

Perfoma of sale deedDESCRIPTION OF SALE DEED

01. Type of property -	Commercial office multistories complex
02. Ward & Distt. -	Hariparavat ward, Tehsil and Dist Agra.
03. Property No. -	Shop / office situated at - Floor ganga ratan square
04. Add. Of Property -	Plot no. 1/140,1/140A and 1/140/1 khasara no. 524 at civil lines (Delhi gate) sarjepur, agra
05. Area of Property - Sq. Mts.
06. Location of Road -	Situated at <u>30 Mts. wide</u> Road. (Not situated at other main road)
07. Other Description -	Shop / office situated at - Floor ganga ratan square.
08. Total Land Area of Apartment	1443.10 Sq. Mts.
09. Total Multistory Project Covered Area Sq. Mts.
10. Super Built up area Sq. Mts.
11. Total Carpet area of Shop / Office Sq. Mts.
12. Common Area Sq. Mts.
13. Undivided Land Area for this Flat Sq. Mtr.
14. Circle Rate of this Land	Rs. /- Per Sq. Mtr (Page No.) . Rs. per Sq.Mtr.
15. Circle Rate of Construction	Rs. /-
16. Current Market value as per Circle Rate	Rs. /-
17. Sale Consideration	Rs. /-
18. Stamp Duty Paid	Rs. /- after taking maximum rebate of Rupees Ten Thousand on female purchaser paid by VENDEE)
19. E Stamp No. --	!

DESCRIPTION OF PROPERTY HEREBY SOLD

One Shop / Office No. in Ganga Ratan Square on Floor having Carpet area of Sq.Ft. (.....mts.) which is more fully described at the foot of this deed and marked by red color in annexed map attached with present sale deed.

BOUNDED AS UNDER:-

East -
West -
North -
South -

SALE DEED

THIS DEED OF SALE made and executed at Agra on this ---- day ---- of 2022 by M/s Shree Raj Ventures, a partnership firm, having its office at 1st J P Complex, Kehrai mod, Shamshabad Road, Agra. (PAN- ADMFS3662B) through its Mr. Rakesh Kumar S/o Shri Jwala Prasad R/o 47, Kaveri Vihar Phase - II, Agra-282004 Mob No. 9412720183 (hereinafter called the VENDOR which expression shall mean and include its successor in interest, Administrator and Assigns.)

IN FAVOR OF

Mr..... (PAN-) S/o R/o Mob No.
(Hereinafter called the VENDEE which expression shall mean and include his heirs, successor in interest and assign on the terms set out hereunder:)

WHEREAS the VENDOR is owner in possession of land Plot No. 1/140,1/140A and 1/140/1, khasara no.524 at civil lines mauja sarjepur hariparvat ward Tehsill & Distt. Agra having purchased it from its erstwhile owner vide carious registered deed of sale dated 06/08/2021 on Bahi No. 1 , Jild No. 11219, Page No. 43 to 64 at S.No.2825 dated 06/08/2021 at the office of Sub Registrar (I), Tehsil - Sadar , Distt.- Agra.

WHEREAS the VENDOR after purchase of aforesaid property, constructed and developed multistoried commercial/ Office complex under the Name & Style of "GANGA RATAN SQUARE" as per sanctioned planed for Agra Development Authority, Agra vide file No. ADA/BP/20-21/1149 Dated 25/06/2022.The said multistoried commercial / office complex is interlay comprising of the described at the foot of this deed.

WHEREAS the VENDEES had applied through an Application of Registration for purchase of one shop /office bearing Unit No.atFloor. Comprising Carpet area Sq.Ft.mts.) of commercial/ office complex "GANGA RATAN SQUARE".

WHEREAS the VENDOR has agreed to transfer, sale, convey, alienate and assign its interest in aforesaid shop / office unit has described at the foot of this deed in " GANGA RATAN SQUARE Mr. VENDEE for sale price of Rs...../-

NOW THIS DEED WITNESSETH AS UNDER

That for consideration (Excluding/Including Taxes) Rs...../- (.....) half of which is Rupees Rs./- paid by the VENDEES to the VENDOR, in respect of Shop / office No. at..... floor comprising of Carpet area Sq.Ft.(.....mts.) of commercial shop/office "Ganga Ratan Square" and more fully described at the foot of this deed, the VENDOR doth hereby assign, transfer, sale, convey, alienate & sale the aforesaid commercial on absolute sale to the VENDEES subject to term and stipulate contained herein to have it and hold it absolutely forever as owner thereof.

That the sale price (Excluding/Including taxes) Rs./- (.....) of the aforesaid Flat has been paid by the VENDEE to the VENDOR through different cheques, RTGS in various dates.

Thus the VENDOR has received the total sale price from the VENDEES and now nothing remains to be paid to the said VENDOR. The VENDOR hereby acknowledges to have received the total sale price of aforesaid commercial unit & all that described at foot of this deed.

2-That the above sale price does not include the cost of common areas and common facilities, however the purchaser are entitled right of using car parking keeping his vehicle only. The VENDEE is strictly prohibited to disturb the present state & structure of car parking either by erecting any structure thereon four walls for covering the same.

3-That the VENDOR has put the VENDEE in actual physical & proprietary possession of the aforesaid Shop / office hereby transferred & sold. The VENDEE hereby acknowledges to have obtained the said possession from the VENDOR.

4-That the VENDEE shall have right, title and interest up to the ceiling above the floor space of the property and its inner edges of the property transferred to him. The VENDEE shall be deemed to be owner of only half of the thickness of the adjoining walls covering the floor space of the property hereby transferred. The VENDEE shall however have no right, title and interest to change, alter or disfigure the existing state structure and shape of the ceiling or alter its structural and architectural design. It shall also prohibit him/her from causing any kind of damages in any part of the property.

