

### **SUMMARY OF SALE DEED**

1. Type of Land	:	Residential
2. Pargana/Ward	:	Pargana Jhunsi, Tehsil Phulpur District Prayagraj (Allahabad)
3. Property Situated at	:	Mauja Andawa Pargana Jhunsi, Tehsil Phulpur District Prayagraj (Allahabad)
4. Type of Property	:	Residential Open Land (Unconstructed)
5. Property Details	:	Plot No. _____
6. Area of property	:	84 Sq.Mtr./100 Sq.Yard/900 Sq.Ft. arising out of part of Arazi No. 878 situated at Mauja Andawa Pargana Jhunsi, Tehsil Phulpur District Prayagraj (Allahabad)
7. Valuation of trees	:	X
8. Boring/Well etc.	:	X
9. Other Description Corner/Construction etc.	:	X
10. Whether member of Sahkari Awas Samati –Yes/No	:	No
11. Description of Road	:	9 Meter internal road
12. Sale Consideration Value	:	XX,00,000/-
13. Valuation of property	:	XX,00,000/-
14. Paid Stamp Duty to Authority	:	X,00,000/-

SALE DEED

This sale deed is executed at Prayagraj on \_\_\_\_\_ between:

**ABHIYAAN BUILDCON PRIVATE LIMITED** CIN No. U45202UP1989PTC010507 & Pan No: **AAGCS9845J** through its DIRECTOR Mr. Anubhav Verma S/o Mr. Nishith Verma having their principal place of business at Address: 14, Ibrahimpur Mazra Katka, Near Indian Oil Depot, Jhunsi, Prayagraj- 211019(U.P) Aadhar No. **xxxx xxxx 9394** Mob. No. 9307502104

(Hereinafter called as the First Party/Seller/Promoter which expression, shall unless repugnant to meaning there of be deemed to mean and include their legal successor(s), administrator, assignees including those of the respective partners of the one part)

And

**Mr/Mrs.** \_\_\_\_\_

R/o \_\_\_\_\_ (Address)

Aadhar No. \_\_\_\_\_ Pan No. \_\_\_\_\_ Mob. No. \_\_\_\_\_

(Hereinafter called as the Second Party/Purchaser which expression, shall unless repugnant to meaning there of be deemed to mean and include their legal successor(s), administrator, assignees including those of the respective partners of the other part)

WHEREAS THE FIRST PARTY/SELLER DECLares THAT :-

- A-** Whereas the Promoter has developed a layout based plotted development project namely CITIZEN PAVITRA situated at Mauja Andawa Pargana Jhunsi, Tehsil Phulpur District Prayagraj (Allahabad).
- B-** Whereas the first party/seller/Promoter is a private limited company, duly registered under the companies act. The main objective of the developer company is to purchase land, develop it into plots or flats and allot/sell to eventual customers.
- C-** Whereas the Promoter have got the title over the said project Land through registered sale deed dated 27/12/2024 registered at the office of Sub-Registrar – Phulpur, Prayagraj in Bahi No. 1 Zild No. 10855 on pages 27 to 48 at serial no. 15295.
- D-** Whereas the layout of aforementioned project has been approved by Prayagraj Development Authority vide approval dated 21/04/2025 bearing permit No. Plotted Resi development/Plotted Housing/04710/PDA/24-25/1129/24022025 (File No. – PDA/24-25/1129); at Mauja Anadawa & Mauja Bandhwa Tahirpur, Pargana Jhunsi, Tehsil Phoolpur, District Prayagraj, Uttar Pradesh.
- E-** The Project is earmarked for the purpose of residential land use and plotted development is being developed as applicable under by laws of Prayagraj Development Authority Prayagraj.
- F-** Whereas the Promoter has registered the Project with Uttar Pradesh Real Estate Regulatory Authority (UP-RERA [www.up-rera.in](http://www.up-rera.in)) for developing the project known as Citizen Pavitra over part of Arazi No. 878 area 8123.02 sq.mtr. situated at Mauja Andawa Pargana Jhunsi Tahsil Phulpur Dist Prayagraj and RERA authority has registered the project and UPRERAPRJ ..... has been allotted for the approved layout of the project.

