

SALE DEED

Sale Deed for Rs. /-

MARKET VALUE for the purpose of stamps Rs. /-

Stamp Duty Rs. /-

THIS DEED OF SALE is executed at MEERUT on this day of December , 2024 by **M/s Prasandi Biotech Park Pvt. Ltd.** (PAN.....)(a company incorporated under the companies Act 1956) registered office at Shop No 1 Chandra Estate, Rohta Road, Meerut acting through its authorized representative its director Shri Sachin Agarwal S/o Shri Sunderlal Agarwal R/o 17, The Mall Road, Near IIMT College, Meerut Cantt who is duly authorised by the Board of Directors vide Resolution dated and M/s(PAN :) having its head office at, through its authorized representative SHRI (hereinafter called “THE VENDORS”). The expression ‘VENDORS’ shall mean and include their executors and assigns.) Ph.....

AND IN FAVOUR OF

Mr.**S/o**.....**R/o**..... (PAN-.....) Ph- (hereinafter called “THE VENDEE(s), which express shall, unless it be repugnant to the context or meaning thereof mean and include **his** heirs, executors, administrators, legal representatives and assigns.

WHEREAS the Vendors are the absolute owners of all that land forming out of Khasra nos..... has purchased the same by the Vendor through registered Sale Deed No’s..... all dated and No. dated all registered with Sub Registrar,MEERUT (hereinafter mentioned as “the said land”). The said land is earmarked for the purpose of developing a Residential project.

AND WHEREAS the Vendor is fully competent to execute this Sale Deed and all the legal formalities with respect to the right, title and interest of the Vendor as the Promoter regarding the Said Land on which the project is to be constructed have been completed.

AND WHEREAS the Vendors formed a scheme of development of above mentioned land into colony being residential and commercial named and hereinafter referred to as “**VEDA CITY**”, Village Murlipur Gulab Pargana Tehsil & Distt. Meerut which is approved by Layout Plan no. **MDA/LD/2023-24/1122** from Meerut Development Authority, Meerut (M.D.A.) for the development of “the said land” and the said project is registered with UPRERA vide registration **No.UPRERA**.....

AND WHEREAS **M/s Prasandi Biotech Park Pvt. Ltd.** andare the owner of the said land and the layout map is approved in the name of ----- And **M/s Prasandi Biotech Park Pvt. Ltd.** is the developer too of the said land and accordingly they are jointly selling the land and the Vendors have mutually entered into a consoridum agreement for the development of said land and the M/s Prasandi Biotech Park Pvt. Ltd. has been interested with entire responsibilitly of developing and sale of the project. .

AND WHEREAS “the said land” is free from all kinds of encumbrances, third party claims and lien of any kind upto this day and the Vendors have got full rights and powers to transfer the same in favour of Vendee;

AND WHEREAS as per the said colony formulated, the common access roads and common areas for the colony are not part of the Schedule “A” herein below and same shall remain the property of the Vendors herein. The Vendee will have no objection whatsoever for the Vendors using the said roads as access roads for any future and previous development adjoining land to “the said land” on their sole discretion;

AND WHEREAS the Vendee have examined all the documents relating to the title and ownership of “the said land” held by the Vendors, the scheme formulated by the Vendors and the sanctioned plans. The Vendee has satisfied **himself** regarding the saleable rights, title and interest in the said land of the Vendors, the Vendee hereby agrees not to raise any disputes regarding the title of the Vendors and right to transfer through a registered instrument of sale in favour of the Vendee and that **he** has fully understood all limitations and obligations in respect of it.

AND WHEREAS the Vendee have approached the Vendors herein and requested for sale a Plot No.measuring sq. mts. or there about hereinafter mentioned as “the said Plot”, bounded as above in Schedule “A” for a settled and mutually agreed sum of **Rs...../- (Rupees only)** including internal & external development charges, etc. in “**VEDA CITY**”, Village Murlipur Gulab Pargana Tehsil & Distt. Meerut on the terms & conditions and subject covenants set-forth hereinafter;

AND WHEREAS the parties have gone through all the terms and conditions set out and the parties hereby confirm that they have full knowledge of all the laws, rules, regulations, notifications, etc applicable to the project and have understood the mutual rights and obligations detailed herein:

NOW, THEREFORE, THIS DEED OF CONVEYANCE WITNESSETH AS UNDER:

1. That for a consideration of **Rs...../- (Rupees only)**, the receipt is hereby acknowledged. The Vendors do hereby transfer and convey, subject to the terms and conditions and covenants mutually agreed, all their ownership rights in the “said Plot No”.....admeasuring area Sq. mts. or there about, to the Vendee alongwith all rights, title and interest etc. in all respect of the “the said Plot”. The detailed boundaries of “the said Plot” are given in the attached site plan and Schedule ‘A’ mentioned below, herewith situated at “**VEDA CITY**”, Village Murlipur Gulab Pargana Tehsil & Distt. Meerut. The details of payments made by the Vendee are given hereinunder in Schedule “B”, of this sale deed.
2. That all the taxes and levies whether leived or leviabale now or in future on the land and building as the case may be from the date of allotment shall be paid/borne by the Vendee only and the Vendors shall not be liable for payment of any tax, cess, GST and/or levy in respect of “the said Plot”.

