

DETAILS OF DOCUMENT			
1.	Type of Land	:	Commercial
2.	Ward/Pargana	:	.....
3.	Mohalla/ Village	:	.....
4.	Detail Of Property (Property Number)	:	..... .....
5.	Unit Of Measurement	:	Square Metre
6.	Are Of Property	:	..... Sq. Mtr.
7.	Location Of Road	:	.....
8.	Detail of other (9 mtr. Wide Road/ Corner)	:	Not Applicable
9.	Type of Property	:	Shop
10.	Total Of Property (in condition of multi storied)	:	N.A
11.	Total Covered Area	:	N.A
12.	Finished/ Semi Finished/ Other	:	Finished
13.	Valuation of tress	:	Not Applicable
14.	Boaring/Well/ Other	:	Not Applicable
15.	Constructed Area	:	..... Sq.Mtr.
16.	Year Of Construction	:	.....
17.	Whether member of Co- operative Housing Society	:	No
18.	Sale Consideration	:	Rs./-
	Boundaries:		
	East	:	.....
	West	:	.....
	North	:	.....
	South	:	.....
	Number Of The First Party	:	.....
	Number Of Second Party	:	.....

Detail Of Seller

- (1) M/s..... a firm registered under the, having its registered office at Sector 11-B, Near Water Tank, Vrindavan Yojna, Lucknow through its Authorised Signatory Sri. Gauravdeep Singh(D.O.B.-05/04/1987)
PAN No.-PAN:
D.O.Incorporation.-.....
MOBILE No.-.....

Detail Of Purchasers

- (1) son of Sri.....

PAN:

D.O.B.-.....

MOBILE No.-.....

- (2) Smt..... wife of Sri.

PAN:

D.O.B.-.....

MOBILE No.-.....

both permanent and present residents of

.....
.....

Sale Consideration	:	Rs.
Valuation	:	Rs.
Stamp Duty	:	Rs.
Ward	:	<u>.....</u>

Sale Deed

This sale deed made on this Day Of, by M/s having its register office at through its Authorised Signatory Sri, son, R/o (hereinafter referred to as the "SELLER") in favour of (1)..... Son.....and (2).....wife of(hereinafter jointly referred to as the "PURCHASERS").

AND WHEREAS the seller has purchased commercial plot(s) from U.P Avas Evam Vikas Parishad, Lucknow By means of four separate registered deed of sale dated the said deeds of sale respectively have been registered in the office of Sub- Registrar-I, Lucknow. In Book No....., Khand No.... on pages as document No..... dated

AND WHEREAS the seller after purchasing the aforesaid plot(s), got the sanctioned from the U.P. Avas Evam Vikas Parishad, vide permit No., Dated to build and construct the said commercial complex known as "Kahlon Emporium", on the said Plot(s).

AND WHEREAS the seller is the absolute owner of the Shop No. having total covered area Sq. Ft. (i.e. Sq.Mtr.) in more specifically detailed in the schedule of Property given at the end of this deed (hereinafter referred to as the " SAID PROPERTY").

AND WHEREAS the seller as absolute owner of the said property, which is free from all encumbrances whatsoever, agreed to sell, transfer and assign the said consideration of Rs.(Rupees only).

AND WHEREAS the seller has already received the said sale consideration amount from the purchasers before the execution of this sale deed.

NOW THIS DEED OF SALE IS WITNESSETH AS UNDER

1. That having received the said consideration amount in the manner detailed above, the seller doth hereby sell, convey and assign absolutely to the purchase the said property mentioned above and all that it has including all rights of easement and appurtenance attached thereto to hold and possess owner thereof with full transferable right.