**G-** Whereas the developer has purchased the above mention Arazi No. 878 situated at village Andawa Pargana Jhunsi Tehsil Phoolpur District Prayagraj by the way of registered sale deed and the revenue records of concern village reflects the name of first party/seller. The land is non-agricultural in nature and an order to that effect has been delivered by SDM-Phulpur vide order no. T..... dated.....; as such the developer is fully entitled to execute the sale deed.

**H-** The Second Party/Purchaser had applied for a plot in the Project and has been allotted Plot no. \_\_\_\_\_ having total area total area of 84 Sq.Mtr./100 Sq.Yard/900 Sq.Ft. Whereas the dimension and boundary of the plot mentioned above which is allotted in favour of Second Party/Purchaser is fully described at the end of this deed in Schedule-A.

**I-** The Second Party/Purchaser has paid the booking amount for the aforementioned plot and in pursuance of which an Agreement to Sale has been executed between the parties dated 07.11.2024. The said Builder Buyer Agreement is registered at the office of Sub-Registrar – Phulpur, Prayagraj in Bahi No. X Zild No. XXXXX on pages XX to XX at serial no. XXXXX. Whereas this instant sale deed is executed towards fulfillment of the said Agreement to Sale/ Builder Buyer Agreement.

**J-** Whereas the Parties have gone through all the terms and conditions set out in this sale deed and understood the mutual rights and obligations detailed herein;

Now the parties agree as under to execute the sale deed in favour of the second party-

1. The First Party/Seller is the absolute owner and is in the possession of Plot No. \_\_\_\_\_, having area 84 Sq.Mtr./100 Sq.Yard/900 Sq.Ft. arising part of Arazi No. 878 situated at Mauja Andawa Pargana Jhunsi, Tehsil Phulpur District Prayagraj (Allahabad) (hereinafter referred to as Residential Plot). The Residential Plot is best described at the end of the instant sale deed. The First Party/Seller has right of disposal of the same.
2. The Second Party offers to purchase the Residential Plot situated in the said project fully described at the end of this sale deed in schedule A.
3. The offer of the Second Party/Purchaser being most reasonable according to market price, the First Party/Seller has agreed to sell the Residential Plot to the Second Party.
4. All the formalities have been completed and now it is necessary to execute the sale deed in favour of Second Party on the following acceptable ground.
5. The Second Party/Purchaser is satisfied with the development work and quality provided by the First Party/Seller/Promoter and shall raise no dispute, claims regarding quality and workmanship in future. At present most of the required development work has been completed by the promoters and it has been physically verified by the Second Party/Purchaser.
6. The Second Party/Purchaser has paid a sum of Rs. XX,00,000/- (Rupees XXXXXXXXXXXX Laes Only) which has being paid in the following manner:-
  - (i) Rs. XX,00,000/- through Cheque/NEFT/RTGS/No. XXXXXX Dated xx/xx/yyyy.
  - (ii) Rs. XX,00,000/- through Cheque/NEFT/RTGS/No. XXXXXX Dated xx/xx/yyyy.
  - (iii) Rs. XX,00,000/- through Cheque/NEFT/RTGS/No. XXXXXX Dated xx/xx/yyyy.

Total Sale Consideration of Rs. XX,00,000/- (Rupees XXXXXXXXXXXX Lacs Only) has been paid by the Second Party/Purchaser to the First Party/Seller.

