

BRIEF PARTICULAR OF THE SALE DEED

1. Nature of Property	Residential
2. Ward / Pargana	0306/Loni
3. Mohalla / Village	NOOR NAGAR, GHAZIABAD
4. Detail of Property	Flat No....., (without roof right) Situated in the Commercial Complex“ Shivoy High Street at Khasra nos. 1069M at Village Noor Nagar, Raj Nagar Extension, NH-58, Paragna Loni Tehsil & Distt. Ghaziabad (UP.).
5. Measurement of Property	Super Area square. feet. (sq. mtr.) Covered area...
6. Status of Road	24 mtr wide road
7. Status of Parking	One Two Wheeler Parking (Right to use only)
8. Sale consideration	Rs. /-
9. Govt. Circle Rate	Rs. /- per sq. mtr.
10. Govt. Value	Rs. /-
11. Rebate in Circle Rate	No rebate for 2 nd Floor
12. Add of Facilities	9 % add for common facilities
13. Stamp Duty	Rs. /-

SALE DEED

Total Sale Consideration Rs. /-
Paid Stamp duty Rs. /-

With 1% discount on Rs. 10,00,000/- for the woman on the basis of notification order no. I.F.T.R-5-2756/11-2008-500 (1165)/2007 Lucknow on dt. 30.06.2008 by Uttar Pradesh Government Institution finance, tax and registration anubhag-5.

THIS SALE DEED is made and executed at Ghaziabad on ____day of _____, Year_____.

Between

(hereinafter called the Vendor/ Owner of the first part.)

AND

, (hereinafter called the Vendee/purchaser of the second part)

The term and expressions Vendor of the first part & Vendee of the second part shall unless repugnant to the context, mean and include their respective heirs, successors, executors, nominees assigns administrators and legal representatives.

DETAILS OF PROPERTY :-

Commercial Shop No.____(Covered Area _____sq. mtr.) in the Commercial Complex at at Village Noor Nagar, Raj Nagar Extension NH-58, Paragna Loni Tehsil & Distt. Ghaziabad (U.P.) along with the proportionate, undivided, impartible share and interest in the free hold plot of land on which the building is constructed together with common right to use areas and common amenities and facilities to be provided in the said building and all manner of rights privileges easements, advantages, appurtenances and what so ever to the said residential apartment (hereinafter called the said property)

And whereas the Vendor purchased said property from M/s Rajvansh Infracon Pvt Ltd through registered sale deed which was duly Registered book no. __ volume no. ____ pages no.____ serial no.____ on dt.____in the office of Sub Registrar _____, Ghaziabad.

And whereas Vendor of the first part have agreed to sell the said property for a total sale consideration of Rs. _____/-(Rupees _____only) and the Vendee of second part agreed to purchase the said property and hence this deed of sale is being executed between Vendor and Vendee.

NOW THEREFORE, THIS SALE DEED WITNESSETH AS UNDER

That the vendor of the first part hereby sells, transfers and conveys the aforesaid property to purchaser of the second part together with covered car parking with proportionate share of land in the underneath with all common areas and facilities such as stair case, lifts mummy, gym, club room, including common passage, corridor and lobbies, water supply arrangement installations such as power light, sewerage usage rights for community hall and including all easement rights attached to the said property and all the ownership rights therein which the vendor have or may hereafter have over the property and to have to bid the same to the vendee forever on the terms contained herein in the said complex.

2. That the complete sale consideration of Rs. _____/-(Rupees _____ only) has been duly paid by the vendee of the second part and the receipt whereof the vendor of the first part does hereby acknowledge as under

3. That the Vendor have sold said property to the vendee and the vendee have become owner & possession holder of the above said property and has full right of ownership & possession to use& to sell, to transfer, mortgage, gift etc. the above said property in any manner whatsoever without any interruption of the vendor or builder, no permission or consent will ever be required from vendor for further deals on this property

4. That the vendor of the first part have handed over the vacant and physical possession of said property to the vendee of the second part along with original copy of all documents of the said property & agreed to be transferred herein to the vendee.

5. That the vendor of the first part have represented and confirmed that the said property and the land underneath it, which is subject matter of present sale deed is free from all sorts of encumbrances, such as lien, prior agreement to sale, or sale to any other person, mortgage, gift, notice, notification dispute litigations etc. and the vendor of the first part are fully authorized and have legal capacity to transfer the same in favour of the vendee of the second part.

6. That the vendor of the first part have represented and confirmed that in case the second part are put to any monetary loss, harm or injury of any part of the property on account of any legal defect in the title of the vendor of the first part or on account of any representations made by the vendor found to be untrue or on account of suppression of any material facts pertaining to the title of the said property, the vendor of the first part shall be indemnified the vendee of the second part in respect of any such loss .

7. That the stamp duty and registration charges in respect of the sale deed have been paid and borne by the vendee of the second part.

8. That after the execution of this sale deed, the vendor of the first part are left with no right interest, claim of any nature whatsoever in the said property and the vendee are fully authorized and competent to get the said property duly mutated in his favour and to his names duly transferred and substituted in the records of Municipal Corporation, Revenue Records etc. and other concerned authorities and the vendor of the first part shall render all assistances for the purpose, as may be reasonably required.

9. That the entire liability to the said property in the nature of, Electricity and any other charges after the date of execution and registration of this sale deed shall be paid and borne by the vendee of second part.

10. That all other terms and conditions of the basic sale deed dated _____ shall be applied on this deed of sale.

IN WITNESS WHEREOF the parties hereto have signed & executed the above deed on the day of month and the year as mentioned above in the presence of the following witness.

Signed by the vendor

Signed by the vendee

Witnesses

1. _____

2. _____

Drafted by :- _____ Deed Writer, Chamber No. _____