

1660

भारतीय गैर न्यायिक

पचास
रुपये
रु.50FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AL 379636



Affidavit

I Ravinder Singh Thakkar Son of Mr. Ajit Singh aged 46 years R/o 15, Kailash Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan - 302006, duly authorized by the promoter, Unique Dream Builders Private Limited, do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our project "UDB Villa Grande Phase-2" situated at C-181, 182, 182A, 183, 183A, 184, 184A, 185, 186, 186A, 187, 188, 189, 189A, 190, 159, 159A, 160A, 160, 161, 161A, 162A, 162, 163A, 164A, 165, 167, 167A, 169A, 170A, 170, 171A, 172A, 172, 174A, 175, 180, 176A, 179, 142, 143, 144, 145, 146, 147, 147A, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 191, 192 Scheme Sachivalaya Vihar, Kalyanpura, Tehsil-Sanganer, Jaipur 302020, under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017. For Unique Dream Builders Pvt. Ltd

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj)

5 NOV 2020

Director

B612

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क्रमांक २४३७ दिनांक ६-७-२०२०

मुद्रांक नं. १५४

फैता द. २०००

मिति, ३०/३/२०२०

निवासी: ४४३/३७-४

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राजस्थान राज्य का नाम _____ जिला का नाम _____ सदरतया यहाँ पर प्रशासनिक अधिकारी _____	
1. आधारभूत आवश्यकताएँ _____	_____
2. नाम और पता _____	_____
(धारा 3-अ)/प्रशुद्धि आवश्यकताएँ एवं अन्य विवरण _____ आधारभूत आवश्यकताएँ 70% रुपये _____	
हस्ताक्षर _____ मुल योग _____	_____

श्री राजकुमार मैत्री
ला. नं. 58/97 (स्वतंत्र विद्यार्थी)
नगर विद्यालय (मुन्नालाख) के पास
लोक रोड, जयपुर (राज.)



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2. That the draft Agreement for Sale attached with our aforesaid application is based on model draft given as Form G in the Rajasthan Real Estate (Regulation and Development) Rules, 2017.
3. That the draft agreement for Sale is not in derogation of or inconsistent with the Real Estate Regulation and Development Act, 2016 and the rules made thereunder.
4. That in case any condition in the Agreement to sell in contravention with the Real Estate (Regulation and Development) Act, 2016 and Rajasthan Real Estate Regulation and Development Rules, 2017, then in that case provision of the Act and Rules shall prevail.
5. That if any contradiction arises in the future promoter will be responsible for it.

For Unique Dream Builders Pvt. Ltd

Deponent

Director

Verification

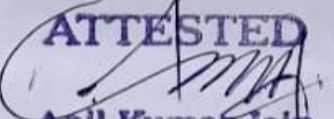
I Ravinder Singh Thakkar Son of Mr. Ajit Singh aged 46 years R/o 15, Kailash Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan - 302006, do hereby verify that the contents in para No.1 to 5 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 5th day of November 2020.

For Unique Dream Builders Pvt. Ltd

Director

Deponent

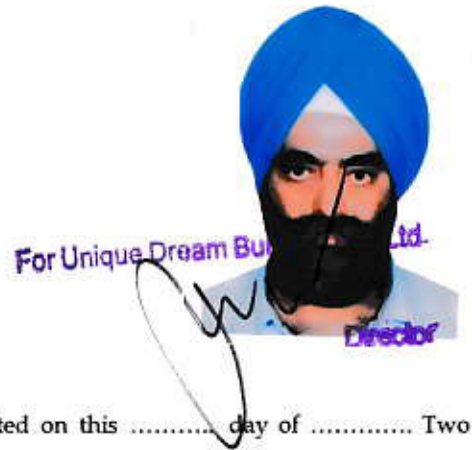
ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

5 NOV 2020

B612

FORM-G
[see rule 9]
Agreement for Sale

Affix Color
photograph of
Allottee/ First
Allottee with
signature across
the photograph



This Agreement for Sale, hereinafter referred to as the Agreement, is executed on this day of Two thousand and at

By and Between

Unique Dream Builders Private Limited (CIN: U45201RJ2007PTC024069) a Company incorporated under the provisions of the Companies Act, 1956 having its registered office situated at UDB Tower, Third Floor, SB-59 Opposite Jaipur Nagar Nigam, Tonk Road, Jaipur, Rajasthan- 302015 and its PAN is AAACU8928N acting through **Shri Ravinder Singh Thakkar** S/o Shri Ajit Singh r/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur - 302006 (Aadhar No:), its authorized signatory who has been duly empowered vide Board Resolution dated, (hereinafter singly/ jointly referred to as the "Promoter" or "Seller" or "Developer", 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 **FIRST PART**.

AND

the Landowners as mentioned in schedule 7 attached herewith, hereinafter referred to as the "Landowners", acting through their Power of Attorney holder **Shri Ravinder Singh Thakkar** S/o Shri Ajit Singh r/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur - 302006 (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include their nominees, assignees legatees, administrators, executors, successor(s) in interest etc.) of the **OTHER PART**.

[if the allottee is an individual]

Mr./Mrs./Ms..... son/daughter/wife of Mr. aged about years, R/o..... (Aadhar No.) (PAN.....) (hereinafter singly/ jointly, as the case may be, referred to as the "Allottee(s)", 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 **OTHER PART**.

OR

[if the allottee is a partnership firm]

M/s a partnership firm, duly registered and existing under the provisions of the Indian Partnership Act, 1932, having its principle place of business at (PAN-.....) through the partner Mr./Ms..... (Aadhar No.....) duly authorized vide authority letter dated passed and signed by all the partners constituting the firm, (Copy enclosed) (hereinafter referred to as the "Allottee(s)", 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 including those of the respective partners) of the **OTHER PART**.

OR

[if the allottee is a company]

M/s..... (CIN No.....) a Company incorporated under the provisions of the Companies Act, 1956 / 2013 having the registered office at and its PAN is..... through Mr. (Aadhar No.....), its authorized signatory who has been duly empowered vide Board Resolution dated (hereinafter jointly and severally, as the case may be, being the allottee(s) of the Unit hereinafter, referred to as the "Allottee(s)", 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 **OTHER PART**.

or

[if the allottee is HUF]

Mr./Ms. (Aadhar No.....) son/daughter/wife of..... aged about.....

years for self and as the Karta of the HUF, having its place of business/ residence at.....(PAN-.....) (hereinafter referred to as, "Allottee(s)", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include him and each of the members constituting the HUF their Heirs, administrators, executors, successors & permitted assignees) of the OTHER PART.

The Promoter and the Allottee(s) shall hereinafter be collectively referred to as "Parties" and individually as a "Party".
INTERPRETATIONS/ DEFINITIONS:

- (1) In this Agreement, the following expressions 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 Villa . It shall include area encompassed within the walls of Villa, 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) "Interest" means the interest payable at the rate specified in rule 17 of the rules;
 - (d) "Para" means a Para of this Agreement;
 - (e) "Maintenance Society" 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;
 - (f) "Regulation" means the Regulation made under the Act;
 - (g) "Rules" means the Rajasthan Real Estate (Regulation and Development) Rules, 2017;
 - (h) "Schedule" means the Schedule attached to this Agreement; and
 - (i) "Section" means the section of the Act.
- (2) The words and expressions used herein but not defined in this Agreement and defined in the Act or in the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959) or in the Rajasthan Municipalities Act, 2009 (Act No 18 of 2009) or any other law for the time being in force shall have the same meanings respectively assigned to them in those laws.

