

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

**Fee Receipt**  
Appendix I-Form No. 9 (Rule 75 & 131)      Print Date : 09-11-2015 2:54 PM

Fee Receipt No	: 201502020004935	Receipt Date	: 09/11/2015
Name	: PANKAJ SABOO,	Document S. No.	: 2015010200004277
Address	: 32-B,KIRAN PATH, SURAJ NAGAR WEST ,JAIPUR JAIPUR		
Document Type	: Sale Deed		
Face Value	: ₹ 3950000	Evaluated Value	: ₹ 2317680
Old-Registration Fee	: ₹ 395000	Fee for Memorandum (Us. 64, 87	: ₹
CSI	: ₹ 300	Certified copy (Memorandum)	: ₹ 0
Stamp (Memorandum)	: ₹	Registration (Memorandum)	: ₹
Surcharge	: ₹ 19750	Stamp Duty	: ₹ 197500
Penalty	: ₹ 0	Appropriation fee (Commission)	: ₹ 0
Us_25_34	: ₹ 0	Others	: ₹ 0
Custody	: ₹	Cash Amount Received	: ₹ 257050
		Other than Cash	: ₹ 257050
		<b>Total Amount</b>	<b>₹ 257050</b>



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

# e-Registration Receipt RJ1409251511559 ₹ 39800 # Stamp N.A. ₹ 300 # eStamp IN-RJ042469595959 IN ₹ 417150

Signature of presenter or applicant for  
copy or Search certificate

Signature of recipient  
and date of return receipt

Cashier

SUB-REGISTRAR



Government of Rajasthan  
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID 201501020004277R Receipt Date 09-NOV-2015 14:27  
S R Location JAIPUR-VI  
Receipt No RJ1409251511559  
Name Of Seller PANKAJ SABOO AS PARTNER MS PARADISE INFRASTRUCTURE  
Name Of Buyer MRIDUL DUBEY AND SHAKUNTLA SHARMA  
Type of Document Article 21 Sale Deed (Conveyance Deed)  
ACC Reference SHCIL/SHCIL RAJASTHAN/CHURCH ROAD

Paid Fees			
Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 39500	CSI	₹ 300
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
<b>Total Amount</b>	<b>₹ 39800</b>	<b>Service Charges</b>	<b>₹ 40</b>
<b>Grand Total</b>	<b>₹ 39840</b>		

( Rupees Thirty-Nine Thousand Eight Hundred Forty Only )



Statutory Alert : The authenticity of this receipt should be verified at [www.shcilestamp.com](http://www.shcilestamp.com) . Any discrepancy in the details on this receipt and as available on the website renders it invalid.



राजस्थान RAJASTHAN

AB 641869



### SALE DEED

This Sale Deed is made on this 09<sup>th</sup> day of November 2015 by and between:

1 PARTIES TO THIS SALE DEED:

1.1 SELLER:

उपापजीयक  
जयपुर षष्ठम्

M/s Paradise Infrastructure a partnership firm duly registered  
For PARADISE INFRASTRUCTURE

*[Handwritten signature]*



*[Handwritten signature]*

9130-10-1312





9 NOV 2015

क्र.स. 31142 वि.सं.

मुद्रांक का मूल्य 100 ला.नं. 55/97

बेता का नाम

पिता/पति का नाम

पता

मुद्रांक का प्रायोजक

Handwritten notes and signatures in Hindi, including a signature that appears to be 'Rajendra'.



महेश झालानी  
ला. दफ्तरी वि.सं. 55/97  
कलेक्टर कार्यालय, जयपुर





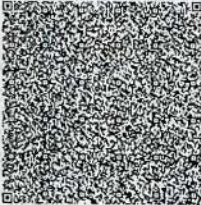
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Rajasthan

