

			WEST : NORTH : SOUTH :
13.	No of persons in First Part (1);No of persons in Second Part (___);		
14.	Details of Seller	:	Details of PURCHASER(S)
	Royal ocean india infratech pvt. Ltd. , a company duly registered under the Provisions of The companies Act 1956 having CIN....., having its registered Office at, Lucknow-, represented by its Authorized Signatory Mr. Rajmani Yadav .	:	Mr. _____ S/o _____ R/o _____

Royal ocean india infratech pvt. Ltd, a company duly registered under the Provisions of The companies Act 1956 having CIN....., having its registered Lucknow-22606, represented by its Authorized Signatory Mr. Rajmani Yadav duly authorised vide dated _____ (*hereinafter referred to as the 'Seller' which expression unless repugnant to the context includes its successors, administrators, and assignees*)

AND

Mr. _____ S/o _____ R/o _____

compensation of claim, if any, of the Purchaser(s) in respect of the Flat hereby sold shall be deemed to have been waived.

- f. The Seller has accepted the request of the Purchaser(s) and has earmarked an **Plot no.** _____ having **area of** _____ **Sq. ft.**

And in the Project known as "Dream City Phase -2" and undivided proportionate right of using facilities such as use of water and electrical arrangement and shall be hereinafter referred to as the "Plot" for Basic Sale Consideration subject to the terms and conditions hereinafter contained in this Deed, as mutually agreed by and between the Parties hereto.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. THAT in consideration of Rs. _____/- (Rupees _____ only) ("sale consideration") paid by the purchaser(s) to the Seller, the receipt whereof Seller hereby acknowledge. The Seller hereby sells, conveys, assigns and transfers by way of absolute sale all that Flat No. _____ (in word) on the _____ (in word) Floor in the project known as " _____ " 'built over a plot of land bearing Khasra/Plot Nos. _____ situated at _____ measuring about _____ (in word) sq. meter carpet Area, morefully described in the **SCHEDULE OF PROPERTY** given at foot of this deed and flat plan attached hereto in favour of the purchaser(s) to hold the same as absolute owners thereof, on the following terms and condition.
2. THAT the absolute title, right and interest with all easements only in respect of the property hereby sold shall vest in the purchaser(s) hereinafter and presently no right of easement of any kind is available to any other person or persons, to restrict the purchaser(s) right of use and enjoyment of the property sold in any manner whatsoever. THAT the property hereby sold is

free from all sorts or encumbrances, liens, attachments, mortgages, transfers and charges etc. and the same is neither under any acquisition nor subject matter of any dispute with any third person and no litigation in respect of the title of the Seller is pending in any court of law or with any authority.

3. THAT the purchaser(s) and other occupants shall not keep or store or cause to be stored any articles, things, materials, and goods in other common passage of the building and shall not obstruct the ingress and egress of the other occupants of the said Plot vehicles in the open spaces shall however, be permitted.

For RERA Registration

4. THAT the entire expenses for execution and registration of this deed and typing charges, registration fees and other miscellaneous expenses shall be exclusively borne by the purchaser(s) and the stamp duty has been paid by purchaser(s) to this deed.
5. **GOVERNING LAW:** That the rights and obligations of the parties under or arising out of this Deed shall be construed and enforced in accordance with the laws of India for the time being in force.
6. **JURISDICTION:** That, the Courts of Uttar Pradesh, at.....bench or courts subordinate to it alone shall have jurisdiction in all matters arising out from this deed/transaction.
7. **DISPUTE RESOLUTION:** Any dispute, difference, controversy or claim (Dispute) arising between the parties out of or in relation to or in connection with this Deed, of the breach, termination, effect, validity, interpretation or application of this Deed or as to their rights, duties or liabilities there under, or as to any act, matter or thing arising out of, consequent to or in connection with this Deed, shall be settled by the parties by mutual negotiations and agreement. If, for any reason, such dispute cannot be resolved amicably by the parties, the same shall then be referred to and settled by way of arbitration proceedings in accordance with the Arbitration and Conciliation Act, 1996 or any subsequent enactment or amendment thereto (the Arbitration Act). The Promoter shall appoint the Sole Arbitrator and decision of the Arbitrator shall be final and binding upon the parties. The venue of arbitration proceedings shall be The language of the arbitration and the award shall be English. The cost of arbitrators appointed and other cost of arbitration shall be borne by the parties in equal proportions.

SCHEDULE OF PROPERTY

Plot No. _____ (_____) on the _____ (_____) in the
Project known as ' _____ -', built over a plot of land
bearing Khasra Nos. _____ situated at
Village _____ measuring about _____ (_____) sq. mtr.
with proportionate right in land _____ sq. mtr. and bounded as under :-

EAST :

WEST :

NORTH :

SOUTH :

IN WITNESS WHEREOF the parties have put his respective hand on this
deed of sale on the date month and year, first above written.

Signature of Seller

For Onella Realty Pvt. Ltd

Authorized Signatory

Signature of Buyer(s)/ Allottee(s)

Witness:

1.

2.

Drafted by:

Composed by:

(_____)
Advocate, Civil Court,

(_____)
Civil Court,