

DETAILS OF DOCUMENT (SALE DEED)

1-TYPE OF LAND: - Residential
2-WARD/PARGANA: -57, Nagar Nigam, Meerut
3-MOHALLA/CITY: -Sarasawati Vatika Extension
4-DISCREPTION OF PRPERTY: Plot No. ---
5-AREA OF PROPERTY: ----Sq. Mtr.
6-ROAD: 1.5 Km Far from Delhi Road
7-SALE CONSIDERATION: Rs.-----Only
8-MARKET VALUE ACCORDING
CIRCLE RATE FIXED BY COLLECTOR Rs.-----Only

Name of Vendor/First Party:-

M/s Saraswati Buildcon office at 2nd Floor, Saraswati Plaza, Shivaji Road, Meerut
through its partner Shri----- & -----

Occupation: ----- PAN-----

Aadhar Card No.----- Mob. No.-----

Name of Vendee/Second Party:

Shri/Km./Smt.M/s-----S/o /D/o/W/o through Shri-----
----- R/o -----

Occupation: ----- PAN-----

Aadhar Card No.----- Mob. No.-----

SALE DEED FOR Rs.-----/- Only

**VALUE ACCORDING TO STAMP CIRCLE RATE FIXED BY COLLECTOR Rs.-----
-----/- Only**

STAMP DUTY Rs.-----/- Only

CIRCLE RATE OF LAND Rs.-----/- PER SQ.MTR.

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

M/s Saraswati Buildcon, A partnership firm having its office at IInd Floor, Saraswati Plaza, Shivaji Road, Meerut (U.P) through its partner Shri-----
-----, hereinafter referred to as Vendor which expression shall, wherever the context so admits include its heirs, successors, assignees, administrators and executors on the First Part;

AND

Shri/Km./Smt.M/s-----S/o /D/o/W/o through Shri-----

----- R/o -----, hereinafter referred to as the Vendee,
which expression shall wherever the context so admits include his/her heirs, successors, administrators, executors and assignees on the Second part, and;

Whereas the Vendor/Vendors is/are developing a MDA approved colony (Plan No.MAP20191223130445090) in the name & style of Saraswati Vatika Extension situated in Khasra No. 293 A & B (Part) Village Noor Nagar, Meerut and the Plot under this sale is the part of above said Khasra situated in Village Noornagar, Meerut City Tehsil & Distt. Meerut, which was purchase by the vendors from M/s Saraswati Housing & Developers, Meerut vide sale deed dated ----- which was registered in the office of Sub-Registrar IIIrd in Book No.-- Volume ----- on page No.---- to ---- at SL.No.-----on dated ----- and from Shri-----
-----S/o/D/o/W/o Shri-----R/o -----
----- Meerut vide sale deed dated ----- which was registered in the office of Sub-Registrar IIIrd in Book No.-- Volume ----- on page No.---- to ---- at SL.No.-----on dated ----- (hereinafter referred to as the "Said Colony"); and

Whereas the Vendee approached to the Vendor for the purchase of one Plot No. ---- vide his/her/their application dated..... in the said colony, and the Vendor by agreeing to sale the same Plot No.----- area Measuring about -----Sq. Mtr. to the Vendee with his/her sweet will in the Said colony issued an allotment Letter No.....on dated----- and the same plot is being as shown in red colour in the plan annexed hereto and bounded as detailed at the foot of this deed, hereinafter referred to as the "Said Plot", for a consideration of Rs.-----/- (Rupees ----- Only) being the sale price of Plot; and

Whereas the Vendor has received the consideration of Rs.-----/- (Rupees ----- Only) from the Vendee, towards the sale price of the Said Plot as shown of the foot of this deed.

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

1. That in consideration of the sum of Rs.-----/- (Rupees ----- Only) 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 its their rights, and interest in the Said Plot, doeth hereby grant, convey, sell, transfer and assign to the Vendee by way of sale and after it vendee shall be the lawful, absolute and undisputed owner of the said Plot and enjoy all the rights of the ownership, possession, privileges, easements, related to the said Plot and to enjoy all amenities provided in the colony together with the right in-common with the other purchaser/ purchasers/owners of other Plot/Plots in the said colony in all roads, ways, passages, parks etc. and in the development and amenities like, water line, electric line & sewage line, etc.
2. **That** the Vendee shall be liable to pay maintenance charges as applicable per month, for all times from the date of this deed, for the up keep, and maintenance of water

supply, street light, sewage, parks, roads of the Said colony, to the Vendor or any other agency nominated by the Vendor, on this behalf at the sole discretion of the Vendor, or Resident welfare Society (R.W.A)/Association of allottees as the case may be and the Vendee also affirms and hereby indemnifies the maintenance charges, and dues as may be applicable time to time towards the Vendee and it shall always remain a charge on the said Plot and this term /clause shall also be binding on the nominees or transferees of the Vendee, and the Vendor or the agency nominated by the vendor or Resident Welfare Society (R.W.A) shall be in full right to stop Vendee and their nominees or transferees to enjoy common facilities/amenities in case of non-payment of Maintenance Charges and the Vendor or the said Agency or Resident welfare Society nominated by vendor, as the case may be may realize & recover the due amount through Court.