## e-Stamp



Certificate No. : IN-RJ04215898556176N  
 Certificate Issued Date : 09-Nov-2015 02:24 PM  
 Account Reference : SHCIL (FI)/ rjshcil01/ CHURCH ROAD/ RJRJP  
 Unique Doc. Reference : SUBIN-RJRJSHCIL0105034224846538N  
 Purchased by : MRIDUL DUBEY AND SHAKUNTLA SHARMA  
 Description of Document : Article 21 Sale Deed (Conveyance Deed)  
 Property Description : 56 KANAK VRINDAVAN SCHEME BLOCK D PARADISE ANAND SIRSI JAIPUR  
 Consideration Price (Rs.) : 39,50,000  
 (Thirty Nine Lakh Fifty Thousand only)  
 First Party : PANKAJ SABOO AS PARTNER MS PARADISE INFRASTRUCTURE  
 Second Party : MRIDUL DUBEY AND SHAKUNTLA SHARMA  
 Stamp Duty Paid By : MRIDUL DUBEY AND SHAKUNTLA SHARMA  
 Stamp Duty Amount(Rs.) : 2,17,150  
 (Two Lakh Seventeen Thousand One Hundred And Fifty only)



.....Please write or type below this line.....

FOR PARADISE INFRASTRUCTURE

*[Signature]*  
PARTNER



*[Signature]*

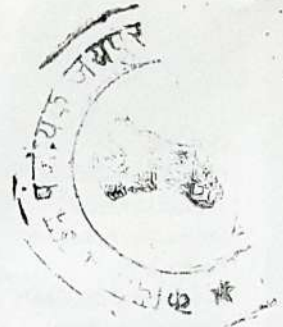


उप पजीयक  
जयपुर षष्ठम

WN 0002199187

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at [www.shcilstamp.com](http://www.shcilstamp.com). Any discrepancy in the details on this Certificate as it is available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



## Warning

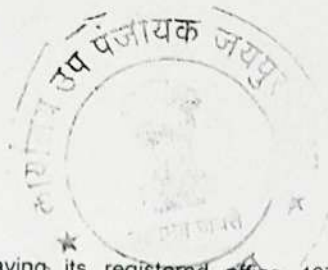
The contents of this certificate can be verified and authenticated world-wide by all members of the public at [www.shilpalestamp.com](http://www.shilpalestamp.com) or at any Authorised collection center address displayed at [www.shilpalestamp.com](http://www.shilpalestamp.com) free of cost.

Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence.

This document contains security features like colorful background with lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti-copy text, the appearance of micro printing, optical watermarks, and other Over and Covert features.







Under the Indian Partnership Act 1932 having its registered office 407, Paradise, C-61 A, Sarojini Marg, C-Scheme, Jaipur (Raj), hereinafter being referred to as the "SELLER" (Which expression shall, unless repugnant to the subject or context or meaning thereof, be deemed to mean and include its successors-in-interest, assignees, through its partner or constituted attorney[s] etc.) through partner **Mr. Pankaj Saboo** s/o Shri Prabha Shanker Saboo resident of 32 - B, Kiran Path, Suraj Nagar West, Civil Lines, Jaipur to execute these presents, of the **FIRST PART**.

AND

1.2 PURCHASER:

Mr. Mridul Dubey aged 36 years S/o Shri Vishnu Dutt Dubey

and Mrs Shankuntla Sharma W/O Mr Vishnu dutt Dubey

R/o Civil lines, ALWAR PAN: NO. ALVPD8736A and ALMPS2997N

which expression shall include his/her heirs, executors, administrators, legal representatives, Successors and permitted assigns; Hereinafter referred to as the **Purchaser** being the party to the **OTHER PART**.

2 DEFINITIONS – In this sale deed unless there is anything contrary or repugnant to the meaning or context the following meaning to the words shall prevail:

2.1 "OWNERS" shall mean **M/s Paradise Infrastructure** a partnership firm duly registered under the Indian Partnership Act 1932 having its registered office 407, Paradise, C-61 A, Sarojini Marg, C-Scheme, Jaipur (Raj.).

2.2 "DEVELOPER & BUILDER" shall mean **M/s Paradise Infrastructure** a partnership firm duly registered under the Indian Partnership Act 1932 having its registered office 407, Paradise, C-61 A, Sarojini Marg, C-Scheme, Jaipur (Raj.).

