

SALE DEED

- | | |
|----------------------------|--|
| 1- Type of land | - Residential |
| 2- Ward /Paragana | - |
| 3- Mohalla/City | - Kh. No. ----- Village Maliyana
Tehsil & Distt. Meerut |
| 4- Description of Property | - Plot No. ----- |
| 5- Area of Property | - Plot Area ----- Sq. Mtr. |
| 6- Road | - Inside of NH-58 Bye Pass Road,
Meerut |
| 7- Consideration | - Rs. -----/- (Rs. ----- Only) |

NO. OF VENDOR / FIRST PARTY- M/s A. R. Infraheights Pvt. Ltd., (CIN No. U70102UP2012PTC050764), a company incorporated under the provisions of the Companies Act, 1956 having its registered office at A-312, Meerut Mall Delhi Road, Meerut (PAN No. AALCA6092N) represented by its Director Sh. Atul Gupta S/o Sh. Ramesh Chand R/o A-310, Meerut Mall, Delhi Road, Meerut. (Authorized vide Resolution dated -----).

NO. OF VENDEE / SECOND PARTY- Sh. ----- (PAN No. -----).

MEASUREMENT OF PLOT- Plot No. ----- area ----- Sq. Mtr. Situated at Kh. No. ----- Village Maliyana, Tehsil & Distt. Meerut as per attached map.
Profession – Business Profession – Business

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

STAMP DUTY Rs. -----/-

CIRCLE RATE OF LAND = Rs. -----/- Per Sq. Mtr.

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

M/s A. R. Infraheights Pvt. Ltd., (CIN No. U70102UP2012PTC050764), a company incorporated under the provisions of the Companies Act, 1956 having its registered office at A-312, Meerut Mall Delhi Road, Meerut (PAN No. AALCA6092N) represented by its Director Sh. Atul Gupta S/o

Sh. Ramesh Chand R/o A-310, Meerut Mall, Delhi Road, Meerut; hereinafter referred to as Vendor which expression shall, wherever the context so admits include their heirs, successors, assignees, administrators and executors on -----First Part; and

Sh. -----(PAN No. -----); hereinafter referred to as the Vendee, which expression shall wherever the context so admits include his heirs, successors, administrators and assignees on-----
--Second Part; and

Whereas the Plot under this sale is the part of Khasra No.----- situated at Village Maliyana, Tehsil & Distt. Meerut and the land was purchased through sale deed written dated ----- which was registered in the office of Sub-Registrar 3rd, Meerut in Book No.1, Volume ----- on page ---- to ----- at **SL. No. -----** on dated ----- and the plot under this Sale is the part of this whole land (**hereinafter referred to as the "Said Colony"**); and

Whereas the Vendor has got approved a lay out Plan No. MDA/LD/21-22/0721 dated 16.06.2022 from Meerut Development Authority, Meerut; and

Whereas the Vendee approached to the Vendor for the purchase of Plot in the said colony, and the Vendor had allotted **Plot No. ---Area ----- Sq. Mtr. Situated at Kh. No. ----- Village Maliyana, Tehsil & Distt. Meerut** and the Vendor agreed to sale the above said plot to the Vendee with his consent in the said colony, 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.-----/- (Rs. ----- Only)** being the cost of Plot; and

Whereas the Vendor has received the consideration **Rs.-----/- (Rs. ----- Only)** from the Vendee, towards the cost of the Said Plot;