3. That the Vendor hereafter shall have no claim or title in the Said Plot and the Vendee shall be the absolute owner thereof subject to above terms as stated in clause/Para 2 hereinabove stated.
4. That the Plot under this sale is only for the residential purpose and the Vendee is not permitted to run any type of Hotel, Banquet Hall, Mandap, Dharamshala, Mandir, Gurudwara, Maszid or any Public worship place, any type of hostel, Guest House, Milk Dairy, Hospital, Nursing Home, Industrial, educational, Professional and commercial activities from the said plot or house/building constructed on the said plot.
5. That the vendee shall not make Car parking & hedges in front of the said Plot and in the condition of house constructed on the above said plot the vendee shall remain bound to maintain cleanness of drains and free approach and clearness for all Parks, passages and other areas in the Said Colony meant for the common enjoyment of all purchasers / owners of the Plots / house holders in the Said Colony. The vendee at the time of construction of the house on the said Plot will make drive-way with in the limits of said plot and shall not make entry gate more than 9" (Nine Inches) high then the road level and the ramp will rest on the road not out of the drain width limits i.e maximum" (Thirty Inches) on the drain. vendee will kept the doors & Windows and drain pipe open towards road side and within his boundry limits and not into the other's property.
6. That the Vendee shall be liable to pay all type of charges, City Development Charges, MM RTP, R.R.T.P Charges development charges, External Development Charges, Regularization Fee, Betterment Charges/ fees to Meerut development or any

Govt. department (State or Central) authority payable at the time of sanction of his Building plan and layout plan of the colony and/or any other charges levied and to be levied by MDA or any Government Department (Central or State) in future after this sale deed.

7. That the Vendor has delivered the peaceful vacant possession of the Said Plot to the Vendee, free from all encumbrances, charges and demands whatsoever.
8. That the Vendor declare and assured the Vendee that the Vendor is the rightful owner of the said Plot and the same belongs to the Vendor and the Vendor has the right to transfer the same and Vendee verified all title papers related to the said Colony/Project and is satisfied with same e and also has knowledge of "Doctrine of Purchaser Beware" (क्रेता सावधान).
9. That the Vendor is developing this colony by providing sewer line, water supply with other development works like, Roads, Parks, Drains etc. So the vendee have to use the sewer line only for waste from Latrine seat purpose i.e. no water from kitchen, bath, rain etc. should be turned into sewer line, Wastewater other then Latrine will be drained out by the seprate under ground /covered drains provided in the colony.
10. That the Vendor do hereby declare that no tax is payable in respect of the Said Plot up to the date of this deed. However, from the date of this Deed all such taxes in respect of the Said Plot or house/building constructed on the said plot shall be the responsibility liability and subject matter of the Vendee.
11. That G.S.T. is not applicable on the sale of Plot /Plot No. Sonno amount is being added in price of Plot. If in future any amnout regarding G.S.T is being levied on this Plot. In such case the purchaser/Allotee shall have to pay such amont demanded by government (State or Centrral(to Party of Ist Part i.e seller /Developers.
12. That the vendee has joined and put his/her/its signatures in the execution of this sale deed to commit herself/himself/itself/themselves in respect of the obligations which are to be fulfilled or completed or obligatory to the vendee.
13. That the vendee at the time of construction of house / building on the said plot or any time in future shall not break the boundry wall/Compund wall of the Colony attached with said plot , if it is in its boundries in any direction of the plot.

MEASUREMENT & BOUNDARIES OF PLOT NO. -----

EAST: ---- Mtr. Plot No./Road /boundrywall of the colony /Other Property/Plot No.
 WEST: ---- Mtr. Plot No./Road /boundrywall of the colony /Other Property/Plot No.
 NORTH ---- Mtr. Plot No./Road /boundrywall of the colony /Other Property/Plot No.
 SOUTH ---- Mtr. Plot No./Road /boundrywall of the colony /Other Property/Plot No.

SCHEDULE OF PAYMENT OF PLOT NO. -----

1. Rs.-----/-(Rupees ----- Only) recieved by Ch. No.-----
 -----Dated ----- Drawn -----, Meerut.

WITNESS WHEREOF the Vendor and the Vendee have put their hands & signed on
 this Deed in the presence of witnesses.

WITNESS: -

(1) (VENDOR)

(2) (VENDEE)

DATED----- DRAFTED BY VIPIN KUMAR BISHNOI, ADVOCATE, MEERUT.