2.3 "SCHEME" shall mean all the villas, shops etc. constructed / to be constructed on the land situated at JDA approved Residential Scheme on the land Block D comprising and consisting of Khasra Nos. 119, 138, 140, 141, 142, 143, 146, 150 in Village Sirsi, Tehsil and District Jaipur (Rajasthan) on which the present project is being developed more particularly described in Part "A" of the **Schedule A** hereunder written.

Purchaser/s

The terms and conditions of this Sale Deed have been read and understood by me/us and I/we hereby accept the same

FOR PARADISE INFRASTRUCTURE

9/13-7/2024 2

PARTNER



**Presentation Endorsement**

आज दिनांक 09 माह 11 सन् 2015 को 01:52 PM बजे  
श्री/श्रीमती/सुश्री PANKAJ SABOO पुत्र/पुत्री/पति श्री PRABHA SHANKER  
SABOO  
उम्र 51 वर्ष, जाति MAHAJAN, व्यवसाय Business  
निवासी House No.:32-B, Colony: KIRAN PATH, SURAJ NAGAR  
WEST, Area: CIVIL LINES, City: JAIPUR, Pin code: 302006, District:  
JAIPUR, State: RAJASTHAN  
ने मेने सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता  
201501020004277

Sale Deed (Conveyance Deed)

हस्ताक्षर उप पंजीयक,  
JAIPUR-VI

उप पंजीयक  
जयपुर, षष्ठम

**Fees Receipt Endorsement**

रसीद नं.	201502020004935
दिनांक	09-11-2015
पंजीयन शुल्क ₹	39500
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	197500
कमी सरचार्ज शुल्क ₹	19750
कुल योग	257050

201501020004277

Sale Deed (Conveyance Deed)

उप पंजीयक, JAIPUR-VI

उप पंजीयक  
जयपुर षष्ठम





2.4 "UNIT" shall mean any **one villa / shop** as explained and detailed in the PART "B" of Schedule "A" of this sale deed.

2.5 "THE PLANS" shall mean the plans and designs of scheme to be constructed/constructed on the said land which has been duly approved/ to be approved by the authority including any variations therein which may subsequently be made by the Seller and/or Architect(s).

2.6 "COMPLETION" shall mean complete construction of the individual villa/ shop allotted under this sale deed together with development of roads, sanitation, provision of water supply, sewer line etc.

2.7 "MAINTENANCE AGENCY" means a cooperative society registered under Cooperative Society Act in terms of this sale deed.

2.8 "COMMON EXPENSES" means the expenses to be incurred by the Maintenance Agency for the maintenance and upkeep of the common areas of the Scheme as specified in the "Schedule B".

2.9 "SPECIFICATION" means the specification/common utilities to be provided by the Seller for his/her villa as per approved plans.

2.10 "HE OR HIS" shall mean either **she or her** in case the Purchaser is a female or **it or its** in case the Purchaser is a HUF, partnership firm or limited company.

2.11 **BOOKING & REGISTRATION:-** Means the initial entry of the name of the PURCHASER into records after accepting the amount of booking (initial payment paid by the PURCHASER) for a Villa / unit of the immovable property proposed to be purchased by the PURCHASER

2.12 "BROCHURE" means the informative book let, giving the record of the scheme of Housing and living conditions etc. The document will be made to provide possible elaborate description of the developed scheme which shall not be construed as binding upon the issuing party and shall not create any liability on Seller but will only be as an help to under stand about the present proposed Residential Scheme.

2.13 **Name of Project:** - Name of the project shall be "**PARADISE ANAND**" A housing scheme consisting of Villas / Shops / Units / Group Housing etc. of the different sizes and utilities. Upcoming upon the LAND situated in Kanak Vrindavan Block D Scheme ,Main Sirsi Road., Village Sirsi, Tehsil Jaipur Distt. Jaipur, the land which is to be developed on khasra no 119, 138, 140, 141, 142, 143, 146, 150 .

Name of Project, the name shall not be altered nor changed.

