

SALE DEED

Use of Land : Residential
 Colony Village : Rajdarbar Spaces Phase-3, Khasra No 83(Part) & 89(Part) Mauza Chauhatna, Tehsil & Distt. Agra
 Property Description : sq. yd.
 Unit of Measurement : Sq. Mt.
 Details of Plot : Plot/Villa No. of Khasra No.
 Situated at Rajdarbar Spaces Phase-3, Khasra No 83(Part) & 89(Part) Mauza Chauhatna, Tehsil & Distt. Agra

BOUNDED AS UNDER

East-

West-

North -

South -

SALE CONSIDERATION: Rs./-

Govt. Value : Rs./-

Circle Rate : Rs/- Per Sq. mt. (In sub-reg. II Prarup
2 Page no. 49 s.r. 136)

Stamp Duty : Rs./- Stamp no. IN-UP

Note: Plot not a corner but park facing so 10% extra stamp duty paid.

FIRST PARTY

This Deed of sale executed on this by and between

M/s Rajdarbar Ayurveda Private Limited a company incorporated under the companies Act. 1956 and having its regd. office at FF-107, Ansal Fortune Arcade, Sector-18, Gautam Buddha Nagar, Noida ए न्जजंत चंकमीए प्लकप. 201301 (hereinafter referred to as "the seller") which expression shall include its assigns, successors etc. unless the subject and context requires otherwise) through Mr----- U.P. vide board Resolution, dated Of the one part/ First Party.) (PAN-----)

In FAVOUR OF

SECOND PARTY (PURCHASER)

Mrs. S/o Pan- , Adhaar -
 Add-

DETAILS OF PLOT SOLD

Open Plot No./Villa No. Area sq. yd. or
 sq. mtr Khasra No. Measuring mtr. X Mtr. at Rajdarbar
 Spaces Phase-3, Khasra No 83(Part) & 89(Part) Mauza Chauhatna, Tehsil & Distt. Agra which is
 shown by red color in attached ADA layout map as per marketing plan.

BOUNDED AS UNDER

East-

West-

North -

South -

WHEREAS expressions First and Second Party shall unless repugnant to the context or meaning thereof shall mean and include his/her legal assigns, nominees, executors, representatives, successors and administrators.

NOW THEREFORE THIS OF SALE WITNESSES AS UNDER:-

1. That the company has authorized to -----U.P. by authorized signature to execute sale deed and receive the entire amount of sale consideration.
2. That the First Party seller hereby transfers by sale and alienates his all rights, title interest in the aforesaid Plot of land detailed above at a total consideration of Rs./- in half of Rs./- which in favour of the Second Party/Buyer who has agreed to purchase the aforesaid Plot and the First Party/ seller has agreed to transfer it by way of this sale deed.
3. The purchaser will be responsible for any type of defect of stamp papers.
4. That the Second Party/ Buyer has paid the following consideration as under:

Total payment:-

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.....

5. Thus, the seller do hereby admits and acknowledge to have received the entire amount of sale consideration in the manner stated above and shall further admit and acknowledge the same before the sub-registrar; Agra There remains nothing to be paid by the purchaser.
6. That the First Party/seller has handed over actual physical possession of land to the Second Party/buyer.
7. That the first/seller has assured the Buyer and who is satisfied that the Plot is free from all sort of encumbrance, liens and charges etc. and the First Party/seller has the full right and authority to sell the same. The Second Party/Buyer has satisfied himself about title and authority of the seller has satisfied himself about title and authority of the seller to sell the plot and agrees not to question the same in future.

8. That the tax whether levied or payable in respect of the said Plot from the date of allotment shall be payable and paid by the Buyer.
9. That operation and facility management/ maintenance of the colony shall be done by the First Party/seller of their nominated maintenance agency for a period till taking over of the services by Municipal authorities/government agencies or Residence Welfare Association, whichever be earlier, on the terms and conditions of operation and facility management/ maintenance charges to be determined by the First Party/ seller or their nominated maintenance agency from time to time. The Second Party/Buyer agree to pay his share of such monthly charges regularly as may be demanded by the First Party /seller or their nominated maintenance agency a sum as per the agreement by way of interest free security to ensure timely payment of such monthly charge.
10. That the Second Party shall remain bound by terms and conditions of maintenance agreement executed in this regard and shall pay all dues from time to time. In case Second Party wish to sell the present plot in future, Second Party shall first obtain a No Dues Certificate from the maintenance agency before selling the said property to a third party failing which the said transfer shall be null and void.
11. Further it will be the responsibility of Second Party / Seller to inform the said nominated maintenance agency about such transfer/sell of his property to Prospective Buyer / third party and in such event the Prospective Buyer / third party will be abide by all terms and conditions agreed by Second Party herein this Conveyance Deed and/or Maintenance Agreement.
12. That the Plot is not subject to any acquisition proceeding by the Govt. or other local body created under any law and bears a good clear and marketable title.
13. That the purchaser/buyer is free to get his name mutated in all the concerned department.
14. That in the eventuality of the right title or interest of the buyer being assailed and impeached due to any lacuna or defect in the title, the seller do hereby undertakes to reimburse and indemnify the buyer against all such losses and damages along with the warrantee of removing such defect or lacuna and defect of title at his own cost and expenses.
15. That the Second Party have all right to sell and construction on said plot.
16. That the Second Party shall be liable to follow bye laws of building construction and development which are as follows:

THE FOLLOWING IS THE BYE LAWS OF BUILDING CONSTRUCTION AND DEVELOPMENT 2000 WHICH IS BINDING ON PURCHASE OF PLOT

1. That from the plinth of the road, the area of the plot will be higher to 0.30 Meter minimum and maximum 0.45 mt. with proper disposal of water as per para 4 and 5.
2. That internal court yard, garages, road will be on minimum 0.15 meters from the General plinth area of land and there should be proper drainage with proper garden.
3. That approach road to building will be maximum 0.15 meter from the center of the height of the road.
4. That the length of RAMP which is above the K.C. drain will be within the boundary line of plot for passing transport etc.
5. That the rain water should be disposed to the nearest provided rain Drain/junction main hole by the M/s Rajdarbar Ayurveda Private Limited Agra.

6. That the plot holder will be responsible for maintenance of plantation provided for ecological balance of M/s Rajdarbar Ayurveda Private Limited Agra.(as per EMT/EP Act.)
7. That the plot owner will not carry out any construction temporary/ permanent on the (Way of right) pathway.
8. That the footpath will be utilized by the M/s Rajdarbar Ayurveda Private Limited for external development of the colony such as sewerage, underground electricity water supply etc.
9. That plot holder cannot interfere in the activity of Rajdarbar Ayurveda Private Limited or its management for utilization of path way for improvement/ development/ providing services to its residence.
10. That the pathway is reserved for internal services i.e. sewer, drinking water, waste water disposal, telephone, data services, rain drain, underground transmission and street light.
11. That the layout has been passed by Agra Development Authority, Agra vide order ADA/LD/22-23/0824 dated 23rd April, 2023 that the Second Party/ Buyer shall pay development charges of A.D.A.
12. That the Second Party/Buyer and their successors, heirs and assignee will take the permission and clearance from concerned department and No dues certificate from the company and maintenance agency before transferring the said plot and after complete this formality the plot shall be transferred;

In witnesses where of the parties to this deed set forth and scribed their respective hand in the presence of the following witnesses on seller and purchaser. The above matter drafted by ----- Document Writer ----- Tehsil Agra on dated -----

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PRESENT OF FOLLOWING WITNESS

WITNESS: