

Name of Office : **Sub-Registrar, Zone No. II, Kanpur Nagar.**

Date of Execution :

Nature of Document :

Sale Consideration : Rs.

Value as per circle rate : Rs.

DESCRIPTION OF PROPERTY :

1. **Type of Property** : Residential Flat

2. **Ward Area/Mohalla/Village** : Singhpur Kachhar, Kanpur Nagar.

3. **Details of Property** : Flat No., on Floor of "SHIVALIK MITTAL'S ATTALIKA". (Block) built on arazi No. 658 situated at Village Singhpur Kachhar, Tehsil & District Kanpur Nagar

4. **Width of road as per map** : 30 Meters (Kalyanpur to Singhpur Road)

5. **Nature of property** Residential

6. **Nature of Construction** R.C.C.

7. **Total built-up area of Multi storied building** Sq.Mtr.

8. **Total land area of Multi storied buildings** : 7970 Sq.Mtr.

9. **Status of Flat** : Complete

10. **Year of construction** : 2015

11. **Whether Corner/Park** : YES

12. **Whether two side road** Yes.

Boundaries of Multi-storied building known as "SHIVALIK MITTAL'S ATTALIKA", (Block) built on arazi No. 658 situated at Village Singhpur Kachhar Tehsil & District Kanpur Nagar

East :- 30mts wide Kalyanpur Bithoor road
 West :- Arazi No. 656
 North :- Road 4.73 mt Thereafter Arazi No. 659 & 660
 South :- Arazi No. 657

Boundaries of Flat No. on Floor of "SHIVALIK MITTAL'S ATTALIKA", (Block) built on arazi No. 658 situated at Village Singhpur Kachhar, Tehsil & District Kanpur Nagar

North :-
 South :-
 East :-

West :-

Name of the Vendor - First Party : 1. SRI ATUL MITTAL son of Sri Shiv Darshan Lal Agarwal and 2 SMT. SEEMA AGARWAL wife of Sri Atul Mittal both resident of 7/81 Tilak Nagar, Kanpur Nagar and M/s Galaxy Real Estate Developers & Builders Pvt. Ltd through its Director SRI SANJAY KUMAR JAIN son of late Shri Chand Jain at 12/483 "Galaxy House" Mac-Roberts Ganj Kanpur

duly authorized by the board of Directors vide Resolution dated.....

PAN :

PAN :

PAN :

13. **Name of the Vendee(s) - Second Party :**

PAN :

DETAILS OF PROPERTY HEREBY SOLD :

- | | | | |
|---|--|---|--|
| 1 | Place | : | Singhpur Kachhar, Kanpur |
| 2 | Flat No | : | Flat No. on Second Floor of "SHIVALIK MITTAL'S ATTALIKA " . (Block) built on arazi No. 558 situated at Village Singhpur Kachhar, Tehsil & District Kanpur Nagar |
| 3 | Undivided share in land sold to the Vendee(s) | : | 34.90 Sq.Mtr |
| 4 | Covered area of Flat sold to the Vendee(s) | : | 100.10 Sq.Mtr. |
| 5 | Nature of Use | : | Residential |
| 6 | Number of Stories | : | Sixteen (16) |
| 7 | Lift Generator, security and parking, community centre, swimming pool, and Gym, facilities are available as common use in the complex for which 10% +2%+2%+5%+3%+ 2%+2% total = 26% has been given | : | 26% towards common facilities |

DETAILS OF PAYMENT OF STAMP DUTY :-

- | | | |
|----|--|------------------------|
| 1. | Land rate fixed by District Magistrate | Rs 13,500/- Per Sq.Mtr |
|----|--|------------------------|

| | | |
|-----|--|--------------------------|
| 2. | Circle Rate of Construction | Rs. 22,000/- Per Sq.Mtr. |
| 3. | Value of Land | Rs. 4,50,225.00 |
| 4. | 10% towards two side road | Rs. 45,023.00 |
| 5. | Value of Construction | Rs. 20,96,820.00 |
| 6. | Value of land and Construction | Rs. 25,92,068.00 |
| 7. | 26% value for common facilities. | Rs. 6,73,838.00 |
| 8. | Total Value of Flat as per D.M. Circle rate. | Rs. 32,65,906.00 |
| 9. | Sale Consideration | Rs. 45,00,000.00 |
| 10. | Stamp duty payable | Rs. 3,15,000.00 |
| 11. | Stamp duty paid | Rs. |

Vide e-Stamp Certificate No. *****

THIS DEED OF SALE is made and executed at Kanpur Nagar.

