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!!JAI SHREE KHATU SHYAM JI!!

1. Type of Land : Residential Plot
2. Situated at : Mauja **JAIT in TARANG DIVINE CITY PHASE-2 EXTENSION**
Tehsil and District Mathura, approved by M.V.D.A.
under Khasra no. **1887 and 1888.**
4. Residential : Approved by M.V.D.A
5. Description of property: **Plot No.** _____
6. Area of Property : _____ Sq.Meters
7. Status of Road : _____
8. Amount of Consideration: Rs. _____
9. Circle Rate of land _____.
10. Govt.Value : Rs. _____
11. Stamp Duty : Rs. _____.
12. Under the limit of Nagar Nigam Mathura-Vrindavan, Mathura and development area.
13. Under Area : _____.

This Sale deed is made at Mathura on this 26th day of November, 2024 By **M/S TARANG INFRATECH PVT. LTD. (PAN-AACCT8530D)**, a company in corporate under the Companies Act, 1956 having Plot no. 27, Second Floor, Street no. 2, Dichaon Road, Najafgarh, back side office no. 4, Master space, Uggarsain Park, Dichaon Road, Street no. 2, New Delhi, South West Delhi, Delhi-110043 **through Authorised Representative/ Signatory Mr. Vijay Kumar Sharma S/o Shri Surajbhan R/o 683B, Kishan Ganga, Vrindavan Gate Mathura**, duly authorized vide board resolution **Dated 22.11.2024** (hereinafter referred to as the "The Vendor (Seller)" the party of the **First part**. The expression "Vendor (Seller)" shall mean and include their respected successors in interest, executors and assigns.

Mob.9711857998

INFAVOUR OF:-

MR. _____ **S/o SHRI** _____ **R/o** _____, (hereinafter referred to as the "Vendee (Buyer)", which expression, unless excluded by or repugnant to context or meaning there of, shall mean and include his/her/their respective legal heir(s) representative(s), executor(s) administrator(s), nominee(s) and assign(s) of the **SECOND PART**.

Mob. _____

PAN: _____

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The First Party i.e. Vendor (Seller) company is lawful owner, possessor and is Occupier of the Residential Plot whose complete details are given at the end of this document, which is given in **Schedule-A** and the Site Plan of that Property is attached with this deed in which the property has been shown by RED colour, property Situated at **Tarang Divine City PHASE-2 EXTENSION (JAIT) Tehsil and District Mathura (U.P.)**, under Khasra no. **1887 and 1888**.

That Vendor (Seller) First Party purchased the property land and other land from **Smt. Amrita Agrawal** W/o Late Amit Agrawal and others through Power of attorney Vijay Kumar Maheshwary S/o Late Chotelal Maheshwary by First registered sale deed dated 22.04.2024 registered at the office of Sub Registrar Mathura on Book no. Zild no. 19137 on page no. 231-244 Serial no. 9352 on dated 22.04.2024 and Second registered sale deed from **Smt. Amrita Agrawal** W/o Late Amit Agrawal and others dated 22.04.2024 registered at the office of Sub Registrar Mathura on Book no. Zild no.19137 on page no. 245-258 Serial no. 9353 on dated 22.04.2024, after purchasing the land, the name of the Vendor (Seller) company was registered in the revenue records and the Vendor (Seller) company got the land of the said Khasra number registered as populated and got MAP NO: **MVDA/LD/2024-25/0356** approved from Mathura Vrindavan Development Authority (MVDA) for developing the colony and a lot of money was invested in the land of the said Khasra number. By plotting, leveling the land, getting development work done and Colony in the name of "**TARANG DIVINE CITY PHASE-2 EXTENSION**" was developed.

AND WHEREAS in the said Colony, the Vendor (Seller) have carved/constructed in cluster pattern i.e. without independent boundary wall, residential Plot of different size, dimension and the areas, designed in an elegant and sophisticated style.

AND WHEREAS in terms of the approval granted by the Municipal complex/MVDA Mathura, U.P. the plot area duly demarcated with common landscape, no alterations and/or additions being permissible on the exterior of the Plot area or in the open and also no boundary wall around the individual plot shall be allowed.

And where as the Vendee (Buyer) having been fully satisfied with the scheme and concept of Plots and the title of the Vendor (Seller) entered into Buyer's Agreement with the Vendor (Seller) to purchase from the Vendor (Seller) a said Residential Plot.