3. That the possession of “the said Plot” No..... has been delivered to the Vendee on the execution of this sale deed and the Vendee hereby confirms taking over the possession of the “the said plot” from the Vendors, after full satisfaction as plot area, dimensions, measurements, calculations of the area and its location, etc and the area of “the said plot” was found to be total area Sq.mts (approx).
4. That the Vendee has undertaken to abide by all prevailing laws rules and regulations or any other laws, as may be made applicable to “the said Plot”.
5. That the Vendee shall **only** commence the construction of **his** house on “the said plot” of land, hereto sold, after getting the building plan, duly approved, from the Meerut Development Authority, Meerut. The Vendee shall submit the copy of MDA approved sanctioned plan of house on “the said plot” at the Vendors office, before commencing the construction on “the said plot”. The Vendee shall complete the construction, as per approved plan only, within three years, from the date of this conveyance deed. In case, the Vendee fails to commence the said construction within the period stipulated herein the Vendee shall approach the Vendors for extension in the period, for the aforesaid construction.and The Vendee will not construct flats etc. and sell the same to other person i.e. the vendee will not construct flats over the said plot.
6. That the Vendee may transfer “the said plot” by sale, gift, exchange or otherwise or in any manner, after obtaining a “No Objection” from the Vendors, as regards clearance/payments of outstanding maintenance charges or any other kind of dues payable by the Vendee to the Vendors or the Maintenance Agency concerned with maintenance of common areas, facilities and services in the said scheme. In case, where the Vendee transfers the said plot by sale, gift, exchange or otherwise or in any manner, **without** obtaining a “No Objection” from the Vendors, the Vendee shall be sole liable for all consequences arising there from. Also, the Vendor may initiate legal proceedings against the Vendee for noncompliance of the said clause.
7. That the Vendee shall not carry out ‘Fragmentation/Sub division/ Amalgamation of the said plot of land, under any circumstances failing which, the Vendee shall be sole liable for all consequences arising there from.
8. That the Vendee after getting the plans approved/sanctioned from the competent authorities and before starting the construction on the said plot will get verified the layout/foundation of the house to built, on the said plot, from the Vendors. If at all the Vendees has to construct a ramp on the said plot connecting the road on which said plot is situated, the ramps should not be raised, as it may cause obstruction and hindrance connecting to the main road, pathways or pavements and the Vendors shall be free to initiate legal proceedings against the Vendee.
9. That the Vendee shall not use or permit “the said plot” to be used for purpose other than residential purpose or for any purpose which may cause nuisance or annoyance to occupiers of other units in the colony or for any illegal or immoral purpose or to cause

anything to be done in or around “the said plot” which tend to cause damage to any residential premises adjacent to **his** residential premises or any manner interfere with the use thereof or of space, areas, passages or amenities available for common use.

10. That the Vendee has agreed that save and except in respect of the said residential plot, **his** will have no claim, right, title or interest of any nature or kind whatsoever except right of ingress and egress over in respect of land of open spaces and all or any of the common areas.
11. That the Vendors have to inform the Vendee that the Vendee can not occupy/ the chak road/ gate build on the northern Site. The Vendee will not create any obstructions and neither the Vendee have the right to use the road and parks etc. of the colony after the gate on the northern site i.e. The Vendee has purchase the said plot only after giving his consent that he will not use the roads and parks etc. after the gate/chak road of the northern site now or in future and vendee will not have any relation with it.
12. That till such time operation and maintenance of various services and facilities of the said colony, namely internal roads, street lighting, water supply, sewerage and horticulture are taken over by the local bodies, the Vendees, shall pay fifteen rupees per sq. yards to the Vendors or its nominated agency, Interest Free Maintenance Security and Maintenance Charges to ensure payment of Maintenance charges which shall be payable by the Vendee separately. Such charges shall be determined on pro-rata plot area basis initially till the time some construction is commenced and during construction the Maintenance charges shall be calculated on construction area basis only and the same shall be binding on Vendee(s).
13. That the Vendor and/or its associates/nominees shall look after the maintenance and upkeep of the common areas and facilities until these are handed over to some other body corporate or other agency nominated by the company for maintenance. The maintenance charges, as determined by the company and thereafter by the aforesaid body or agency nominated by the company, shall be borne and payable on demand by the Vendee and shall not be questioned.
14. That the Vendee do hereby agree to pay the maintenance charges/services charges alongwith any tax on maintenance/service (if applicable) to the Vendors or the company as and when the company or Vendors demand the same, in case of any delay in payment of maintenance charges interest @ 18%, shall be charged and the Vendee shall not in any manner whatsoever encroach upon the common land areas and facilities and services not handed over to them. All unauthorised encroachments made by the Vendee shall be liable to be removed, at **his** cost.
15. That in the event of continuing default of payment towards common services and facilities, the Vendors or company shall have the right to cut off the supply of water, electricity and other facilities.