BETWEEN

1. SRI ATUL MITTAL son of Sri Shw Darshan Lal Agarwal and 2 SMT. SEEMA AGARWAL wife of Sri Atul Mittal both resident of 7/81 Tilak Nagar Kanpur Nagar and M/s Galaxy Real Estate Developers & Builders Pvt Ltd. through its Director SRI SANJAY KUMAR JAIN son of late Shri Chand Jain at 12/483 "Galaxy House", Mac-Roberts Ganj, Kanpur hereinafter referred to as the "VENDOR" which terms shall mean and include its successors, executors, officials, legal representative, directors, authorized signatories & assigns etc. the party of the First Part

AND

Mrs. W/o Mr. and Mr. S/O
 Both R/o Ward No.
 hereinafter referred to as the VENDEES(S); which terms shall mean and include his/her/their/its heirs, successors, executors, officials, legal representative, directors, authorized signatories & assigns etc. the party of the Second Part

WHEREAS the Vendor is absolutely seized and possessed Flat No. situated on Floor in the Multi-storied buildings, built over on Arazı No. 656 situated at Village Singhpur Kachhar, Tehsil & District Kanpur Nagar, admeasuring 7940 Sq. Mtr. together with undivided share in the land admeasuring 34 80 Sq. mtr. The boundaries of Multi-storied building is described at the top of this sale deed. The said arazi was purchased by the Vendor from erstwhile owners, the brief narration of the chain title are mentioned hereunder.

WHEREAS Arazı No. 658 situated at Village Singhpur Kachhar, Tehsil & District Kanpur Nagar, admeasuring 0 797 Hec. was purchased by Vendors from Sri Jai Gopal, & others vide sale deed dated 25/01/2002 which is registered in Book No. 1 Vol. No. 2047

on pages 377 to 404 at serial No 283 on 25/01/2002 at the office of Sub-Registrar, Kanpur Nagar.

AND WHEREAS Vendors got converted the nature of land use from Agriculture to Non-Agriculture through order dated 28/07/2005 U/s 143 UPZALR Act.

AND WHEREAS previously the arazi Nos 1000, 1001, 1002, 1003 and 1013 now numbered as 658 v admeasuring 13 Biswa 8 Biswansi and 658 o admeasuring 3 Bigha 4 Biswa 7 Biswansi total admeasuring 3 Bigha 17 Biswa 15 Biswansi was owned by Sri Jhaboo son of Gaya Prasad.

AND WHEREAS Sri Jhaboo son of Gaya Prasad sold the arazi Nos. 1000, 1001, 1002, 1003 and 1013 now numbered as 658 v admeasuring 13 Biswa 8 Biswansi and 658 o admeasuring 3 Bigha 4 Biswa 7 Biswansi total admeasuring 3 Bigha 17 Biswa 15 Biswansi to Sri Niranjan Sharma vide sale deed dated 19/08/1969 which is registered in Book No 1 Vol. No. 2660 on pages 174 to 177 at serial No. 2583 along with its duplicate No 2584 on 19/08/1969 at the office of Sub-Registrar, Kanpur Nagar.

AND WHEREAS Sri Niranjan Sharma sold the arazi Nos 1000, 1001, 1002, 1003 and 1013 now numbered as 658 v admeasuring 13 Biswa 8 Biswansi and 658 o admeasuring 3 Bigha 4 Biswa 7 Biswansi total admeasuring 3 Bigha 17 Biswa 15 Biswansi to Sri Jai Gopal, Sri Rajesh Vij and Sri Rajeev Vij vide sale deed dated 25/03/1982 which is registered in Book No 1 Vol. No. 3750 on pages 378 to 382 at serial No. 4144 along with its duplicate Nos 4145 and 4146 on 14/05/1982 at the office of Sub-Registrar, Kanpur Nagar.

AND WHEREAS Sri Atul Mittal son of Sri Shiv Darshan Lal Agarwal and Smt Seema Agarwal wife of Sri Atul Mittal sold the part of aforesaid arazi No 658 situated at Village Singhpur Kachhar, Tehsil & District Kanpur Nagar, admeasuring 200 Sq Yds to M/S Galaxy Real Estate Developers And Builders (P) Ltd., through its Director Sri Sanjay Kumar Jain vide sale deed dated 28/07/2011 which is registered in Book No 1 Vol. No. 5000 on pages 233 to 274 at serial No 3827 on 27/07/2011 at the office of Sub-Registrar, Kanpur Nagar, and aforesaid property is free from all type of encumbrances, charges demands, liens, mortgages and defect and no litigation in respect of the title of the said property is pending in any Court of law and the Vendors have right to transfer the said property in whole or part to the Vendee and now there is no impediment to transfer the same.

