

**Sale Consideration - Rupees .....**  
**Market Value - Rupees .....**  
**Stamp Duty - Rupees .....**  
**Ward - Ibrahimpur**  
**Tehsil - Sarojninagar**  
**District - Lucknow**

**Brief Description of Sale Deed**

1. Type of Property - Group Housing  
(Residential)
2. Ward - Ibrahimpur,
3. Mohalla - Sector-12, Vrindavan Yojna  
No. 2, Lucknow
4. Details of Property - Flat No....., ..... Floor,  
Type-....., building/block/tower No.  
..... "GREENBERRY SIGNATURES",  
Constructed on Plot no.12/GH-07,  
Situating at Sector-12, Vrindavan Yojna  
No. 2, Lucknow
5. Unit of measurement - Sq.mt.
6. Position of the road - More than 500mts. away from  
Saheed Path
7. Other details - No
8. Type of Property - .....(.....) BHK Flat
9. Super Area - ..... Sq.mt.
10. Covered Area of the Flat - ..... Sq.mt.
11. Carpet Area of the Flat - ..... Sq.mt.
12. Proportionate Land - ..... Sq.mt.
13. **Boundaries of Flat**
  - East - .....
  - West - .....
  - North - .....
  - South - .....
14. **BOUNDRIES OF THE ENTIRE PROJECT**
  - East : 9.00 & 6.00 Mtr. Wide Road
  - West : 45.00 Mtr. Wide Road
  - North : G.H. Plot No. 12/GH-6

South : 9.00 Mtr. Wide Road

15. No. of Seller/Vendor (....)      No. of Purchaser/Vendee (....)

**SALE DEED**

This deed of sale is made and executed by **TEJAS INFRAVENTURES LLP**, a LLP registered pursuant to section 58(1) of the LLP Act, 2008 having its registered office at Plot no.12/GH-07, Situated at Sector-12, Vrindavan Yojna, No. 2, Lucknow (PAN.....); The LLP being pursuant to conversion of the private limited company into LLP vide ROC certificate dated 03.06.2019 known as FIRST PART, represented by its Designated Partner and authorized signatory **Sri. MANISH KUMAR AGARWAL Son of Sri. S.N. Agarwal Resident of .....** .....(Aadhar no. ....) Authorized vide resolution dated ....., which is their present, permanent and postal addresses (hereinafter referred to as the "**Vendor**" which expression, unless repugnant to the context, shall always mean and include the Vendor itself, its heirs, successors, legal representatives and assigns) of the **FIRST PART**.

**IN FAVOUR OF**

**Sri./Smt. .... Son/Daughter/Wife of Sri. .... Resident of- .....** - (**Pin Code**), (hereinafter referred to as the "**Vendee**" which expression, unless repugnant to the context, shall always mean and include the Vendee himself/herself/themselves, his/her/their heirs, successors, legal representatives and assigns) of the **SECOND PART**.

**WHEREAS**, the Partner/Designated Partner had incorporated a company under the name and style of Tejas Infraventures Pvt. Ltd. which was duly registered incorporation certificate no.U70102UP2010PTC042605 under the Company Act,1956 which has been converted into Limited Liability Partnership Firm (LLP) on 03.06.2019 vide certificate of conversion LLP Identification No. AAP-498 issued under the pursuant to provision of Limited Liability Partnership Act, 2008 and all the assets and liabilities of erstwhile **Tejas Infraventures Pvt. Ltd.** has been vested with the newly converted **Tejas Infraventures LLP** after the conversion of the said LLP it has become

sole lawful owner and in possession of the Group Housing Plot of Land No. 12/GH-07, Situated at- Sector- 12, Vrindavan Yojna No. 2, Lucknow.

**AND WHEREAS**, the Uttar Pradesh Awas Evam Vikash Parishad, Lucknow had decided to allot the Group Housing plots in the Vrindavan Yojna No. 2, Lucknow by way of Public Auction.

**AND WHEREAS**, the Vendor/First Part/Tejas Infraventures Pvt. Ltd. were allotted Group Housing Plot of Land No. 12/GH-07, measuring 11527.50 square meters, Situated at- Sector- 12, Vrindavan Yojna No. 2, Lucknow in the auction held on 25.02.2011 being the highest bidder.

**AND WHEREAS**, vide allotment letter no. 1989 dated 31.03.2011, the Uttar Pradesh Awas Evam Vikash Parishad, Lucknow had allotted above mentioned Plot Land No. 12/GH-07 to the Vendor/First Part/Tejas Infraventures Pvt. Ltd. and after that due to increment in the land area revised allotment letter vide letter no. 5925 dated 20.07.2013 was duly issued

**AND WHEREAS**, the Uttar Pradesh Awas Evam Vikash Parishad, Lucknow has executed a registered deed of sale on 23.09.2014 in respect of Group Housing Plot of Land No. 12/GH-07, measuring 11527.50 square meters, Situated at- Sector- 12, Vrindavan Yojna No. 2, Lucknow in favour of the Vendor/First Part/Tejas Infraventures Pvt. Ltd. The said deed of sale is duly admitted and registered in Book-1, Volume No.-17862, Pages-277 to 312, Serial No. 20143, on 23.09.2014 in the office of Sub-Registrar (First), Lucknow.

**AND WHEREAS**, possession of the said plot, was delivered to the Vendor/First Part/Tejas Infraventures Pvt. Ltd. by the Uttar Pradesh Awas Evam Vikash Parishad, Lucknow on 20.03.2018 vide letter no. 645/12/GH-7.

**AND WHEREAS**, the Vendor/First Part/Tejas Infraventures Pvt. Ltd. after receiving the possession, got the building plans/permit to built for Group Housing project, sanctioned by the Uttar Pradesh Awas Evam Vikash Parishad, Lucknow vide permit to build letter no. 2656/निंप्रा०-02/2017-18/वा०निं-4 dated 12.10.2018 for the construction of the Complex/Building having 4 blocks namely (1) Block-A, (2) Block-B, (3) Block-C, (4) Block-D, each having Basement, Stilt plus 14 floor plus Mumty, apart from a Commercial Block/Shop and a Double Height Community Club.

**AND WHEREAS**, the Vendor has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority vide registration no. .... .

**AND WHEREAS**, the Vendor had developed and constructed multistoried housing project on the said plot named "**GREENBERRY SIGNATURES**", to which the Vendor is completely authorized/entitled in this regard, and possesses all the rights to sell the proposed building to various prospective Purchaser portion wise along with common areas and undivided proportionate share in land, and whereas the Vendor with the said objective had submitted the project plan to Uttar Pradesh Awas Evam Vikash Parishad, Lucknow, for construction at Group Housing Plot of Land No. 12/GH-07, measuring 11527.50 square meters, Situated at- Sector- 12, Vrindavan Yojna No. 2, Lucknow which has duly been sanctioned by the authorities concerned.

**AND WHEREAS**, the Vendee have been furnished or shown all the relevant documents; constituting entire chain of title deeds of the Vendor and have inspected the building. The Vendee having been satisfied about the title of the Vendor on the basis of the particulars hereinbefore disclosed and the copies of the documents provided or inspected by them and workmanship/ quality of the building and materials used in it.

**AND WHEREAS**, the Vendee has/have offered to purchase **Flat No. ...., at ..... Floor, in Block-....., ....(.....)BHK Flat, in the said "GREENBERRY SIGNATURES", having Covered area measuring ..... Sq.mt. or Carpet area measuring ..... Sq.mt.,** including undivided proportionate share of land in the aforesaid plot for the total sale consideration of **Rupees ...../- (Rupees .....Only)** and the Vendor has agreed to sell out the aforesaid flat alongwith the undivided share in land of the Group Housing Plot of Land No. 12/GH-07, Situated at- Sector- 12, Vrindavan Yojna No. 2, Lucknow to the Vendee. The Vendor has also received the full sale consideration amount of **Rupees ...../- (Rupees .....Only)** from the Vendee, receipt of which is hereby acknowledged by the Vendor through this document.

