

Brief Details of Sale Deed

1.	Type of Property	:	
2.	Ward/Pargana	:	
3.	Mohalla/Village	:	
4.	Property Details	:	
5.	Unit of Measurement	:	
6.	Area of Property	:	
7.	Location of Road	:	
8.	Other Description	:	
9.	Park Facing	:	
10.	Sale Consideration	:	
11.	Valuation	:	
12.	Stamp Duty Required	:	
	Stamp Duty paid in Agreement	:	
	Stamp Duty paid	:	
13.	Boundaries:	:	East : West : North : South :

Number of Promoter/Vendor : **Number of Purchaser/Vendee(s) :**

DETAILS OF VENDOR:

M/S New Sainik Nagar Builders and Developers Private Limited (CIN No. _____), a Company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered and Regional Office at _____, Uttar Pradesh, India, 226010, (PAN _____), through its authorized signatory Mr. _____.

DETAILS OF VENDEE(S) :

.....

SALE DEED

THIS DEED OF SALE IS MADE AND EXECUTED AT LUCKNOW ON THIS ____ DAY OF _____, 202.

BETWEEN

M/S New Sainik Nagar Builders and Developers Private Limited (CIN No. _____), a Company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered and Regional Office at _____, Uttar Pradesh, India, 226010, (PAN _____), through its authorized signatory Mr. _____,

(Hereinafter referred to as the "**Promoter/Vendor**", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context require otherwise), of the one part,

AND

.....
 (Hereinafter referred to as the "**Purchaser/Vendee(s)**", which expression shall include his/her/their heirs, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the other part.

WHEREVER the Purchaser/Vendee(s) is a male, female, company, firm, trust, etc., the expression he, him, she, her, himself, herself, it, itself, etc. in this Sale Deed in relation to the Vendee shall be deemed as modified and read suitably as the context requires.

WHEREAS:

- a) The Vendor along with others are the absolute and lawful owner of land admeasuring **16223.00** square meters (hereinafter referred to as the **Land**) in Project "**Sainik Galaxy Garden**", situated at **Khasara no.** 101, 108, 111, 116, 121, 122, 117, 118, and 119, Village Bhaddi Kheda, Tehsil Mohanlalganj, Dist. – Lucknow, vide sale deed(s) duly registered with the office of the Sub-Registrar, Mohanlalganj, (U.P.) as document no. dated _____ registered in the office of sub - Registrar Mohanlalganj, in book no-_____, Zild No. _____, at pages _____, as documents No. _____ on dated _____.
- b) The Promoter/Vendor is well and sufficiently entitled to sell the various developed sellable area(s)/units in **said Project** comprising of various types of Plot(s)/Villa(s) of various sizes and dimensions forming part of the approved Layout plan of the project.
- c) No one besides the Promoter/Vendor has any interest, right or claim of any kind in the said plot which at the date hereof is free from all encumbrances and legal disputes and the Promoter/Vendor has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same.
- d) The map of the Project "**Sainik Galaxy Garden**", **Khasara no.** 101, 108, 111, 116, 121, 122, 117, 118, and 119, Village Bhaddi Kheda, Tehsil Mohanlalganj, Dist. – Lucknow has been approved by Zila Panchayat Lucknow vide permit no. **885/Naksha/Zila Panchayat/2025-2026** dated 24.12.2025 and completion certificate has been issued on.
- e) The Promoter/Vendor has registered the Project with the Uttar Pradesh Real Estate Regulatory Authority at Lucknow under registration no. under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as) and/or Rules and Regulations made/to be made thereunder ('Rules') and are subject to provisions of the Act and/or Rules.
- f) The Purchaser/Vendee(s) had applied to the Promoter / Vendor for allotment of a residential Plot admeasuring approx. **Sq. mtr.** in the said project and the Promoter / Vendor has allotted a residential Plot No..... having tentative area of **Sq. mtr. (Sq. Yd.)**, as **Plot No** in "**Sainik Galaxy Garden**", the said project as per the approved layout thereof by the concerned Authority (hereinafter referred and conditions contained in the concerned Allotment Agreement dated the Promoter/Vendor in favour of the Purchaser/Vendee(s) to his/her/their/its complete satisfaction as to the covenants enumerated therein, duly acknowledged by the Purchaser/Vendee(s).

