

BRIEF PARTICULAR OF SALE DEED

Nature of Property	:	Residential Plot
Pargana/Tehsil	:	Koil, Aligarh
Mohalla /Village	:	Sangwan City Aligarh (Ph. – III) Village- Asadpur Quyam, Mahuakheda Aligarh
Detail of Property	:	Plot No.
Type of Property	:	Plot
Status of Road	:	 Mtrs. Wide Road
Measuring of Plot	:	Area Sq. Mtrs.
Construction Area	:	No
Land Value/Circle Rate	:	Rs. (...../-) P. S. M.
Construction Value	:	No
Sale consideration	:	Rs./-
Market Value	:	Rs./-
Stamp Duty	:	Rs./--
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Details of "VENDOR" First Part (No. 01)

M/s. Sangwan Landco Pvt. Ltd. having its registered head office at G.F. 38, Indraprakash Building, 21 Barakhamba Road, New Delhi-110001 acting through Authorized Signatory Mr. Narendra Kumar S/o Late Sh. Kalicharan Singh R/o 5/28, Chiranjiv Vihar, Ghaziabad U.P. 201002.

PAN –AAKCS7569M

Mob. No. - 9818213809

Details of "VENDEE" Second Part (No. 01)

Mr./ Ms. S//D/o. Shri R/o. –

.....

PAN No. –

Contact No. –

Sale consideration : Rs./-

Market Value : Rs./-

Stamp Duty : Rs./-

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SALE DEED

This Sale Deed is made and executed at Aligarh on this --- **Day of -----'2020** by **M/s Sangwan Landco** Pvt. Ltd. a company registered and incorporated under Companies. Act 1956, having its registered and head office at G.F. 38, Indraprakash Building, 21 Bara Khamba Road, New Delhi-110001, (hereinafter referred to as the "vendor" or "Confirming Vendor", which expression unless repugnant to the subject or context shall mean & include their respective heirs, successors, agents, assigns and representatives) of the one part and acting through Mr. Narendra Kumar S/o Late Sh. Kali Charan R/o 5/28 Chiranjiv Vihar Ghaziabad U.P. 201002 duly authorized to execute the sale deed by Vendor vide Board resolution of the Company dated ..././..... the vendor is authorized to develop & delegate all the powers by the associate land owning companies vide their board's resolutions & GPA's.

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IN FAVOUR OF

Mr/Ms. S/D/o. Shri R/o. –

.....
PAN No. – Contact No. –

(Hereinafter referred to as the “Vendees”, which expressions shall excluded by or repugnant to the subject or context be deemed to include its successors legal heirs and assigns) of the other part.

WHEREAS the CONFIRMING VENDOR or VENDOR i.e. M/s Sangwan Landco Pvt. Ltd., along with its Associate Companies i.e. M/s Sangwan Developers Pvt. Ltd., M/s K.S. Maintenance & Facilities Pvt. Ltd., Sangwan Buildwell Pvt. Ltd., M/s Sangwan Builders, Mr. Narendra Kumar and other’s purchased lands, has obtained permission/licenses from Aligarh Development Authority for the promotion and development of a residential colony to

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be known as “**Sangwan City** (Ph. – III) Aligarh” in around Village Asadpur Quyam, Mahuakheda, Pargana/ Tehsil – Koil, District Aligarh and also after getting the lay out plan thereof, sanctioned by the concerned Authority, Sangwan City (Ph. – III) vide Letter bearing serial number **File Ref. Number - (Map 20190517152718363) No. Dated -** (Hereinafter referred to as the Colony).

AND WHEREAS confirming Vendor or Vendor has entered into arrangements with its associate companies to develop the entire lands collectively and to carve out and sell plots/units of different sizes and dimensions, as such or built upon and to realize the sale price from the intending buyers/vendees and the Promoter/ vendor has laid out plots of different sizes in the colony.

AND WHEREAS pursuant to the aforesaid arrangements, the associate companies delegated authority in favour of M/s Sangwan Landco Pvt. Ltd. (Confirming Vendor or Vendor) with powers, inter alia to execute the sale deed and to get the same registered.

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And WHEREAS on the application of the buyer/vendee, the Vendor had allotted to vendee the residential **Plot No. (..... Sq.Mtrs.) (..... Sq. yds)**, in the said colony known as **“Sangwan City (Ph – III) Aligarh”** vide allotment letter dated and for a consideration of **Rs. /-(Rupees Only/-)** Plus the Vendees' Share of payment of the charges levied by any Government of Local Authority or Municipality for provision of external and/or peripheral services on the terms and conditions stipulated in the said allotment letter and duly accepted by the buyer/vendee after being satisfied that the Vendor had right and authority to sell the said Plot.