2.14 **DEVELOPMENT:** - Means and include the process of developmental project of

Purchaser/s

The terms and conditions of this Sale Deed have been read and understood by me/us and I/we hereby accept the same

Seller

STRUCTURE

PARTNER

3



Endorsement of Execution

अनु क्र. गबराहों का नाम व पता	छायाचित्र	अंगुठा	हस्ताक्षर का प्रकार
1 श्री/श्रीमती/शुभी PANKAJ SABOO, पुत्र/पुत्री/पति श्री PRABHA SHANKER SABOO, व्यवसाय Business House No.:32-B, Colony: KIRAN PATH, SURAJ NAGAR WEST, Area: CIVIL LINES, City: JAIPUR, Pin code: 302006, District: JAIPUR, State: RAJASTHAN			Executant Age : 51 Signature :
2 श्री/श्रीमती/शुभी MRIDUL DUBEY, पुत्र/पुत्री/पति श्री VISHNU DUTT DUBEY, व्यवसाय Business House No.:0, Colony: CIVIL LINES, Area: ALWAR, City: ALWAR, Pin code: 301001, District: ALWAR, State: RAJASTHAN			Claimant Age : 36 Signature :
3 श्री/श्रीमती/शुभी SHANKUNTALA SHARMA, पुत्र/पुत्री/पति श्री VISHNU DUTT DUBEY, व्यवसाय Housewife House No.:0, Colony: CIVIL LINES, Area: ALWAR, City: ALWAR, Pin code: 301001, District: ALWAR, State: RAJASTHAN			Claimant Age : 66 Signature :

ने लेखपत्र Sale Deed (Conveyance Deed) को पढ़ मुन व समझकर निष्पादन करना स्वीकार किया।  
 परिकल्प राशि रु 3950000/- पूर्व मे / मेरे समक्ष / मे से रु 3950000/- पूर्व मे ————— ये मेरे समक्ष प्राप्त करना स्वीकार किया।  
 उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगुठा निशान मेरे समक्ष लिए गए है।

अनु क्र. गबराहों का नाम व पता	छायाचित्र	अंगुठा	हस्ताक्षर
1 Name: श्री/श्रीमती/शुभी PRIYANKA VIDYARTHI, पुत्र/पुत्री/पति श्री MRIDUL DUBEY Age: 37 Add: House No.:0, Colony: CIVIL LINES, Area: ALWAR, City: ALWAR, Pin code: 301001, District: ALWAR, State: RAJASTHAN			Signature 
2 Name: श्री/श्रीमती/शुभी PRAMOD SHARMA, पुत्र/पुत्री/पति श्री RADHA MOHAN SHARMA Age: 51 Add: House No.:255, Colony: RAM NAGRIA, KUSUM VIHAR, Area: JAIPUR, City: JAIPUR, Pin code: 302017, District: JAIPUR, State: RAJASTHAN			Signature 

201501020004277  
 Sale Deed (Conveyance Deed)

उप पंजीयक, JAIPUR-VI  
 उप पंजीयक  
 जयपुर पञ्चम



Name of Project on the land of owners by the developers in the style and manner of a modern township.

2.15 **FACILITIES AND AMENITIES:** - Include the facility of infrastructure and tertiary sector of Water, Electric, Power, Telecommunication, Sewerage and Sanitation. Network, Garden Greenery, Walkway, Play ground, Pavilion, Roads, Parks, Open spaces, Club House, etc.

3 **OWNERS & DEVELOPERS REPRESENTATION :-**

WHEREAS, the Jaipur Development Authority, Jaipur has vide letter bearing No JDA/DC/ZN-12/11/D-784 dated 02.02.2011 approved Residential Scheme on the lands of the Owners meaning thereby the JDA approved Residential Scheme on the land Block D comprising and consisting of Khasra Nos. 119, 138, 140, 141, 142, 143, 146, 150 in Village Sirsi, Tehsil and District Jaipur (Rajasthan) on which the present project is being developed more particularly described in Part "A" of the *Schedule A* annexed hereto, measuring 30841.47 Square yards which is subject matter of this present agreement.

