

SALE DEED

- | | |
|----------------------------|--|
| 1- Type of land | - Residential |
| 2- Ward /Paragana | - |
| 3- Mohalla/City | - Griham Colony, Village Lisari,
Meerut |
| 4- Discreption of Property | - Unit No. -----
Carpet area ----- Sq. Mtr. |
| 5- Area of Property | - ----- Sq. Mtr |
| 6- Road | - Inside of Road |
| 7- Consideration | - Rs. ----- |

NAME OF VENDOR / FIRST PARTY- M/s Acme Buildtech (India) Pvt. Ltd, Regd. office A-312, Meerut Mall, Delhi Road, Meerut, through its director Sh. -----
-----PANNo. AAHCA4461B).

NAME OF VENDEE / SECOND PARTY- Sh / Smt. -----
-----.

MEASUREMENT OF UNIT- Unit No. ----- Carpet area ----- Sq. Mtr. situated at ----- Floor at Griham Colony , Village Lisari, Tehsil & Distt. Meerut as per attached map.

SALE DEED FOR Rs. -----

STAMP DUTY Rs. -----

CIRCLE RATE OF LAND = ----- Per Sq Mtr.

CIRCLE RATE OF COVERED AREA = ----- Per Sq. Mtr.

THIS DEED OF SALE is made on this ----- Day of -----in between:-

M/s Acme Buildtech (India) Pvt. Ltd, (CIN No. U45201UP2008PTC 036411), a company incorporated under the provisions of the Companies Act, 1956 having its registered office at A-312, Meerut Mall Delhi Road, Meerut (PAN No. AAHCA4461B) represented by its Director Sh. -

-----; authorized vide board resolution dated -----;

hereinafter referred to as “Vendor” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees; and

Sh -----; hereinafter referred to as the “Vendee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, successors-in-interest and permitted assignees; and

Whereas the First Party is the absolute and lawful owner of Khasra No. 405, 406, 407, 408, 409, 441M, 441, 442M, 443, 444, 500/3, 503, 507/1, 507/2, 508, 509, 510, 514, 515 situated at Village Lisari, Tehsil & Distt. Meerut; (hereinafter referred to as the “Said Land”); and

Whereas the First Party is developing a colony in the name and style as “Griham” situated at Village Lisari, Hapur Bye Pass Road, Near Noor Nagar, Tehsil & Distt. Meerut and constructing Independent Homes and

Ground + 3 stories building, construction having 1 Bhk Unit and 2 Bhk Units; (hereinafter referred to as the “Said Colony”); and

Whereas the unit under this sale is part of land situated at **Khasra No.** -----at Village Lisari, Tehsil & Distt. Meerut, which was purchased by the Vendor from -----; **(hereinafter referred to as the “Said Unit”); and**

Whereas the Vendor has got approved a lay out Plan No. 20/10 dated 24.03.2011 from Meerut Development Authority, Meerut;

Whereas the Vendee has approached to the Vendor for the purchase of **Unit No.** -----**having carpet area** -----**Sq. Mtr.** Situated at ----- Floor and the Vendor had agreed to sell the **Unit No.** -----to the Vendees with his consent as bounded and detailed at the foot of this Deed and hereinafter referred to as the Said Unit, for a consideration of **Rs.** -----
----- **Only**) being the Sale Price of the Unit including GST.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER:-

1. **That** in consideration of the sum of **Rs.** -----
----- including GST paid by the Vendee to the Vendor, as detailed at the foot of this deed, receipt of which the Vendor do hereby admit and acknowledge and relinquish all their rights and interest in the said unit, doeth hereby grant, convey, sell, transfer and assign to the Vendee all their rights, title and interest in the said unit by way of sale who shall hereinafter be the lawful, absolute and undisputed owner of the said unit and enjoy all the rights of ownership possession, privileges, easements together the right in common with the other purchasers in the said colony in all facilities, in any way appertaining thereto.
2. **That** the Vendee shall be liable to pay minimum maintenance charges, as applicable per month for the maintenance of common services, to the Association of Allottees. The date of commencement of maintenance charges for the services of the colony will be from the date of this sale deed. Further, the monthly maintenance charges shall be on actual basis as intimated by Association of Allottees, and shall be payable by the Vendee in advance by the seventh day of each month. Association of Allottees, reserves the right to enhance the maintenance amount payable by the Vendee/s keeping in view the actual cost of maintenance of the services. Association of Allottees may outsource any or all maintenance activities to outside agencies and authorize them to do all acts necessary in this regard. In case of delay in receipt of monthly maintenance charges, Association of Allottees, will be entitled to effect disconnection of the services at defaulting Vendee that may include disconnection of common facilities, further against non-payment of maintenance charges due to the Vendee, it shall always remain

a charge on the said unit and shall also be binding on the nominees or transferees of the Vendee, and Association of Allottees shall be in full right to stop Vendees or their nominees or transferees to enjoy common facilities and Association of Allottees May realize and recover the due amount through court.