WHEREAS THE PROMOTER DECLARES THAT-

- A. The Promoter is the absolute owner and is in the lawful possession of the Land situated at Plot C-142, 143, 144, 145, 146, 147, 147A, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 159A, 160A, 160, 161, 161A, 162A, 162, 163, 163A, 164A, 164, 165, 165A, 166A, 166, 167, 167A, 168A, 168, 169, 169A, 170A, 170, 171, 171A, 172A, 172, 173, 173A, 174A, 174, 175, 176A, 176, 177, 178A, 178, 179, 180, 181, 182, 182A, 183, 183A, 184, 184A, 185, 186, 186A, 187, 188, 189, 189A, 190, 191, 192 Scheme Sachivalaya Vihar, Kalyanpura, Tehsil- Sanganer, Jaipur- 302020, Rajasthan admeasuring about 9867.20 sq. mtr ("said Total land") and has legally valid documents.
 - (a) That Priyanka Tak, Nupur Tak, Anmol Tak, Vishnu Tak, Mamta Tak, Mohit Tak, Akshay Tak, Anjana Tak, Rajendra Tak, Harshit Tak, Gaurav Tak, Suresh Tak as legal heir of Late Laxmi Narayan Tak, Prabha Tak, Komal Tak, Manjula Tak, Suresh Tak and Manish Tak (collectively referred to as the "Land Owners") has been allotted the Land bearing Plot C-142, 143, 144, 145, 146, 147, 147A, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 159A, 160A, 160, 161, 161A, 162A, 162, 163, 163A, 164A, 164, 165, 165A, 166A, 166, 167, 167A, 168A, 168, 169, 169A, 170A, 170, 171, 171A, 172A, 172, 173, 173A, 174A, 174, 175, 176A, 176, 177, 178A, 178, 179, 180, 181, 182, 182A, 183, 183A, 184, 184A, 185, 186, 186A, 187, 188, 189, 189A, 190, 191, 192 Scheme Sachivalaya Vihar, Kalyanpura, Tehsil- Sanganer, Jaipur- 302020, Rajasthan ("said Total land") admeasuring 9867.20 Square Meter from the Jaipur Development Authority, Jaipur vide different lease deeds and registered the same in the office of Sub-registrar, Jaipur IV. The details are mentioned in Schedule 8.
 - (b) The above said Land Owners are absolute owners of the said project land and further, the Land Owners and the Promoter entered into different collaboration Agreements and register the same in the office of Sub-registrar IV, Jaipur, details of collaboration agreement are as below:

Name of Owner	Plot No.	Area (Sq. Yds)	Date of Collaboration Agreement	Registration details
Priyanka Tak	C-142	120.18	11-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 12 at S. No. 2014398004483 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 140 to 155 in the office of Sub Registrar, Jaipur - IV.
	C-143	107.02		
Nupur Tak	C-144	95.37		
	C-145	98.68		
Anmol Tak	C-146	102.02	17-12-2014	On 17-12-2014 In Book No. 1, Zild No. 357 on Page No. 64 at S. No. 2014398006935 and the copy of the same filed in additional book No. 1, zild no. 1426 on page no. 172 to 188 in the office of Sub Registrar, Jaipur - IV.
Anmol Tak	C-147	109.06		
Priyanka Tak	C-147A	109.30		
Vishnu Tak	C-148	118.24		

	C-149	121.25		
Vishnu Tak	C-150	128.27		
	C-151	135.21		
Mamta Tak	C-152	142.14	18-07-2014	On 18-07-2014 In Book No. 1, Zild No. 342 on Page No. 122 at S. No. 2014398003993 and the copy of the same filed in additional book No. 1, zild no. 1367 on page no. 301 to 316 in the office of Sub Registrar, Jaipur - IV.
	C-153	148.95		
	C-154	147.89		
Mamta Tak	C-155	302.12	11-03-2014	On 11-03-2014 In Book No. 1, Zild No. 330 on Page No. 115 at S. No. 2014398001586 and the copy of the same filed in additional book No. 1, zild no. 1319 on page no. 162 to 177 in the office of Sub Registrar, Jaipur - IV.
Mohit Tak	C-156	302.50		
	C-158	287.12	11-03-2014	On 11-03-2014 In Book No. 1, Zild No. 330 on Page No. 121 at S. No. 2014398001592 and the copy of the same filed in additional book No. 1, zild no. 1319 on page no. 242 to 260 in the office of Sub Registrar, Jaipur - IV.
Mohit Tak	C-157	215.21	17-12-2014	On 17-12-2014 In Book No. 1, Zild No. 357 on Page No. 65 at S. No. 2014398006936 and the copy of the same filed in additional book No. 1, zild no. 1426 on page no. 189 to 204 in the office of Sub Registrar, Jaipur - IV.
Akshay Tak	C-159	294.62		
	C-160	300.00	11-03-2014	On 13-03-2014 In Book No. 1, Zild No. 331 on Page No. 2 at S. No. 2014398001673 and the copy of the same filed in additional book No. 1, zild no. 1321 on page no. 19 to 36 in the office of Sub Registrar, Jaipur - IV.
	C-161	300.00		
Anjana Tak	C-162	294.62		
	C-163	294.62	11-03-2014	On 13-03-2014 In Book No. 1, Zild No. 331 on Page No. 5 at S. No. 2014398001676 and the copy of the same filed in additional book No. 1, zild no. 1321 on page no. 73 to 90 in the office of Sub Registrar, Jaipur - IV.
	C-164	300.00		
Rajendra Tak	C-165	300.00		
	C-166	294.62	11-03-2014	On 11-03-2014 In Book No. 1, Zild No. 330 on Page No. 124 at S. No. 2014398001595 and the copy of the same filed in additional book No. 1, zild no. 1319 on page no. 299 to 317 in the office of Sub Registrar, Jaipur - IV.
Harshit Tak	C-167	294.62		
	C-168	300.00	11-03-2014	On 11-03-2014 In Book No. 1, Zild No. 330 on Page No. 125 at S. No. 2014398001596 and the copy of the same filed in additional book No. 1, zild no. 1319 on page no. 318 to 336 in the office of Sub Registrar, Jaipur - IV.
Gaurav Tak	C-169	300.00		
	C-170	294.62	11-03-2014	On 11-03-2014 In Book No. 1, Zild No. 330 on Page No. 122 at S. No. 2014398001593 and the copy of the same filed in additional book No. 1, zild no. 1319 on page no. 261 to 279 in the office of Sub Registrar, Jaipur - IV.
Priyanka Tak	C-172	350.00	11-03-2014	On 11-03-2014 In Book No. 1, Zild No. 330 on Page No. 123 at S. No. 2014398001594 and the copy of the same filed in additional book No. 1, zild no. 1319 on page no. 280 to 298 in the office of Sub Registrar, Jaipur - IV.
Suresh Tak as Legal Heir of Late Laxmi Narayan Tak	C-174	344.62		
	C-175	261.28	12-03-2014	On 13-03-2014 In Book No. 1, Zild No. 330 on Page No. 196 at S. No. 2014398001667 and the copy of the same filed in additional book No. 1, zild no. 1320 on page no. 612 to 628 in the office of Sub Registrar, Jaipur - IV.
	C-176	225.00		
	C-177	208.33		
Prabha Tak	C-173	350.00		
	C-178	191.66	12-03-2014	On 13-03-2014 In Book No. 1, Zild No. 330 on Page No. 197 at S. No. 2014398001668 and the copy of the same filed in additional book No. 1, zild no. 1320 on page no. 629 to 644 in the office of Sub Registrar, Jaipur - IV.
	C-179	172.95		
	C-180	210.00		
Komal Tak	C-171	344.62		
	C-181	210.00	11-03-2014	On 13-03-2014 In Book No. 1, Zild No. 331 on Page No. 6 at S. No. 2014398001677 and the copy of the same filed in additional book No. 1, zild no. 1321 on page no. 91 to 108 in the office of Sub Registrar, Jaipur - IV.
	C-182	227.95		
Manjula Tak	C-183	294.62		
	C-184	200.00	11-03-2014	On 13-03-2014 In Book No. 1, Zild No. 331 on Page No. 3 at S. No. 2014398001674 and the copy of the same filed in additional book No. 1, zild no. 1321 on page no. 37 to 54 in the office of Sub Registrar, Jaipur - IV.
	C-185	294.62		
Suresh Tak	C-186	261.28		
	C-187	233.33	11-03-2014	On 13-03-2014 In Book No. 1, Zild No. 331 on Page No. 4 at S. No. 2014398001675 and the copy of the same filed in additional book No. 1, zild no. 1321 on page no. 55 to 72 in the office of Sub Registrar, Jaipur - IV.

