

SALE DEED

1. Type of Property: Residential (Multistoried)
2. Mohalla/Village: **RUKMANI VIHAR AVASIYA YOJNA**, Vrindavan Teh. & Distt. Mathura
3. Project Name: **SHRI KRISHNA ANANDAM** under **REGENCY INFRATECH LLP**
4. Details of Property: **Flat No.** **BLOCK-**..... situated on **FLOOR**
5. Unit of measurement: In Square Meter
6. Super Built up Area: **Sq. Mtr.**
7. Year of Construction: New Construction
8. Consideration: **Rs.**/-
9. Government Value: **Rs.**/-
10. Stamp Duty: **Rs.**/- (E-stamp is attached this document)
11. Government Rate: **Rs.**/- Sq. Mtr., on Rate List Page No. & Sr. No-..... The said property is situated within the territorial jurisdiction of the Sub Registrar (Mathura). The said property is under Mathura-Vrindavan Nagar Nigam.

This deed of conveyance made on this day between **REGENCY INFRATECH LLP**, a firm registered under Limited Liability Partnership Act, 2008 having its registered office at **OFFICE BLOCK, Shri Krishna Sharnam, Chhatikara Road, Vrindaban - 281121, Dist. - Mathura (U. P.)** through its **Authorized Partner Mr.** **S/o Shri** **R/o**, hereinafter referred as the "Vendor". **PAN NO.** **Mo.**

&

Sh.
Smt.
PAN- **Mo.**

hereinafter called the VENDEE' (which expression shall unless repugnant to the context or law shall mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the Second Part.

That a **Flat No.** _____ **FLOOR** in **Block-**....., situated at **Vrindavan, Teh. & Distt. Mathura** in Multi storey Building named **SHRI KRISHNA ANANDAM**. That the above mentioned Multistorey building is constructed on land of khasra No. and the area of the above FLAT is Super Built up Area of _____ Sq. Meter and surrounding four sides are as below :-

East :
West :
North :
South :

AND WHEREAS **REGENCY INFRATECH LLP**, a firm registered under Limited Liability Partnership Act, 2008 having its registered office at **OFFICE BLOCK, Shri Krishna Sharnam, Chhatikara Road, Vrindaban - 281121, Dist. - Mathura (U. P.)**, purchased this land from Mathura-Vrindavan Development Authority by way of Registered sale deed which is registered in the office of Sub-registrar, Mathura, dated Book No., Volume No., Page Nos., Serial No. and after getting approval from MVDA, Mathura the said Company has constructed a residential group housing building on the said land under the name and style known as **SHRI KRISHNA ANANDAM**.

AND WHEREAS as per the Layout Plan it is envisaging that the Dwelling Units on all floors shall be sold as an Independent Dwelling Units with undivided share in the land area underneath the plot, as well as the passage, parking, stairs, lift, corridors, overhead and underground water tanks and all other common facilities, if any, for the Dwelling units to be used and maintained jointly by all the Vendee(s).

(2)

AND WHEARS the said VENDOR is the sole and absolute owner in possession of freehold residential Flat measuring **SUPER BUILT UP AREA** ____ **SQMTR**. Situated at **GH-05, RUKMANI VIHAR AVASIYA YOJNA Vrindavan, Teh. & Distt. Mathura (U.P.) in SHRI KRISHNA ANANDAM** Project hereinafter called the "said FLAT" AND WHEREAS the Vendee as per above name, applied to the Vendor for the purchase of above said freehold residential FLAT situated at **GH-05, RUKMANI VIHAR AVASIYA YOJNA Vrindavan, Teh. & Distt. Mathura (U.P.) in SHRI KRISHNA ANANDAM** Project.

AND WHEREAS the Vendor has agreed to sell the Vendee. as per above. name, freehold residential FLAT in the known as **SHRI KRISHNA ANANDAM, GH-05, RUKAMANI VIHAR AVASIYA YOJNA Vrindavan, Teh. & Distt. Mathura (U.P.)** for a total consideration of **Rs** ____/_. (**Rupees** ____ **only**) and this entire consideration amount has been received by the Vendor in full and final settlement of said FLAT.

NOW THERE FORE THIS SALE DEED WITNESSETH AS UNDER :-

1. That the said **Flat No.** ____ **FLOOR** in **Block** - ____ situated in a multi storey building viz **SHRI KRISHNA ANANDAM, GH-05, RUKAMANI VIHAR AVASIYA YOJNA Vrindavan, Teh. & Distt. Mathura (U.P.)** consists of ____ **Bed Room**, ____ **Toilet**, **Drawing Room**, **Balconies**, **Kitchen** having a total **SUPER BUILT UP AREA** ____ **SQMTR** which is shown clearly with the map enclosed with this SALE DEED.

2. That the land of the building viz **SHRI KRISHNA ANANDAM, GH-05, RUKAMANI VIHAR AVASIYA YOJNA Vrindavan, Teh. & Distt. Mathura (U.P.)** on which the said Multi storey FLATs constructed was purchased as freehold vacant land, which the Building has been constructed by the Vendor after obtaining all requisite approvals.