WHEREAS the owners hereby represent that the plans for the development of present scheme on the said land have duly been approved by the Jaipur Development Authority, Jaipur and accordingly approval is granted to the entire scheme vide its approval order dated. 02.02.2011 bearing no JDA/DC/ZONE - 12/11/D-784..

WHEREAS, the converted piece of land of Block D which is subject matter of this present shall hereinafter be referred to as "the said property" which is more specifically described in *Schedule A*. and shown in red in the map annexed hereto, which shall always remain as a part and parcel of this present sale deed;

WHEREAS the Jaipur Development Authority has duly issued pattas in favour of the Seller the copy of the patta is attached alongwith the Sale Deed as **ANNEXURE A**.

WHEREAS, it is being represented by the Owners / Sellers that the Owners have a clear, perfect & marketable title in respect of the aforesaid land; AND

WHEREAS, the Owners are entitled to develop the said property, which is in their actual physical possession and they possess complete right, title and interest therein to enter into these presents; AND


WHEREAS, the Owners represent that their right, title & interest in the said property is without any interference or encumbrance, whatsoever of anyone, whomsoever and that their right thereto is absolutely clear and marketable.

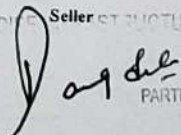
Purchaser/s

The terms and conditions of this Sale Deed have been read and understood by me/us and I/we hereby accept the same

Seller


219-11/12/11  


  
PARTNER





Enter in Minute Book Endorsement

Pending In Minute Book No 201509020000340  
दिनांक 09/11/2015 कारण SITE INSPECTION

201501020004277

Sale Deed (Conveyance Deed)

उप पंजीयक, JAIPUR-VI

उप पंजीयक  
जयपुर षष्ठम

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 3950000 मानते हुए इस पर देय कमी मुद्रांक राशि रु 197500 पर कमी पंजीयन शुल्क रु 39500, सरचार्ज राशि 19750 कुल रु 256750 रसीद संख्या 201502020004935 दिनांक 09-11-2015 में जमा किये गये हैं।

अतः दस्तावेज को रु 197500 के मुद्रांको पर निम्पादित माना जाता है।

201501020004277

Sale Deed (Conveyance Deed)

उप पंजीयक, JAIPUR-VI

उप पंजीयक  
जयपुर षष्ठम

Release from Minute Book Endorsement

Release from Minute Book No 201509020000343  
दिनांक 10/11/2015 कारण Release for Registration

201501020004277

Sale Deed (Conveyance Deed)

उप पंजीयक, JAIPUR-VI

उप पंजीयक  
जयपुर षष्ठम



WHEREAS, the Owners also represent that there is no dispute with any private party or individual or the Government or any Local Authority in respect of the said property; AND

WHEREAS, till date the Owners have neither received nor within their knowledge the Government, local municipal authority or any other authority has issued any notice for acquisition of said property or any other notice whatsoever adversely affecting their legal right over the said property or any part thereof and no restrictions, whatsoever have ever been imposed on the use of the said property in the manner proposed herein; AND

WHEREAS, the Owners further declared that the Owners have never taken any other loan, whatsoever, either in their own name and/ or based on the property, where the said property may be required to be kept as primary and/or collateral security either full or in part and nor the Owners have ever given any personal guarantee securing loan and/or any financial assistance taken by anyone, whomsoever and that no dues falling within the ambit of 'public dues' is due against all or any of the Owners herein and/or in respect of whole or part of the said property; AND

WHEREAS, the Owners hereby further declares that there are no dues towards any individuals / institution neither any claim except as mentioned above nor there are any other dues falling within the category of 'statutory dues' are outstanding against the Owners and/or in respect of the said property and that in case, if ever in future any demand with respect thereto arises against till the date of execution of sale deed of present this villa herein and/or in respect of the said property, the liability to pay the same shall be of the Owners; AND

WHEREAS, the Owners hereby further declares Owners hereby further assure that the said property is not attached under any decree/Recovery Certificate passed by any Court/Tribunal and that no proceedings, whatsoever for acquisition of whole or any part of the said property were ever initiated and/or is pending at the time of execution of these presents; AND