	C-188	233.33		
	C-189	233.33		
Manish Tak	C-190	200.00	11-03-2014	On 13-03-2014 In Book No. 1, Zild No. 331 on Page No. 1 at S. No. 2014398001672 and the copy of the same filed in additional book No. 1, zild no. 1321 on page no. 1 to 18 in the office of Sub Registrar, Jaipur - IV.
	C-191	200.00		
	C-192	193.33		
TOTAL AREA		11,798.50 Sq. Yds. (Approx 9867.20 Square Meter)		

- (c) That the aforesaid landowners have executed the registered Power of Attorney (POA) in favour of Mr. Ravinder Singh Thakkar, Director of Unique Dream Builders Private Limited (UDB) to subdivide the above said plots that fits for construction of the said project; details of the executed POA is mentioned in Schedule 9 and Subdivision of Plots is mentioned in Schedule 10 attached herewith.
- (d) Further, vide POA as above the aforesaid landowners have provided all development, selling rights to the promoter in respect of the said project land.
- (e) Accordingly, the Promoter have in absolute possession of the Project Land and has legally valid documents and has right to develop the said project.
- (f) That out of the total land area 9867.20 sqr. Mtr. as above, Promoter and the landowners have decided to develop a new project on the area admeasuring about 7768.02 sqr. Mtr and register the same with RERA Authority as new project.
- B. The Project Land has been earmarked for the purpose of development of a group housing project comprising of 53 Villa(s) (Basement+ ground +2) along with the parking spaces, open terrace and other Common Areas and Facilities on the Project Land, to be known as "UDB Villa Grande Phase-2".
- C. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said land on which Project is to be constructed have been completed.
- D. The Jaipur Development Authority has granted the commencement certificate to develop the Project vide its approval dated- Not Applicable
- E. The Land is free from all encumbrances.
- F. The Promoter has conceived, planned and is in the process of constructing and developing a real estate project known as ' UDB Villa Grande Phase-2', (hereinafter referred to as the 'Project') after getting necessary permissions/ approvals from the concerned competent authorities and which inter-alia comprising of villas and includes the common areas, the development works, all improvements and structures thereon, and all easements, rights and appurtenances belonging thereto, on a piece and parcel of Land admeasuring 7768.02 sq. mtr., situated at Plot C-142, 143, 144, 145, 146, 147, 147A, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 159A, 160A, 160, 161, 161A, 162A, 162, 163A, 164A, 165, 167, 167A, 169A, 170A, 170, 171A, 172A, 172, 174A, 175, 176A, 179, 180, 181, 182, 182A, 183, 183A, 184, 184A, 185, 186, 186A, 187, 188, 189, 189A, 190, 191, 192 Scheme Sachivalaya Vihar, Kalyanpura, Tehsil- Sanganer, Jaipur- 302020, Rajasthan and latitude & longitude of the end points of the Project are respectively. The location details are fully described in the Schedule-I.
- G. The Project has been registered with the Real Estate Regulatory Authority on.....(date) and the Project Registration Certificate No. is This registration is valid for a period of..... years commencing from..... and ending with..... unless extended by the Authority. The details of the Promoter and Project are also available in the website (www.rera.rajasthan.gov.in) of the Authority.
- H. The layout plan/ site plan of the Project has been sanctioned dated by the Authority, and copy of which is enclosed as Schedule-2- Not Applicable
- I. Approval of specifications of the Project and permission of project construction upto..... meters height under the relevant legal provisions has been accorded ,..... dated by the Authority. The specifications of the Project are as under.....- Not Applicable

The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable;

- J. the details of Floor plan of the Villa No..... in the Project is given in Schedule-3.
- K. the details of plan of development works to be executed in the proposed Project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy etc., as provided under clause (e) of sub-section (2) of section 4, are as under :-
.....
.....
- L. the details of salient features of the proposed Project including access to the project, design for electric supply including street lighting, water supply arrangements and site for disposal and treatment of storm and sullage water, any other facilities and amenities or public health services and other internal development works proposed to be provided in the Project are as under :-
.....
.....
- M. the details of other external development works to be taken for the Project are as under:-
.....
- N. the details of specifications of material used in construction are as under :-
.....
.....
- O. the stage wise time-schedule of completion of the Project thereof including the provisions of civic infrastructure like water, electricity, sanitation and all other above- mentioned internal/external development works is as under:-

Stage	Date by which the works are proposed to be completed	Details of works to be completed

- P. Fire NOC for the Project : **Not Available**
- Q. NOC from Airport Authority : **Not Applicable**
- R. Environmental Clearance: **Not Applicable**
- S. NOC from Public Health & Engineering Department : **Not Applicable**
- T. the Promoter has opened a separate account in Mangal Marg, Bapu Nagar Jaipur Branch of ICICI Bank Limited for the purpose as provided in sub-clause (D) of clause (l) of sub-section (2) of section 4.
- U. the Allottee(s), being aware of the Project and details given in the advertisements about the Project made by the Promoter and/or on visiting the model of the project, has applied for allotment and to purchase a Villa (hereinafter referred to as the 'Unit') in the Project vide his/her/their/its application dated..... The allottee(s) has also deposited a sum of Rs..... (in words Rupees.....) as an advance payment/ booking amount including application fee (not being more than 10% of the cost of the villa as provided in sub-section of section 13) and agrees to make timely and complete payments of the remaining sale price as well as other dues under this Agreement as per terms and conditions of this Agreement.
- V. the Alottee has applied for a villa in the Project vide application no. dated and has been allotted villa no. having carpet area of square feet, type in [tower/block] no. ("project") along with garage/covered parking no. admeasuring square feet in the, 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 "Villa" more particularly described in Schedule-4 and the floor plan of the villa is annexed hereto and marked as Schedule-3.

Note: Garage includes covered car parking/basement car parking/stilt car parking.

- W. The Parties have gone through all the terms & conditions set out in this Agreement and understood the mutual rights and obligations detailed herein. The Parties hereby confirm that they are signing this Agreement with full knowledge of the all laws, rules, regulations, notifications etc. applicable to the Project.

- X. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- Y. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Villa and the garage/covered parking (if applicable) as specified in para V.

NOW THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO MUTUALLY AGREE ON FOLLOWING TERMS AND CONDITIONS, NAMELY:-

1. TERMS:

1.1 Subject to the terms & conditions as detailed in this Agreement, the Promoter hereby agrees to sell to the Allottee(s) and the Allottee(s) hereby agrees to purchase and receive the Villa as specified in para 'W'

1.2 The Total Price for the Villa based on the carpet area is Rs..... (in words Rupees..... only) ("Total Price"):-

Villa no. ... Type..... Floor.....	Rate of Villa per square feet*
Total Price (in Rupees)	-----

- * Provide break-up of the amounts such as cost of villa, proportionate cost of common areas, preferential location charges, cost of exclusive balcony or verandah areas, cost of exclusive open terrace areas, taxes, maintenance charges, as per Terms No. 11 etc., if/ as applicable.

and (if/as applicable)

Garage/ covered parking-1	Price for 1 (in Rs.)
Garage/ covered parking-2	Price for 2(in Rs.)
Total price (in Rupees)	-----

OR

and (if/as applicable)

Villa No. Type Location.....	Rate of Villa per square feet*
Total price (in Rupees)	-----

- * Provide break-up of the amounts such as cost of villa , proportionate cost of common areas, taxes, maintenance charges as per Terms No. 11 etc., if/ as applicable.
and (if/as applicable)

Garage/ covered parking-1	Price for 1 (in Rs.)
Garage/ covered parking-2	Price for 2(in Rs.)
Total price (in Rupees)	-----

Explanation:

- (i) The Total Price above includes the booking amounts of Rs..... (Rupees.....) paid by the allottee to the Promoter towards the Villa as mentioned in Para 'W'.
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax and Cess or any other similar taxes which may be levied, in connection with the

construction of the Project payable by the Promoter, by whatever name called) upto the date of the handing over the possession of the Villa to the allottee and the Project to the Maintenance Society or the competent authority, as the case may be, after obtaining the completion certificate:

Provided that in case there is any change/ modification in the taxes, the subsequent amount payable by the Allottee(s) to the Promoter shall be increased/ reduced based on such change/ modification:

Provided further that if there is any increase in the taxes after the expiry of the schedule date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Allottee;

- (iii) The Promoter shall periodically intimate to the Allottee(s), the amount payable as stated in (i) above and the Allottee(s) shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee(s) the details of the taxes paid or demanded along with the Acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of Villa includes price of land, construction of, not only the Villa but also, the common areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Villa, , water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per Terms No.11 etc. and includes cost for providing all other facilities, amenities and specification to be provided within the Villa and the Project.

- 1.3 The Total Price is escalation free, save and except increases which the Allottee(s) hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/ order/ rules/ regulations to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments:

Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the Allottee.

- 1.4 As mentioned in para 'V' above, the Promoter has already received an advance/ booking amount from the Allottee(s) a sum of Rs./- (Rupees only) (not being more than 10% of the total cost of the Unit as provided in sub-section (1) of section 13) out of the total price of Rs..... and the Allottees(s) agrees and undertakes to pay the balance amount of Rs..... of the total price strictly in accordance with the payment plan given below :-

Stage of development works & completion of the Unit (with details of works)	Percentage of the Total Price as calculated under Term & Condition No.1.2	Installment Amount in Rs.	Period within which the installment amount is to be paid by the Allottee

- 1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee(s) by discounting such early payments @ _ % per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee(s) by the Promoter.

- 1.6 It is agreed that the Promoter shall not make any addition and alteration in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described herein at Schedule '5' and Schedule '6' (which shall be in conformity with the advertisement, prospectus etc., on the basis of which sale is effected) in respect of the Villa without the previous written consent of the Allottee(s) as per the provisions of the Act:

Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee(s), or such minor changes or alterations as per the provisions of the Act.