- g) The Purchaser/Vendee(s) undertakes that it has visited the said Plot and fully satisfied himself/herself as to the size, dimension, location etc. of the plot and sanctions, approvals, layout, NOC's etc. in respect of the development and promotion of the said project including that of the said Plot which has been carried out and done by the Promoter/Vendor and has no grievance whatsoever regarding delay in possession, payment, consideration etc. and thus now expressed his/her/their/its desire to get this Sale Deed thereof, executed and registered in his/her/their/its favor.
- h) The Purchaser/Vendee(s), in terms of the Allotment Agreement, has paid the agreed sale consideration of **Rs.....(Rupees Only)** for the said Plot, receipt whereof the Promoter/Vendor do hereby acknowledge and is ready to convey the said plot to the Purchaser/Vendee(s) on the terms & conditions stated hereinafter:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. CONSIDERATION & POSSESSION OF THE SAID PLOT:

- a) That in consideration of the amount of **Rs/-**, paid by the Purchaser/Vendee(s) to the Promoter/Vendor, the receipt whereof the Promoter/Vendor hereby admits and acknowledges, and the Purchaser/Vendee(s) agreeing to observe and perform the covenants, stipulations, exceptions, reservations, terms and conditions herein contained and as contained in the Allotment Agreement, executed between the Promoter/Vendor and the Purchaser/Vendee(s), the Promoter/Vendor doth hereby conveys the said Plot unto the Purchaser/Vendee(s) together with all rights, easements and appurtenances whatsoever in the said Plot belonging or appertaining thereto TO HOLD the same by the Purchaser/Vendee(s).
- b) That the consideration of the said Plot is inclusive of cost of carrying out of internal development works comprising of construction of internal roads and footpaths, drains, culverts, laying of underground cabling, fixing poles and making provision for electrification and street lighting, laying of pipes and constructing underground/ overhead water tanks for water supply, sewerage line and providing road side horticulture, development of parks etc.
- c) It is clarified that the Electric, Water, Sewerage Connection charges etc. and other charges are not included in the aforesaid consideration and shall be payable by the Purchaser/Vendee(s) in addition to the consideration of the said Plot. The Purchaser/Vendee(s) shall pay the following amounts, on demand, to the Promoter/Vendor as may be determined at the time of providing necessary connections from the Main line laid along the road servicing the Plot or as the case may be.
- d) The cost of development of the said Plot is escalation-free, save and except increases, which the Purchaser/Vendee(s) hereby agrees to pay due to increase in area, increase in External Development charges, Government rates, taxes, cess etc. and/or any other charges which may be levied or imposed by the Government/Statutory Authorities from time to time.

- e) That the vacant and peaceful possession of the said Plot has been delivered to the Purchaser/Vendee(s) simultaneously with the signing and execution of this Deed and the Purchaser/Vendee(s) confirms the taking over of the possession of the said Plot after satisfying himself/herself/themselves as to the status and area of the said Plot and the Purchaser/Vendee(s) has agreed not to raise any dispute at any time in future on this account.

2. PROMOTER/VENDOR COVENANTS WITH THE PURCHASER/VENDEE(S):

- a) That the absolute interest which they prefer to transfer/demise by way of this Deed subsists and that they have good right, full power and authority to convey the said Plot.
- b) That the said Plot is free from all kinds of encumbrances such as sale, gift, mortgage, dispute, litigation, acquisition, attachment in the decree of any court, lien, court injunction, lease etc. and that hereafter if any person in any manner claims any interest or right of ownership in the said Plot or any part thereof the Promoter/Vendor shall indemnify the Purchaser/Vendee(s).
- c) The Promoter/Vendor shall be responsible for providing internal services within the said Project which inter-alia includes (i) laying of roads, (ii) laying of water lines, (iii) laying of sewer lines (iv) laying of electrical lines. However, it is understood that external or peripheral services such as water lines, sewer lines, storm water drains, roads, electricity, horticulture etc. are to be provided by the Government or the concerned Local Authority up to the periphery of the said Project.