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

1. That in consideration of the sum of Rs.-----/- (Rs. ----- 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 their rights and interest in the Said Plot, doeth hereby grant, convey, sell, transfer and assign to the Vendee all their rights, title and interest in the said Plot by way of sale who shall hereinafter be the lawful, absolute and undisputed owner of the said Plot and enjoy all the rights of ownership possession, privileges, easements together the right in common with the other purchasers of the Plot/Plots in the said colony in all facilities, in any way appertaining thereto.
2. That the Vendee shall be liable to pay minimum maintenance charges, as applicable per month for the maintenance of common services, to the Association of Allottees. The date of commencement of maintenance charges for the services of the colony will be from the date of this sale deed. Further, the monthly maintenance charges shall be on actual basis as intimated by Association of Allottees, and shall be payable by the Vendee in advance by the seventh day of each month. Association of Allottees, reserves the right to enhance the maintenance amount payable by the Vendee/s keeping in view the actual cost of maintenance of the services. Association of Allottees may outsource any or all maintenance activities to outside agencies and authorize them to do all acts necessary in this regard. In case of delay in receipt of monthly maintenance charges, Association of Allottees, will be entitled to effect disconnection of the services at defaulting Vendee that may include disconnection of common facilities, further against non-payment of maintenance charges due to the Vendee, it shall always remain a charge on the said plot/ house and shall also be binding on the nominees or transferees of the Vendee, and Association of Allottees shall be in full right to stop Vendee or their nominees or transferees to enjoy common facilities and Association of Allottees May realize and recover the due amount through court.

3. That the Vendee shall also have undivided proportionate share in the Common Areas. Since the share/interest of Vendee in the common area is undivided and cannot be divided or separated, the Vendee shall use the common areas along with other occupants, maintenance staff etc. without causing any inconvenience or hindrance to them, further the right of the Vendee to use the common area shall always be subject to the timely payment of maintenance charges and other charges as applicable. Further the Vendor shall convey undivided proportionate title in the common area to the Association of Allottees or to the competent authority as prescribed by the Law.
4. That Vendee are not permitted anything to be done which damages any part of the adjoining houses or violates the rules or bye- laws of the local authorities or the Association of Allottees. The Vendee shall be liable to rectify such damages to the satisfaction of the parties concerned, failing which, the Association of Allottees may recover the expenditure, incurred in the satisfaction of the parties concerned.
5. That the Plot under this sale is only for the residential purpose and the Vendee are not permitted to run any type of Hostel, Guest Plot, Hotel, Banquet Hall, Mandap, Milk Dairy, Hospital, Nursing Home, Industrial, Educational and Commercial activities in the said Plot.
6. That the Vendee shall not be permitted to keep buffalo & cow at the Plot under this sale.
7. That the Vendee shall not be permitted to keep any commercial vehicle at the Plot under this sale.
8. That the Vendee shall be liable to get the map approved of the plot under sale from MDA before starting the construction on the above said plots.
9. That the Vendee shall strictly follow the bye-laws of MDA, Meerut specially for to maintain the front & side set back in approved layout of MDA.
10. That the Vendee neither shall make car parking & hedges & slope or ramp in front of Plots nor the Vendee shall install Grill, Generator or Guard Post Etc.

in front of plot and shall remain bound to maintain cleanliness and free from encroachment all parks, passages and other areas in the said colony meant for the common enjoyment of all purchasers / owners of the Plot / Plot holders in the said colony.

11. That the Vendee shall maintain the level of house with road and the Vendee shall not construct ramp in front of house.
12. That the Vendee shall be liable to keep Govt. Nali & Chak Road vacant and neither the Vendee shall encroach the Govt. Nali & Chak Road installing the Air Conditioning Unit , constructing the projection nor shall open the gate , window & Ventilator in the Govt. Nali & Chak Road side of plot in any way.
13. That the Vendee shall open the gate on the front road of the plot and Vendee does not have any right to open the gate and window /ventilator on the other side of above said Plot and the Vendee will construct the projections and ramp only with in the limits of the plot under sale.
14. That the Vendee shall pay water charges at the time of construction of house.
15. That the Vendee shall put tarpaulin on scaffolding around the area of construction and the building. No person can be permitted to store any construction material particularly sand on any part of the street, road in the colony.
16. That construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
17. That the vehicle for carrying the construction material should not be oversize and overloaded vehicle, it is recommended that the construction material vehicle should be reach till the construction site by tractor trolly only and the Vendee shall ensure that the road, drain and crossings shall not be damaged due to construction material Vehicle, in case of any damage in road, drain and crossings the Vendee shall be liable either to rectify the same or to pay off the expenses as demanded by the Vendor.