AND WHEREAS, The Vendor is absolute owner and in possession of total covered area 95.31 Sq Mts sq.mtr. of land purchased through above mentioned sale deed.

AND WHEREAS the Vendors have constructed Two towers, Block-A & Block-B on the said land.-In accordance with the plan approved by Kanpur Development Authority vide permit No. 95/810/Bhawan/10-11 dated 13/07/2011. Further the Vendors have obtained all other statutory permission required for constructions of multy storied buildings. The residential apartments having two towers in the campus are collectively known as " SHIVALIK MITTAL S ATTALIKA "

AND WHEREAS the Vendor made a construction of Block 'A' and 'B' Residential Building complex known as " SHIVALIK MITTAL S ATTALIKA" constructed on the said arazi land under sanctioned building plans approved by Kanpur Development Authority and the constructions have been effected and are to be effected by the Developers in accordance with the sanctioned plans and municipal by laws. The Vendor has agreed to sell residential apartments in the said buildings to different purchasers with proportionate undivided share and interest in the said land, together with right to use common area and facilities as available in the residential complex.

AND WHEREAS The Vendor has agreed to sell and the Vendee(s) has/have agreed to purchase Flat No. situated in the Block "....." Tower on admeasuring 100.10. Sq Mtr along with undivided share of land admeasuring 34.90 Sq. Mtr. together with right to use common area and facilities.

AND WHEREAS the Vendee(s) has/have seen and examined all title papers of said land, flat and building plan of Kanpur Development Authority and is/are fully satisfied with regard to valid disposing power of Vendors. The Vendee(s) agreed to purchase the Flat No. 205, for a sale consideration of Rs (Rupees only) the offer given by the Vendors which is reasonable. consequently the Vendor has decided to sell it to the Vendee(s)

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

- 1 That in pursuance of sale consideration of Rs. (Rupees only) paid by the Vendee(s) to the Vendors as per details given in Schedule of payment of this deed of sale. The receipt of which, the Vendor does hereby acknowledge and confirm. The Vendors does hereby convey, transfer assign and sell, by way of absolute sale Flat No. on Floor of "SHIVALIK MITTAL'S ATTALIKA " Block ' A ' builtover on Arazi No. 658 situated at Village Singhpur Kachhar, Kanpur Nagar having builtup area admeasuring 100.10 Sq.Mtr. together with undivided share in land admeasuring 34.90 Sq Mtr. said flat is being sold and bounded at the top of this Sale Deed and shown in the map annexed herewith, together with all the rights, privileges and restriction of the common use in the aforesaid Multi-storied buildings, free from any encumbrances, charges, mortgages, lien to HAVE and to HOLD the said property hereby sold, transferred and assigned absolutely for ever.
- 2 That the Vendors have assured the Vendee(s) that they will not in any manner whatsoever, prohibited or prevented by any court of law or any other authority from selling and transferring the said demised property and that they have got full and absolute right to sell and transfer the demised property.
- 3 That the Vendors does hereby covenant and agree with the Vendee(s) as follows
 - a. That the Vendors shall provide a space for one car parking to the Vendee(s) said space shall only be used for parking of Car, without, disturbing to movement of other vehicles.
 - b. That the Vendee(s) shall be entitled to get his/her/their/its name/s mutated as the owner/s of the flat hereby sold and this deed itself shall be construed as the due and sufficient consent for the same from the side of Vendors. The Vendors further undertakes that they will fully support any application made by the Vendee(s) for such mutation of his/her/their/its name/s over the said demised flat and will, at the cost of the person requiring the same, do and perform all such acts as he/she/they/it may be required
 - c. That the Vendee(s) shall not use the said Flat for any purpose which is prohibited or forbidden or not permitted under any law for time being

enforced by any authority or which may be illegal. The Purchaser(s)/Vendee(s) shall not carry out any commercial/professional/illegal activities nor will use the same for any other purposes which may or is likely to cause nuisance or annoyance to other occupiers or for any illegal or immoral purposes or to do or to suffer anything to be done in or about the said property or in any manner interferes with the use of common space passage or amenities available for common use.