AND WHEREAS Vendor (Seller) are absolute owner in possession and/or otherwise well and sufficiently entitled to all that piece and parcel of above said Plot in the said Colony, known as "**TARANG DIVINE CITY PHASE-2 EXTENSION**" and more particularly described in the First Schedule "A" hereunder written and intended to be hereby conveyed, transferred and assured.

AND WHEREAS Vendor (Seller) declare that they are the absolute owner of the said Plot and the same is free from all encumbrances, lien, charges or attachment.

And whereas nobody else except the Vendor (Seller) has any kind of right, interest or claim in the said Plot. They have good, subsisting, unencumbered and transferable rights, in the plot.

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And whereas the said Plot purchased by the Vendee (Buyer) is for a sale consideration of Rs-_____ (Rupees _____ Only) on the terms and conditions stipulated in the Buyer Agreement and mentioned in this deed.

And whereas the Vendee (Buyer) having paid the Rs. _____ (Rupees _____ Only) stated above, to the Vendor (Seller). Now based on the representation made by the Seller the Vendee (Buyer) is desirous to get transfer of the said Plot in his/her/their favor.

AND WHEREAS, the parties hereto are now desirous of executing this Sale deed for conveying ownership, possession, right, title and interest in the said Plot to the Vendee (Buyer).

NOW THIS DEED OF CONVEYANCE WITNESS THAS UNDER:

1 In consideration of a sum of Rs. _____ (Rupees- _____-Only) by the Vendee (Buyer) to the Vendor (Seller) by –

2 RS-_____by Cheque no. _____dated _____

As per above said transaction receipts where of the Vendor (Seller) hereby acknowledge and admit, the Vendor (Seller) doth grant, convey, transfer, assure and assign unto the Vendee (Buyer) ALL THAT piece and parcel of the said Plot as described in Schedule "A", and subject to the exceptions, reservations, conditions and covenants hereinafter contained and each of them.

- 3 That the above said Plot hereby sold conveyed and assured under this Deed is free from all sorts of encumbrances, charges, easements, lien, attachments of any nature whatsoever and the Vendor (Seller) has unencumbered, good, subsisting and transferable right in the said plot.
- 4 That the Vendee(Buyer) shall have the ownership rights only in respect of the land of said plot transferred herein and shall have no right of ownership in the common areas, other areas and facilities in the said colony. The said plot shall remain indivisible and impartibly in any manner and the Vendee (Buyer)(s) or any other person claiming through him/her/them shall not be entitled to bring any action for partition or division of the said plot area and facilities or and part thereof.
- 5 That the Vendor (Seller) hereby covenants with the Vendee (Buyer) that the interest which the Vendor (Seller) hereby profess to transfer is subsisting and-the Vendor (Seller) have good, right full power and absolute authority to convey, grant, transfer, assign and assure the said Plot unto Vendee (Buyer) in the manner aforesaid.
- 6 That the Vendor (Seller) hereby further covenant that in case the Vendee (Buyer) is deprived of whole or any part of the Said Plot hereby conveyed to the Vendee(Buyer) on account of any defect in the title of the Vendor (Seller) and/or if at any time hereafter by reason of any act or default or omission or commission on the part of the Vendor (Seller), another person lays claim to the said Plot hereby conveyed or

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to any part thereof, the Vendor (Seller) shall indemnify the Vendee (Buyer)(s) to the extent of right effected in the said Plot by the act of default, commission or omission of the Vendor (Seller) and to make good the loss suffered by the Vendee (Buyer) thereby.