3. PURCHASER/ VENDE COVENANTS WITH THE PROMOTER/VENDOR:

- a) That the Purchaser/Vendee(s) has visited the said Plot and requested the Vendor for registration of sale deed of the said plot and undertakes that the said Plot shall always be used for residential purpose only. Any change in the specified use, which is not in consonance with the theme of the said project or is detrimental to the public interest will be treated as a breach of the condition entitling the Promoter/Vendor/ Maintenance Agency to initiate and seek appropriate legal remedy against the Purchaser/ Vendee(s) for such violation.
- b) The Purchaser/Vendee(s) further assures that whenever the title of Purchaser/Vendee(s) in the said Plot is transferred in any manner whatsoever, such subsequent transferee shall be bound by all covenants and conditions contained in this Deed and Allotment Agreement dated _____ and the Maintenance Agreement referred to elsewhere herein and subsequent transferee be answerable in all respects thereof in so far as the same may be applicable to, affect and relate to the said Plot.

- c) That the Purchaser/Vendee(s) hereby agrees to pay the following other charges on demand to the Promoter/Vendor:
 - (i) That the standard of internal development has been defined by the Promoter/Vendor and in case of any change at a later stage in the specifications of internal development thereby resulting in the Purchaser/Vendee(s) incurring any extra charges on account of such changes, the same shall be recovered on pro rata basis from the Purchaser/Vendee(s) and shall be payable as and when demanded by the Promoter/Vendor.
 - (ii) The Electricity Load for the entire project will be obtained from concerned Electricity Authority by the Promoter/ Vendor or as the case may be, and the cost of installation of Sub-Station/Power House/Transformers shall be charged extra on pro rata basis and shall be payable by the Purchaser/Vendee(s) on demand.
 - (iii) That the other charges such as individual Electricity Connection charges including deposit and Meter charges, individual Water Connection charges from the Main supply line, individual Sewerage Connection charges from the said Plot to the Main Sewerage line and Storm Water Connection charges from the said Plot to the Main line and Malba charges etc. shall be borne by the Purchaser/Vendee(s).
- d) That the Purchaser/Vendee(s) shall have no right, title or interest in any other Plot in the said project except the said Plot and any other Plot which he may have taken or may hereafter take by any other Deed.
- e) That the Purchaser/Vendee(s) shall not make noise pollution by use of loudspeaker or otherwise and/or throw or accumulate rubbish, dust, rags, garbage or refuse etc. anywhere in the said project; save and except at areas/places specifically earmarked for these purposes in the said project.
- f) Stamp duty, registration fee and all other incidental charges required for execution and registration of this Deed have been borne by the Purchaser/Vendee(s). The Purchaser/Vendee(s) shall also be liable for due compliance of the provisions of Indian Stamp Act, 1899 as applicable to the State of Uttar Pradesh and shall be liable to pay the deficiency in the amount of Stamp Duty and Penalties, if any, as may be levied by the Concerned Authority.

4. COMMON AREA & MAINTENANCE:

- a) In order to provide necessary maintenance services, the Promoter/Vendor may, upon the completion of the said project, hand over the maintenance of the said Project to anybody-corporate, association etc. (hereinafter referred to as "Maintenance Agency") as the Promoter/Vendor in its sole discretion may deem fit. The maintenance, upkeep, repairs, lighting, security etc., of the said project including common areas, landscaping and common lawns, water bodies of the said project will be organized by the Promoter/Vendor or its nominated Maintenance Agency. The Purchaser/Vendee(s) agrees and consents to the said arrangement. The Purchaser/Vendee(s) undertakes to pay maintenance charges which shall be fixed by the Promoter/Vendor or

its nominated Maintenance Agency from time to time depending upon the maintenance cost. The Purchaser/Vendee(s) shall be liable to pay interest at the rate of 15% per annum for non-payment of any of the charges within the time specified, failing which the Purchaser/ Vendee(s) shall be disentitled to the enjoyment of common services including electricity, water etc.

