

Sale Value : Rs. /-
Market Value: Rs. /-
Stamp Duty : Rs.

Detail's of Sale Deed

1. Type of land - Residential
2. Pargana - Dewa
3. Village - Kewadi (V Code- 1097 Page- 38)
4. Detail's of Property - Plot No.- Which is part of land
Khasra No.- Block -
5. Type of Equal - (Sqr. Mtr.)
6. Type of Equal - (Sqr. Mtr.)
7. Area of Property - Sqr. ft. i.e. Sqr. Mtr.
8. Position of Road - More Than 300 Meters From Lucknow
Faizabad Road.
9. Others details - There is no any type of Commercial
Activity in 50 meter circle from saleable plot.
10. Type of Property - Residential Plot
11. Caste - The Seller is not related from Schedule
Caste and Schedule Tribes

Boundary

East -
West -
North -
South -

Detail of Seller/First Party

through Director

Corresponding and permanent address-

(PAN-

) (Adhar-

) (Mobile-

)

Detail of Purchaser/Second Party

permanent address-

Corresponding and

(Mobile-9794635876) (PAN-

(Adhar No.- 4151 1985 8601)

)

Sale-Deed

Whereas, the First Party is the absolute owner and in possession of land Khasra No.- (Unic Code-) situated at Village- Kewadi, Pargana- Dewa, Tehsil- Nawabganj, Distt.- Barabanki. The aforesaid land is mutated/entered in Revenue Records in the name of the Seller/First Party.

AND WHEREAS the Second Party is interested to purchase the aforesaid plot, hereinafter referred to as the "Said Property", in the "Said Scheme".

AND WHEREAS the aforesaid plot which is free from all encumbrances, mortgage, lien and charges, whatsoever, and first party has agreed to sell and transfer the said residential property to the Second Party for a consideration of Rs. /- which offer the second party has accepted.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That the total sale consideration has been paid by the Second Party to the First Party the receipt whereof the First Party hereby acknowledges as per the details given at the foot of this deed of sale, the First Party hereby transfer, sell convey and assign by way of absolute sale the aforesaid property, [hereinafter referred to as the 'demised property'] to the Second Party.
2. That the First Party has delivered possession of the demised property to the Second Party.
3. That after execution of this sale deed the Second Party has right to got his/her name mutated in Revenue Records on the basis of this sale deed. The First Party has no any objection.
4. That The First Party has also assured the Second Party that no litigation in respect of the demised premises is pending in any court of law with any person and the saleable property is free from all litigation and is not the subject matter of court attachment etc.
5. That the Second Party shall not make or allowed to raise any construction in the transferred Said Property, which may cause damage to the overall beauty of the project campus prior to permission of the First Party.

(3)

6. The Said Property is free from all encumbrances and for maintenance of said Scheme, the Second Party has agreed to pay the Maintenance Charges fixed by the First Party from the delivery of possession of the saleable property.
7. That the First Party state that all dues whatsoever liable to be paid with respect to the demised property before the date of execution of this deed have been fully paid to the local authority and no charges, dues, demands and taxes etc. of any nature whatsoever are outstanding against the First Party before the execution of this deed of sale with respect to the demised property. The First Party further assured that he has fulfilled all the obligations which are required for the sale of the property in question. The future liabilities relating to the said property, which is being sold, shall be borne by the purchaser.
8. That in case of re-transfer of saleable property it is mandatory upon Second Party who will take prior permission by the First Party. The First Party will give the No Dues Certificate to the Second Party, while granting such permission after issuing the NOC in regard to resale of saleable property.
9. That it is obligatory on the part of the First Party to change the rule and regulation and plan as and when it required and the Second Party shall have no rights raise any objection.
10. That the physical possession of the saleable plot has been delivered by the First Party to the second party, in case if on the spot the land hereby sold is found less or more than the area mentioned in the sale deed the same shall be adjusted with the consent of both the parties.
11. The second party is not allowed to Sell/Transfer the said Residential Property in sub - parts and is also not permitted to make any further sub - divisions for Selling/Transferring the said Property in sub - parts without taking prior permission from the First Party.
12. That the second party shall not interfere in the remaining portion of the land and will not encroach upon the adjacent land of the seller in any manner whatsoever nor will encroach upon the road, not raise any objectionable construction. The second party will not use the premises for any activities other than residential.
13. That it is needful to mentioned here thar the first party shall not liable or accountable against natural calamities or act of God i.e. flood etc. by which the shape or nature may charge of sold property.

14. That there in no any commercial activities surrounding 50 meters circle of saleable property. There is no any type of agreement is registered about saleable property. The saleable property is not Woqf Property.

15. That the area of the Plot hereby sold is Sq. Mt. and the circle rate as fixed by D. M. Barabanki is Rs. 5,000/- per Sq. Mt. and thus the Value of the land hereby sold comes to Rs. /- but the Sale Value is Rs.- /- which is higher than market value so the Stamp Duty Of Rs. /- is being paid @ 5%.

Details of receipt of the sale consideration

In witnesses whereof the First Party and Second Party have signed this deed without any pressure in the present of the following witnesses on this th day of , 2020.

Witnesses :-

Signature

(Adhar-) (Mobile-)
1-

(Adhar-) (Mobile-)
2-

Drafted By

(Sujeet Kumar Pandey)
Advocate
Civil Court Barabanki
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