shall be solely responsible for maintenance and up keep of the project and its common amenities. The Allottee shall approach the society only in this regard.

20. The Promoter shall hand over all the guaranties, warrantees and NOC's regarding defect liability and maintenance of machinery and fixtures to the maintenance society at the time of handing over of the project and its common areas. And thereafter the society shall only be responsible for renewal of such guaranties, warrantees and NOC's and payment of charges in this regard. Should there be any complaint by the Allottee in this regard the same shall be resolved through maintenance society only and the promoter shall not be responsible in any manner.

21. If the Allottee wants to get their unit insured against any damages or loss they should do it on their own and if the entire building is to be insured than the same should be done by the maintenance society.

22. **That** the said building shall always be known as **"Avani Homes"** and name shall not be changed.

23. **THAT** all letters, receipts and / or notices issued by the "**Promoter**" or their nominee on the address mentioned in this sale deed to the "Allottee" by Registered Post/Courier/e-mail shall be sufficient proof of receipt of the same by the Allottee and shall fully and effectively discharge the "**Promoter**" /its nominee from responsibility. If there will be any change in the address / email id of the "Allottee" then the "Allottee" shall inform the same to "**Promoter**".

24. **THAT** delay or indulgence by the "**Promoter**" in enforcing the terms of this sale deed or any forbearance or giving of time to the "Allottee" shall not be construed as waiver on the part of the "**Promoter**" and any breach or non-compliance of any of the terms and conditions of this sale deed by the "Allottee" shall not in any manner prejudice the right of the "Promoter". This sale deed supersedes all the previous agreements and all other documents if any.

25. **THAT** all expenses on account of preparation and registration of this sale deed including the cost of stamp duty and registration fees together with other out of pocket expenses have been borne and paid by the Allottee.

26. **THAT** this Deed is typed on stamp paper of value of Rs. ...../- Printing 1 Stamp paper and 15 green papers having to this deed and a site plan of the said Unit.