- b) That the Purchase/Vendee(s) shall be under obligation and bound to execute a separate Maintenance Agreement with the promoter/Vendor or the Maintenance Agency, if not already executed, with regard to terms and conditions of maintenance of the said project and shall be bound by the rules & regulations as described in the Maintenance Agreement. The said Maintenance Agreement shall, inter alia, define the scope of maintenance of & provisions for various services & facilities in the said project, the charges payable by the Vendee(s) in respect thereof and penalties and conditions for withdrawal, curtailment and discontinuation of the facilities and amenities being provided by the promoter/Vendor or Maintenance Agency, for non/belated payments thereof.
- c) The Purchaser/Vendee(s) shall keep with the Promoter/Vendor an Interest Free Maintenance Security (IFMS) deposit towards payment of maintenance charges in order to secure adequate provision of the maintenance services and due performance of the Purchaser/ Vendee(s) in paying promptly the maintenance bills and other charges as raised by the nominated Maintenance Agency. The Purchaser/ Vendee(s) agrees to deposit said interest free maintenance security as per the schedule of payment given in Letter of Allotment and to always keep it deposited with the Promoter/ Vendor/Maintenance Agency. A separate Maintenance Agreement between the Purchaser/ Vendee(s) and the Promoter/Vendor or its Nominee/ Maintenance Agency will be signed at a later date.
- d) The Promoter/Vendor shall have the right to transfer the IFMS of the Purchaser/Vendee(s) to the Maintenance Agency/ Association of plot owners as the Promoter/Vendor may deem fit, after adjusting therefrom any outstanding maintenance bills and/or other outgoings of the Purchaser/Vendee(s) at any time upon execution of the Sale Deed and thereupon the Promoter/Vendor shall stand completely absolved/discharged of all its obligations and responsibilities concerning the IFMS including but not limited to issues of repayment, refund and/or claims, if any, of the Purchaser/Vendee(s) on account of the same.
- e) The Promoter/Vendor or Maintenance Agency and their representatives, employees etc. shall be permitted at all reasonable times to enter into and upon the said Plot and/or building constructed thereon for carrying out any repair, alterations, cleaning etc., or for any other purpose in connection with the obligations and rights under this Allotment including for disconnections of the electricity and water and/or for repairing/changing wires, gutters, pipes, drains, part structure etc. The Purchaser/Vendee(s) agrees to give notice of the provisions of this clause to his/her/their tenants, if any.
- f) The common areas and facilities shall remain under the control of the Promoter/Vendor whose responsibility will be to maintain and upkeep the common areas and provide common amenities until the same are

transferred/assigned to Lucknow Municipal Corporation, Lucknow or any other body or any other maintenance agency.

5. **GENERAL:**

- a) In the event of death of the Purchaser/Vendee(s), the person on whom the rights of deceased devolve shall, within three months of devolution, give notice of such devolution to the Promoter/Vendor and the Maintenance Agency. The person on whom the rights of the deceased shall devolve will be liable for payment of outstanding maintenance and other amounts due to the Maintenance Agency, Authority and or any other Government Agency.
- b) The person on whom the title devolves or his/her/their/its transferee, as the case may be, shall provide to the Promoter/Vendor and the Maintenance Agency the certified copies of document(s) evidencing the transfer or devolution.
- c) The Purchaser/Vendee(s) shall, after taking possession or deemed possession of the said Plot, as the case may be, or at any time thereafter shall have no objection to the Promoter/Vendor/ Vendors of other plots developing or continuing with the development of other Plots adjoining the said Plot sold to the Plot Purchaser/Vendee(s).
- d) The Promoter/Vendor alone shall be entitled to obtain the refund of various securities deposited by it during development of the Project with various Governmental/Local Authorities for electric and sewer connection etc.
- e) The said Project shall always be known as **Sainik Galaxy Garden** and this name shall never be changed by the Plot Purchaser/Vendee(s) or anybody else.
- f) The terms and conditions contained herein shall be binding on the Occupier of the said Plot and default of the Occupier shall be treated as that of the Purchaser/Vendee(s), unless context requires otherwise.
- g) That in case the Purchaser/Vendee(s) has availed loan facility for the purchase of the said Plot, the Purchaser/Vendee(s) hereby covenants with the Promoter/Vendor that after the execution and registration of Sale Deed regarding the said Plot, the original Sale Deed shall be received by the Promoter/Vendor on behalf of the Purchaser/ Vendee(s) from the registration office directly and shall be deposited with the concerned financier/banker to create equitable mortgage thereon in accordance with the Banking Rules & Regulations.
- h) The Purchaser/Vendee(s) shall get his/her/their/its complete address registered with the Promoter/Vendor at the time of booking and it shall be his/her/their/its responsibility to inform the Promoter/Vendor by Registered AD letter about all subsequent changes, if any, in his/her/their/its address. The address given in the application for allotment of the said Plot shall be deemed to be the Registered