5-That the VENDEE shall have a right to further transfer, sale, alienate and mortgage the property hereby transferred. The VENDEE shall have a right to part with this interest in the said property hereby transferred and sold to any other person subject to term & covenants set forth herein, to which the vendor would have no objection.

6-That the VENDEE shall have undivided, impartibly common interest & common area and use and enjoyment in the common service facilities area appurtenant to the building raised over the floors of the proportionate area of the property transfer to the VENDEE for more effective and beneficial use of the flat hereby sold.

7-That the VENDEE shall have joint, common proportionate & undivided proprietary claim and interest in the land underneath the property hereby transferred and conveyed to him/her and it shall not be subject to any partition or sub-division in any matter of any stage by the VENDEE or any person claiming under him/her.

8-That the VENDEE is liable to maintain the property hereby sold in sound and habitable condition shall not damage its floors, walls, columns in any manner which may cause or likely to cause or damage to the adjoining properties/units or to the apartment itself.

9-That the VENDEE shall not keep, collect, store and use any inflammable combustibles or explosive materials in the property or any part thereof hereby transferred and sold to him/her which may endanger the life of the property in the entire building or in the surroundings of the property transferred. This includes the prohibition of installing any furnace, bhatti or welding or any manufacturing unit etc. The VENDEE shall not use the property transferred for any purpose other than resident or for such purposes which may be detrimental to the surroundings and building as well or which may have the effect of causing and producing noise pollution and nuisance in the property hereby sold & its surroundings. The VENDEE shall use the property accordingly the government rules & regulations.

10-That upon taking possession of the property consequent upon this sale the VENDEE shall have no claim against the VENDOR as to any item or masonry work, structure work etc. done executed & performed in respect of property hereby sold.

11-That the VENDEE shall have a right to obtain the telephones and electric connection at his/her own cost. The VENDEE may also have the right to take water connection without disturbing architectural control and design of the building. If it is found that such connection, if allowed would damage to the floors, walls or columns and other structure than the VENDEE shall not to be entitled for such connection & shall be precluded to install the same.

12-That the House tax, Water tax, Fire tax, scavenging tax or tax, charges or case of any other description imposed by Nagar Nigam, local authority or any statutory authority on the property sold or become leviable there on shall be payable and be paid by the VENDEE in respect of the property sold.

13-That the VENDEE agrees that after the sale and possession of the property any permissible additions or alteration in or above or relating to the said flat which are required to be carried out by the Government, Local Authority or any statutory authority or by way of any statutory requirement, the shall same be carried out by the VENDEE in co-operation with the other inhabitants/allottee/owners of the other unit of the building "SHREE RAJ VENTURES" at their own cost, risk and responsibility at the vendor shall not in any manner be held liable or responsible for the same.

14-THAT it has been agreed between the VENDOR and the VENDEE that save and except in respect of the particulars property & space hereby acquired by him the VENDEE shall have no claim right, title or interest of any kind except the right of egress and ingress over or in the respect of all on or any kind of the areas. Such as lobbies, staircase, lifts, corridor etc.

15-That the VENDOR shall be entitled to connect the water, electric, sanitary, draining, fitting etc. on additional structure /storey with the existing electric water sanitary drawing sources etc. as its own cost without any demur from the VENDEE.

16-That the terraces, roofs, parapet, walls shall continue to be the property of the VENDOR unless transferred and sold expressly by the VENDOR to the VENDEE who shall not be entitled to use them for any purpose whatsoever.

17-That the VENDOR shall transfer all the residuary right in the complex such an agency or body as may be required under the law, or may so transfer it at its own discretion at any time.

18-That the entire maintenance House, upkeep, preservation and operation of common services common areas in the complex shall be done by Agensi or its nominee on the terms and condition and charges to be determined by the VENDOR or its nominee from time to time in the context of the prices prevailing for common services, levies, taxes, labor etc. at the relevant time. The VENDEE shall be bound to pay such charges together with repair, maintenance & replacement charges of plant and equipments etc. The VENDEE shall be individually responsible for the payment of proportionate water, electricity consumption charges etc. as shall be obtained by them and all the internal maintenance and repair of the installations/devices of the unit sold. Maintenance will be chargeable after the sale deed executed.

19-That the VENDEE shall comply with, carry out & abide by the laws, bye-laws, rules, regulation, requisition, demands etc. of the AGRA DEVELOPMENT AUTHORITY, AGRA and other local self government & other statutory Authorities and shall attend to answer and carry out at his own cost and be responsible for all deviations, violations and breaches of conditions contained in this deed.

20- Complex welfare society , will maintain the common services/facilities area for maintenance is required it would be borne by the members of the society proportionately.

21- All the expenses of the said complex welfare society shall only be borne by the vendee.

That it is expressly made clear for removal of doubt that the sale consideration referred to above does not include cost of common areas and common facilities etc. Provided along with the unit-flat hereby sold to the VENDEE and these are part of necessary amenities provided with the flat for more effective & beneficial use and enjoyment of it by the vendee.

DESCRIPTION OF PROPERTY HEREBY SOLD:-

One Shop /office Unit No.....atFloor, floor having covered area ofSq.Ft. (.....Sq. Mts.) which is more fully described at the foot of this deed and marked by red color in annexed map in commercial complex "GANGA RATAN SQUARE" forming Plot No.1/140,1/140A and 1/140/1 khasra no. 524 mauza sarejpur,civil lines hariparvat ward, Tehsill & Distt. Agra

East -
West -
North -
South -

IN WITNESS WHEREOF THE VENDOR AND VENDEE HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS DEED OF SALE ON THE DATE, MONTH & YEAR AFOREMENTIONED.