

SALE DEED

Sale consideration Rs.

Stamp valuation as per Govt. Rate List Rs.....

Stamp Duty Rs.

This sale deed is made at Moradabad on this

By and Between

**M/s MEHROTRA DEVELOPERS, MEHROTRA HOUSE, OPP.
CIRCUIT HOUSE, NIRYAT NAGAR, DELHI ROAD, MORADABAD**
registered under the provision of partnership Act 1932 vide Registration
No MOR/0005286 Dated 11.12.2019 and represented by its partner and
authorised signatory Shri. Surendra Kumar Mehrotra S/o Shri Raj
Kishan Mehrotra, R/o H.No 8/6/27, Rajendra Nagar, Opp. Police
Academy, Civil Lines Moradabad (hereinafter individually referred to as
"Seller" which expression shall, unless it be repugnant to the context or
meaning thereof, be deemed to mean its successors-in-title, representative
and assigns)

AND

Proposed buyers:-

.....

.....

hereinafter referred to as the BUYER/ BUYERS (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean its successors-in-title, representative and assigns)

WHEREAS

1. The land pertaining to khasra No 801, 802,803,828 & 835 total measuring 33350.57 sqr. Meters situated at village Manoharpur Tehsil & District Moradabad was initially owned by Shri Surendra Kumar Mehrotra S/o Shri Raj Kishan Mehrotra, Shri. Mahendra Kumar Mehrotra S/o Shri. Raj Kishan Mehrotra, Smt. Usha Mehrotra W/o Surendra Kumar Mehrotra , Shri Anurag Mehrotra S/o Shri. Mahendra Kumar Mehrotra R/o R/o H.No 8/6/27, Rajendra Nagar, Opp. Police Academy, Civil Lines Moradabad and later on this land stood merged in partnership Firm namely M/s MEHROTRA DEVELOPERS, MEHROTRA HOUSE, OPP. CIRCUIT HOUSE, NIRYAT NAGAR, DELHI ROAD, MORADABAD vide partnership deed dated 16th July.2019 which developed a residential colony over the said land and got a plan of it approved from Moradabad Development Authority Moradabad. The approval of the layout plan of the said colony was granted by Moradabad Development Authority Moradabad vide order no “बी0एफ0/एम0एच/बी0सी0/53/2019-20 map no –MAP201907261129103337” dated 20th march, 2020. The residential colony is currently known as Mehrotra Golf Residences.

2. On the application of the Buyer, a plot bearing No.
Measuringsq. Meters in the said Colony was allotted
for a sale consideration of Rs.on
the terms and conditions mentioned in the Agreement to be
executed with the proposed buyer.
3. Now the seller has agreed to sell and likewise, the buyer has agreed
to purchase the said plot, free from all encumbrances, liens, lis
pendens, charges, claims, demands, actions, attachment, trust, prior
agreements for a consideration as aforesaid on the terms and
conditions mentioned hereinafter.

NOW THEREFORE THIS SALE DEED WITNESS AS FOLLOWS;

1. That in pursuance of the aforesaid allotment and in consideration
of a sum of Rs....., being
the entire sale consideration, paid by the Buyer/Buyers to the
seller, the receipt of which is hereby admitted and acknowledged.
by the sellers who hereby transfer convey and assign by way of
sale unto the Buyer/Buyers that piece of residential plot
admeasuring
Bearing a plot no forming part the approved layout plan
of the said colony more precisely described in the schedule
hereunder written, together with all rights, liberties, privileges,
easements necessary for the enjoyment of the said plot of LAND
TO HAVE AND TO HOLD THE said plot together with all rights
and appurtenances absolutely and for ever.

2. That Buyer/Buyers agrees to pay any additional charges which may be levied by any Government Authority for the provision of external and /or peripheral services and attributes to the said plot from the date of allotment and further under take to pay taxes towards G.S.T and other incidental taxes payable or to be payable at the time of execution of the sale deed in respect foresaid plot.
3. That the seller and Developer have handed over actual physical possession of the said plot of land Buyer/Buyers.
4. That the taxes whether levied or liveable by the authorities concern in respect of the said plot from the date of allotment shall be payable and born by the Buyer/Buyers.
5. That the Buyer/Buyers shall abide by all the laws, by-laws, rules and regulations of the Government/Local Authorities, etc. relating to the said plot.
6. That the operation and facility management/maintenance of the above colony shall be carried out by the sellers or by their nominee .Water line, sewerage and electricity facility shall be provided by the seller at the cost of purchaser.
7. That all expenses, charges etc. including the Stamp duty for the registration of this deed or in relation to the plot have been borne and paid by the Buyer/Buyers.
8. That, the agreed price does not include Periodic Maintenance & Upkeep Costs” for which the Buyer agrees to enter into a separate Maintenance Agreement The operation and maintenance of

various value added services and other facilities alike not limited to provision of electricity, water, security, horticulture and landscaping etc. in the said "Mehrotra Golf Residences" Delhi Road Moradabad, shall managed by Maintenance Agency to be appointed by the seller(hereinafter referred to as the "Maintenance Agency). The Purchaser to agrees to abide by the terms and conditions of the Maintenance Agreement and agrees to make the Periodic Maintenance Charges as per the Maintenance Agreement.

9. THE SAID DEED IS BEING PRESENTED FOR REGISTRAION BY Mr Surendra Kumar Mehrotra S/o Shri. Raj Kishan Mehrotra H.no. 8/6/27, Rajendra Nagar, Opp Police Academy, Civil Line Moradabad in the capacity of an authorized signatory & partner of the firm (for the seller).

10.It is specifically stated that stamp duty on the aforesaid plot is calculated in term of rate list notified by collector Moradabad for purpose of registration of the sale deed, according to which stamp valuation stands at RS.....and the stamp duty to the tune of Rs.....has been paid accordingly.

SCHEDULE OF PLOT

All that piece and parcel of land being plot no

..... mtr, in the residential colony known as

Mehrotra Golf Residences Manoharpur Delhi Road Moradabad,

.....comprised in Khasra NO 801,802,803,828,835 located
at village Manoharpur Delhi Road Moradabad (U.P.) and
bounded as under:

East:

West:

North:

South:

IN WITNESS WHEREOF the sellers/Developer have signed this
deed as under-

Witness

Developer

Buyer/Buyers