**NOW THIS DEED WITNESSETH AS UNDER**

- 1- **That** the Vendor is the lawful owner and in possession of the Group Housing Plot of Land No. 12/GH-07, measuring 11527.50 square meters, Situated at- Sector- 12, Vrindavan Yojna No. 2, Lucknow.
- 2- **That** subject to stipulation hereinafter the Vendor hereby sell and the Vendee purchase **Flat No. ...., at ..... Floor, in Block-....,**

....(.....)BHK Flat, in the said "GREENBERRY SIGNATURES", having Covered area measuring ..... Sq.mt. or Carpet area measuring ..... Sq.mt., which is constructed on Group Housing Plot of Land No. 12/GH-07, Situated at- Sector- 12, Vrindavan Yojna No. 2, Lucknow including undivided proportionate share of land in the aforesaid plot more fully in detail described at the foot of this deed (hereinafter referred to as the "**Said Property**") which is shown in the site plan annexed with this sale deed and the same shall form part of this deed, with all rights, titles and interests, appurtenances, easements and actionable claims, including proportionate shares in the common areas and the facilities, for sum of **Rupees** ...../- (**Rupees** ..... **Only**) which has been paid by the Vendee to the Vendor as per details given below, the receipt of which the Vendor hereby acknowledges.

- 3- **That** said flat hereby being sold is not under mortgage, surety, attachment or any litigation and as such is free from all encumbrances whatsoever.
- 4- **That** the Vendee have/has understood all limitations and obligations in respect of the above mentioned flat.
- 5- **That** by virtue of the present sale deed the entire proprietary rights in respect of the demised flat have been sold by the Vendor in favour of the Vendee. The Vendee shall have every right to use, occupy, possess and enjoy all the benefits out of the aforesaid flat as the lawful owners thereof.
- 6- **That** it is specifically agreed that the area of the building, hereby sold comprises of the usable carpet area of the flat alongwith proportionate share in the common areas and facilities. It is further agreed that the meaning and construction of the word common areas and facilities shall include staircases, lobbies, balcony and other utilities meant for common and joint enjoyment of the building as a whole but does not include stilt parking area and the parking area in the basement and the raised central plaza as well as the open terrace above the existing floors, for the reasons herein below envisaged.
- 7- **That** the Vendee shall not keep or store or cause to be stored any article, things, material and goods in the landing, lobbies, open place(s) and other common passages of the building and shall not obstruct the ingress and egress of the other occupants of the said building.

- 8- **That** the Vendee shall be liable for charges for the maintenance, upkeep and repairs of the said premises hereby sold with belongings and appurtenances thereto and common facilities and common areas in all respects. It is covenanted that the phrase, "common areas and facilities" for the purpose of this registry shall mean, as defined below:-
- a. The land on which the building is located and all easements, rights and appurtenances belonging to the land and the building.
  - b. The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes and entrances and exits of the building.
  - c. The basement, yards, gardens and parking area of common use.
  - d. The premises for the loading of Generators of persons employed for the management of the Generators.
  - e. Installations of central services, such as, power, light, water and sewerage and fire safety system.
  - f. The elevators, tanks, pumps, motors, fans, cable pipe line (electricity etc.) rain water harvesting system, ducts and in general all apparatus and installation existing for common use, and
  - g. All other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.
- However, the covered space on ground level, which shall be used as parking, although is deemed, Zero level of the building and the open terrace above the upper most floor of the building, shall not be included in the common areas and facilities for the purposes of assessment of proportionate share in the common areas or for joint use of the flat owners The promoters-Builders shall have right to make specific transfer or allow grants to the flat owners It is however, agreed that such transfers or grants shall not be made to an outsider.
- 9- **That** till the formation of society, the Vendor/Authorized Agency are maintaining the water main, sewer lines, common passages, lift, staircase and other common facilities leading to ingress and egress to the flat, the built-up area of which is hereby sold, and all respective Purchaser/Vendee shall pay to the Vendor/Authorized Agency towards such maintenance charges and after the formation of the society all the Purchaser/Vendee shall pay to the society of **"GREENBERRY SIGNATURES"**.
- 10- **That** cost & expenses for any special repairs such as repairing/repainting of exterior of the complex, reboring or repair of the tubewell,

replacement & repair of common lighting, lift, generator for lighting in common areas, fire fighting installation, services like drainage & sewerage, external electrification installation, the same shall be borne & paid by the Vendee proportionate to the area transferred hereby, as may be decided by the Vendor/Authorized Agency.

