

गाजियाबाद विकास प्राधिकरण, गाजियाबाद ।
(टिप्पणियां एवं आदेश)

SALE DEED

Sample of Deed

This Sale Deed is executed on _____ month _____ year _____
Between **Ghaziabad Development Authority** a body created under provision of the U.P. Urban Planning and Development Act, 1973 hereinafter called Authority (Which expression shall unless the context does not admit includes its successors and assignees) through its Executive Engineer/AUTHORISED SIGNATORY –

.....Vendor

AND

Sh. Karanveer Yadav S/o **Sh. Bhule Singh** R/o **G-58, Nehru Nagar-III, Ghaziabad** (which expression shall unless the context does not admit includes his/her heirs, successors, executors, administrators and permitted assignees) of the other part –

.....Vendee

That the First Party advertised and published a Prospectus & Application Form for allotment of Multipurpose Plots and Residential Building through Tender-cum-Auction for the allotment of Commercial Plot No. 4, Ambedkar Road Yojna behind Bikanerwala Sweets, Ghaziabad measuring area 166.77 Sq.Mtrs. The Plot will be allotted on Free Hold basis and boundaries of which is mentioned in the end of this deed & site plan is attached with this deed.

WHEREAS an agreement to sale was executed between the parties in respect of Free Hold Commercial Plot No. 4, Ambedkar Road Yojna behind Bikanerwala Sweets, Ghaziabad measuring area 166.77 Sq.Mtrs. boundaries of which mentioned in the end of deed. The said agreement to sale is registered before Sub-Registrar-II, Ghaziabad on Bahi No.1 Jild No.9798 page no.361 to 376 SI.No.7166 dated 03/06/2015. The parties are agree to transfer the Commercial Plot No. 4, Ambedkar Road Yojna behind Bikanerwala Sweets, Ghaziabad against the total premium of plot including 10% infrastructure charge and Corner Charge is Rs. 1,23,09,294/- (Rupees One Crore Twenty Three Lac Nine Thousand Two Hundred Ninety Four only) and 12% Lease Rent & Free Hold Charge i.e. Rs.13,42,832/- (Rupees Thirteen Lac Forty Two Thousand Eight Hundred Thirty Two only), the vendor acknowledge the receipt the same amount through this deed.

The agreement to sale dated 03/06/2015 was executed on the stamp paper Rs. which was paid by the vendee and will be adjusted against the stamp duty payable for this deed.

Now both the parties agree as under:

1. That the Commercial Plot No. 4, Ambedkar Road Yojna behind Bikanerwala Sweets, Ghaziabad measuring area 166.77 Sq.Mtrs. is free from all charges, liens and encumbrances and being transferred to the vendee through this deed.
2. The Possession of the Commercial Plot in question has already been delivered to the vendee after the execution of the agreement to sale.
3. The vendee shall complete the construction of the building in accordance with the plan approved by GDA as per condition of

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agreement and as per minimum specification prescribed by the Ghaziabad Development Authority.

4. The Plot and building thereon shall not be used for any purpose other than specified in the deed executed by the GDA.
5. The vendee shall not be entitled to sell, transfer, assign or otherwise part with possession of the plot or any part thereof before or after the erection of the building without the previous permission in writing of the Authority.
6. The vendee shall be liable to pay rates, taxes, charges and assessment of every description in respect of apportioned plot / building whether assessed, charged or imposed on that plot or on the building construction.
7. Any money due to the GDA from the vendee of the aforesaid property, shall be recoverable as arrears of land revenue from the vendee or his nominee.
8. If it is disclosed that the sale deed of the commercial plot / property has been obtained by suppression of any fact or mis-statement or misrepresentation or fraud or if there is any breach of the conditions of the deed, the sale deed will be cancelled as also with the possession of the property and the building thereon will be taken over by the authority, and the vendee will not be entitled to any compensation whatsoever nor for refund of any premium paid by him.
9. Any unauthorized construction by the vendee, is liable to be demolished in acceptance with the rules/ laws in force.
10. The water supply, sewerage, Drainage and Electricity lines as per specification and standard shall be provided upto the boundary of the property by GDA. The internal work shall be completed by the vendee.
11. That the vendor have right to cancellation, termination, forfeiture or re-entry on aforesaid grounds after the vendee has service on the vendee, a notice in writing and the violation has not been corrected by the vendee within reasonable time.
12. That the Terms and conditions given in the auction brochure shall be applicable.
13. Details of Commercial Plot No. 4, Ambedkar Road Yojna behind Bikanerwala Sweets, Ghaziabad measuring area 166.77 Sq.Mtrs. boundaries of which are given below:-

NORTH :

SOUTH :

EAST :

WEST :



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(टिप्पणियां एवं आदेश)

In witness the parties name above have signed this SALE DEED on
_____ the day of _____ at Ghaziabad, U.P.

Ghaziabad Development Authority

Witnesses No. 1

(Vendor)

Witnesses No. 2

(Vendee)