

SALE DEED

1. Type of Property: Residential Project
2. Mohalla/Village: **MAUZA SUNRAKH BANGAR**, Teh. & Distt. Mathura under **SHRI KRISHNA SHARNAM EXTENSION (RESIDENTIAL)** Project, under **Pink City Properties Pvt. Ltd. (OUT OF MUNICIPAL LIMIT)**
3. Details of Property (Property No.): Plot No. _____
4. Measurement Scale (Hectare/Sq. Metter) : Sq. Mtr.
5. Area : _____ Sq. Mtr.
6. Consideration Rs.: _____/-
7. Government Value for Rs. _____/-
8. Stamp Paid for Rs. : _____/- General Stamp Rs. _____/- e-stamp FOR Rs. _____/- (e-stamp is attached with this document)
9. Government Rate: _____/- Sq Mtr., on Rate List Page No. _____ code
10. Sub Registrar- II Mathura.

This deed of conveyance made on this _____ day between **PINK CITY PROPERTIES PVT LTD.** Head Office 19, Kala Bagh, Ajmer, Branch Office Arora Bhawan, Purana Sahar, Vrindavan, Distt. Mathura (U.P.) through its Director Shri Sandeep Kumar Arora S/ D Sri Krishan Kumar Arora R/o. Raman Reti, Vrindavan, Distt. Mathura. herein-after called the 'VENDOR' (Which expression unless repugnant to the extent/context, their successors and assigns) of the One Part

PAN NO. AACCP 2468E

Shri. _____, S/o. Shri. _____, R/O _____

PAN NO. _____

hereinafter called the 'VENDEE' (which expression shall unless repugnant to the context or law shall mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the Second Part.

That a Plot No. _____, situated at **Mauja Sunrakh Banger Vrindavan, Teh. & Distt. Mathura** in the building named **SHRI KRISHNA SHARNAM EXTENSION (RESIDENTIAL)**. That the above mentioned plot is situated on land of khasra Nos. 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999 and 1002. The area of the above PLOT is _____ Sq. Meter. and surrounding four sides are as below:-

East : _____

West : _____

North : _____

South: _____

AND WHEREAS PINK CITY PROPERTIES PVT. LTD. Having its Head Office at 19B, Kala Bagh, Ajmer (Rajasthan) and Branch Office at 5, Arora Bhawan, Purana Shahar, Vrindavan, Teh &, Distt. Mathura has purchased the freehold vacant land 6615.99 sqm. By way of 34 sale deeds:

(1) 83.61 sqm. plot from Mrs. Meera Devi Shukla W/o Sh. Rohini Prasad Shukla by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura, dt. 08-06-2018, (2) 83.61 sqm. plot

from Mrs. Meera Devi Shukla W/o Sh. Rohini Prasad Shukla by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura, dt. 08-06-2018, (3) 125.41 sqm. plot from Mrs. Meera Devi Shukla W/o Sh. Rohini Prasad Shukla by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura, dt. 08-06-2018, (4) 83.61 sqm. plot from Mrs. Meera Devi Shukla W/o Sh. Rohini Prasad Shukla by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura, dt. 21-08-2018, (5) 334.44 sqm. plot from Mrs. Meera Devi Shukla W/o Sh. Rohini Prasad Shukla by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura, dt. 23-08-2018 (6) 125.41 sqm. plot from Mr. Jai Singh s/o Sh. Daal Chand by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 11-08-2017, (7) 167.22 sqm. plot from Mrs. Meena Agarwal w/o Sh. Chandra Prakash Agarwal by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 06-02-2015 (8) 89.18 sqm. plot from Mrs. Saroj Mishra w/o Sh. Jai Narayan Mishra by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 15-07-2016 (9) 167.22 sqm. plot from Mrs. Urmila w/o Sh. Prem Pal by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 13-01-2017 (10) 81.87 sqm. plot from Mrs. Meera Sharma w/o Sh. Kanhaiya Lal Sharma by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 17-06-2014 (11) 167.22 sqm. plot from Mrs. Laxmi Devi w/o Sh. Dhara Singh and Mr. Dhara Singh s/o Sh. Sughad Singh by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 17-10-2014 (12) 91.85 sqm. plot from Mr. Vishnu Singh s/o Sh. Radhey Shyam by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 21-08-2017 (13) 120.50 sqm. plot from Mr. Bhoop Singh s/o Sh. Radhey Shyam by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 25-05-2018 (14) 193.55 sqm. plot from Mr. Chandra Pal Singh & Mr. Giriraj Singh s/o Sh. Pitamber Singh by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 11-06-2014 (15) 104.51 sqm. plot from Mr. Dharamveer Singh S/o Sh. Saudan Singh & Mr. Hari Shankar s/o Sh. Dharamveer Singh by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 22-06-2016, (16) 418.05 sqm. plot from Mr. Avdesh Dubey s/o Sh. Dwarika Prasad Dubey by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 16-09-2014 (17) 83.61 sqm. plot from Mr. Kishan Das disciple of Sh. Shyama Sharan Das by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 25-06-2014 (18) 418.05 sqm. plot from Mrs. Mithlesh Sharma w/o Sh. Ram Kishore Sharma by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 27-09-2014 (19) 334.44 sqm. plot from Mr. Durgesh Gautam s/o Sh. Radhey Shyam Gautam, Mr. Mahesh Chand Gautam s/o Sh. Ram Khiladi Gautam, Mrs. Booti Devi Gautam w/o Sh. Bhagwati Prasad Gautam & Mrs. Mamta Gautam w/o Sh. Govind Gautam by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 02-01-2015, (20) 102.18 sqm. plot from Mr. Kanhaiya Lal s/o Sh. Mohan Singh by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 11-05-2016 (21) 501.66 sqm. plot from Mr. Mahesh Chandra Snatak s/o Sh. Mangal Dev & Mr. Piyush Verma s/o Sh. Nagendra Verma by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 04-03-2016, (22) 501.66 sqm. plot from Mr. Mukesh, Mr. Vishnu & Mr. Narendra s/o Sh. Kunwar Pal by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 04-03-2016, (23) 167.22 sqm. plot from Mr. Umesh Verma s/o Dr. Krishan Prasad Swaroop Verma by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 09-03-2016, (24) 167.22 sqm. plot from Mrs. Premlata Sharma w/o Sh. Lalit Kishore Sharma by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 20-07-2016 (25) 41.80 sqm. plot from Mrs. Fulta Devi w/o Sh. Khajan Singh by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 22-07-2016 (26) 63.16 sqm. plot from Mrs. Sunita Devi w/o Sh.