- 1.7 The Promoter shall confirm to the final carpet areas that has been allotted the Allottee after in construction of the project is complete and the occupancy certificate the granted by the competent authority, by furnishing

details of the charges, if any in the carpet area. The Total Price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is reduction in the carpet area than the Promoter shall refund the excess money paid by Allottee within 45 days with interest from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area, which is not more than three percent of the carpet area of the Villa, allotted to the Allottee, the Promoter may demand that from the Allottee as per the next milestone of the Payment Plan as provided in this Agreement. All these monetary adjustments shall be made at the same rate per square feet as agreed in Term No.1.2 above.

1.8 Subject to Term No. 9.3 the Promoter agreed and acknowledges, the Allottee shall have the right to the Villa as mentioned below:

- (i) The Allottee(s) shall have exclusive ownership of the Villa;
- (ii) The Allottee(s) shall also have undivided proportionate ownership and share in the common areas. Since the share/ interest of Allottee(s) in the common areas is indivisible and cannot be divided or separated, the Allottee(s) shall use the common areas, along with other occupants and maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall handover the common areas to the Maintenance Society after duly obtaining the completion certificate from the competent authority as provided in the Act;
- (iii) That the computation of the price of the Villa includes recovery of price of land, construction of, not only the Villa but also, the common areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Villa, , water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per Term No.11 etc. and includes cost for providing all other facilities, amenities and specification to be provided within the Villa and the Project;
- (iv) The Allottee has the right to visit the Project site to assess the extent of development of the Project and his Villa.

1.9 It is made clear by the Promoter and the Allottee agrees that the Villa along with ———— garage/ covered parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/ combined with any other project in its vicinity or otherwise accept for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottee(s) of the Project.

1.10 The Promoter agrees to pay all outgoings/ dues before transferring the physical possession of the Villa to the Allottee(s) which it has collected from the Allottee(s), for the payment of outgoings/dues (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the Project). If the Promoter fails to pay all or any of the outgoings/ dues collected by it from the Allottee(s) or any liability, mortgage loan and interest thereon before transferring the Villa to the Allottee(s), the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings/ dues and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

1.11 The Allottee has paid a some of Rs.——— (Rupees——— only) as booking amount being part payment towards the Total Price of the Villa at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Villa as prescribed in the payment plan at Term No. 1.4 above as may be demanded by the Promoter within the time and manner specified therein.

Provided that if the Allottee(s) delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the Rules. The obligations of the Allottee(s) to pay the amount and the liability towards interest as aforesaid may be reduced when mutually agreed to between the Promoter and the Allottee(s).

2. MODE OF PAYMENT:

Subject to the terms of the agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the payment plan at Term No. 1.4 above through account payee cheque/ demand draft/ banker's cheque or online payment (as applicable) in favor of payable at Jaipur.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES:

3.1 The Allottee, if residence outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act,1999 ('FEMA'), Reserve Bank of India Act, 1934

('RBI' Act) and the Rules and Regulation made thereunder or any statutory amendments or modifications made thereof and all others applicable laws including that of remittance of payment, acquisition/ sale/ transfer of immovable properties in India etc. and provide the Promoter with such permission, approval which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulation of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/ her part 2 comply with the applicable guidelines issued by the Reserve Bank of India, he/ she may be liable for any action under FEMA or other laws as applicable, as amended from time to time.

- 3.2 The Promoter accepts no responsibility in regard to matters specified in Term 3.1 above. The Allottee shall keep the Promoter fully indemnified and harmless in this regards. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the solve responsibility of the Allottee to intimate the same in writing to the Promoters immediately and comply with necessary formalities if any, under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of Allottee and such third party shall not have any right in the application/allotment of the said Villa apply for herein in any way and the Promoter shall be issuing the payment receipts in favor of the Allottee only.

4. ADJUSTEMENT/ APPROPRIATION OF PAYMENTS:

The Allottee authorized the Promoter to adjust/ appropriate all payments made by him/ her under any head of dues against lawfull outstanding of the Allottee against the Villa, if any, in his/ her name and the Allottee undertakes not to object/ demand/ direct the Promoter to adjust his payments in any manner.

5. TIME IS ESSENCE:

The Promoter shall abide by the time schedule for completing the Project as disclosed at the time of registration of the Project with the Authority and towards handing over the Villa to the Allottee and the common areas to the Maintenance Society or the competent authority, as the case may be.

6. CONSTRUCTION OF THE PROJECT:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Villa and accepted the floor plan, payment plan and the specification, amenities and facilities annexed along with this Agreement which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent authorities and shall also strictly abide by the bye-laws, FAR, and density norms and provisions prescribed by the relevant bye-laws and shall not have an option to make any variation/ alteration/ modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of this Agreement.

7. POSSESSION OF THE VILLA :

- 7.1. **Schedule for possession of the said Villa-** The Promoter agrees and understands that timely delivery of possession of the Villa to the Allottee and the common areas to the Maintenance Society or the competent authority, as the case may be, is the essence of the Agreement. The Promoter assures to handover possession of the Villa along with ready and complete common areas with all specifications, amenities and facilities of the Project in place on 31.12.2027, unless there is delay or failure due to war, flood, drought, fire, cyclone earthquake or any other calamity caused by nature effecting the regular development of the real estate project ("*Force Majeure*"). If, however, the completion of Project is delayed due to the *Force Majeure* conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Villa, provided that such *Force Majeure* conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee(s) agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to *Force Majeure* conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee(s) the entire amount received by the Promoter from the Allottee with interest within forty-five days from that date. The Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, the Allottee agreed that he/ she shall not have any rights, claims etc. against the Promoter and the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.
- 7.2. **Procedure for taking possession-** The Promoter, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Villa, to the Allottee(s) in terms of this Agreement to be taken within 2 (two) months from the date of issue of occupancy certificate. Provided that, in the absence of local law, the conveyance deed in favor of the Allottee shall be carried out by the Promoter within three months from

the date of issue of occupancy certificate. The Promoter agrees and undertakes to indemnify the Allottee(s) in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee(s), after taking possession, agree(s) to pay the maintenance charges as determined by the Promoter/ Maintenance Society, as the case may be, after the issuance of completion certificate for the Project. The Promoter shall handover the occupancy certificate of the Villa, as the case may be, to the Allottee at the time of conveyance of the same.

7.3. Failure of Allottee to take possession of Villa- Upon receiving a written intimation from the Promoter as per Term No. 7.2 above, the Allottee(s) shall take possession of the Villa from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Promoter shall give possession of the Villa to the Allottee(s). In case the Allottee(s) fails to take possession within the time provided as per Term No. 7.2 above, such Allottee shall continue to be liable to pay maintenance charges as specified under Term No. 7.2 above.

7.4. Possession of the Allottee- After obtaining the occupancy certificate and handing over physical possession of the Villa to the Allottee, it shall be the responsibility of the Promoter to handover the necessary documents and plan, including common areas to the Maintenance Society or the competent authority, as the case may be, as per the local laws:

Provided that, in the absence of any local law, the Promoter shall handover the necessary documents and plans, including common areas, to the Maintenance Society or the competent authority, as the case may be, within thirty days after obtaining the completion certificate.

7.5. Cancellation by Allottee- The Allottee(s) shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that where the Allottee(s) proposes to cancel/withdraw from the Project without any fault of the Promoter, the Promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the Allottee(s) shall be returned by the Promoter to the Allottee(s) within forty-five days of such cancellation.