Director
Real Revolution Developers Pvt Ltd

Signature of Owner

Signature of Allottee

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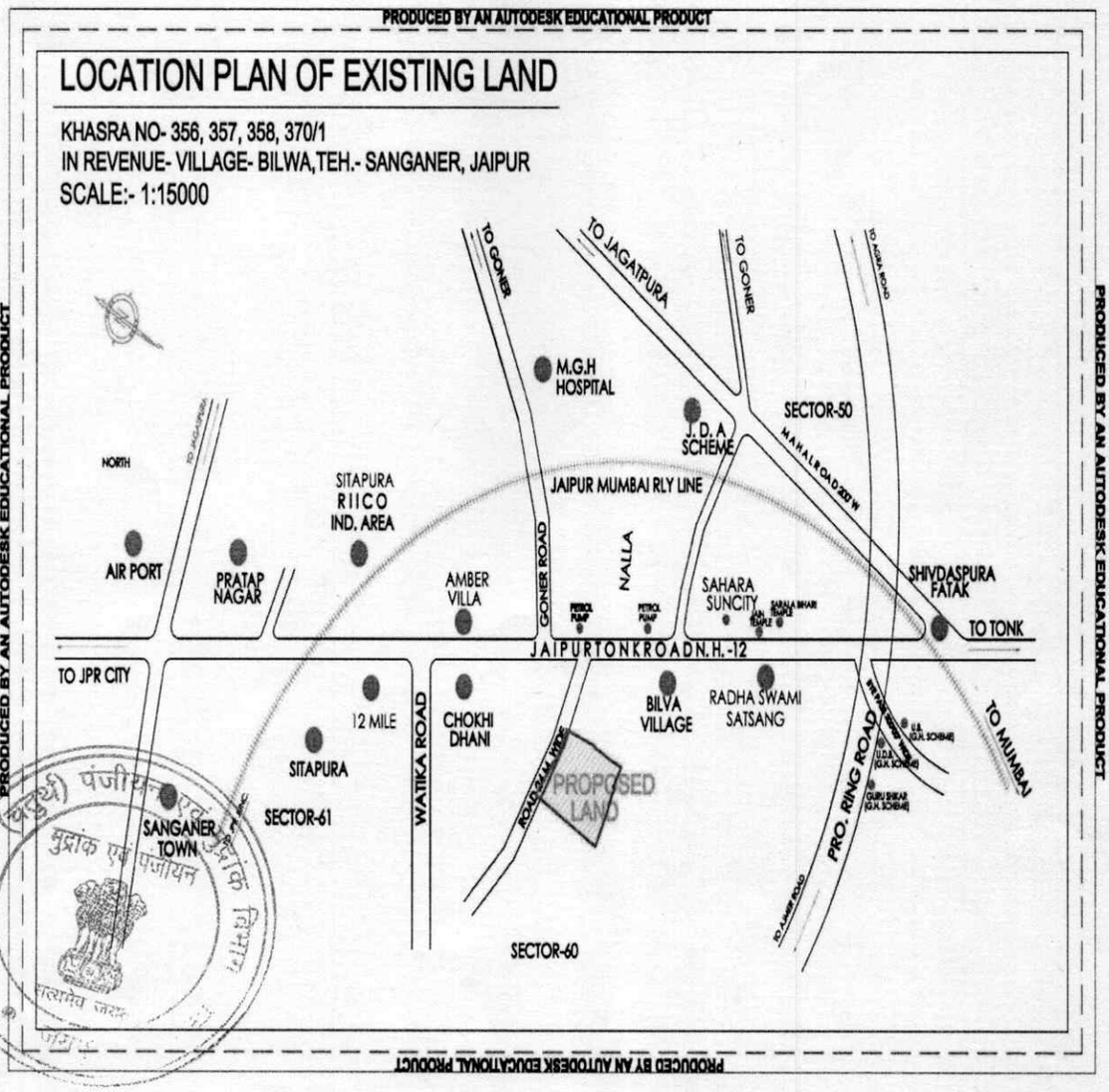
**SCHEDULE I**

[Schedule of Property - Plot Location]

All that piece and parcel of plot of land in site at Khasra No. 356, 357, 358, 370/1, Village Bilwa, Tehsil Sanganer, Jaipur, Rajasthan bounded on the:–

In North - **24 Mtr Road**
In South - **Other Land**
In East - **Vijay Vargiya Farm House**
In West - **Other Land**

And measuring
Total land area 5050 sq. meters

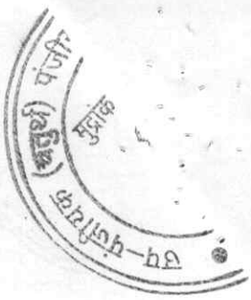



उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Director
Real Revolution Developers Pvt Ltd