18. That the slab casting shall be done by RMC and the RMC Vehicle should also not be the oversize, it is recommended that the RMC should reach till the plot only by small RMC truck.
19. That the Vendee shall strictly comply all the NGT Conditions.
20. That the Vendee shall ensure that the construction labour shall not stay in the plot under construction or in the colony anywhere.
21. That only the authorized labour having the valid I/D card issued by the Vendor shall be permitted to enter the colony and work in the plots under construction, and for the security & safety of construction material , one security guard shall be permitted to stay in the night.
22. That the Vendor also declares and assures the Vendee that the Vendor is the sole, absolute and 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 is satisfied with this title.
23. That the Vendor hereinafter shall have no claim or title in the Said Plot and the Vendee shall be the absolute owner thereof subject to Para 2 hereinabove stated.
24. That the Vendor has delivered the peaceful, vacant possession of the above Said Plot to the Vendee, free from all encumbrances, charges and demands whatsoever.
25. That the Vendor developed this colony by providing sewer line with other development works so the Vendee will use the sewer line only for solid waste and no water from kitchen, bath, rain etc. should be turned into sewer line, wastewater other than solid waste, will be drained out by the open drains provided in the colony.
26. That the Vendor do hereby declare that all the taxes payable in respect of the Said Plot up to the date of this deed have been fully paid by the Vendor and so hereby covenant with the Vendee that if any remains unpaid, the Vendor will

be liable to discharge the same. However, from the date of this deed all such taxes in respect of the Said Plot shall be the liability of the Vendee.

27. That the Vendor Indemnifies and agree to save and keep harmless the Vendee against all actions, proceedings, claims in regards to the said Plot, which may transpire on account of any defect in the title of the Vendor and the Vendor is liable to refund the amount if it is found that the title is defective.

28. That the Vendee have joined in the execution of this sale deed to commit himself in respect of the obligations which are to be fulfilled or completed or obligatory to the Vendee.

BOUNDARIES & MEASUREMENT

East: -----Mtr. - -----
West: -----Mtr. - -----
North: -----Mtr. - -----
South: -----Mtr. - -----

SCHEDULE OF PAYMENT: -

1. Received a sum of Rs. -----/- (Rs. -----Only) by RTGS Vide UTR No. -----dated -----.

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

WITNESS:

1. (VENDOR)

2. (VENDEE)

DATED ----- Written & Drafted by ----- Meerut.

NAKSHA NAZRI

NO. OF VENDOR / FIRST PARTY- M/s A. R. Infraheights Pvt. Ltd., (CIN No. U70102UP2012PTC050764), a company incorporated under the provisions of the Companies Act, 1956 having its registered office at A-312, Meerut Mall Delhi Road, Meerut (PAN No. AALCA6092N) represented by its Director Sh. Atul Gupta S/o Sh. Ramesh Chand R/o A-310, Meerut Mall, Delhi Road, Meerut. (Authorized vide Resolution dated -----).

NO. OF VENDEE / SECOND PARTY- Sh. ----- (PAN No. -----).

MEASUREMENT OF PLOT- Plot No. ----- area ----- Sq. Mtr. Situated at Kh. No. ----- Village Maliyana, Tehsil & Distt. Meerut as per attached map.

East – Residential
North – Residential  South – Residential
West – Residential

- 1- Description of property under sale with in radius of 50 Mtr.
- 2- Inside of NH-58 Bye Pass Road, Meerut.
- 3- Residential Plot

Declaration: - Neither any fact is suppressed nor wrong clarification is written.
The above information is on the basis of general information of the area.

Signature of Vendor

Signature of Vendee