- d. That No objection Certificate (N.O.C.) from the Fire Department has been obtained and as per directives all the equipments and apparatus etc. for extinguishing the fire have been fitted. After formation of society or transfer of the management to any maintenance agency by the Vendor, the Vendee(s) along with other flat owners of the buildings Towers, situated in the Complex shall be responsible to maintain fire equipments and further to obtain N.O.C. from the date of obtainment of Final N.O.C. from time to time and also change, repair and install the equipment and apparatus for extinguishing the fire and the Vendor will not be responsible thereafter for the same.
- 4.1 That the title related to the rooftop/terrace of the said flat including the ultimate rooftop/terrace of the top floor of the Tower/said Multi-storied Residential Complex shall always vest with the Vendors and the Vendors shall have right to raise further constructions over the roof and deal with them in any manner whatsoever as absolute owners, without any obstructions or hindrances of any kind whatsoever.
- 4.2 That the flat owners of the said building while forming the association of flat owners shall follow the format provided by the vendors, as per provisions of The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act with other similar rules incorporated therein or any other enactments pertaining to apartments.
- 4.3 That proper and excellent maintenance of the said building will be done by the society formed by the flat owners over which the Vendors shall have the first option to get it done through their agency and in case the Vendors refuses to do so then association will be at liberty to get the building maintained through any other agency.
- 4.4 That any rules and proposal of the subsequently formed association or maintenance agency contrary to the covenant of this deed shall be prevailed and superseded and rules formed by the society or maintenance agency deemed to be null and void while determining the contractual obligations of the parties.
5. That the Vendee(s) do hereby agree/s and covenant/s with the Vendors that he/she/they/it will become member/s of the Association of flat Owners or any other incorporated body to be framed by the flat Owners (hereinafter referred to as "Association").
6. That the Association will be responsible to maintain the common areas and also run and maintain the common utilities/services etc. available in Buildings detailed in Schedule 'A' and 'B' of this Sale Deed.

- 7 That before the formation of the association or maintenance agency the Vendee(s) will be liable to pay maintenance charges as demanded by the Vendors for the smooth maintenance of the common services.
- 8 That w.e.f. execution of this sale deed the Vendee(s), shall pay house tax, water tax etc. to the concerned department. Further apart from one time maintenance charges till formation of society, the maintenance charges will be paid to the Vendors.
- 9 That the Vendee(s) has/have paid one time interest free maintenance security to the Vendors, one time interest free maintenance security after formation of association or formation of maintenance agency, said amount will be transferred by the Vendors to the association. The O.T.I.F.M.S. amount to be kept as fixed Deposit and will be used to meet major expenses subject to approval of the association or maintenance agency and only interest income to be used for maintenance expenses. The annual/monthly maintenance for routine expenses will be payable separately.
- 10 That further if amount of interest accrued is not found to be sufficient for maintenance of the residential campus, the Association shall have the right to levy proportionate charges, service charges to the all Units, the Vendee(s) shall pay maintenance charges on the basis of the super builtup area of the flat.
11. That in the event of any default in payment of such maintenance and running charges, the Vendee(s) shall be liable to pay an interest or penalty as decided by the Association formed by the flat Owners. The Association will also have the following rights against such defaulters till the entire outstanding amount is paid
 - a) Discontinue the supply of water and electricity.
 - b) Suspend all common services which are made available to the defaulter or any other services provided by the society
- 12 That the Vendee(s) having purchased the flat do hereby covenants as follows: -
 - a. That except as herein provided, the Vendee(s) shall has/have no independent authority or right to make or cause to be made any further construction in the demised flat and in the undivided proportionate interest and share of land of the complex as well as in the common areas.
 - b. That the Vendee(s) will not demolish or cause to be demolished or damage the said flat or any part thereof and any internal addition or alteration in the flat shall be made by the Vendee(s) at his/hen/hers/its own cost and without adversely affecting the strength of the building or outer elevation of the building nor shall the Vendee(s) effect any change in the outside colour scheme of the building
 - c. That the Vendee(s) shall use the said flat and will keep the same clean and neat and shall not use the Verandah/Balconies facing the road in such a manner as could cause any inconvenience to the other flat owner/s or cause damage or harm to the aesthetic value and elegance and appearance of the building