7. The Layout plan of the aforesaid project has been approved by the Prayagraj Development Authority and the nomenclature of the property under sale by the instant sale deed is on the basis of approved plan. However due to any technical reason any deviation in nomenclature may be required under such circumstances it will not affect the title towards the property under sale by the way of this deed, as such the dimension, location, GPS coordinate and arazi no will remain unaltered and if so required this may be corrected by executing titbia deed between the parties.
8. The Second Party/Purchaser has scrutinized and satisfied himself regarding the title of property possessed by the First Party/Seller. Nothing remains undisclosed. The Second Party/Purchaser has also reviewed and satisfied himself/herself with all relevant revenue records and verified the measurement of the vended property.
9. After the execution of the instant sale deed, the Second Party/ Purchaser shall become the absolute owner of the Residential Plot. Consequently, the title including all rights and interest in the said Residential Plot shall stand transferred from the First Party/Seller/Promoter to Second Party/Purchaser. The First Party has handed over peaceful possession to the Second Party/Purchaser. The Second Party/ Purchaser shall get its name recorded in all relevant records.
10. The Second Party/Purchaser shall have right to construction subject to approval of building map from Prayagraj Development Authority, Prayagraj in accordance with existing building by laws and rules strictly in accordance with the Approved elevation and façade design plan, norms of plinth height and laying of ramp within plot premises, as provided by the Promoter at the time of this instant sale.
11. The plot shall be used for residential purpose only. Commercial or any other use is not allowed unless and until it is earmarked in the layout of the project for specific purpose and it has been sold for the same.
12. That the Second Party/purchaser will not open doors or windows abutting any park or green area, create any kind of hindrance, occupy and do any construction on the common passage footpath & roads causing inconvenience of any kind to any person.
13. That the First Party/Vendor/Promoter shall get registered a Resident Welfare Society/ Association of Allottees comprising of the occupant or owners of the different units in the Project. The Second Party/Transferee/Vendee is bound to join the said society as member and follow the rules and regulations of the said society, which exists as on date or as amended from time to time and the Second Party/Transferee/Vendee shall be bound to pay the monthly charges or any other charge fixed by the said society from time to time; and the Second Party/Transferee/Vendee also agrees to sign a separate "Maintenance Agreement" presented by the First Party/Vendor/Promoter or his representative or contractor or any Third party nominated/assigned by the First Party/Vendor/Promoter (renewed yearly or as needed) and abide by the rules and terms laid down in the maintenance agreement and pay applicable charges for the effective maintenance and upkeep of the said project.
14. That the said Resident Welfare Society/ Association of Allottees shall be responsible to maintain the entire project area including use of common area. Security, common light, CCTV camera, sewer line, repairing and operation of submersible pump. All expenses shall be borne by the respective society in the form of monthly maintenance charge as the society so determines under its bye-laws in this connection a separate maintenance agreement will have to be executed. The Second

Party/Transferee/Vendee shall-not refuse to pay the monthly maintenance charges in respect of the Residential units in case the Second Party/Transferee/Vendee denies such payment, the society may proceed against it in accordance with its bye-laws and prevailing laws.

