

SUMMARY OF DEED

1. Date of Execution : _____
2. Nature of property : Residential Flat
3. Ward : Sadar
4. Mohalla : Civil Lines, Allahabad
5. Type of property : Flat no. _____, (_____ Floor),
_____ Sq.mtr (_____ BHK) Galaxy Shanti
Niketan, Free hold part of plot No. 12, Civil
Station, Allahabad
6. Location of the Road : _____ mt.
7. Sold area of Flat : _____ Sq. Mt.
8. Average Land : _____ Sq.Mt.
9. Sale Consideration : Rs. _____/-
10. Valuation : Rs. _____/-
11. Paid Stamp Duty : Rs. _____/-

SALE DEED

THIS DEED OF SALE is made on this _____ th day of _____ 2018
BETWEEN

Skynet Infraventures Pvt. Ltd. having its head office at 180, Pritam Nagar, Allahabad through its Managing Director Ritesh Paul hereinafter called the Vendor which term shall mean and include its successors, legal representatives and assignees unless expressly excluded.

Mobile No. _____, Adhar . No. _____ PAN- _____

AND

1. Mr. _____
Pan _____ AADHAR NO. _____

Both R/o _____, hereinafter called the Vendee which term shall mean and include her heirs, successors, legal representatives and assignees unless

That the property is flats to be constructed freehold part of Plot No. 12 Civil Station, Allahabad. That, 1. Anita Chowdry, Daughter of Late Kamla Pati Chowdry, Resident of 29, Watersreach Apartment, Good Child Road, London-N4, 2EQ, Local Address: 1/1, Lyall Road, Allahabad, 2. Jean Chowdry, Wife of Late Bishwanath Chowdry, Resident of 4 (old) new 16/6 Nawab Yusuf Road, Allahabad, 3. Smt. Meena Chatterji, Daughter of Late Biswanath Chowdry, Resident of, 1-C, Lyall Road, Civil Lines, Allahabad, 4. Smt. Mala Mukerjee, Daughter of Late Bishwanath Chowdry, Resident of C-55, Tarapore Garden, Opposite Oshiwara Police Station, New Link Road, Andheri West, Mumbai-53, 5. Smt. Shelley Sanyal, Daughter of Late Bishwanath Chowdry, Resident of 14 Haskins Road, Hanover, NH-03755, USA, through thier duly constituted attorney is Sri Gautam Chatterjee son of Sri P. K. Chatterjee resident of 1-C, Lyall Road, applied for Free Hold and thereafter 2842.34 Sq Meters land was converted to free hold by the virtue of Free Hold Sale Deed dated 14.2.2017, wherein the entire expence of freehold was done by first party, ie, Skynet Infraventures Pvt. Ltd., 26 Muir Road, Near Ekanki Kunj, Allahabad UP, through its Managing Director Sri Ritesh Paul.

The absolute owners of part of freehold Plot No. 12 Civil Station, Allahabad, Area 2842.34 Sq Meters as per U.P. Govt. Free Hold Policy got the aforesaid property converted into free hold, with the help and funds of the first party.

And whereas the aforesaid owners, decided to develop the Property as a group Housing Project, through Skynet Infraventures Pvt. Ltd., 26 Muir Road, Near Ekanki Kunj, Allahabad UP, through its Managing Director Sri Ritesh Paul.

Whereas now it is desirable to execute the sale deed in favour of the Vendee.

NOW THIS DEED WITNESSETH AS UNDER :-

That in lieu of the sale consideration of Rs. _____/- (Rupees _____ only), paid by the Vendee to the Vendor, the Vendor hereby sell, transfer all its right in Flat No _____ (_____ Floor) _____ Sqmtr. (_____ BHK) Galaxy Shanti Niketan, Free hold part of plot No. 12, Civil Station, Allahabad, more fully detailed and bounded at the foot of this deed to and in favour of the Vendee.

That the Vendee has paid the entire sale consideration of of Rs. _____/- (Rupees _____ only), to the Vendor in the following manner:-

A. Rs. _____/- (Rupees _____ Only) paid by DD _____, _____ Bank, _____ Branch, dated _____

B. Rs. _____/- (Rupees _____ Only) paid by DD _____, _____ Bank, _____ Branch, dated _____

1. The Vendor hereby acknowledge the receipt of the same. Nothing remains due.
2. That the Vendor has handed over possession of the Vended Flat (_____) to the Vendee.
3. That now the Vendee has become owner of the vended Flat.(_____) They may use and enjoy the same in the manner they like without interruption from any one. She may also get her name recorded in the relevant records.
4. That all the taxes and other dues of the Flat hereby sold has been paid by the Vendor upto this day, and now it is the responsibility of the vendee to pay the same from this day.
5. That all the right, title and interest which the vendor own and possess in the vended Flat stands transferred to the Vendee and from this day the Vendor ceases to have any right or concern with the same.
6. That the Flat hereby sold is free from all encumbrances, charges and liens.
7. That if on account of any defect in the title of the vendor , the vended Flat either in whole or part goes out of possession of the vendee, in that case the vendor will either get the effect removed from his title and put the vendee in possession or pay the compensation for the same to the vendee.

In witness whereof the parties have signed this deed of sale with their free-will and without any coercion on the day, month and year first above written in presence of the witnesses.

DETAILS OF PROPERTY SOLD

Flat No _____ (_____ Floor) _____ Sqmtr. (_____ BHK) Galaxy Shanti Niketan, Free hold part of plot No. 12, Civil Station, Allahabad, more fully shown in the map annexed to this deed which is bounded as under:-

Area - _____ Sq.mtrs.

BOUNDARIES :

North : _____
South : _____
East : _____
West : _____

VALUATION OF SALE PROPERTY

The Building consist Three Storied. The Flat is being purchased for residential purposes. Lift facility is not available in this Flat. The Valuation of Vended Flat as Under:-

V Code No.- _____, Page _____, Circle Rate _____/-

Total area of land = _____ Sq .Mts.

Area of Flat = _____ Sq .Mts.

Total Built-up area = _____ Sq.Mts.

Average Lane =

_____ × _____

= _____ Sq. Mtrs.

Cost of Average Land _____ × _____ = Rs. _____/-

_____ % Park Charge _____ = Rs. _____/-

Cost of Construction _____ Sq. Mtr × _____ = Rs. _____/-

_____ % Addl. Charges _____ Total = Rs. _____/-

= Rs. _____/-

Total Cost of Flat = Rs. _____/-

PHOTOGRAPH

WITNESSES :

a.

2-

DATE:

SIG. OF VENDOR

SIG. OF VENDEE

DRAFTED BY :

ADVOCATE

TYPED BY :

GIRDHAR