Karan Pal by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 15-06-2011 (27) 525.14 sqm. plot from Mr. Lalit Kumar Agarwal s/o Sh. Dev Raj Agarwal by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 30-06-2011, (28) 150.49 sqm. plot from Mrs. Kunj Lata Chaturvedi w/o Sh. Ramdev Chaturvedi by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 01-09-2014 (29) 63.17 sqm. plot from Mrs. Munna Devi w/o Sh. Kaluaa by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 13-06-2016 (30) 334.44 sqm. plot from Mrs. Satyawati Sharma w/o Sh. Nityanand Sharma & Mrs. Jwala Sharma w/o Sh. Neki Ram Sharma by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 11-08-2017 (31) 122.50 sqm. plot from Ms. Radha Rani D/o Sh. Balwant Singh by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 13-10-2014 (32) 83.61 sqm. plot from Ms. Madhav Dasi Disciple of Sh. Damodar Das by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 18-09-2015 (33) 476.58 sqm. plot from Mr. Jagannath Prasad Yadav s/o Sh. Rajbali Yadav & Mrs. Chandra Kala Yadav w/o Sh. Jagannath Prasad Yadav by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 18-09-2015 (34) 41.80 sqm. plot from Mrs. Munni Devi w/o Sh. Karua by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura dt. 28-07-2016 and after getting approval from MVDA, Mathura Dt. 20/05/2019 the said Company has constructed/is constructing a residential group housing project on the said land under the name and style known as **SHRI KRISHNA SHARNAM EXTENSION (RESIDENTIAL)**. AND WHEREAS as per the Layout Plan it is envisaging that all the plots shall be sold as an Independent plots as well as the roads, parks, overhead and underground water tanks and all other common facilities, if any, for all the plots to be used and maintained jointly by all the Vendee(s).

AND WHEREAS the said VENDOR is the sole and absolute owner in possession of freehold residential Plot measuring AREA SQMTR. Situated at Mauza Sunrakh Banger Vrindavan, Teh. & Distt. Mathura (U.P.) in **SHRI KRISHNA SHARNAM EXTENSION (RESIDENTIAL)** Project hereinafter called the "said PLOT".

AND WHEREAS the Vendee as per above name, applied to the Vendor for the purchase of above said freehold residential Plot situated at Mauza Sunrakh Banger Vrindavan, Teh. & Distt. Mathura (U.P.) in **SHRI KRISHNA SHARNAM EXTENSION (RESIDENTIAL)** Project.

AND WHEREAS the Vendor has agreed to sell the Vendee as per above name, freehold residential Plot in the known as **SHRI KRISHNA SHARNAM EXTENSION (RESIDENTIAL)**, Mauza Sunrakh Bangar, Vrindavan, The & Distt. Mathura, U.P. for a total consideration of Rs. / (Rupees..... only) and this entire consideration amount has been received by the Vendor in full and final settlement of said PLOT.

NOW THERE FORE THIS SALE DEED WITNESSETH AS UNDER:-

1. That the said Plot No. situated in **SHRI KRISHNA SHARNAM EXTENSION (RESIDENTIAL)**, Mauza Sunrakh Bangar, Vrindavan, The & Distt. Mathura, U.P. having AREA SQMTR which is shown clearly with the map enclosed with this SALE DEED.
2. That the land of **SHRI KRISHNA SHARNAM EXTENSION (RESIDENTIAL)**, Mauza Sunrakh Bangar, Vrindavan, Teh & Distt. Mathura, U.P. on which the said PLOT is situated, was purchased as freehold vacant land by the Vendor after obtaining all requisite approvals.