15. That in case of resale of the said property which is being purchased by this instant Sale Deed the Second Party/Transferee/Vendee is required to give information to the association of allottees and the new purchaser will be required to become member of this Resident Welfare Society/ Association of Allottees The Second Party/Transferee/Vendee is bound to clear all dues with the association of allottees before any such subsequent sale.
16. That any charges, fees or tax imposed on the said property by any Government/Semi-Government/State Government or any local authority such as GST/TDS etc. shall also be paid by the Transferee/Purchaser.
17. The Second Party/Purchaser hereby agrees to pay, due to increase on account of any fee by any name, payable to the competent authority and/or any other increase in charges which may be levied or imposed by any competent authority from time to time. The First Party/Seller/Promotoer undertakes and agrees that while raising a demand on the Second Party/Purchaser for increase/levy in any fee, cost/charges imposed by any competent authorities, the Promoter shall enclose the said notification/order/rule/ regulation/ demand note to that effect along with the demand letter being issued to the Second Party/Purchaser.
18. The Second Party/Purchaser shall, after the execution of the instant sale deed may obtain its own electricity connection for use at its own cost including fees and deposits. The First Party/Seller/Promoter shall bear no responsibility of providing electricity however the electrical infrastructure has been already developed by the First Party/Developer.
19. The Second Party/Purchaser agrees and understands that he/she/they/it shall not have any right in any Commercial premises, Institutional Plots, Nursing Home, Shops, Community center/Banquet Hall, Institutional buildings, Schools, Colleges, Club, Gymnasium etc. as and when constructed in the Project. The developer/promoter shall be free to dispose of the same on such terms and conditions, as it may deem fit and proper. The Second Party/Purchaser shall not have any right to interfere in the manner of booking/allotment/sale of such commercial premises, buildings, shops, community center/banquet hall etc to any person and also in their operation and management.
20. The Second Party/Purchaser shall have equal rights to use common areas viz roads and parks, passage, common amenities without creating any hindrance, encroachment, obstruction thereupon.
21. The earmarked common areas and service areas, if any, as located within the Project, shall be earmarked for purposes such as parking spaces and services, electric transformer, DG set, STP, underground water tanks, pump rooms, maintenance and service rooms, fire fighting, equipment's etc. and other permitted uses. The Second Party/Purchaser shall not be permitted to use the services areas and such earmarked common areas and service areas in any manner whatsoever, other than the use that those areas are earmarked for, and the same shall be reserved for use by the Association of Allottees formed by the Second Party/Purchaser and other owners, residents or Allottees for rendering maintenance services.
22. The Promoter/maintenance agency/Association of Allottees shall have rights of unrestricted access of all Common Areas, Plots or structures thereon for providing

necessary maintenance services and the Second Party/Purchaser also agrees to permit the Association of Allottees and/or maintenance agency to enter into his premises or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

23. The Second Party/Purchaser shall enter into a separate facility management and maintenance contract with the Association of Allottees or such maintenance agency as may be designated in this regard, in accordance with the provisions of applicable law, for the maintenance of common areas and facilities. The Second Party/Purchaser further undertakes to abide by the terms and conditions of the maintenance agreement.
24. The Second Party/Purchaser further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the unit or anywhere on the exterior of the buildings therein or Common Areas. Further the Second Party/Purchaser shall not store any hazardous or combustible goods in the Plot or place any heavy material in the common passages. It is further specified that the Second Party/Purchaser shall not hoard construction materials such as sand, bricks, aggregate etc. on roads or adjacent plots. In case construction material is kept on road then "Malba Charge" will be applicable. Water charge for construction, Electricity charge for construction (2% on estimated cost of constructions), Dry and wet dustbin, boundary wall construction charge etc. will be applicable additionally.
25. In addition to above charges facility development charge will have to be paid as and when demanded.
26. Any charges levied by any statutory body including Prayagraj Development Authority will be pro-rata basis borne by the Second Party/Purchaser even after the execution of the sale deed.
27. The Second Party/Purchaser shall in no way increase the plinth height above approved plinth height as declared by the developer and in no way allow any portion of ramps etc. to exceed the plot limit and come on to the footpath or drain or road. The elevation plan provided by the Promoters must be strictly adhered to. A breach of these conditions will be construed as a major default on the part of the Second Party/Purchaser and will be liable for demolition of such encroachment along with costs recovered from the Second Party/Purchaser towards the same. The Second Party/Purchaser must ensure that the construction plans finalized by the Second Party/Purchaser is duly vetted by the developers well in advance, so as to avoid any inconvenience or disappointment.
28. The Second Party/Purchaser shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of Second Party/Purchaser and/or maintenance agency appointed by association of Second Party/Purchaser. The Second Party/Purchaser shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
29. The project of the developer is being developed in phases, future plans of the developer has been informed and declared to the Second Party/Purchaser. The future extension and phases are bound to use the single entry/exit gate and roads of the township and the project along with common services and trunk lines for sewer, drains, water supply etc.
30. The Promoter has declared and the Allottee fully understands and agrees that this project is part of a larger plan to develop the adjacent available area into a vibrant township envisioned to provide housing solution in the affordable housing space over

the next five years. Citizen Housing Group is working on this concept plan to be developed over various phase but eventually integrating to form a modern, self-sufficient, functional green development. The Allottee hereby declare and undertake that he/she/they it shall not have not any objection whatsoever in such further Extension phases of the project which has been duly declared by the promoter beforehand at the time of this booking. Moreover, the Second Party/Purchaser is bound to issue a no objection certificate even after the execution of this instant sale deed as and when required by Prayagraj Development Authority or RERA Authority according to the prescribed rule. As the First Party/Seller has shared the concept masterplan of the overall envisioned development planned to be executed in a phased manner, it is well within its right to make arrangements for the proposed vibrant township and the development of the area.