2. That the seller has handed over the vacant possession of the property mentioned above to the purchasers with all its rights and privileges so far held and enjoyed by the seller to hold and enjoy the same for ever free from all encumbrances whatsoever.
3. That if any person claims through the seller any right or privileges in respect of the said property mentioned above, it shall be rendered illegal and void virtue of the present sale deed and if the purchasers are deprived of the said property or any portion of the property mentioned above or any proprietary rights therein by any reason or any defect in the title, the seller undertakes to indemnify the purchase to the extent of such loss or losses as the case may be.
4. That purchasers shall, however, have proportionate undivided impartibly and joint interest in the land as well as common services, facility, area in the appurtenant to the building raised over the block space, in proportion to the area of the shop/office space hereby transferred.
5. That the purchasers shall not making or allowed to make any addition or alteration in the demised/ transferred said property/building which may cause damage to the permanent structure like columns, beams, projection and faced etc. in the entire complex where the shop/office space is situated.
6. That the right of the structure forming the said property hereby transferred alongwith the impartible interest in the land and common services/ facilities shall be unseverable from the joint interest of the owner and occupants of the other shop/office space and shall not be subject to partition and/or division of any manner at any stage by the purchasers or any person claiming through him. It shall, however, be transferable only as an interest incidental to the shop/office space being transferred and subject to terms and conditions laid down by the Society formed by and amongst the owner/ occupants of the shop/office space to run and maintain the common facilities/services area in the complex, The terms and conditions shall mutatis mutandis, be applicable upon subsequent transferees.
7. That the property transferred hereby is structure and proportionate land thereof. Except the covered area herein transferred, all common services and facilities within the complex and residual rights there of shall continue to vest in seller which shall ultimately be handed over to the concerned local body. The said property is free from all encumbrances.

8. That the lobbies, stairs and other common service and circulation area in and around the complex shall be left unobstructed for free and convenient movement. Any encroachment upon these common and circulation area shall be unauthorized and liable to be removed at the cost and expenses of the encroached without any notice.
9. That right on terraces shall be absolutely of the seller and not of the purchasers. The purchasers shall have no right to use the same without the permission of the Seller/Society except for the egress and ingress for use of common utilities.
10. That except the property herein transferred all common amenities and facilities within the complex and residual rights thereof shall continue to vest in Seller.
11. That the purchasers shall have electric ,telephone, water and other service connections at his own cost and expenses without disturbing the permanent structure (s)and façade of the building /house in case such connections if installed are found to damage the permanent structure as about the seller shall have right to deny for such service connections.
12. The upkeep and maintenance of the entire COMPLEX shall be arranged by the Seller/Society/Maintenance agency .for purpose the purchasers shall pay the monthly charges as may be fixed from time by the society and shall deposit with the Society one time sinking fund as per rules. This sum shall be kept deposited and the maintenance shall be carried out through the interest accrued out of this deposited sum .In case the interest on the deposited sum falls short for the maintenance the purchasers shall be liable to deposit further sums as may be required by the Society/ Maintenance Agency
13. That the purchasers shall also not change the colour scheme of the outer walls and painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation of design
14. That the said property transferred hereby is the structure. The carpet area of the shop hereby sold issq.ft.(i.e.....sq.mtr) The fixed rental value is Rs/- per sq. mtr. Per month which comes to Rs..... per month and valuation for the purposes of stamp duty is 300 times of the monthly rent which comes to Rs...../- and the sale consideration is Rs...../- ,which is less than the valuation ,hence the stamp duty of Rs...../-is being paid on the valuation (the stamp duty $5\%+2\%=7\%$ is payable according to G.O. NO.....)

15. That the expression '**Seller**' and '**Purchasers**' hereinbefore used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.

IN WITNESS WHEREOF We the above named Seller and Purchasers have put our own hands to these present on the day, month and year mentioned first above.

SCHEDULE OF THE PROPERTY

Building bearing Shop No., on the, Having total covered areaSq. Ft.(i.e.....Sq. Mtr.) in, situated at Lucknow as per map/plan annexed herewith and forming the part of this deed, bounded as under:-

East :
West :
North :
South :

Witnessess:-

1.

SELLER

2.

PURCHASERS

Typed By: _____ Drafted By: _____

(.....)
Civil Court, Lucknow

(.....)
Advocate

Civil Court, Lucknow.

Photograph of Building /Shop No.....on the, having total covered area.....Sq. Ft. (i.e.Sq. Mtr.) in, Situated atLucknow.

SELLER

PURCHASERS