Signature of Owner

Signature of Allottee

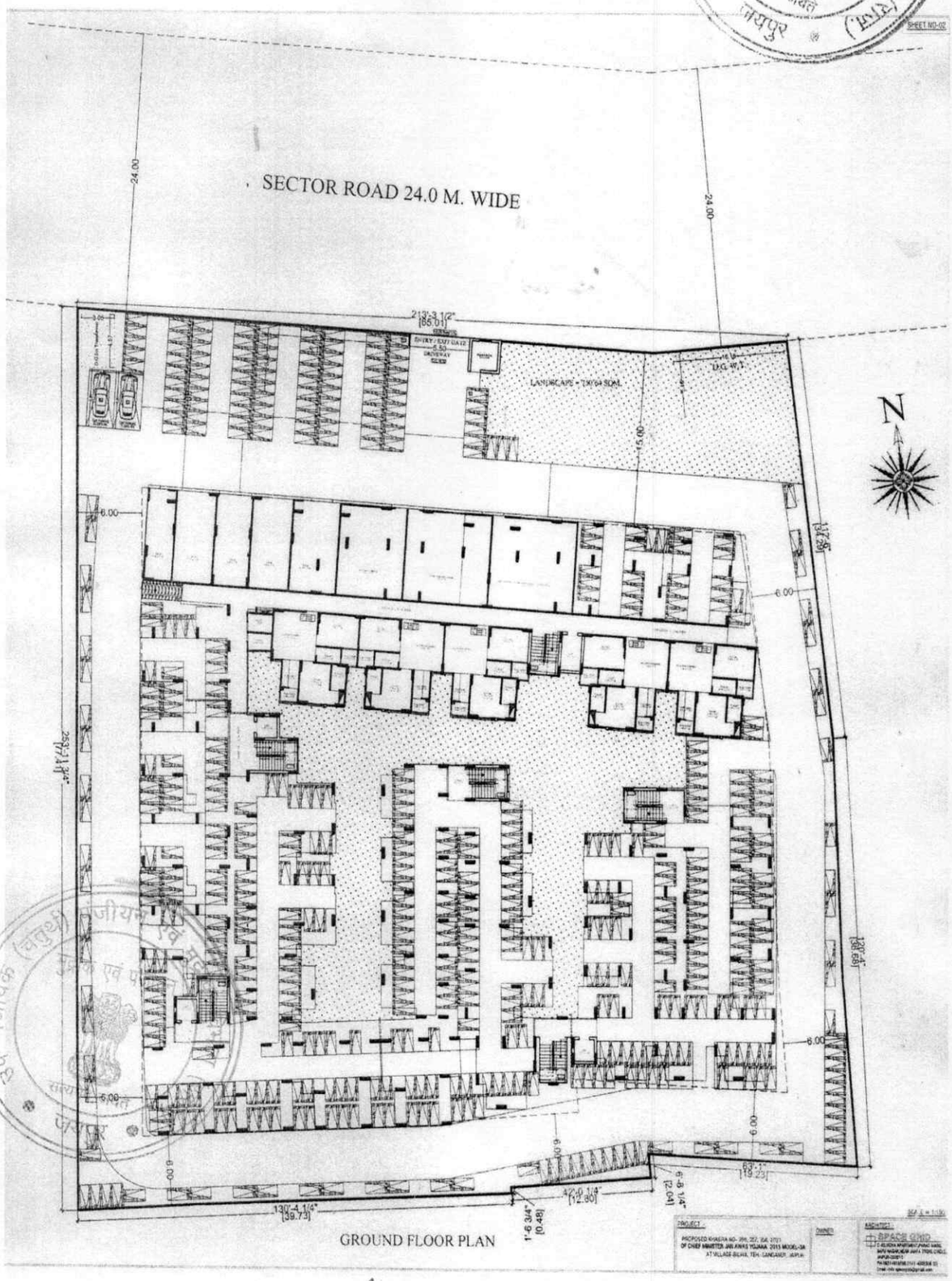



पंजीयन एवं मुद्रांक विभाग (राज.)
मुद्रांक एवं पंजीयन
सत्यमेव जयते
जयपुर

**SCHEDULE II**

[Description of Property]

All that main building constructed on the said plot of land having Ground plus 8 floors and now more particularly known as **"Avani Homes"**.




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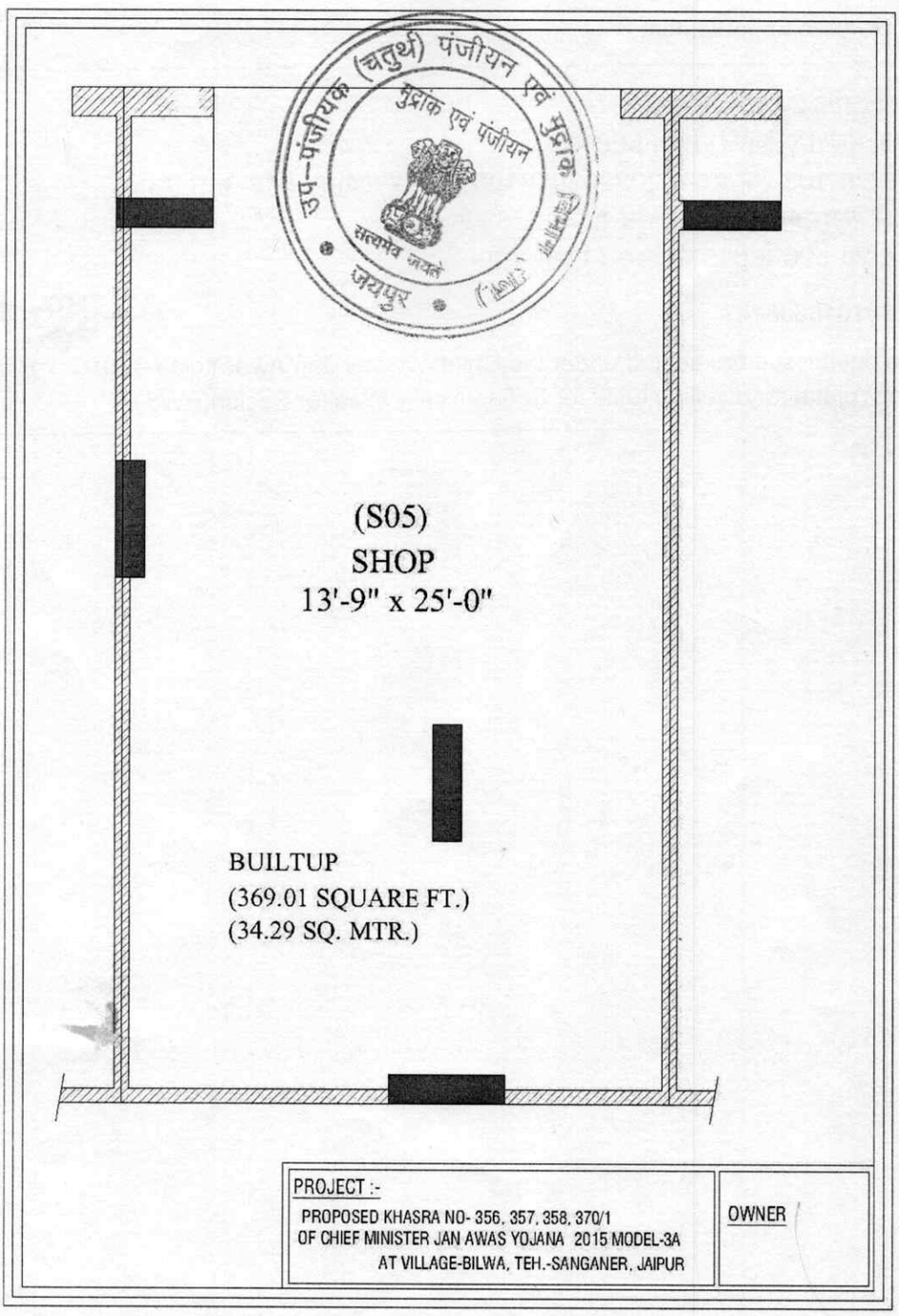




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**SCHEDULE III**

**commercial unit no. S-05** having **Built Up area** of **369.01 square feet (34.29 Sq. Mtr.),** on **Ground** floor in the said building **"Avani Homes"**.




Director
Real Revolution Developers Pvt Ltd

Signature of Owner

Signature of Allottee

Internal

(12)

**Registration Endorsement**

आज दिनांक 27/09/2022 को
पुस्तक संख्या 1 जिल्द संख्या 566 में
पृष्ठ संख्या 103 क्रम संख्या 202203018106677 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 2263 के
पृष्ठ संख्या 596 से 615 पर चस्पा किया गया।

202201018008147

उप पंजीयक, JAIPUR-IV

Sale deed issued/executed under the Chief Minister Jan AwasYojna - 2015 or Prime Minister AwasYojana for dwelling units for Economically Weaker Secion(EWS).