3. That the Vendor, by executing the sale deed favoring the Vendee, is transferring a perfect and good title without leaving any right, title or interest in the said **Flat No.** ____ **FLOOR** in **Block** - ____ situated in a multi storey building viz **SHRI KRISHNA ANANDAM, GH-05, RUKAMANI VIHAR AVASIYA YOJNA Vrindavan, Teh. & Distt. Mathura (U.P.)**

4. That the sale consideration between the Vendor and the Vendee for the said FLAT is agreed at **Rs** ____/_. (**Rupees** _____ - **only**) which is paid by the Vendee to the Vendor as per following instruments:-

5. That the Vendor hereby declares and assures the Vendee that the Vendor is the rightful owner of said FLAT with full rights to deal with the same. The said Vendor further declared and assures Vendee that said FLAT under sale is free from all sorts of encumbrances, charges, mortgages, liens, liabilities, notices, junctions, legal folt, disputes and defects in the title.

6. That has been agreed between the parties that the common areas; swimming pools, Parks. Roads and gates shall remain undivided and neither the Vendee nor the Vendor or any other person by whatsoever name shall bring any action for partition or division of any part thereof.

7. The terraces, roofs, Parapet walls, club, swimming pool and all other open spaces shall continue to be the common property of all FLAT holders who shall be entitled for its use. Any FLAT owner or association of FLAT owners will not be allowed for any type of encroachment/construction or claim on the above said areas except as stated above.

THE VENDEE SHALL NOT BE PERMITTED

8. That the Vendee shall not use the FLAT or permit same to be used for any purpose whatsoever other than the residential purposes and shall not do the following:- make any alterations in colour schemes of exposed wall of verandah, lounges, any external walls or both faces of external doors and ,windows of FLAT acquired by him which in the, opinion of Vendor differs from the colour scheme of the complex. Neither the Vendee nor occupant of the FLAT will put any signboard for publicity or advertisement material outside his FLAT or anywhere in common areas without prior permission in writing of Vendor.

(3)

9. That the Vendor covenants with the Vendee that they shall peacefully hold and enjoy the said FLAT without any interruption by the Vendor or by any person claiming under the Vendee. The Vendee shall have full right to further sell or rent out the said FLAT as and when the Vendee likes.

10. That the Vendee, his/her family members and guests of Vendee shall have the unhindered right to use the common areas, in particular the parking areas without any interruption, as the sale consideration consists of usage of common areas at No Extra Cost. That space for one car parking will be provided to the Vendee.

11. All the papers related to the property and approved maps have been seen by the Vendee and the Vendee is completely satisfied with the papers. There will be no claim by the vendee to the Vendor in future related to this matter.

12. That the parties agree that they will not cause any damage to the common areas, staircase, common balcony, club lights, swimming pool, parking etc. and the same would be used after payment of one time maintenance charges by the Vendee, his/her family members and guests of Vendee. The Vendee, his/her Family Members, Guests and the tenants will be responsible for the security of the flat & belongings, nuisance and misbehavior with other Flat owners, The vendor or the society will not be responsible for the same.

13. That Vendor has already handed over the physical possession of above said apartment herein to the Vendee. The Vendee has seen the construction quality and he is fully satisfied with that.

14. That the FLAT tax, water tax, sewerage tax relating to the said FLAT shall be payable by Vendee from the possession date thereof.

15. In case Vendee/Association of Vendees/Association of FLATs buyers is willing to take over the maintenance of the complex anytime then in such case, the following shall be handed over to the new maintenance body/Association of owners

a) All existing lifts, corridors, passages, parks, plantation, underground and overhead water tanks, parking, roads with electrical lightings, power gensets and firefighting equipment with motors and motor room.

b) Security gates with intercom and lift rooms.

c) One time Security Deposit.

16. That the Vendor has registered the said Group Housing Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Act Authority at UP RERA on under registration no.

17. The Vendee shall take the unit as it shall stand as per the sanctioned plan provided however the vendee hereby empowers the Vendor to make minor additions and alterations in the said unit subject to compliance of RERA Act, 2016 (if any).

18. No extra charges will be charged by the vendor to the vendee relating to the maintenance of the said project but in future if any charges will be fixed by the maintenance body/Association of owners/society then those charges will be paid by the Vendee with agreed manner.

19. That the Stamp Duty & other execution charges have been paid by the Vendee.

The photos & maps of **Flat No. _____ FLOOR in Block** situated in a MULTI STOREY building named **SHRI KRISHNA ANANDAM, GH-05, RUKAMANI VIHAR AVASIYA YOJNA Vrindavan, Teh. & Distt. Mathura (U.P.)** were provided by Vendor and which are pasted and attested on the back of this SALE DEED and Vendor and Vendee's I.D. Proofs are enclosed.

IN WITNESS WHEREOF the VENDOR and the VENDEES have signed and executed in their presence on the date mentioned above.

Date

Type by :

Drafted by :

Witness-1

Witness-2