

SALE DEED

Sale consideration Rs.

Stamp valuation as per Govt. Rate List Rs.

Stamp Duty Rs.

This sale deed is executed at Moradabad on this

By and Between

M/s JUPITER LAMINATORS PRIVATE LIMITED, having Registered office at 25/33.IIIRD FLOOR,EAST PATELNAGAR NEW DELHI-110008,registered under the provision of Companies Act, 2013 vide Registration No./ CIN **U21022DL2003PTC119318** Dated **21.11.2022** and represented by its Director and authorised signatory Shri. SANDEEP BAJAJ S/o Shri Dharam Pal Bajaj, **R/o House No. 5,Westend Greens ,Amaltas Avenue, Rajokari, South west Delhi-110038**(hereinafter individually referred to as “Seller” which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean its successors-in-title, representative and assigns)

AND

Proposed buyers:-

.....
.....

Hereinafter referred to as the BUYER/BUYERS (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean its successors-in-title, representative and assigns)

WHEREAS

1. The land pertaining to khasra No -288/3MI,309/1MI,310MI,311MI,312,315/1,480/1,481/1, total measuring 15,253.28 sqr. Meters situated at Village Harthala Ahatmali, tehsil & distt.-

Moradabad-244001, is owned by seller(**M/s JUPITER LAMINATORS PRIVATE LIMITED**) by which a residential colony will be developed over the said land and got a plan of it approved from Moradabad Development Authority, Moradabad. The approval of the layout plan of the said colony was granted by Moradabad Development Authority, Moradabad vide permit no Plotted Resi development / Plotted Housing/01206/MBDA/LD/22-23/0023/18042022 dated 24th march, 2023. The residential colony is currently known as **Pearl Residency**.

2. On the application of the Buyer, a plot bearing No.....

Measuring..... sq. Meters in the said Colony was allotted For a sale consideration of Rs..... on the terms and conditions mentioned in the Agreement to be executed with the proposed buyer.

3. Now the seller has agreed to sell and likewise, the buyer has agreed to purchase the said plot, free from all encumbrances, liens, lis pendens, charges, claims, demands, actions, attachment, trust, prior agreements for a consideration as aforesaid on the terms and conditions mentioned hereinafter.

NOW THEREFORE THIS SALE DEED WITNESS AS FOLLOWS;

1. That in pursuance of the aforesaid allotment and in consideration of a sum of Rs.....being the entire sale consideration, paid by the Buyer/Buyers to the seller, the receipt of which is hereby admitted and acknowledged. By the sellers who hereby transfer convey and assign by way of sale unto the Buyer/Buyers that piece of residential plot admeasuring..... Bearing a plot no..... forming part the approved layout plan of the said colony more precisely described in the schedule hereunder written, together with all rights, liberties, privileges. Easements necessary for the enjoyment of the said plot of land to have and to hold the said plot together with all rights and appurtenances absolutely and for ever.
2. That Buyer/Buyers agrees to pay any additional charges which may be levied by any Government Authority for the provision of external and /or peripheral services and attributes to the said plot from the date of allotment and further under take to pay taxes towards G.S.T and other incidental taxes payable or to be payable at the time of execution of the sale deed in respect foresaid plot.

3. That the seller and Developer have handed over actual physical possession of the said plot of land Buyer/Buyers.
4. That the taxes whether levied or liveable by the authorities concern in respect of the said plot from the date of allotment shall be payable and born by the Buyer/Buyers.
5. That the Buyer/Buyers shall abide by all the laws, by-laws, rules and regulations of the Government/Local Authorities, etc. relating to the said plot.
6. That the operation and facility management/maintenance of the above colony shall be carried out by the sellers or by their nominee. Water line, sewerage and electricity facility shall be provided by the seller at the cost of purchaser.
7. That all expenses, charges etc. including the Stamp duty for the registration of this deed or in relation to the plot have been borne and paid by the Buyer/Buyers.
8. That, the agreed price does not include Periodic Maintenance & Upkeep Costs” for which the Buyer agrees to enter into a separate Maintenance Agreement The operation and maintenance of various value added services and other facilities alike not limited to provision of electricity, water, security, horticulture and landscaping etc. in the said “Pearl Residency” Village Harthala Ahatmali tehsil & distt.-moradabad-244001 shall managed by Maintenance Agency to be appointed by the seller(hereinafter referred to as the “Maintenance Agency). The Purchaser to agrees to abide by the terms and conditions of the Maintenance Agreement and agrees to make the Periodic Maintenance Charges as per the Maintenance Agreement.
9. The Said Deed Is Being Presented For Registration BY Shri.
Sandeep Bajaj S/o Shri Dharam Pal Bajaj, R/o House No. 5,Westend Greens ,Amaltas Avenue, Rajokari, South west Delhi-110038 in the capacity of an authorized signatory & Director of the Company (for the seller).
10. It is specifically stated that stamp duty on the aforesaid plot is calculated in term of rate list notified by collector Moradabad for purpose of registration of the sale deed, according to which stamp valuation stands at RS.....and the stamp duty to the tune of Rs.....has been paid accordingly.

SCHEDULE OF PLOT

All that piece and parcel of land being plot no..... mtr , in the residential colony known as Pearl Residency, Village Harthala Ahatmali tehsil & distt.-moradabad-244001,.....comprised in Khasra No 288/3MI,309/1MI,310MI,311MI,312,315/1,480/1,481/1

located at Village Harthala Ahatmali tehsil & distt.-moradabad (U.P.) and bounded as under:

East:

West:

North:

South:

IN WITNESS WHEREOF the sellers/Developer have signed this

Deed as under-

Witness

Developer

Buyer/Seller