AND WHEREAS the Vendor is in full and absolute possession and otherwise well and sufficiently entitled to sell the said plot of the land forming part of the approved lay out plan of the colony and the said plot is free from all sorts of encumbrances, liens, and charges, whatsoever.

AND WHEREAS the **Vendee** has desired that the Built up Unit be now transferred to them and the Vendor has agreed to the same.

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NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWINGS:

1. That in pursuant of the aforesaid allotment letter dated and consideration of the said sum of **Rs./- (RupeesOnly/-)** paid by the vendee to the vendor the receipt of **Rs./- (Rupees Only/-)** the Vendor does hereby admit and acknowledge and of and from the payment of the same does for ever release and discharge the vendee, the vendor does hereby transfer, convey and assign by way of sale unto vendee all the piece of residential **Plot No.** confirming part of the approved layout plan of the said colony known as “Sangwan City (Ph. – III) Aligarh” more particularly described in the schedule hereunder written together with all rights and appurtenances absolutely and forever.

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2. That the vendee has already paid the sum of **Rs.**/-
(**Rupees** **Only/-**) towards consideration. The vendee
has further agreed to pay any additional charges which may be levied by
Government of local authority for the provision of the external and/or
peripheral said services and attributable to said Built up Unit of land.

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3. That the Vendor has handed over the actual physical possession of the said plot of land to the **vendee**.
4. That the Vendor has assured the **vendee** that the plot is free from all sorts of encumbrances, liens and charges etc. and the Vendor has the full right and authority to sell the same.

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5. That the all taxes whether levied or leviable in respect of the said plot from the date of allotment shall be payable and paid by the vendee.

6. That the **vendee** shall abide by all the laws, bye laws, rules and regulation of the Government/local authorities, etc. relating to the colony and the said plot of land.

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7. That the **vendee** shall abide to use the said plot of land for residential purpose only and bound to not create any objection for any commercial change and use upon the planning of the colony planed by vendor / local authorities / government in future.

8. That the maintenance of the colony shall be done by the Vendor or its nominee for a period of 5 years initially or till taking over of the services by Municipal Authorities /Government Agencies, whichever be earlier on the terms and conditions and charges to be determined by the Vendor or its nominee from time to time. The **vendee** agrees to pay their share of such charges as may be demanded by the Vendor.

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9. That all expenses, charges, etc. including the stamp duty or the registration of this deed or in relation to the plot or any construction to be made thereon, if any , will be borne and paid by the vendee.

10. That if any outside services (External and/or peripheral) are provided by any government or local authority is levied thereof and/or any other charges levied in any respect to the said colony, the same shall be payable in addition to the aforesaid price of the said plot and shall be borne and paid on pro-rate by the vendee.

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11. This sale deed is being presented for registration by Mr. Narendra Kumar S/o Late Shri Kalicharan Singh R/o 5/28 Chiranjiv Vihar Ghaziabad (U.P) 201002. duly authorized to execute the Sale deed by Vendor vides resolution of the Promoter Company/ Vendor dated

Valuation of the Property:-

Land Value @ (...../-) P.S.M

SCHEDULE OF BUILT UP UNIT

All that piece and parcel of land being Residential Plot No.
admeasuring Sq. yard or Sq. Mtrs., (.... X Mtrs.)
in the residential colony known as “Sangwan City (Ph. – III) Aligarh” situated
in around Village Asadpur Quyam, Mahuakheda Pargana/Tehsil – Koil,
District - Aligarh and bounded as under:

EAST	:	Plot No. -
WEST	:	Plot No. -
NORTH	:	Mtr. Wide Road
SOUTH	:	Plot No. -
WIDHT X DEPTH	:	 X Mtrs.

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IN WITNESSES WHEREOF the Vendor has through Mr. Narendra Kumar authorized Signatory, signed & Vendee this deed at Aligarh on the date, month and year first above written.

I am identifying the photos on behalf of WITNESSES

WITNESSES:-

1. For SANGWAN LANDCO PVT. LTD.(VENDOR)

2. AUTHORISED SIGNATORY

(VENDEE)

Deed writer : Satish Chand Sharma Tehsil Koil, Aligarh