

### **BRIEF PARTICULAR OF SALE DEED**

1.	Nature of Property	COMMERCIAL
2.	Ward/Pargana	...
3.	Mohalla/Village	STREET 45
4.	Details of Property	COMMERCIAL SHOP NO.-..., GROUND FLOOR, Ghaziabad (U.P)
5.	Measurement of Property	Super Area-... sq.ft (Approx. .... sq. mtrs)  Covered area ..... sq.ft (Approx. .... sq.mtr)
6.	Govt. Circle Rate	Rs. ...../- per sq. mtr.
7.	Rebate in Circle Rate	No rebate on Ground Floor
8.	Sale Consideration	Rs. ......./-
9.	Stamp duty	Rs. 0/-

**Boundaries as under**

EAST : ROAD-..... MTRs  
WEST : OTHER PROPERTY  
NORTH : OTHER PROPERTY  
SOUTH : ROAD-..... MTRs

**SALE DEED**

**Total Sale Consideration Rs. ..../-**  
**Stamp duty Paid Rs. ..../-**

**With 1% discount on Rs. 10,00,000/- for the woman on the basis of notification order no. I.F.T.R-5-2756/11-2008-500 (1165)/2007 Lucknow on dt. 30.06.2008 by Uttar Pradesh Government Institution finance, tax and registration anubhag-5**

THIS SALE DEED is made and executed at Ghaziabad on 10<sup>th</sup> day of February, 2021.

**Between**

**Mr. ABC (PAN NO- .....S/o Mr. .....R/o-R-1/38, Sector-1, Raj Nagar, Ghaziabad, (U.P.), hereinafter called the Vendor/ Owner of the first part.**

**AND**

**Mrs XYZ (PAN No. ....) D/o Shri. .....(U.P.) hereinafter called the Vendee/purchaser of the second part.**

The term and expressions Vender of the first part shall unless repugnant to the context, mean and include their respective heirs, successors, executors, nominees, assigns administrators and legal representatives.

**DETAILS OF PROPERTY:**

Commercial Shop No. G-... on Ground Floor, having supper area -.. sq.ft (Approx. .... sq.mtr) with Covered area ..... sq.ft (Approx. .... sq.mtr) in the Commercial site constructed under the name and style as "**STREET 45**"

And whereas Vendor of the first part has agreed to sell the said property for a total sale consideration of Rs. ...../- (Rupees ..... ) and the vendee of second part agreed to purchase the said property and hence this deed of sale is being executed between vendor and vendee.

**NOW THEREFORE, THIS SALE DEED WITNESSETH AS UNDER**

That the vendor of the first part hereby sells, transfers and conveys the aforesaid property to the vendee of the second part together with proportionate right in the land underneath and with all common facilities such as stair cases, passage, corridor, lobby etc.

2. That the complete sale consideration of Rs. ..... (Rupees ..... ) has been duly paid by the vendee of the second part and the receipt whereof the vendor of the first part does hereby acknowledge as under
  
3. That the Vendee have become owner & possession holder of the above said property and has full right of ownership & possession to use & to sell the above said property in any manner.
  
4. That the vendor of the first part has handed over the vacant and peaceful possession of said property to the vendee of the second part at the time of execution of this deed.
  
5. That the vendor of the first part has represented and confirmed that the said property and the land underneath it, which is subject matter of the present sale deed is free from all sorts of encumbrances, such as lien, mortgage, gift, notice, notification dispute litigations etc. and the vendor of the first part is fully authorised and have legal capacity to transfer the same in favour of the vendee of the second part.
  
6. That the vendor after handing over the possession of the property shall in no way be responsible for stability etc. for structures.
  
7. That the vendor of the first part have confirmed that in case the vendee of the second part is put to any monetary loss, harm or injury or loss of property on account of any legal defect in the title of the vendor, will be recovered from the movable or immovable property of the vendor

8. That the entire liability pertaining to the said property in the nature of Electricity and water charges and maintenance charges and any other charges till the date of execution and registration of sale deed shall be responsibility of the vendee of the second part.

9. That the stamp duty and registration charges in respect of the sale deed has been paid and borne by the vendee of the second part.

10. That after the execution of this sale deed, the vendor of the first part is left with no right interest, claim of any nature whatsoever in the said property and the vendee is fully authorized and competent to get the said property duly mutated in his favour and to his names duly transferred and substituted in the records of the Municipal Corporation, Revenue Records etc. and other concerned authorities and the vendor of the first part shall render all assistances for the purpose, as may be reasonably required.

11. That all other terms and conditions of the basic sale deed dated 10-02-2021 shall be applied on this deed of sale.

Valuation of the said property as per collector Rate list :-

Collector Rate : Rs.82,500/- per sq. mtr

The above shop is sold without roof right .

The above building is not a shopping mall with multiplex.

The above shop is in five storied building

IN WITNESS WHEREOF the parties hereto have signed & executed the above deed on the day of month and the year first above written in the presence of the following witness.

**Signed by the vendor**

**Signed by the vendee**

Witnesses

1.

2.

Drafted by :-