31. No Construction is permissible without formal approval of construction map of the property under purchase from Prayagraj Development Authority. As such layout of the project has been approved and as far as the question of approval of building map is concerned the Second Party/Purchaser is liable to apply and get approval of the same from the competent authority.
32. Brief but mandatory guidelines are as per Schedule-B annexed herewith which is an integrated part of instant sale deed. The Second Party/Purchaser has specially agreed to abide by these guidelines of the township.
33. All expenses in relation to transfer of property by virtue of this sale deed shall be borne by Second Party/Purchaser.

**SCHEDULE-A****DETAILS OF THE "RESIDENTIAL PLOT " AT CITIZEN PAVITRA**

Plot No. \_\_\_\_\_, having area 84 Sq.Mtr./100 Sq.Yard/900 Sq.Ft. arising out of part of Arazi No. 878 has been transferred in the aforesaid project situated at Mauja Andawa, Pargana Jhunsi, Tehsil Phulpur District Prayagraj (Allahabad) the boundaries are as under below :

Boundaries :-

In East : Plot No \_\_\_\_\_  
 In West : 9 Mtr Wide Road  
 In North : Plot No \_\_\_\_\_  
 In South : Plot No \_\_\_\_\_

**STAMP VALUATION**

The above residential plot situated on 9 Mtr. wide road, at CITIZEN PAVITRA situated at Mauja Andawa Pargana Jhunsi, Tehsil Phulpur District Prayagraj (Allahabad) and it is governed by the Code No.- 0390 Page No.- 65 of collector's rate list.

The above property is meant for residential purpose only. The total area of Plot No. \_\_\_\_\_, having area 84 Sq.Mtr./100 Sq.Yard/900 Sq.Ft. arising part of Arazi No. 878 situated at Mauja Andawa Pargana Jhunsi, Tehsil Phulpur District Prayagraj (Allahabad)

Valuation of the residential plot according the collectors rate list and prescribed method :-

Valuation according to Circle Rate is Rs. XX,000/- per Sq.Mtr. as the property under sale is situated on 9 mtr. wide road. Having total area 84 Sq. mtr. Accordingly the circle rate is Rs. XX,XX,000/- However the sale consideration is Rs. XX,00,000/- hence as per prescribed government order 7% stamp duty on sale consideration amount Rs. XX,00,000/- has been paid amounting to Rs. X,XX,000/-.

Stamp Duty has been paid on following manner :-

Rs. X,XX,000/- paid on through E-stamp Certificate No. IN-UPxxxxxxxxxxxxxx

Dated XX-XX-202X Bearing Serial No. 00xxxxxxxx

Witness :- 1

Mr. \_\_\_\_\_  
S/o \_\_\_\_\_  
R/o Address \_\_\_\_\_  
Aadhar No-xxxx xxxx xxxx  
Mob. No.- 9XXXXXXXXXX

Witness :- 2

Mr. \_\_\_\_\_  
S/o \_\_\_\_\_  
R/o Address \_\_\_\_\_  
Aadhar No-xxxx xxxx xxxx  
Mob. No.- 9XXXXXXXXXX

Date : XX-XX-202X

Place : Prayagraj.

Signature of First Party  
(Seller)

Signature of Second Party  
(Purchaser)

Drafted by: Dharamraj. N. (Advocate)  
EN U.P-14284/2000  
A/D0219 HIGH COURT ALLAHABAD.  
Typed by: Prabal Tiwari