- d. That the Vendee(s) hereby agree/s and undertake/s to become a member of the association of flat owners/residents of the " SHIVALIK MITTAL'S ATTALIKA ". The Vendee(s) also agree/s to sign and execute all necessary applications, papers and documents etc and to do all other things required at all times as may be necessary for the proper management and continuance of the said association and for amendment of the bye-laws, rules and regulations of the association and taking decisions or for framing any rules and regulations to be formulated by the association. It is however, made clear that only one person can claim membership from each flat of the complex.
- e. That the Vendee(s) agree/s and undertake/s to abide by and to honour all the bye-laws, rules, and regulations, discipline, and decisions of the association referred to above. The demised flat shall be exclusively used strictly for residential use and all decisions regarding nature of use of demised flat by Vendee(s) made by association shall be obeyed by the Vendee(s) and binding on the Vendee(s).
- f. That the Vendee(s) shall keep all the common walks of the demised flat as well as the complex as a whole, including all things which are common in the apartment complex, such as sewage system, drainage, pipelines, fittings and fixtures and appurtenances thereto in the good and working conditions themselves and/or through the flat owners association referred to above.
- g. That the expenditure incurred for the common services, facilities and amenities shall be borne by all the flat owners in equal shares and the Vendee(s) shall make payment of his/her/their/its share in time. In case of default the Vendee(s) shall clear arrears along with interest, as may be imposed by the said association. The accounts relating to such expenditure/charges etc. shall be maintained by the association or the committee constituted for it.
- h. That the flats have been newly constructed, hence no dues of any authority are lying unpaid, even otherwise the responsibility of the Vendee(s) to clear the taxes in respect of said flat will be w.e.f. date of execution of this sale deed.
- i. That the Vendee(s) shall pay the electricity charges in respect of the electricity consumed by him/her/them/its as also the proportionate share of the electricity consumed for the common amenities and facilities.
- j. That the Vendee(s) shall use all the common areas and common facilities of the premises for the purpose for which he/she/they/it is/are intended but without hindering or encroaching upon the lawful rights of the other flat owners/residents of the complex and without causing any disturbance or nuisance to the residents of the other flats. The Vendee(s) shall have no claim or right to exclusively use any space, stair-case, lobbies, elevators,

lifts, entrance, common passages, common spaces on the ground, roads, garden and other open spaces and other common area and facilities of any kind whatsoever and shall not use any place other than demised flat as residence of servants or other persons.

- k. That the Vendee(s) shall not make any kind of pollution whether noise pollution by use of loudspeaker or otherwise and/or throw or accumulate rubbish, dust, rags, garbage or refuse etc. anywhere in the said Multi-storied Residential Complex known as "SHIVALIK MITTAL'S ATTALIKA"
- l. That the Vendee(s) shall permit the Vendor, and/or office bearers of the flat owners association of his/her/their/its respective or those deputed by the association at all reasonable times with due notice, to enter into an upto the said flat or any part thereof for the purpose of repairing or conducting any necessary check of any part of the building, water connections etc. and for the purpose of repairing, maintaining, rebuilding, cleaning, lightening and keeping in order and good condition all services pipes, cables, water covers, electricity connections, gutters, roads, grounds, structures, belonging to or used for or serving the said building and also for the purposes of laying, maintaining, repairing and testing of drainage, water pipes, electricity wire and allied purposes and also for the purposes of temporary stoppage of water to the flat or any other flat of the building /complex.
- m. That the name of the housing complex shall always remain "SHIVALIK MITTAL'S ATTALIKA" and the Vendee(s) hereby agree that he/she/they/it shall not change the name or the English alphabets constituting such name or their sequence, without the consent and concurrence of the Vendor.
- n. That in order to maintain security in the said project the Vendor and/or Maintenance Agency shall be free to restrict the entry of any one in to the said project whom it considers undesirable at the outer gate itself. In case of insistence, the security staff will be at liberty to call upon the Vendee(s)/lawful tenant/occupant to come to the gate and personally escort to the person(s) from the gate to his/her/their/its flat/building and assume the responsibility of escorting them out as well. The security services will be without any liability of any kind upon the Vendor. Security costs will be part of the maintenance charges and pro-rate charges will be payable by the Vendee(s) to the Vendor and/or Maintenance Agency.
- o. That the Vendor shall have the right to transfer the maintenance amount of the Vendee(s) to the Maintenance Agency/Association of flat owners as the Vendor may deem fit after adjusting there from any outstanding maintenance bills and/or other outgoings of the Vendee(s) at any time upon execution of the Sale Deed and thereupon the Vendor shall stand completely absolved/discharged of all its obligation and responsibilities.