- 4 **SUBJECT MATTER:** The purchaser has applied for allotment of **Villa No 56**, in the above said Kanak Vrindavan Block D, Main Sirsi Road, Jaipur Scheme "**PARADISE ANAND**" and the seller has agreed to allot to the purchaser Villa in the said Scheme on the terms & conditions as mentioned in the agreement to sell as executed. All other agreements and / or arrangements or letters, assurances written, oral or implied hereto, sales brochures, news-papers advertisements, etc. before made and which are in any way contradictory to or inconsistent with this sale deed shall have no effect. The Sellers hereby sell and Purchaser hereby buys the said villa on terms and condition mentioned in this present sale deed.

Purchaser/s

The terms and conditions of this Sale Deed have been read and understood by me/us and I/we hereby accept the same

Seller

PARADISE INFRASTRUCTURE

PARTNER






Registration Endorsement

आज दिनांक 10/11/2015 को  
पुस्तक संख्या 1 जिल्द संख्या 207 में  
पृष्ठ संख्या 20 क्रम संख्या 201503020103134 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 824 के  
पृष्ठ संख्या 470 से 494 पर चरपा किया गया।

201501020004277

Sale Deed (Conveyance Deed)

  
उप पंजीयक, JAIPUR-VI

उप पंजीयक  
जयपुर षष्ठम







5 **CONSIDERATION:** The sellers hereby sell and Purchaser hereby buys / purchases the said **Villa number 56** having a total built up area of approximately 1650.00 Sq. Ft. along with the land right beneath admeasuring 123.75 Sq yard with Additional open land area approx 42.25 sq yqrds (within the premises of the villa) as mentioned herein after, known as "**PARADISE ANAND**" for total consideration of Rs 3950000.00.(Rs Thirty-nine lacs fifty thousand Only). The sellers hereby acknowledge the receipt of said sale consideration amount and issued a valid receipt in lieu of the same.

- 5.1 The purchaser has so far paid the amounts of Rs 3550000.00 (Rupees Thirty-five lacs fifty thousand Only) to the seller as earnest money in installments and as per the Agreement to Sell .and as per the attached schedule .
- 5.2 The purchaser now has also paid the balance amount of Rs 400000.00(Rupees Four lacs only) to the seller vide modes / details of payments attached hereto and marked as **Schedule C**. Here it is specifically mentioned and agreed that the purchaser shall be entitled and shall be delivered possession of the purchased property only when the construction activity will be complete with respect to the said property / scheme.
- 5.3 That the seller has sold the said UNIT and the purchaser has purchased it together with all the rights and benefits. The purchaser now is self good right, full power and absolute authority to grant and sell the said flat in accordance with law.
- 5.4 That the seller with the execution of these presents delivered to the purchaser all the documents pertaining to the title of the said flat. The vendor herby declares that he has not been parted with to any other person ever and further undertakes in unequivocal terms to indemnify the purchaser for any consequence arising due to the title of the said unit.
- 5.5 That the seller hereby assure that the purchaser shall at all times hereafter peacefully and quietly enjoy the said unit hereby being sold, conveyed, transferred, assigned and assured or intended so be and every part thereof without any interruption, claim or demand whatsoever, from or by the seller or by any other person claiming from, under or through him or in trust for him.
- 5.6 That the vendor shall and will from time to time and at all times, hereafter, at the request of the purchaser cause to be done and execute all such acts, deeds and things whatsoever, for further or more perfectly assuring the said unit conveyed, sold, transferred unto or to the use of the purchaser in the manner as aforesaid or shall or may be reasonably required.


उप पजीयक  
ज्ञयपुर षष्ठम्

Purchaser/s

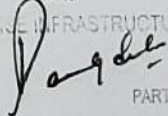

The terms and conditions of this Sale Deed have been read and understood by me/us and I/we hereby accept the same

6  
२१९-०१०१ २१२



Seller

FOR PARADISE INFRASTRUCTURE



PARTNER





5.7 That it is mentioned hereby that the land area mentioned above is the only area sold with the Villa. The purchaser has no right in the balance land area, surrendered for the purposes of common utilities of the Scheme, out of the lease deed issued by the Jaipur Development Authority for this plot of land in the name of Seller or in the name of purchaser.