3. That the Vendor, by executing the sale deed favoring the Vendee, is transferring a perfect and good title without leaving any right, title or interest in the said Plot No. situated in SHRI KRISHNA SHARNAM EXTENSION (RESIDENTIAL), Mauza Sunrakh Bangar, Vrindavan, The & Distt. Mathura, U.P.

4. That the sale consideration between the Vendor and the Vendee for the said PLOT is agreed at Rs./- which is paid by the Vendee to the Vendor as per following instruments :-

Rs...../- Cheque No. dt. Bank

Rs...../- Cheque No. dt. Bank

5. That the Vendor hereby declares and assures the Vendee that the Vendor is the rightful owner of said PLOT with full rights to deal with the same. The said Vendor further declared and assures Vendee that said PLOT under sale is free from all shorts of encumbrances, charges, mortgages, liens, liabilities, notices, junctions, legal fault, disputes and defects in the title.

6. The vendor represents and warrants that the title deed to the land on which the demised premises is situated is free from all encumbrances and that the vendor holds a clear legal right along with the physical possession of the said land. The vendor further warrants and represents that exists no charge/mortgage on the demised premises or the land on which the said demised premises is situated.

7. That has been agreed between the parties that the common areas; Parks, Roads etc shall remain undivided and neither the Vendee nor the Vendor or any other person by whatsoever name shall bring any action for partition or division of any part thereof.

8. The open spaces, roads, parks etc shall continue to be the common property of all PLOT holders who shall be entitled for its use. Any PLOT owner or association of PLOT owners will not be allowed for any type of encroachment/construction or claim on the above said areas except as stated above.

9. That the Vendee shall not use the PLOT or permit same to be used for any purpose whatsoever other than the residential purpose. Neither the Vendee nor occupant of the PLOT will put any signboard for publicity or advertisement material outside his PLOT or anywhere in common areas without prior permission in writing of Vendor.

10. That the Vendor covenants with the Vendee that they shall peacefully hold and enjoy the said PLOT without any interruption by the Vendor or by any person claiming Under the Vendee. The Vendee shall have full right to further sell the said PLOT as and when the Vendee likes.

11. That the Vendee, his/her family members and guests of Vendee shall have the unhindered right to use the common areas, in particular the parking areas, roads, parks without any interruption, as the sale consideration consists of usage of common areas at No Extra Cost.

12. All the papers related to the property and approved maps have been seen by the Vendee and the Vendee is completely satisfied with the papers. The Vendee is fully satisfied with that. There will be no claim by the vendee to the Vendor in future related to this matter.

13. That the parties agree that they will not cause any damage to the common areas, lights, roads and parks, the same would be used after payment of one time maintenance charges by the Vendee, his/her family members and guests of Vendee.

14. That Vendor has already handed over the physical possession of above said plot/agreed to be transferred herein to the Vendee.

15. That the plot tax, water tax, sewerage tax relating to the said PLOT shall be payable by Vendee from the possession date thereof.

16. That the Vendor has registered the said Group Housing Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Act Authority at UP RERA on _____ under registration no. _____.

17. The Vendee shall take the plots as it shall stand as per the sanctioned plan provided however the vendee hereby empowers the Vendor to make minor additions and alterations in the said plots subject to compliance of RERA Act, 2016 (if any).

18. In case Vendee/Association of Vendees/Association of PLOT/s buyer/s is willing to take over the maintenance of the complex anytime then in such case, the following shall be handed over to the new maintenance body/Association of owners

- a) All existing parks, plantation, underground and overhead water tanks, roads with electrical lightings.
- b) One time Security Deposit.

19. That the SALE DEED registration, expenses such as cost of the stamp paper, registration Fees and the execution charges have been borne and paid by the Vendee. Also this SALE DEED has been executed on before the office of Sub-Registrar, Mathura, U.P in the presence of undersigned witnesses.-

The right of Thumb impression and Signatory Document execution by Director Mr. Sandeep Kumar Arora S/o Shri Krishan Kumar Arora R/o Raman Reti, Vrindavan, Distt. Mathura on behalf of the Company is given rights of Document Presentation and Registration to GAURAV SHARMA S/o SRI VINOD KUMAR SHARMA R/o Radha Raman Ghera, Vrindavan Distt. Mathura, through Signatory Power of attorney dated which has been Registered in the office of Sub Registrar Mathura book no. Volume Vol. No. at page no Serial No. on Dated

The photos & maps of Plot No. situated in **SHRI KRISHNA SHARNAM EXTENSION (RESIDENTIAL)** Mauza Sunrakh Bangar, Vrindavan, Teh & Distt. Mathura, U.P. were provided by Vendor and which are pasted and attested on the back of this SALE DEED and Vendor and Vendee's I.D. Proofs are enclosed.

IN WITNESS WHEREOF the VENDOR and the VENDEES have signed and executed in their presence on the date mentioned above.

Type by :

Date :

Drafted by :