

Sale contribution: _____/- Rs.

Valuation: _____/-Rs.

Stamp Duty: _____/-Rs.

Brief Sale Deed

1. Nature of Property – Residential
2. Pargana – Mohanlalganj
3. Gram – Purseni (V – C. le: _____)
4. Plot No. -- _____
5. Khasra No. -- _____
6. Unit of Adm. -- _____ Sq.Ft.
7. Adm. Of Property -- _____ Sq.Ft.
8. Situation of Road –
9. Rest Description –
10. Member of housing committee – N/A

Boundaries: Plot No.

East:

West:

North:

South:

Number of First Party (1) Number of Second Party (_____)

Details of Vendor

“M/S SAMRIDHI INFRAVENTURES”

[Name of Partnership Firm], [Through Partner], Regd. Add. B - 3/604, Eldeco Elegance, Vibhuti Khand, Gomti Nagar, Lucknow PAN No. _____ which includes it representatives, partners, agents, associates etc.

Details of Vendee

[Name], [R/O], PAN No. _____, Aadhaar No.

Sale Deed

Whereas NGK Infraventures has purchased land bearing Khasra No. 1277 KA, 1260, 1264 KA, 1578 and 1276 total admeasurement 29 Bigha vide 2 several sale deed duly regd. At serial no. 13477/17 and serial no. 10900/19 before Sub – Registrar – Mohanlalganj, Lucknow

Whereas Gauravdeep Singh and Mrs. Sarabjit Kaur has purchased land bearing Khasra No. 1227 KA, 1260, 1264 KA, 1578 and 1276 total admeasurement approx. 26 Bigha vide duly registered sale deed bearing serial no. 1273/07.

Whereas NGK Infraventures Pvt. Ltd. By virtue of order dated 16/06/2022 passed by Upzila Adhikari, Mondal: Lucknow, Janpad: Lucknow, Tehsil: Mohanlalganj, became the owner of Khasra No. 1263 Ka and 1263 Kha admeasurement _____ Bigha.

Whereas requisite permission and order has been obtained from competent Revenue Authority, Revenue Court,

Whereas Layout Plan of above mention land bearing Khasra No. 1277 KA, 1260, 1264 KA, 1578, 1276, 1263 KA, 1263 KHA, vide permit no. Plotted Resi Development, Plotted Housing / 17422/ LDA/ LD/ 24-25/ 4438/ 18102025 has been sanctioned by the competent Development Authority and Municipal Corporation.

Whereas respective owner as mentioned in recitals above in respect of above mentioned land has created “ SAMRIDHI INFRAVENTURES ” partnership firm/ vendor to develop the above mentioned land into real estate project of plotted development styled as “ AUMORA BY KAHLON ” and to make conveyance of property described in schedule below.

Whereas vendor has duly inspected and satisfied himself with relevant document, layout plan etc.

Whereas vendor has accepted the offer of vendee for sale of property described in schedule below.

Now therefore this Deed of Sale witnesseth that in pursuance of the said agreement and in consideration of the Sum of Rs. _____ received by the vendor as per details of payment below, from the said vendor hereby transfer, convey and assign free from all encumbrances, said property described in schedule below as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the vendor in or to the said property hereby conveyed.

The vendor and vendee hereby covenants:

1. The said property shall be quietly entered into and upon by the Vendee who shall hold and enjoy the same as absolute owner without any interruption from the Vendor or any persons claiming through the Vendor
2. The Vendor has given vacant possession of the said property to the Vendee.
3. The Vendor has paid all taxes etc., payable on the said property up to date and the Vendee will have to pay such taxes etc., payable hereafter
4. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or lease hold or court attachments and it is not subject to any other litigation.
5. The Vendor does hereby further agree with the Vendee at all times hereafter at the cost of the Vendee to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Vendee according to the true intent and meaning of this deed.

6. The Vendor does hereby agree to keep indemnified the Vendee from and against all losses, costs, damages and expenses, which the Vendee may sustain by reason of anybody to the said property.
7. That the vendor shall have no object if the vendee including partner, agent etc. further develop the project in phase or other manner and amalgamate the common areas and amenities of the instant project.
8. That the tenure of membership for the vendee in club house of instant project shall retire after expiry of 10 years from the date of execution and registration of instant deed.

Schedule of Property

All that piece and parcel of Plot No. _____ admeasurement _____ Sq.Ft. Khasra No. _____, Gram: Pursaini, Tehsil: Mohanlalganj, Lucknow.

Boundaries:

East:

West:

North:

South:

Signed, Sealed and Delivered, at Lucknow on ___ / ___ / _____ .

Witness

1. _____ Vendor

2. _____ Vendee