7.6. Compensation - The Promoter shall compensate the Allottee in case of any loss, caused to him due to defective title of the land, on which the Project is being developed or has been developed, in the manner as provided under the Act and the claim for the interest and compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the Promoter fails to complete or is unable to give possession of the said Villa (i) in accordance with the terms of this Agreement, duly completed by the day specified in Term No. 7.1 above; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation or expiry of the registration under the provisions of the Act; or for any other reason; the Promoter shall be liable, on demand to the Allottee, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Villa, with interest including compensation in the manner as provided under the Act within forty-five days of it becoming due:

Provided that where if the Allottee does not intend to withdraw from the Project the Promoter shall pay the Allottee interest for every month of delay, till the handing over of the possession of the Villa, which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee(s) as follows:

- (i) The Promoter has absolute, clear and marketable title with respect to the said Land and the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project;
- (iv) There are no litigations pending before any Court of law or Authority with respect to the said Land, Project or the Unit;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Unit are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Unit and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and

- the said Unit which will, in any manner, affect the rights of Allottee(s) under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Unit to the Allottee(s) in the manner contemplated in this Agreement;
 - (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Unit to the Allottee(s) and the common areas to the Maintenance Society;
 - (x) The Schedule Property is not the subject matters of any HUF and that no part thereof is owned by any minor and /or no minor has any right, title and claim over the Schedule Property;
 - (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent authorities till the completion certificate has been issued and possession of the Villa along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the Allottee and the Maintenance Society or the competent authority, as the case may be;
 - (xii) No notice from the Government or any other local body or authority or any legislative enactment, government order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES:

- 9.1. Subject to the *Force Majeure* clause, the Promoter shall be considered under a condition of default, in the following events, namely:-
- (i) The Promoter fails to provide ready to move in possession of the Villa to the Allottee(s) within the time period specified in Term No. 7.1 above in this Agreement or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the Authority. For the purpose of this clause, 'ready to move in possession' shall mean that the Villa shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority;
 - (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation or expiry of his registration under the provisions of the Act or the rules or regulations made thereunder.
- 9.2. In case of default by the Promoter under the conditions listed above, Allottee(s) is entitled to the following:-
- (i) Stop making further payments to the Promoter as demanded by the Promoter. If the Allottee(s) stops making payments, the Promoter shall correct the situation by completing the construction/ development milestones and only thereafter the Allottee(s) be required to make the next payment without any interest; or
 - (ii) The Allottee(s) shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee(s) under any head whatsoever towards the purchase of the Villa, along with interest within forty-five days of receiving the termination notice:
Provided that where an Allottee(s) does not intend to withdraw from the Project or terminate the Agreement, he shall be paid, by the Promoter, interest for the period of delay till the handing over of the possession of the Villa, which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.
- 9.3. The Allottee(s) shall be considered under a condition of default, on the occurrence of the following events:
- (i) In case the Allottee(s) fails to make payments for ————— consecutive demands made by the Promoter as per the payment plan stated above, despite having been issued notice in that regard, the Allottee(s) shall be liable to pay interest to the Promoter on the unpaid amount.
 - (ii) In case of default by Allottee under the conditions listed above continues for a period beyond———— consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Villa in favour of the Allottee(s) and refund the money paid to him by the Allottee(s) by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated:
Provided that the Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination.

10. CONVEYANCE OF THE SAID VILLA:

The Promoter, on receipt of Total Price of the Villa as per Term No.1.2 under the Agreement from the Allottee shall execute a conveyance deed and convey the title of the Villa together with proportionate indivisible share in common areas within three months from the date of issuance of the occupancy certificate and the

completion certificate, as the case may be, to the Allottee:

Provided that, in absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter within three months from the date of issue of occupancy certificate.

Provided further that, in case the Allottee(s) fails to deposit the stamp duty, registration charges within the period mentioned in the demand notice, letter, the Allottee(s) authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee(s).

11. MAINTENANCE OF THE SAID VILLA/ PROJECT :

The Promoter shall be responsible for providing and maintaining the essential services in the Project, till the taking over of the maintenance of the Project by the Maintenance Society upon the issuance of the completion certificate of the Project. The cost of such maintenance has been included in the Total Price of the Villa.

12. DEFECT LIABILITY:

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per this Agreement relating to such development is brought to the notice of the Promoter within a period of five years by the allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within thirty days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottee(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT TO ENTER THE VILLA FOR REPAIRS:

The Promoter/ Maintenance Society shall have rights of unrestricted access of all common areas, garages/covered parking and parking spaces for providing necessary maintenance services and the Allottee(s) agrees to permit the Promoter/ Maintenance Society to enter into the Villa or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14. USAGE:- Not Applicable

Use of Basement(s) and service areas:- The basement and service areas, if any, as located within the Project, shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee(s) shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for used by the Maintenance Society for rendering maintenance services.

15. GENRAL COMPLIANCE WITH RESPECT TO THE VILLA:

15.1 Subject to Term 12 above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the said Villa at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the said Villa, or the staircases, , common passages, corridors, circulation areas, atrium or compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the said Villa, and keep the said Villa, its walls and partitions, sewers, drains, pipes and appurtenances thereto or belonging thereto in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the project is not in any way damaged or jeopardized.

15.2 The Allottee further undertakes, assures and grantees that he/ she would not put any sign- board/ name-plate, neon light, publicity material or advertisement material etc. on the façade of the or anywhere on the exterior of the Project, therein or common areas. The Allottee also not change the color scheme of outer wall or painting of the exterior side of windows or carry out any change in the exterior elevation or design. Further the Allottee shall store any hazardous or combustible goods in the Villa or place any heavy material in the common passages or staircase of the project/ villa. The Allottee shall also not remove any wall, including the outer and load wall of the Villa.

15.3 The Allottee shall plan and distribute its electric load in conformity with the electric systems installed by the Promoter and thereafter the Maintenance Society and/or maintenance agency appointed by the Maintenance Society. The Allottee shall be responsive for any loss or damages arising out of breach of any of the aforesaid conditions..

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:

The Parties are entering into this Agreement for the allotment of a Villa with the full knowledge of all laws, rules,

regulations, notifications applicable to the Project.

17. ADDITIONAL CONSTRUCTIONS:

The Promoter undertakes that it has no right to make additions or to put up additional structure anywhere in the Project after the project plan, layout plans sanction plan and specifications, amenities and facilities has been approved by the competent authorities and disclosed, except for as provided in the Act.

18. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement he shall not mortgage or create a charge on the said Villa and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee(s) who has taken or agreed to take such Villa.

19. BINDING EFFECT:

Forwarding this Agreement to the Allottee(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee(s) until, firstly, the Allottee(s) signs and delivers this Agreement with all the Schedules along with the payments due as stipulated in this Agreement within thirty days from the date of receipt by the Allottee(s) and secondly, appears for registration of the same before the concerned Sub-Registrar _____ (address of Sub- Registrar) as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee(s), application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.

20. ENTIRE AGREEMENT:

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof, and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Villa/ project, as the case may be.

21. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the Parties.

22. PROVISIONS OF THIS AGREEMENT APPLICABLE ALLOTTEE/ SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Villa and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee of the Villa, in case of a transfer, as the said obligations go along with the Villa for all intents and purposes.

23. WAIVER NOT A LIMITATION TO ENFORCE:

23.1 The Promoter may, at least solve option and discretion, without prejudice to its rights as said out in this Agreement wave the breach by the Allottee in not making payments as per the payment plan mentioned this Agreement including waving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other allottees.

23.2 Failure on part of the Parties to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

24. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to the conform to the Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

25. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment, in common with other allottees in the Project, the same shall be the proportion which the carpet area of the Villa bears to the total carpet area of all the Villas in the Project.

26. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

27. PLACE OF EXECUTION:

The execution of this Agreement shall be completed only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in _____ after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar at _____. Hence this Agreement shall be deemed to have been executed at _____.

28. NOTICES:

All the notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by registered post at their respective addresses specified below:-

Promoter	Allottee(s) name
Address.....	Address.....

It shall be the duty of the Parties to inform each other of any changes subsequent to the execution of this Agreement in the above address by registered post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee(s), as the case may be.

29. JOINT ALLOTTEE:

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee(s).

30. SAVINGS:

Any application, letter, allotment letter or any other document signed by the allottee, in respect of the villa or project, as the case may be, prior to the execution and registration of the agreement for sale for such villa or project, as the case may be, shall not be construed to limit the rights and interests of the allottee or the promoter under the agreement for sale, under the Act, the rules or the regulations made thereunder.

31. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act, rules and regulations made thereunder including other applicable laws of India for the time being in force.

32. DISPUTE RESOLUTION:

All or any dispute arising out of or touching upon or in relation to the terms and conditions of this Agreement including the interpretation and validity thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussions, between the Parties, failing which the dispute shall be settled in the manner as provided under the Act.

IN WITNESS WHERE OF parties herein above named have set their respective hands and signed this Agreement for sale at in the presence of attesting witness, signing as such on the day first above written.

Signed and delivered by the within named Allottee(s) in the presence of witnesses on

Passport size photograph with signature across the photograph (First- Allottee)	Passport size photograph with signature across the photograph (Second- Allottee)	Passport size photograph with signature across the photograph (Third- Allottee)
Signature (Name) (First-Allottee)	Signature (Name) (Second-Allottee)	Signature (Name) (Third-Allottee)

Signed and delivered by the within named Promoter in the presence of witnesses at on

PROMOTER
Name
Signature
Designation

LANDOWNER Power of Attorney holder on and behalf of all landowners (.....)
Name
Signature

WITNESSES
1- Signature
Name
Address
2- Signature
Name
Address

SCHEDULE-1

(Details of land holdings of the Promoter and location of the Project)

- 2- The piece and parcel of the plot of land admeasuring about 7768.02 sq mtr. situated at Plot Plot C-142, 143, 144, 145, 146, 147, 147A, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 159A, 160A, 160, 161, 161A, 162A, 162, 163A, 164A, 165, 167, 167A, 169A, 170A, 170, 171A, 172A, 172, 174A, 175, 176A, 179, 180, 181, 182, 182A, 183, 183A, 184, 184A, 185, 186, 186A, 187, 188, 189, 189A, 190, 191, 192 Scheme Sachivalaya Vihar, Kalyanpura, Tehsil- Sanganer, Jaipur- 302020, Rajasthan in site is bounded on the :-
- In North
- In South
- In East
- In West

For Unique Dream Builders Pvt.Ltd.

Director

And measuring
North to South
East to West

Latitude/Longitude of the end points of the Project
In North
In South
In East
In West

3- Other details of the location of the Project 5- Location Map

SCHEDULE-2
(Lay-out Plan of the Project)

SCHEDULE-3
(Floor Plan of the Villa in the Project)

SCHEDULE-4
[Description of the Villa and Garage/Covered Parking (if applicable

SCHEDULE-5
(Specifications, facilities, amenities, which are part of the Villa) which shall be in conformity with the Advertisements, Prospectus etc. circulated by the Promoter at time of booking of Units in the Project)

SCHEDULE-6
(Specifications, facilities, amenities, internal/external development works etc. which are part of the Project) which shall be in conformity with the Advertisements, Prospectus etc. circulated by the Promoter at time of booking of Units in the Project)

Schedule-7
(Details of Landowners)

S. No	Name of the Land Owner	Plot No.	PAN	Address
1.	Priyanka Tak	C-142, 143, 147A, 172	AEIPV8860R	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
2.	Nupur Tak	C-144, 145	AQTPT5096N	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
3.	Anmol Tak	C-146, 147	AQTPT5095R	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
4.	Vishnu Tak	C-148, 149, 150, 151	ABFPT8982N	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
5.	Mamta Tak	C-152, 153, 154, 155	ABBPT2388Q	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
6.	Mohit Tak	C-156, 157, 158	ADSP7560K	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
7.	Akshay Tak	C-159, 160, 161	AXLPT6500E	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
8.	Anjana Tak	C-162, 163, 164	ATEPT9463B	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
9.	Rajendra Tak	C-165, 166	AANPT4628A	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
10.	Harshit Tak	C-167, 168	AGJPT4157A	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
11.	Gaurav Tak	C-169, 170	AHYPT1470C	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
12.	Suresh Tak as legal heir of Late Laxmi Narayan Tak	C-174, 175, 176, 177	AAXPT5725C	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
13.	Prabha Tak	C-173, 178, 179, 180	ABFPT8981R	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
14.	Komal Tak	C-171, 181, 182	AQTPT5094Q	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
15.	Manjula Tak	C-183, 184, 185	ABBPT2389R	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
16.	Suresh Tak	C-186, 187, 188	AAXPT5725C	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur
17.	Manish Tak	C-189, 190, 191, 192	AATPT9550F	resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur16

Schedule-8

(Details of Lease Deed Allotted by Jaipur Development Authority in favour of the Land Owners and their registration)

Sr. No.	Name of the Land Owner	Plot No.	Area (in sq. Yards)	Date of lease deed	Details of registration
1.	Priyanka Tak	C-142	120.18	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 3 at S.No. 2014398004474 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 21 to 31 in the office of Sub Registrar, Jaipur - IV.
		C-143	107.02	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 4 at S.No. 2014398004475 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 32 to 42 in the office of Sub Registrar, Jaipur - IV.
		C-147 A	109.30	01-10-2014	On 17-12-2014 In Book No. 1, Zild No. 357 on Page No. 62 at S. No. 2014398006933 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 144 to 157 in the office of Sub Registrar, Jaipur - IV.
		C-172	350.00	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 122 at S.No. 2014398001193 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 231 to 241 in the office of Sub Registrar, Jaipur IV.
2.	Nupur Tak	C-144	95.37	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 5 at S.No. 2014398004476 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 43 to 58 in the office of Sub Registrar, Jaipur - IV.
		C-145	98.68	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 6 at S.No. 2014398004477 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 59 to 79 in the office of Sub Registrar, Jaipur - IV.
3.	Anmol Tak	C-146	102.02	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 7 at S.No. 2014398004478 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 80 to 92 in the office of Sub Registrar, Jaipur - IV.
		C-147	109.06	01-10-2014	On 17-12-2014 In Book No. 1, Zild No. 357 on Page No. 59 at S. No. 2014398006930 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 106 to 115 in the office of Sub Registrar, Jaipur - IV.
4.	Vishnu Tak	C-148	118.24	01-10-2014	On 17-12-2014 In Book No. 1, Zild No. 357 on Page No. 60 at S. No. 2014398006931 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 116 to 128 in the office of Sub Registrar, Jaipur - IV.
		C-149	121.25	01-10-2014	On 17-12-2014 In Book No. 1, Zild No. 357 on Page No. 61 at S. No. 2014398006932 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 129 to 143 in the office of Sub Registrar, Jaipur - IV.
		C-150	128.27	14-07-2014	On 18-07-2014 In Book No. 01, Zild No. 342 on Page No. 93 at S. No. 2014398003964 and the copy of the same filed in additional book No. 01, zild no. 1366 on page no. 570 to 584 in the office of Sub Registrar, Jaipur - IV.
		C-151	135.21	14-07-2014	On 18-07-2014 In Book No. 01, Zild No. 342 on Page No. 94 at S. No. 2014398003965 and the copy of the same filed in additional book No. 01, zild no. 1366 on page no. 585 to 598 in the office of Sub Registrar, Jaipur - IV.
5.	Mamta Tak	C-152	142.14	14-07-2014	On 18-07-2014 In Book No. 01, Zild No. 342 on Page No. 95 at S. No. 2014398003966 and the copy of the same filed in additional book No. 01, zild no. 1366 on page no. 599 to 611 in the office of Sub Registrar, Jaipur - IV.
		C-153	148.95	14-07-2014	On 18-07-2014 In Book No. 01, Zild No. 342 on Page No. 96 at S. No. 2014398003967 and the copy of the same filed in additional book No. 01, zild no. 1366 on page no. 612 to 627 in the office of Sub Registrar, Jaipur - IV.

		C-154	147.89	14-07-2014	On 18-07-2014 In Book No. 01, Zild No. 342 on Page No. 97 at S. No. 2014398003968 and the copy of the same filed in additional book No. 01, zild no. 1366 on page no. 628 to 641 in the office of Sub Registrar, Jaipur - IV.
		C-155	302.12	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 169 at S. No. 2014398001240 and the copy of the same filed in additional book No. 1, zild no. 1312 on page no. 229 to 242 in the office of Sub Registrar, Jaipur IV.
6.	Mohit Tak	C-156	302.50	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 147 at S. No. 2014398001218 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 509 to 522 in the office of Sub Registrar, Jaipur IV.
		C-157	215.21	16.12.2014	On 17.12.2014 In Book No. 1, Zild No. 357 on Page No. 63 at S. No. 2014398006934 and the copy of the same filed in additional book No. 1, zild no. 1426 on page no. 158 to 171 in the office of Sub Registrar, Jaipur IV.
		C-158	287.12	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 146 at S.No. 2014398001217 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 497 to 508 in the office of Sub Registrar, Jaipur IV.
7.	Akshaya Tak	C-159	294.62	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 158 at S.No. 2014398001229 and the copy of the same filed in additional book No. 1, zild no. 1312 on page no. 96 to 108 in the office of Sub Registrar, Jaipur IV.
		C-160	300.00	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 155 at S.No. 2014398001226 and the copy of the same filed in additional book No. 1, zild no. 1312 on page no. 62 to 74 in the office of Sub Registrar, Jaipur IV.
		C-161	300.00	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 156 at S.No. 2014398001227 and the copy of the same filed in additional book No. 1, zild no. 1312 on page no. 75 to 87 in the office of Sub Registrar, Jaipur IV.
8.	Anjana Tak	C-162	294.62	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 170 at S.No. 2014398001241 and the copy of the same filed in additional book No. 1, zild no. 1312 on page no. 243 to 255 in the office of Sub Registrar, Jaipur IV.
		C-163	294.62	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 171 at S.No. 2014398001242 and the copy of the same filed in additional book No. 1, zild no. 1312 on page no. 256 to 268 in the office of Sub Registrar, Jaipur IV.
		C-164	300.00	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 166 at S.No. 2014398001237 and the copy of the same filed in additional book No. 1, zild no. 1312 on page no. 190 to 202 in the office of Sub Registrar, Jaipur IV.
9.	RajendraTak	C-165	300.00	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 163 at S.No. 2014398001234 and the copy of the same filed in additional book No. 1, zild no. 1312 on page no. 152 to 164 in the office of Sub Registrar, Jaipur IV.
		C-166	294.62	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 162 at S.No. 2014398001233 and the copy of the same filed in additional book No. 1, zild no. 1312 on page no. 139 to 151 in the office of Sub Registrar, Jaipur IV.
10.	Harshit Tak	C-167	294.62	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 167 at S.No. 2014398001238 and the copy of the same filed in additional book No. 1, zild no. 1312 on page no. 203 to 215 in the office of Sub Registrar, Jaipur IV.
		C-168	300.00	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 165 at S.No. 2014398001236 and the copy of the same filed in additional book No. 1, zild no. 1312 on page no. 177 to 189 in the office of Sub Registrar, Jaipur IV.

