

E-Stamping Certificate No. IN-UP.....W, Dated-....-...-2024.

BRIEF PARTICULAR OF SALE DEED

Nature of Property : Commercial Property
V-Code :
Mohalla/Village : Swarn City Centre, Block – C, Swarn Jyantipuram,
Ghaziabad
Detail of Property : The Commercial Shop No....., on
..... Floor in “SWARN CITY CENTRE”
built on Plot No. CS-2 situated at Block – C, Swarn
Jyantipuram, Ghaziabad Tehsil & Distt- Ghaziabad
(U.P.)
Type of Property : Shop/Office
Status of Road :
Super Area : sq. mtrs.
Covered Area : sq. mtrs.
Sale Consideration : Rs...../-
Govt. Circle Rate : Rs.69,000/- per sq. mtr.
(Less-.....% rebate for Floor)
Value as per Govt. Circle Rate : Rs...../-
Stamp duty paid : Rs...../-

SALE DEED

Sale Consideration Rs...../-

Stamp duty paid Rs...../-

This Deed of Sale is made and executed at Ghaziabad on this day of 2024.

BETWEEN

M/s CLEOH HOMEZ & DEKORZ Pvt. Ltd. (Pan : AAGCC9467N) having office at 567, Niti Khand-I, Indirpauram, Ghaziabad, Uttar Pradesh , through its Authorised Signatory Mr. S/o Shri (Aadhaar No : XXXX XXXX), R/o-..... hereinafter referred to as the “ VENDOR”, (which expression shall, unless it be repugnant to the context or meaning thereto, means and includes its successors-in-interest and assigns, of the ONE PART”).

AND

Mr. S/o Shri (Pan:& Aadhaar No : XXXX XXXX), R/o-..... hereinafter referred to as “VENDEE”, (which expression shall, unless it be repugnant to the context or meaning thereto means and includes their respective legal representative, legal heirs and assigns, of the “SECONDPART”).

The terms and expressions vendor of the first part and the vendees of the second part shall unless repugnant, mean and include his/their respective heirs, successors, executors, nominees, assigns, administrators and legal representatives.

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DETAILS OF PROPERTY:-

The Commercial Shop/Office No....., Floor , having Super Area sq. mtrs. & Covered Area sq. mtrs. in “SWARN CITY CENTRE” built on Plot No. CS-2 situated at **Block – C**, Swarn Jyantipuram, Ghaziabad Tehsil & Distt- Ghaziabad (U.P.). (Hereinafter called the said “Property”)

Bounded as under:-

East : As
West : per
North : Site
South : Plan

WHEREAS the vendor have purchased the plot for **Convenient** Shopping Complex from Ghaziabad Development Authority , Ghaziabad ., Through registered agreement which was duly registered and entered in Book No. 1, Volume No.17434 on pages-395 to 416, Document No.883, Dated-01.02.2023 in the office of Sub-Registrar –III Ghaziabad.

AND WHEREAS the vendor of the first part has agreed to sell the said property for a total sale consideration of **Rs...../- (Rupees-.....Lakhs Only)** and the vendee of the 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:-

1. That the vendor of the first part hereby sells, transfers and convey the aforesaid property to the vendee of the second part together with proportionate right in the land underneath and with all common facilities such as stair case, passage, corridor, lobby etc.
2. That the complete sale consideration of **Rs...../- (Rupees-.....Lakhs Only)** has been duly paid by the vendee of the second part and the receipt whereof the vendor of the first part does hereby acknowledges the same. **Payments details are as under:-**
3. That the vendor of the first part has handed over the peaceful possession of the said property to the vendee of the second part at the time of execution of this deed.
4. That the vendee of the second part have become owner & possession holder of the above said property and have full right of ownership & possession to use & to sell the above said property in any manner.
5. That the vendor of the first part has represented and confirmed that the said property and the land underneath it, which is subject matter of the present sale deed is free from all sorts of encumbrances, such as lien, mortgage, gift, notice, notification, dispute litigation etc. and that the vendor of the first part is fully authorised and have legal capacity to transfer the same in favour of the vendee of the second part.
6. That the vendor after handing over the possession of the said property shall in no way be responsible for stability etc, for structures That after taking the possession of the Shop, the vendees will not entitled to claim any type of damages regarding the construction quality and material, and the vendees have seen all the

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documents/paper related to Shop and the vendees are fully satisfied regarding the documents. And the vendees will not claim and not raise any dispute in future regarding the construction, map & design etc. etc., and the above Shop is sold as on “as is where is basis”.

7. That the entire liability pertaining to the said property in the nature of electricity and water charges, and maintenance charges and any other charges till the date of execution and registration of sale deed shall be the responsibility of the vendor of the first part and thereafter, the same shall be the responsibility of the vendee of the second part.
8. That the stamp duty and registration charges in respect of the sale deed has been paid and borne by the vendee of the second part.
9. That after the execution of this sale deed, the vendor of the first part is left with no right, interest, claim of any nature whatsoever in the said property and that the vendee is fully authorized and competent to get the said property duly mutated in his/her/their favour and to his/her/their favour name duly transferred and substituted in the records of the Ghaziabad Development Authority, Municipal Corporation, Revenue Records Etc. and other concerned authorities.
10. That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters and disputes concerning of this Deed.
11. The said Commercial Space written in this Sale Deed is also shown in the map.
12. That all the other terms and conditions of the Basic Agreement Deed dated shall be applied on this sale deed.

The above shop is sold without roof right.

The above shop is in multistoried building.

The above shop is in Shopping Complex.

IN WITNESS WHEREOF, the parties hereto have signed & executed the above deed on the day the month and the year first above written in the presence of the following witnesses.

Vendor

Vendee

WITNESSES:-

1. **Mr.** S/o Shri
R/o-.....
(Aadhaar No. XXXX XXXX)

2. **Mr.** S/o Shri
R/o-.....
(Aadhaar No. XXXX XXXX)

DRAFTED BY – Anuj Kumar Sharma, Advocate, Chamber No. 81, Tehsil Compound, Ghaziabad.