- p. That no private functions shall be allowed to be held in the park and open spaces. However, all common meetings, pertaining to development and facilities of the said 'SHIVALIK MITTAL'S ATTALIKA' can be held in the said park with prior written permission of the association / Vendor (in case association is not formed till that date) on such terms and conditions as may be permitted in accordance with the bye-laws of the Vendor/association of flat owners or Maintenance Agency.
- q. That the Vendee(s) agree/s and undertake/s that s/he shall not display any name, address, signboard, advertisement or publicity material, bill boards, hoardings or advertisement etc. anywhere in the said complex. The Vendee(s), however, shall be permitted to place his/her/their/its name board at the entrance to his/her/their/its flat only at the designated place specified for this purpose.
- r. All letters, receipts, and/or notices issued by the Vendors or their nominee and dispatched under Regd. AD/Speed Post/Courier/by hand Service to the last known address of the Vendee(s) shall be sufficient proof of receipt of the same by the Vendee(s) and which shall fully and effectually discharge the Vendors and/or Maintenance Agency.
- s. PROVIDED ALWAYS and it is hereby agreed that whenever such an interpretation would be requisite to give fullest possible scope and effect, contract or covenants herein contained the expression 'VENDORS' and 'VENDEE(S)' herein before used shall include his/her/their/its successors, executors, administrators, liquidators, officials, officials receivers, legal representatives, directors, transferees, attorneys and assigns etc.
- t. The terms and conditions contained herein shall be binding on the Owner/Occupier of the said flat and default of the Owner/s/Occupier/s shall be treated as that of the Vendee(s), unless context requires otherwise.
13. That the actual physical possession of the said flat is being handed over by the Vendor /owner to the Vendee(s). The Vendee(s) is/ are entitled to own, possess, use and enjoy the same as a residential flat in any manner as think fit and proper.

SCHEDULE OF PAYMENT

DETAIL OF PAYMENT PROVIDED BY THE PURCHASER(S)/VENDEE(S) TO THE VENDOR

| Date | Ch. / D.D./RTGS/NEFT | Amount Rs. | Name of Bank & Branch |
|------|----------------------|----------------|-----------------------|
| | | | |
| | | | |
| | | Total - | |

(Rupees only)

SCHEDULE-A

- a) Foundation columns, girders, beams, supports, main walls, corridors, lobbies stairs, stair-case intended for common use
- b) Common Lobby
- c) Common Area Lighting and wiring
- d) Passage
- e) Fire Fighting equipments duly installed which are duly maintained and functioning in proper conditions thereafter the same will be maintained by the society.

SCHEDULE-B

FEATURES & FACILITIES

- a) Yoga Pavilion
- b) Amphitheatre
- c) Activities space A & B Block
- d) Badminton Court
- e) Swimming Pool
- f) Jogging Track
- g) Party lawn
- h) Fountain
- i) Kids Play area
- j) Parking
- k) Community Hall
- l) Gym
- m) Indoor Games
- n) Reception Area
- o) Tube-well with Motor lifting Pumps
- p) Water supply pipe and others
- q) Overhead water Storage Tank
- r) Sewerage Line and Drainage Pipe Lines
- s) Drainage System
- t) Main structure and particulars thereof drainage system, rain water discharge arrangement and arrangement for supply of electricity to all common areas described above
- u) Cleaning and lighting of the entrance of the Apartments, the passage and space around the Apartments, Lobbies, Coridors, Staircase etc.
- v) Cost of decoration- the exterior of the Apartment
- w) Salary and wages of Accountant, plumber, electrician, chaukidar, carpenter servant and sweeper etc. which may be considered necessary for maintenance and protection of the said apartments
- x) Working, maintenance running and replacement, Transformer, Water lifting Pumps, and of common lights
- y) Meet the cost of expenses of formation of a limited company or society or association of all the flat owners including fees of lawyers and charges for registration for the purpose of upkeep and maintenance and running of the Apartments as indicated above.

IN WITNESS WHEREOF the parties hereto with their own free will after taking due advice from their respective well wishers and advisers without any influence or coercion have put their respective signatures and left thumb prints on this Deed of Sale in a state of health and sound mind after fully reading and understanding the contents thereof in the presence of witnesses on the day month and year first above written

WITNESSES

1.

2.

VENDOR

VENDEE(S)

DRAFTED BY ME AND TYPED IN MY OFFICE