11.	GauravTak	C-169	300.00	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 125 at S.No. 2014398001196 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 267 to 279 in the office of Sub Registrar, Jaipur IV.
		C-170	294.2	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 124 at S.No. 2014398001195 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 254 to 266 in the office of Sub Registrar, Jaipur IV.
12.	Late. Laxmi Narain Tak (through his legal heir Suresh Tak) **	C-174	344.62	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 131 at S.No. 2014398001202 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 333 to 344 in the office of Sub Registrar, Jaipur IV.
		C-175	261.28	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 133 at S.No. 2014398001204 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 353 to 364 in the office of Sub Registrar, Jaipur IV.
		C-176	225.00	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 130 at S.No. 2014398001201 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 323 to 332 in the office of Sub Registrar, Jaipur IV.
		C-177	208.33	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 132 at S.No. 2014398001203 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 345 to 352 in the office of Sub Registrar, Jaipur IV.
		** Shri Laxmi Narayan Tak was expired on 28-10-2014 and by virtue of the registered Will which was duly registered on 26-02-2014 in Book No. III, zild no. 45 on page no. 47 at serial no. 2014052000058 and copy of the same was filed in Addl Book No. III, zild no. 102 on pages 373 to 379 in the office of Sub Registrar II, Jaipur, Shri Suresh Tak his son became the sole and absolute owner of the plot nos. C-174, 175, 176 & 177.			
13.	Prabha Tak	C-173	350.00	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 135 at S.No. 2014398001206 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 375 to 386 in the office of Sub Registrar, Jaipur IV.
		C-178	191.66	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 137 at S.No. 2014398001208 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 397 to 406 in the office of Sub Registrar, Jaipur IV.
		C-179	172.95	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 136 at S.No. 2014398001207 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 387 to 396 in the office of Sub Registrar, Jaipur IV.
		C-180	210.00	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 134 at S.No. 2014398001205 and the copy of the same filed in additional book No. 1, zild no. 1312 on page no. 365 to 374 in the office of Sub Registrar, Jaipur IV.
14.	Komal Tak	C-171	344.62	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 160 at S.No. 2014398001231 and the copy of the same filed in additional book No. 1, zild no. 1312 on page no. 119 to 130 in the office of Sub Registrar, Jaipur IV.
		C-181	210.00	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 161 at S. No. 2014398001232 and the copy of the same filed in additional book No. 1, zild no. 1312 on page no. 131 to 138 in the office of Sub Registrar, Jaipur IV.
		C-182	227.95	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 159 at S. No. 2014398001230 and the copy of the same filed in additional book No. 1, zild no. 1312 on page no. 109 to 118 in the office of Sub Registrar, Jaipur IV.
15.	Manjula Tak	C-183	294.62	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 119 at S. No. 2014398001190 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 195 to 206 in the office of Sub Registrar, Jaipur IV.

		C-184	200.00	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 118 at S. No. 2014398001189 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 183 to 194 in the office of Sub Registrar, Jaipur IV.
		C-185	294.62	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 117 at S. No. 2014398001188 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 169 to 182 in the office of Sub Registrar, Jaipur IV.
16.	Suresh Tak	C-186	261.28	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 114 at S. No. 2014398001185 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 134 to 146 in the office of Sub Registrar, Jaipur IV.
		C-187	233.33	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 116 at S. No. 2014398001187 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 158 to 168 in the office of Sub Registrar, Jaipur IV.
		C-188	233.33	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 115 at S. No. 2014398001186 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 147 to 157 in the office of Sub Registrar, Jaipur IV.
17.	Manish Tak	C-189	233.33	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 129 at S.No. 2014398001200 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 312 to 322 in the office of Sub Registrar, Jaipur IV.
		C-190	200.00	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 128 at S.No. 2014398001199 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 301 to 311 in the office of Sub Registrar, Jaipur IV.
		C-191	200.00	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 127 at S.No. 2014398001198 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 290 to 300 in the office of Sub Registrar, Jaipur IV.
		C-192	193.33	28-02-2014	On 03.03.2014 In Book No. 1, Zild No. 328 on Page No. 126 at S. No. 2014398001197 and the copy of the same filed in additional book No. 1, zild no. 1311 on page no. 290 to 289 in the office of Sub Registrar, Jaipur IV.

Schedule-9
(Details of execution & registration of Power of Attorney)

S. No	Name of the Land Owner	Plot No.	Power of Attorney dated	Registration details
1.	Priyanka Tak	C-142, 143	11-08-2014	registered on 11-08-2014 in book no. 4 zild no. 32 on page 22 at sr. no. 2014398000269 and the copy of same filed in addl. book no. 4 zild no. 65 on page 215 to 222 in the Office of Sub Registrar IV, Jaipur
		C-172	11-03-2014	registered on 11-03-2014 in book no. 4 zild no. 31 on page 29 at sr. no. 2014398000076 and the copy of same filed in addl. book no. 4 zild no. 63 on page 226 to 234 in the Office of Sub Registrar IV, Jaipur
		C-147A	17-12-2014	registered on 17-12-2014 in book no. 1 zild no. 357 on page 67 at sr. no. 2014398006938 and the copy of same filed in addl. book no. 1 zild no. 1426 on page 214 to 223 in the Office of Sub Registrar IV, Jaipur
2.	Nupur Tak	C-144, 145	11-08-2014	registered on 11-08-2014 in book no. 4 zild no. 32 on page 22 at sr. no. 2014398000269 and the copy of same filed in addl. book no. 4 zild no. 65 on page 215 to 222 in the Office of Sub Registrar IV, Jaipur
3.	Anmol Tak	C-147	17-12-2014	registered on 17-12-2014 in book no. 1 zild no. 357 on page 67 at sr. no. 2014398006938 and the copy of same filed in addl. book no. 1 zild no. 1426 on page 214 to 223 in the Office of Sub Registrar IV, Jaipur
		C-146	11-08-2014	registered on 11-08-2014 in book no. 4 zild no. 32 on page 22 at sr. no. 2014398000269 and the copy of same filed in addl. book no. 4 zild no. 65 on page 215 to 222 in the Office of Sub Registrar IV, Jaipur
4.	Vishnu Tak	C-148,	17-12-2014	Registered on 17-12-2014 in book no. 1 zild no. 357 on page 67 at sr.