5.8 That the PURCHASER has agreed that the charges of LEASE MONEY etc. to be levied by the Urban local Bodies, house tax, cess etc. levied by the competent authority bodies payable for the allotted plot shall be paid and borne by the PURCHASER regularly and punctually as and when such charges become due.

5.9 Now therefore, the sellers hereby very specifically declare that, the purchaser has hereby entered into the shoes of the seller herein for intents and purposes regarding the rights, title interest and ownership of the said unit.

5.10 The purchaser shall have the absolute right and liberty to transfer in any manner, sell, assign, mortgage, lease or let out the said villa / shop to any of the person, company or institution of his own choice.

6 **TIME PERIOD:** The Seller covenants with the Purchaser that the complete construction activity with respect to the development etc. of the said property / scheme shall be completed within six **months** as per schedule with a grace period of **six months** provided however, that the time for completion shall be deemed to have been extended in the event of non-availability of building materials or due to the dispute with the construction agency employed by the Seller or Lock out or Civil Commotion or by reason of war, enemy action or Terrorist or earthquake or any act of god or Purchasers of other units and/or delay due to any reasons beyond the control of the Seller and "Force-Majeure" the completion shall stand automatically by the period lost due to above said unit.

7 **INTEREST OR REFUND:** Save as provided herein, if the Seller is not able to give possession of the said unit to the Purchaser on the above account or on account of any reasonable cause the Purchaser shall not be entitled to any damages whatsoever, and also shall not be entitled to receive back any part of money paid by him to the Seller.

8 **MAINTENANCE DEPOSIT:** The Purchaser hereby also paid to the seller one time interest free deposit of Rs. 50,000/- (Rupees Fifty Thousand Only) as maintenance deposit towards the maintenance of the Scheme. The Deposit will be transferred to the Maintenance Agency as soon as it takes the charge. This deposit is towards the contribution by the Purchaser towards the Maintenance of the common areas, which shall be used by the Maintenance Agency as per the bye laws of the Agency. This One time interest free deposit shall be a part from

Purchaser/s

The terms and conditions of this Sale Deed have been read and understood by me/us and I/we hereby accept the same

FOR S/P

Seller

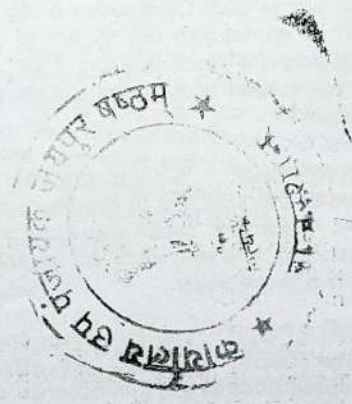
PARTNER

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FOR S/P  
PARTNER





the monthly / fixed maintenance being charged by the maintenance agency or the seller. In case of any non payment of maintenance amount, the agency shall be entitled to disconnect electricity connection of the purchaser. The sellers hereby acknowledge the receipt of said amount and issued a valid receipt in lieu of the same. The purchaser shall be liable to pay the above amount before registration of the sale deed.

9 **CLUB MEMBERSHIP FEE:** The purchaser has also paid Rs. 50,000/- (Rupees Fifty Thousand Only) as one time payment towards the membership of the club. The membership to the club shall be compulsory for all the purchasers. Further this amount shall be towards the establishment of the structural facilities of the club and shall neither be transferable nor refundable to any of the purchasers being the members of the club facility. And the purchaser shall have no claim whatsoever in future or on any account. The sellers hereby acknowledge the receipt of said amount and issued a valid receipt in lieu of the same. The purchaser shall be liable to pay the above amount before registration of the sale deed.

10 **PLANS AND APPROVALS:** The plans have been kept by the seller at his office for inspection which the purchaser have duly inspected, seen and approved and have no objection thereto and has also agreed and do hereby agree that the seller may make such variations/modifications therein as may be deemed necessary or may be required to be done by seller at his instance or at the instance of the Government or the Jaipur Municipal Corporation, J.D.A. or any other local authority competent under any law or regulation of the building construction.

10.1 All the building plans, layouts, specifications etc. are tentative and subject to variations and modifications as decided by the Company/ Architect on which the purchasers shall not be raising any objection whatsoever. There is additional construction in the set back area of the above plot and the same has been brought to the notice of the purchaser and the purchaser has agreed to buy with complete knowledge of the same. Accessories shown in the layout plans or the brochure such as furniture, electrical appliances, cabinets etc. are indicative and not a part of the sale offering.

10.2 **CHANGES AND ALTERATIONS TO PLANS:** That the Seller shall be entitled to make such changes, additions and/or alterations in the said plans as the exigency of the situation or circumstances shall warrant or require.

10.3 That it is further agreed that no additional construction shall be permitted in the

Purchaser/s

The terms and conditions of this Sale Deed have been read and understood by me/us and I/we hereby accept the same

FOR PARTNER/INFRASTRUCTURE

Seller

PARTNER

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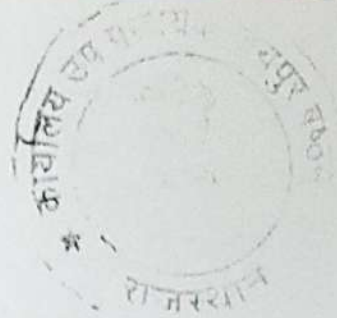


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new construction of whatsoever nature in the said villa or any part thereof.

14 The purchaser shall not carry on any obnoxious, noisy, offensive, illegal, immoral activity in the said premises and shall not cause any nuisance of noise or of any other type and the purchaser has assured the seller that he will not misuse the common areas situated in the entire scheme and shall use them properly as a man of ordinary prudence would do. The purchaser shall not obstruct the use of any common area, passage or place of access to the said premises for 7 days a week including Sunday or any public holiday.

15 The purchaser shall also not store or permit to store in the premises or in any part thereof any hazardous or inflammable goods or materials such as fire works or any goods, or articles, which are prohibited under any law in the said premises or in any part thereof at any time.

16 The purchaser shall not be entitled to display or affix any recon sign or signboard or any other thing on the wall of any building or to the villa or the common parts.

17 **LOANS AND MORTGAGE:** It is hereby agreed, understood and declared by and between the parties that the seller may take construction finance/demand loan for the construction of the above Scheme from the Banks/Financial Institutions after mortgaging the land of the said scheme, however the sale deed in respect of the said villa in favour of Purchaser(s) will be executed and registered free from all encumbrances at the time of registration of the same after receipt of full and final payment.

18 **COMPLETION OF THE UNIT:** Upon completion of construction of the particular Unit purchased by the purchaser, the actual consideration payable by the Purchaser to the Seller shall be calculated on the basis of the final Built-up area of the villa. Possession of the unit shall be handed over only after settling the final account of the built-up area and the land /additional land.

18.1 That the Seller shall, under normal conditions, complete the said unit as per the plans, designs and specifications, with such additions, alteration, deletions and modification in the lay out and the building plans, including the number of floor as the Seller may consider necessary or may be required by any competent authority to be made in them or any of them while sanctioning the building plans or any time thereafter. The Purchaser agrees that no future consent of the Purchaser shall be required for this purpose. Alteration may inter-alia involve all or any of changes in the said project such as change in position of the space, change in its dimensions, change in its area or change in its number or change in the height of the building.

18.2 That as per the scheme of the project, all the villas are in separation from each other. The construction of one villa will construe the completion of the Scheme.



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Purchaser/s

The terms and conditions of this Sale Deed have been read and understood by me/us and I/we hereby accept the same

*[Signature]*  
*[Stamp]*

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21/07/2014  
*[Stamp]*

Seller  
FOR PARADISE INFRASTRUCTURE  
*[Signature]*  
PARTNER