3. **That** the Vendee shall also have undivided proportionate share in the Common Areas. Since the share/interest of Vendee in the common area is undivided and cannot be divided or separated, the Vendee shall use the common areas along with other occupants, maintenance staff etc. without causing any inconvenience or hindrance to them, further the right of the Vendee to use the common area shall always be subject to the timely payment of maintenance charges and other charges as applicable. Further the Vendor shall convey undivided proportionate title in the common area to the association of Allottees or to the competent authority as prescribed by the Law.
4. **That** Vendee is not permitted anything to be done which damages any part of the adjoining units or violates the rules or bye- laws of the local authorities or the Association of Allottees. The Vendee shall be liable to rectify such damages to the satisfaction of the parties concerned, failing which, the Association of Allottees may recover the expenditure, incurred in the satisfaction of the parties concerned.
5. **That** the Unit under this sale is only for the residential purpose and the Vendee is not permitted to run any type of Hostel, Guest House, Hotel, Banquet Hall, Mandap, Milk Dairy, Hospital, Nursing Home, Industrial, Educational and Commercial activities in the said unit.
6. **That** the Vendee shall not be permitted to keep buffalo, cow, horse, goat, pig, hen etc. at the Unit under this sale.
7. **That** the Vendee shall not be permitted to keep tractor trolley, truck, bhaisa buggi, horse cart, and any other commercial vehicle at the Unit under this sale.
8. **That** the Vendee is liable to keep intact and maintain all the walls, columns, beams, projection, and the like, common with those of adjoining units so that each adjoining unit or any other part thereof may not get damaged due to the Vendee's default in this regard and those units continue to remain windproof and waterproof also, and shall in no way make any use of the said unit for any unlawful or hazardous activities.
9. **That** the said unit under sale is situated on the ----- **Floor** and the Vendee shall become the owner only of the said unit but the roof above and the space below the floor of the said unit and the rights thereof are not being conveyed and shall be in the ownership of the Vendor or his nominee and the Vendor shall have exclusive and full right to sell above the roof of the said unit at his sweet will without any objection or hindrance from the Vendee whatsoever.
10. **That** against all natural calamities, foreseen and unforeseen like fire, earthquake, floods, terrorist actions and the like, the Vendee shall be the owner of the undivided share of land of -----**Block** situated

at GRIHAM, Village Lisari, Hapur Bye Pass Road, Near Noor Nagar, Tehsil & Distt. Meerut, proportionately with the other owners of the said building.

11. **That** the Vendor does hereby declare that all the taxes payable in respect of the said unit up to the date of this deed have been fully paid by the Vendor and so hereby covenant with the Vendee that if any remains unpaid, the Vendor will be liable to discharge the same. However, from the date of this Deed all such taxes in respect of the said unit shall be the liability of the Vendee.
12. **That** the Vendor also declares and assures the Vendee that the Vendor is the sole, absolute and rightful owner of the said Unit and the same belongs to the Vendor and the Vendor has the right to transfer the same and Vendee is satisfied with this title.
13. **That** the Vendor hereafter shall have no claim or title in the said unit and the Vendee shall be the absolute owner thereof subject to Para 2 hereinabove stated.
14. **That** the Vendor has delivered the peaceful, vacant possession of the said unit to the Vendee, free from all encumbrances, charges and demands whatsoever.
15. **That** the Vendor Indemnifies and agree to save and keep harmless the Vendee against all actions, proceedings, claims in regards to the said unit, which may transpire on account of any defect in the title of the Vendor and the Vendor is liable to refund the amount if it is found that the title is defective.
16. **That** the Vendee has joined in the execution of this sale deed to commit himself in respect of the obligations which are to be fulfilled or completed or obligatory to the Vendee.

BOUNDARIES OF UNIT No. -----:-

EAST: - -----
WEST: - -----
NORTH: - -----
SOUTH: - -----

SCHEDULE OF PAYMENT:-

1. Received a sum of Rs. -----

WITNESS:-

1. _____ (Vendor)

2. _____ (Vendee)

DATED -----DRAFTED BY -----, -----