		149		no. 2014398006938 and the copy of same filed in addl. book no. 1 zild no. 1426 on page 214 to 223 in the Office of Sub Registrar IV, Jaipur
		C-150, 151	18-07-2014	registered on 18-07-2014 in book no. 4 zild no. 31 on page 177 at sr. no. 2014398000224 and the copy of same filed in addl. book no. 4 zild no. 64 on page 646 to 651 in the Office of Sub Registrar IV, Jaipur
5.	Mamta Tak	C-152, 153, 154	18-07-2014	registered on 18-07-2014 in book no. 4 zild no. 31 on page 177 at sr. no. 2014398000224 and the copy of same filed in addl. book no. 4 zild no. 64 on page 646 to 651 in the Office of Sub Registrar IV, Jaipur
		C-155	11-03-2014	Registered on 11-03-2014 in book no. 4 zild no. 31 on page 30 at sr. no. 2014398000077 and the copy of same filed in addl. book no. 4 zild no. 63 on page 235 to 243 in the Office of Sub Registrar IV, Jaipur
6.	Mohit Tak	C-156, 158	11-03-2014	registered on 11-03-2014 in Book No. 4, zild no. 31 at page no. 32 at serial no. 2014398000079 and the copy was filed in Addl. Book. No. 4, zild no. 63 on page 253 to 261 in the Office of Sub Registrar IV, Jaipur
		C-157	17-12-2014	registered on 17-12-2014 in Book No. 1, zild no. 357 at page no. 66 at serial no. 2014398006937 and the copy was filed in Addl. Book. No. 1, zild no. 1426 on page 205 to 313 in the Office of Sub Registrar IV, Jaipur
7.	Akshay Tak	C-159, 160, 161	11-03-2014	registered on 13-03-2014 in Book No. 4, zild no. 31 at page no. 43 at serial no. 2014398000090 and the copy was filed in Addl. Book. No. 4, zild no. 63 on page 356 to 364 in the Office of Sub Registrar IV, Jaipur
8.	Anjana Tak	C-162, 163, 164	11-03-2014	registered on 13-03-2014 in Book No. IV, zild no. 31 at page no. 45 at serial no. 2014398000092 and the copy was filed in Addl. Book. No. IV, zild no. 63 on page 374 to 382 in the Office of Sub Registrar IV, Jaipur
9.	Rajendra Tak	C-165, 166	11-03-2014	registered in the office of Sub Registrar, IV on 11/03/2014 in Book No. 4, Vol No. 31 at page 27 on Serial No. 2014398000074 and copy of which was affixed in Addl Book No. 4, Vol. No. 63 at pages 209 to 216
10.	Harshit Tak	C-167, 168	11-03-2014	registered on 11-03-2014 in Book No. IV, zild no. 31 at page no. 31 at serial no. 2014398000078 and the copy was filed in Addl. Book. No. IV, zild no. 63 on page 244 to 252 in the Office of Sub Registrar IV, Jaipur
11.	Gaurav Tak	C-169, 170	11-03-2014	registered on 11-03-2014 in Book No. IV, zild no. 31 at page no. 28 at serial no. 2014398000075 and the copy was filed in Addl. Book. No. IV, zild no. 63 on page 217 to 225 in the Office of Sub Registrar IV, Jaipur
12.	Suresh Tak as legal heir of Late Laxmi Narayan Tak	C-174, 175, 176, 177	04-06-2015	registered on 04-06-2015 in book no. 4 zild no. 167 on page 192 at sr. no. 2015052000307 and the copy of same filed in addl. book no. 4 zild no. 636 on page 926 to 935 in the Office of Sub Registrar-II, Jaipur
13.	Prabha Tak	C-173, 178, 179, 180	12-03-2014	registered on 13-03-2014 in Book No. IV, zild no. 31 at page no. 39 at serial no. 2014398000086 and the copy was filed in Addl. Book. No. IV, zild no. 63 on page 316 to 325 in the Office of Sub Registrar IV, Jaipur
14.	Komal Tak	C-171, 181, 182	11-03-2014	registered on 13-03-2014 in Book No. 4, zild no. 31 at page no. 41 at serial no. 2014398000088 and the copy was filed in Addl. Book. No. 4, zild no. 63 on page 337 to 346 in the Office of Sub Registrar IV, Jaipur
15.	Manjula Tak	C-183, 184, 185	11-03-2014	registered on 13-03-2014 in Book No. 4, zild no. 31 at page no. 42 at serial no. 2014398000089 and the copy was filed in Addl. Book. No. 4, zild no. 63 on page 347 to 355 in the Office of Sub Registrar IV, Jaipur
16.	Suresh Tak	C-186, 187, 188	11-03-2014	registered on 13-03-2014 in Book No. 4, zild no. 31 at page no. 44 at serial no. 2014398000091 and the copy was filed in Addl. Book. No. 4, zild no. 63 on page 365 to 373 in the Office of Sub Registrar IV, Jaipur
17.	Manish Tak	C-189, 190, 191, 192	11-03-2014	registered on 13/03/2014 in book no. 4 zild no. 31 on page 40 at sr. no. 2014398000087 and the copy of same filed in addl. book no. 4 zild no. 63 on page 326 to 336 in the Office of Sub Registrar IV, Jaipur

Schedule-10
(Details of sub-division of Plots)

S.	Name of the	Plot No.	Details of Sub-division of Plots	Renumbered of
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No.	Land Owner	before Sub-division		Plots after Subdivision
1.	Priyanka Tak	C-142, 143, 147A	Not Applicable	C-142, 143, 147A,
2.	Nupur Tak	C-144, 145	Not Applicable	C-144, 145
3.	Anmol Tak	C-146, 147	Not Applicable	C-146, 147
4.	Vishnu Tak	C-148, 149, 150, 151	Not Applicable	C-148, 149, 150, 151
5.	Mamta Tak	C-152, 153, 154, 155	Not Applicable	C-152, 153, 154, 155
6.	Mohit Tak	C-156, 157, 158	Not Applicable	C-156, 157, 158
7.	Akshay Tak	C-159, 160	Sub division of Plot Nos. C-159 & 160 applied by Mr. Ravinder Singh Thakkar in the capacity of POA holder of Akshay Tak with Jaipur Development Authority, Jaipur and approved vide Letter No. D-1345 dated 28/05/2014	C-159, 159A, 160, 160A
8.	Akshay Tak & Anjana Tak	C-161, 162	Sub division of Plot Nos. C-161 & 162 applied by Mr. Ravinder Singh Thakkar in the capacity of POA holder of Akshay Tak and Anjana Tak with Jaipur Development Authority, Jaipur and approved vide Letter No. D-1343 dated 28/05/2014	C-161, 161A, 162, 162A
9.	Anjana Tak	C-163, 164	Sub division of Plot nos. C-163 & 164 applied by Mr. Ravinder Singh Thakkar with Jaipur Development Authority, Jaipur and approved vide Letter No. D-1344 dated 28/05/2014	C-163, 163A, 164, 164A
10.	Rajendra Tak	C-165, 166	Sub division of Plot nos. C-165 & 166 applied by Mr. Ravinder Singh Thakkar with Jaipur Development Authority, Jaipur and approved vide Letter No. D-1355 dated 28/05/2014	C-165, 165A, 166, 166A
11.	Harshit Tak	C-167, 168	Sub division of Plot nos. C-167 & 168 applied by Mr. Ravinder Singh Thakkar with Jaipur Development Authority, Jaipur and approved vide Letter No. D-1206 dated 09/05/2014	C-167, 167A, 168, 168A
12.	Gaurav Tak	C-169, 170	Sub division of Plot nos. C-169 & 170 applied by Mr. Ravinder Singh Thakkar with Jaipur Development Authority, Jaipur and approved vide Letter No. D-1205 dated 09/05/2014	C-169, 169A, 170, 170A
13.	Priyanka Tak & Komal Tak	C-171, 172	Sub division of Plot Nos. C-171 & 172 applied by Mr. Ravinder Singh Thakkar with Jaipur Development Authority, Jaipur and approved vide Letter No. D-1340 dated 28/05/2014	C-171, 171A, 172, 172A
14.	Suresh Tak as legal heir of Late Laxmi Narayan Tak & Prabha Tak	C-173, 174	Sub division of Plot nos. C-173 & 174 applied by Mr. Ravinder Singh Thakkar with Jaipur Development Authority, Jaipur and approved vide Letter No. D-1342 dated 28/05/2014	C-173, 173A, 174, 174A
		C-175, 176, 177, 178, 180	Sub division of Plot Nos. C-175, 176, 177, 178 & 180 applied by Mr. Ravinder Singh Thakkar with Jaipur Development Authority, Jaipur and approved vide Letter No. D-1339 dated 28/05/2014	C-175, 176A, 176, 177, 178A, 178, 180
15.	Prabha Tak	C-179	Not Applicable	C-179
16.	Komal Tak	C-181, 182	Sub division of Plot Nos. C-181 & 182 applied by Mr. Ravinder Singh Thakkar with Jaipur Development Authority, Jaipur and approved vide Letter No. D-1341 dated 28/05/2014	C-181, 182, 182A
17.	Manjula Tak	C-183, 184, 185	Sub division of Plot Nos. C-183, 184, & 185 applied by Mr. Ravinder Singh Thakkar with Jaipur Development Authority, Jaipur and approved vide Letter No. D-1347 dated 28/05/2014	C-183, 183A, 184, 185, 184A
18.	Suresh Tak & Manish Tak	C-186, 187, 188, 189, 190	Sub division of Plot Nos. C-186, 187, 188, 189 & 190 applied by Mr. Ravinder Singh Thakkar with Jaipur Development Authority, Jaipur and approved vide Letter No. D-1354 dated 28/05/2014	C-186, 186A, 187, 188, 189, 189A, 190
19.	Manish Tak	C-191, 192	Not Applicable	C-191, 192

(The Schedules to this Agreement for sale shall be as agreed to between the Parties)

For Unique Dream Builders Pvt. Ltd.

Director