- 11- **That** it shall be incumbent on each allottee/purchaser/vendee to join the facilities of Community Club & Swimming pool by paying membership fee to the Vendor/ Authorized Agency for the purpose of maintenance of the community club & swimming pool. The Vendee shall however, on payment of prescribed membership fee (not to be utilized in construction of community club & swimming pool) shall become the member of the community club & swimming pool and on commencement of activities of community club & swimming pool be allowed to use and enjoy the services on payment of prescribed charges and observing the rules and regulations formed in this regard.
- 12- **That** the Vendee shall always keep and maintain four walls, floor and ceiling of the flat by keeping it in through and good repairs and to abstain from doing or cause to be done any such act or deed which may result in damage to the remaining building or be deemed dangerous or inconvenient to the other occupants, spaces, Owners, etc.
- 13- **That** the Vendee shall have no right or claim on the roof of the property hereby sold and the Vendee will use and enjoy the floor and roof of the demised premises in such a way that no damage or inconvenience is caused to the other occupants of the building who may occupy the flat below the floor of the said flat or above the roof of the said flat, if any.
- 14- **That** the Vendee has/have satisfied himself/herself/ themselves about the quality of all work(s) and material(s) etc. in the building and the Vendee shall have no objection/claim whatsoever against the Vendor with regard to quality of work(s) and material(s) etc.
- 15- **That** the land on which the aforesaid building, including the said flat sold, stands constructed, shall be the common joint property of the Vendor and the other occupants/occupiers/Purchaser/Vendee(s) and their transferees or assignees.
- 16- **That** save and except as provided in this deed, the Vendee shall have no claim, right, title or interest of any nature or kind except right of ingress and egress in respect of all or any of common areas such as staircases, lobbies, terrace, roofs etc. which shall remain the property of the Vendor.

- 17- **That** the Vendee shall not at any cost or in any case dig, demolish or damage any area of the said building or any part thereof acquired by them at any time and also their shall not make any additions or alteration of whatsoever nature.
- 18- **That** the Vendee may make provisions/installation or air-conditioning, false flooring and false ceiling or other such provisions without affecting/damaging any structural member/structural stability of the building.
- 19- **That** the Vendee will also not close or block the common verandah, passage lounges or stairs going up and down.
- 20- **That** the Vendee shall have no right to cover the balconies and terrace area of the attached flat in any manner by making temporary or permanent construction or install any kind of instrument on the balconies grills and outer walls of the flat.
- 21- **That** the Vendee is not permitted to make any alteration in the elevation/facade of the building and outside colour scheme of the building
- 22- **That** the Vendee undertakes and agrees not to chisel, chip in any manner or cause damage to any of the structural materials, pipes, ducts, electricity wires and other fittings passing or contained in his/her/its flat or in any other part of the said building.
- 23- **That** the Vendee shall not store in the said flat any goods of hazardous or combustible nature or which are so heavy so as to effect the construction or structure of the said building.
- 24- **That** the Vendee shall maintain the flat hereby acquired by them in the good condition and will abide by all laws, bye-laws, rules and regulations of the Govt. or any other authorities and will attend/answer and be responsible for all deviations, failures or breach of any of the conditions or bye-laws or laws, rules and regulations and will keep the sellers/vendor indemnified, secured and harmless against all cost and consequence damage arising due to noncompliance of the said laws/bye-laws, rules and regulations.
- 25- **That** the Vendee shall make their/his/her/its own arrangement either by himself/herself/themselves or through the "flat owner's society of **"GREENBERRY SIGNATURES"** for regular upkeep of water supply, sewage, cleaning of common passage, lifts, staircase, fire fitting equipments and other common facilities leading to the ingress and egress of the flat.