- 7 That the Vendee (Buyer) has paid the sale consideration and all other dues payable as on date and has also agreed to pay and discharge all rates, taxes, property tax, charges and assessment of every description which may at any time. The Vendor (Seller) hereafter be assessed, charged, determined or imposed including the additional External Development Charges, which may be levied in future by Govt. or any other Authority for the provision of peripheral and/or, external services etc. attributable to the Said Plot/Colony, the Vendor (Seller) will not pay any external or internal charge for the said property to the Government provided that the said taxes, assessment or charge are not levied from a date prior to the date of the Sale deed or Vendor (Seller).
- 8 That as the plot in question is situated in the residential colony, carved, developed and built in pattern of uniformity symmetry in terms of execution of its layout, it is thus agreed by the Vendee (Buyer) that he shall construct house in the said plot in same pattern as already existing villas with façade in similar exactitude. However, internal layout can be arranged and executed by him as per his choice but maintaining the character of an original property. The deviation in pattern of construction would visit the Vendee (Buyer) with penal consequences.
- 9 That the Vendee (Buyer)(s) may transfer by sale, gift or otherwise the said plot, However, before such transfer, the Vendee (Buyer)(s) shall in form the Vendor (Seller) in writing of the said transfer and clear the service charges such as electricity, water, sewerage, security, intercom network etc. or other Govt. out-standings, if any, before executing the transfer by sale, gift or otherwise. The Vendee (Buyer)/the purchaser shall also be liable to register himself with the Vendor (Seller)/Developer after execution of the Sale Deed and shall also pay the charges & transfer charges, if any.
- 10 That the Vendee (Buyer)(s) has/have borne all expenses for the completion of this Deed including the Stamp Duty, Registration and other incidental charges. This Sale deed in respect of the transaction involved herein, is valued for the purpose of **Stamp** in terms of the Indian Stamp Act, 1899. any deficiency in the Stamp Duty as may be determined by the Sub-Registrar or any other concerned Authority along with penalty or deficiency in stamp duty as may be levied in respect of the Said Plot shall be borne by the Vendee (Buyer)(s) exclusively .
- 11 That the possession of the Said Plot been handed over to the Vendee (Buyer)(s) who hereby confirm(s) taking over possession of the Said Plot from the Vendor (Seller) after fully satisfying himself/herself/themselves.
- 12 That provision of the various installation like electrification work, sanitary fitting, water and sewerage connection etc. have been made and provided in accordance with the drawings, designs and specifications are in good order and condition and

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that the Vendee (Buyer)(s) has /have no complaint or claim in respect of any item of work, material, quality or work installation etc., therein.

- 13 That the Vendee (Buyer)(s) shall use the said Plot for residential purposes only. However, if the Vendee (Buyer) uses or permits the use of the said Plot for any purpose contrary to the permissible use, then in that event, the Vendor (Seller) shall also be entitled to take action in accordance with law
- 14 That Vendee (Buyer)(s) has /have hereby undertake that the Vendee (Buyer)(s) shall be solely responsible and liable for violations, if any of the provisions of the law of the land and applicable rule, regulation or defection by the competent Authority.
- 15 That all such taxes or other charges, **excluding internal and external charges**, as are payable or that may hereafter be payable on or in respect of the said plot, under any law in force shall be borne and paid by the Vendee (Buyer).
- 16 That the Vendee (Buyer)(s) shall have no right, title or interest of any kind of land earmarked for community facilities /amenities in the said colony.
- 17 That the Vendee (Buyer)(s) agree(s) and confirm(s) that all the obligations arising under this Sale deed in respect of the said Plot shall equally be applicable and enforceable against any and all occupiers, tenants, licenses and/or subsequent purchasers of the said plot as the said obligations go with the said Plot for all intents and purposes and the Vendee (Buyer)(s) assure(s) the Vendor (Seller) that the Vendee (Buyer)(s) shall take sufficient steps to ensure the performance of their obligations in this regards.
- 18 That as the plot in question is situated in the residential colony, Carved, developed and built in pattern of uniformity and symmetry in terms of execution of its layout, it is thus agreed by the Vendee (Buyer) that he shall construct house/villa on the said plot in same pattern as already existing villa with façade in similar exactitude. The deviation in pattern of construction would visit the Vendee (Buyer) with penal consequences.

(Schedule "A" referred above)

(Description of the property conveyed to the Vendee (Buyer))

A residential **Plot No.**____, measuring East:____ meter, West:____ meter, North:____ meter, South : ____meter, Total Area _____ Sq. yrd equal to_____ Sq Meters. Situated at **TARANG DIVINE CITY PHASE-2 EXTENSION, Village Jait**, Tehsil and District Mathura (U.P.) and bounded as:-

East :
West :
North :
South :

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In witness Whereof the said Vendor (Seller) executed Sale deeds have set their hands on these presents on the day, month and year first above written.

(VENDOR(SELLER)

VENDEE(BUYER)(S)

Date:

Type by:

Drafted by:

WITNESSES :-

1.

R/o-

2.

R/o-