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**SCHEDULE IV**

Floor Plan of the Unit

**Boundaries of Unit:**

| | |
|---|---|
| **In North** | **: 80' Sector Road** |
| **In South** | **: Corridor 5 ft Wide** |
| **In East** | **: S - 06** |
| **In West** | **: S - 04** |

**SCHEDULE V**

[Details of Common Areas]

"Common areas and common facilities or common amenities shall mean the parts and equipment provided and /or reserved on the plot and / or building for common use and enjoyment of the members as described hereto –

a) Staircase and landings on all the floors including main entrance lobby.
b) Common passage on the Ground Floor.
c) Water pipes and other plumbing installation from/for the Overhead/ Underground Tank.
d) Water tanks for storage and supply of the water.
e) Electric wiring, meters and fittings, electric panel (including those as are installed for any particular Unit), Transformer etc.
f) Light and electrical fittings in the aforesaid common parts.
g) Boundary wall, Main Entrance Gate(s) for Entry and Exit in the Said building.
h) Common Toilets & lobbies, Lift and its machineries, Generator etc. (if any).
i) Landscape Gardens, Power Back-Up for Common Areas.

**SCHEDULE VI**

[List of Maintenance of Amenities / Services]

Cost of maintenance of all the facilities / equipments shall be borne by the Society on behalf of the members. Until the Society comes into existence, the 'Developer' shall render such services and charge to the members individually from their respective dates of possessions. These include, inter-alia –

1. All maintenance, cleaning, repairing, servicing, replacement etc. including that of main structure gutters, fresh water and rain water pipes, drains and sewage water storage tanks, cleaning and maintaining lighting in the passages, main entrances, landing, staircases, passages, driveways, garden / lawn and other parts written in Schedule V above.

2. Ensuring uninterrupted supply of essential services of common use like of lifts, fire fighting system water and electricity including water pumps and other electrical installations by periodic servicing and keeping running spares with log books maintained.

3. Maintaining, coloring and decorating/re-decorating exterior of the building and compound walls.

4. Requisite security personnel with efficient work performance

5. All other kind of incidental, ancillary, betterment & redevelopment common expenses.

Director
Real Revolution Developers Pvt Ltd

Signature of Owner

Signature of Allottee

Internal





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**IN WITNESS WHEREOF**, the Parties have hereunto set and subscribed their respective hands, the day and year first hereinabove written.

**SIGNED AND DELIVERED**
**Party of the First Part Developer**
**M/S Real Revolution Developers Pvt. Ltd.**

**(VIJAY SINGH CHOUHAN)**
Director

उप-पंजीयक (चतुर्थ) पंजीयन एवं मुद्रांक विभाग
मुद्रांक एवं पंजीयन
सत्यमेव जयते
जयपुर

**Party of the Second Part Vendor/Owner**

**(KAMLESH KUMAR SAIWALIA)**

**Party of the Third Part Purchaser**

**(Amit Kumar Maheshwari)**

**IN THE PRESENCE OF FOLLOWING WITNESSES:**

1. SIGNATURE
   NAME **Dinesh Singh**, AGED 32 YEARS
   FATHER NAME **Jagdish Singh**
   ADDRESS **B-32, Mahesh Nagar, 80 Feet Road, Lal Kothi, Jaipur.**
   AADHAR NO. 4819 6307 4384

2. SIGNATURE
   NAME **Mukesh Kumar Sharma**, AGED 45 YEARS
   FATHER NAME **Banawari Lal Sharma**
   ADDRESS **Mandir Mohlla Mangarh, Ajeetgarh, Sikar, Ajitgarh Amarsar - 332701**
   AADHAR NO. 3879 5303 4800

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Director
Real Revolution Developers Pvt Ltd

Signature of Owner

Signature of Allottee

ANKIT JAIN
Deed Writer





Internal