- 26- **That** the entire building is residential multi-storied project constructing of Basement, Stilt plus Fourteen stories plus Mumty the Vendor shall have right to make alterations, structural changes only. The Vendor, the Vendee and Flat owner's society of "**GREENBERRY SIGNATURES**" shall not be entitled for any additional floor, to be constructed.
- 27- **That** the Common area(s), services(s) and circulation area of the complex shall only be handed over to the association. Unallotted facilities like parking, storage spaces, servant rooms, Commercial Block/Shop, forming part of the independent area, shall not be handed over to the association and will be owned by the Vendor.
- 28- **That** the commercial block/complex/shop, unallotted open & covered parking being part of approved layout of GREENBERRY SIGNATURES the group housing complex where the subject flat situates are the independent area within the meaning of U.P. Apartment (Promotion of Construction, Ownership & Maintenance Act), 2010 not included as common areas for joint use of apartments & shall not be handed over to the association to be formed by and amongst the Vendee/purchaser. The Vendor at its sole discretion on shall have a right to allot or transfer the commercial block/complex/shop & parkings (open & covered) to prospective Purchasers on terms & conditions as deem fit & proper.
- 29- **That** the Vendee shall not throw or accumulate any dirt, garbage, rubbish, rags or other refuse or permit the same to be thrown/accumulated in the flat purchased or in the compound or in any part of the building campus, except at a place specifically provided for the same.
- 30- **That** the Vendee or "Flat owner's society of "**GREENBERRY SIGNATURES**" shall not be entitled to change the name of the building.
- 31- **That** the Vendee shall not fix or display any hoardings on the exterior or interior of the building including the wall in any manner and shall not decorate the exterior of the said premises otherwise than in agreed manner.
- 32- **That** the Vendor has handed over the vacant and peaceful physical possession of the said flat/property hereby sale to the Vendee with all right and privileges so far held and enjoyed by the Vendor, on the execution of this sale deed.
- 33- **That** the Vendee shall pay to the related public authorities all taxes, payable in respect of the flat hereby sold from the date of possession or

from the date of execution of this deed, whichever is earlier, imposed by the Municipal Corporation, Lucknow, or by the State Government or the Central Government or by other authority empowered to impose the tax on the said flat hereby demised.

- 34- **That** the Vendee shall at his/her/their own costs obtain electric connection after obtaining NOC from the Vendor as per provision or rule of MVVNL (Madhyachal Vidyut Vitaran Nigam Ltd.) and bear expenses towards meters, security or charges of the same.
- 35- **That** the Vendee shall have right to get the flat space hereby sold, assessed by Nagar Nigam Lucknow and other local authorities in his/her/their name(s) separately and pay the house tax etc. accordingly.
- 36- **That** from the date the possession of the property hereby sold is handed over to the Vendee and till separate assessment is done directly to the Vendee, the Vendee shall be liable to pay proportionate municipal taxes etc. or such other taxes as may be imposed on the premises by the Govt. or any other local authority from time to time.
- 37- **That** in the event of any damage to the building by any act of God or any other unforeseen calamity or circumstances the Vendee shall be entitled to his/her/their undivided share in this said land and in case the Vendee along with the other Purchaser or through society or any other association decided to reconstruct the building then he/she/they shall be entitled to the flat at same floor.
- 38- **That** the Vendor shall allot one car parking space to the Vendee for his/her/their own use and specific allotment letter shall be issued by the Vendor separately. The Vendee shall not use the parking space for any other purposes, other than the parking of his/her/their own car (light motor vehicle). Under no circumstances the Vendee shall not encroach upon other occupant's car parking area.
- 39- **That** the Vendee shall not use the premises hereby sold other than residential purpose or for any purpose which are prohibited or forbidden or not permitted under any law for the time being in-force or enforced by any authority, or which may be illegal and the Vendee shall also not use the same for any purpose which may be likely to cause nuisance or annoyance to the other occupiers of the flats or for any immoral purpose.
- 40- **That** in case of resale of the Flat by the Vendor the transferee shall always be bound by the terms and conditions contained herein.