Address of the Purchaser/ Vendee(s) until the same is changed in the manner aforesaid.

- i) In case of joint Purchaser/Vendee(s), all communication shall be sent by the Promoter/Vendor to the Purchaser/Vendee(s) whose name appears first and at the address given by him/ it shall for all purpose be considered as served on all the Purchaser/Vendee(s) and no separate communication shall be necessary to the other named Purchaser/Vendee(s).
- j) All letters, receipts, and/or notices issued by the Promoter/Vendor or its nominee and dispatched Under Certificate of Posting /Regd. AD/Speed Post/ Courier Service to the last known address of the Purchaser/Vendee(s) shall be sufficient proof of receipt of the same by the Purchaser/Vendee(s) and which shall fully and effectually discharge the Promoter/Vendor /nominee.
- k) There is no construction over the said Plot.

l) The total valuation of the said Property is Rs...../- (Rupees Only) because:

- (i) The land area of the said property isSq. Mtrs. and the Circle Rate fixed by Collector Lucknow of mtrs. wide Road is Rs /- per sq. mtr. hence the valuation of the plot comes to Rs...../- (Rupees Only) and
- (ii) Since the plot is situated at mtr. Road and corner plot hence enhancement on value of plot @ 10 % of the Valuation comes to Rs /- (RupeesOnly) hence, the enhance valuation of said Plot comes to Rs..... /- (RupeesOnly) and
- (iii) However, the Sale Consideration for the said Plot is Rs.- (Rupees..... Only),

The Stamp Duty of (Rupees.....Only) is being paid vide e-stamp certificate no.....datedon the higher Value Rs...../- (RupeesOnly).

The party has entered in Agreement to Sale dated..... duly registered in the Office of vide Bahi No., Zild No. Page No. Serial No. dated

In which the Stamp Duty of **Rs.**/-has already been paid, which is adjusted in this sale deed, after adjustment of the Stamp Duty of **Rs.**/- The balance, Stamp Duty of **Rs.**is being paiddatedon the higher Value.

SCHEDULE OF PROPERTY

All that piece and parcel of **Plot No.** **Area** sq. mtr., in Project registered as situated at **Khasara no.** 101, 108, 111, 116, 121, 122, 117, 118, and 119, Village Bhaddi Kheda, Tehsil – Mohanlalganj, Dist. – Lucknow delineated and marked in the annexed site plan which is bounded as under:-

East	:
West	:
North	:
South	:

PAYMENT SCHEDULE

IN WITNESS WHEREOF the said Sellers, through its Authorized Signatory authorized to execute this Sale Deed and the Vendee(s) have set their respective hands at these presents on the day, month and year first above written.

DATED:

**FOR NEW SAINIKNAGAR BUILDERS
AND DEVELOPERS PVT LTD.**

WITNESSES

(1)

**Authorized Signatory
(Vendor)**

PAN-

(2)

**PAN-
VENDEE**

**PAN-
VENDEE**

Typed by:

Drafted by:

**Advocate
Mob. No :**

PHOTOGRAPH OF THE PROPERTY

All that piece and parcel of **Plot No.** **Area** **sq. mtr.**, in Project
".....", **registered as** situated at **Khasra No.** _____, Village Bhaddi
Kheda, Tehsil - Mohanlalganj, Distt. - Lucknow

Promoter/Vendor

Purchaser/Vendee