16. That the Vendee shall have ownership rights only in respect of the Said Plot No hereby sold and shall have no rights of any type on any road, parks and other common facilities except to use them and the Vendee and other occupants and purchasers of other plots shall have no right to put any gate or hindrance or divide the colony without the written permission of Vendors and in case of Corner/two road sided plot, the Vendee shall have right only to put any gate/window/exhaust on the said plot's front side road, only. The Vendee shall have no right to put any gate/window/exhaust on any other roads except the said plot's front side, in any manner whatsoever. It is further specifically clarified that the Vendee shall not be entitled to put any gate/door or opening for entry or exit on the back or rear side of said plot and shall not Amalgamate the said plot of land with any other land, outside the boundary walls or layout plan of the colony, in any manner whatsoever.
17. That the Vendors does hereby covenant with the purchaser that the Vendor shall and will at all times indemnify and keep indemnified and save harmless Vendee against all claims and demands whatsoever in respect of "the said plot" hereto sold. The Vendee does hereby covenant to keep the Vendors indemnified from any future claims for not carrying any work/construction/development.
18. That the Vendee shall pay **his** share of proportionate charges for the installation of transformers or any other facility to be provided by the Vendor. All connections like electricity, water, sewerage, etc. shall be taken from the competent authorities, solely by the Vendee **himself** and at **his** cost and the Vendee shall reimburse to the Vendors such charges, as may be, demanded separately, for making arrangements for providing sewerage and water connection from the mains laid along the road serving the plots.
19. That it is hereby agreed between Vendor and Vendee that as and when the Vendor requires or desires to extend the said colony "**VEDA CITY**", after the present boundaries, then the Vendor shall be fully permissible, as per their own discretion to extend the said colony upto any extent. The Vendee shall have no right to object in such extension, it is agreed that the Vendor shall be free to extend the boundary walls, of "the said colony" in all directions.
20. That Vendor and the Vendee shall be bound by the terms and conditions of the Allotment and all the relevant terms thereof and shall be deemed to be incorporated in this Sale Deed and to constitute to be integral part thereof.
21. That in case if any provision of this sale deed be adjudged to be void or un-enforceable under any applicable Law, such provision shall be deemed amended or deleted in so far as reasonably consistent with this purpose of sale deed and to extend necessary to conform to applicable law and remaining provision of this Conditional Conveyance Deed shall remain and enforceable in accordance with its terms.
22. That all expenses towards Stamp duty, registration charges, legal charges, GST, service tax, cess, etc. and other all incidental charges required for execution and registration of this deed, shall be borne solely by the Vendee.

SCHEDULE 'A'

Plot No..... AreaSq. mts. or there about in the residential colony known as
“VEDA CITY COLONY”, Village Murlipur Gulab Pargana Tehsil & Distt. Meerut.

Measured and bounded of Plot as follows :-

East : Ft. then
West : Ft. then
North : Ft. then
South : Ft. then

SCHEDULE "B"

DETAILS OF PAYMENT

- 1- Received Rs/- by cheque No. on dated drawn on
-
- 2- Received Rs/- by cheque No. on dated drawn on
-
- 3- Received Rs/- by cheque No. on dated drawn on
-

Total sale consideration Rs...../--(Rupees only)

OTHER DETAILS :

- 1. That the Plot sold through this sale deed is a residential property.
- 2. That the Circle rate of said Land is fixed by Collector, Meerut is Rs...../- per Sq. mts.
- 3. There is no construction over the sold Plot.
- 4. That the above said plot is situated at a distance of more than 200 meter from main road.
- 5. That the Plot is situated with in the Municipal Limits.

PHOTOGRAPH OF PLOT

IN WITNESS WHEREOF THE parties here to have signed executed this deed of sale executed at Meerut on the day date, month and years first above written.

WITNESSES:

(1)

M/s Prasandi Biotech Park Pvt. Ltd.
Through its director
(VENDOR)

(2)

(VENDEE)

Drafted By Arun Sharma Advocate, Meerut