- 41- **That** the all expenses for execution and registration of sale deed, such as stamp duty, registration charges and miscellaneous expenses have been borne by the Vendee only.
- 42- **That** the said building is situated more than **500 mts. away from Saheed Path.**
- 43- **That** the market value of the property hereby sold for the purpose of stamp duty is calculated as detailed below:-  
The entire complex is residential multistoried project (Basement, Stilt plus Fourteen Storeys). The total area of the land on which the entire complex has been constructed is ..... Sq.mt. The total covered area of the entire complex, i.e., of all the storeys including the common covered area, common corridors, common lobbies, common stairs and common passages etc. is ..... Sq.mt. The total covered area of the flat which is transferred under this deed is ..... **Sq.mt.** Thus, the proportionate land into the share of the Vendee comes to .....**x**...../.....=**..... Sq.mt.** The circle rate of area Vrindavan Yojna for 45.00 Mtr wide Road is fixed at Rupees ...../- per sq.mt. by the Collector, Lucknow. But the said building is situated on three sided road, so the value of land by adding 10% (Rupees ...../-) comes to **Rupees ...../- per sq.mt.** In this manner the value of the proportionate land comes to .....**x**.....=**Rupees ...../-** The total flat area is covered which is ..... **sq.mt.** The rate of the covered area for General/Premium Construction is fixed at **Rupees ...../- per sq.mt.** by the Collector, Lucknow for multi-storied housing building, in this manner the value of covered area comes to .....**x**.....=**Rupees ...../-**. Thus the value of the flat, i.e., total value of the proportionate land plus total value of the construction, comes to **Rs. ....-/- + .....-/- = Rupees .....-/-**. The sale consideration of **Rupees .....-/-** is higher than market value consequently the total stamp duty of **Rupees .....-/-** is being paid @70/- per thousand by the Vendee, through E-Stamp/General Stamp, vide G.O.No.-S.Vi.K.Ni-5-2756/11-2008-500(165)/2007 dated 30-06-2008. **There are no any other common facilities i.e. Restaurant & Bar available in the said building and the land where the said building constructed is not situated on Park Face.**
- 44- **That** it is further agreed between the parties to this sale deed, that whenever such interpretation would be requisite to give fullest possible

scope and effect any contract or covenant herein contained, the expression "The Vendor's" and "The Vendee's" herein above used shall mean and always mean and include their representatives, administrators, successors, heirs and successors in office and assignees and all the covenants and conditions of this agreement shall be binding on them and against all such person or persons who may claim any right or rights in respect of the property hereby sold through either the party.

45- **That** the whole building constructed with sanctioned/approve planned from the competent authority U.P. Awam Evam Vikas Parishad and the Vendor already taken the No Objection Certificate from others Departments, Lucknow.

**FIRST SCHEDULE**  
**DESCRIPTION OF THE PROPERTY SOLD**

**Flat No. ...., at ..... Floor, in Block-....., .....(.....)BHK Flat, in the said "GREENBERRY SIGNATURES", having Covered area measuring ..... Sq.mt. or Carpet area measuring ..... Sq.mt., which is constructed on Group Housing Plot of Land No. 12/GH-07, square meters, Situated at- Sector- 12, Vrindavan Yojna No. 2, Lucknow alongwith undivided proportionate share in the land measuring about..... Sq. mt. bounded as below:-**

**BOUNDARY OF FLAT**

East - .....  
West - .....  
North - .....  
South - .....

**SECOND SCHEDULE**  
**DESCRIPTION OF THE PAYMENT MADE BY THE VENDEE TO THE VENDOR**

1. Rupees ..... through RTGS/NEFT/Cheque/D.D. No. .... dated ..... Bank .....
2. Rupees ..... through RTGS/NEFT/Cheque/D.D. No. .... dated ..... Bank .....

3. Rupees ..... through RTGS/NEFT/Cheque/D.D. No. .... dated ..... Bank .....
4. Rupees ..... through RTGS/NEFT/Cheque/D.D. No. .... dated ..... Bank .....

Thus the Vendor has received, **Rupees** ...../- (**Rupees** ..... **Only**) except taxes, from the Vendee.

**IN WITNESS WHEREOF** the parties to this sale deed have put their signatures in their sound disposition of mind without any coercion, influence, pressure from anybody whomsoever on this the

.....th day of ....., 2019 at LUCKNOW, in presence of the following witnesses.

**Witnesses**

1- Photo

Signature  
Name- .....  
S/o- .....  
R/o- .....  
Mob. ....  
Occupation .....

2- Photo

Signature  
Name- .....  
S/o- .....  
R/o- .....  
Mob. ....  
Occupation .....

Typed by

(.....)  
Collectorate, Lucknow

**Vendor**

(.....)  
Partner of TEJAS INFRAVENTURES LLP  
PAN- .....  
Mob No. ....  
Occupation- .....

**Vendee**

(.....)  
PAN-.....  
Mob No. ....  
Occupation-.....

Drafted by

**(Mayank Agarwal)**  
Advocate  
Civil Court, Lucknow  
Mob;- 9450461126  
9044639284