

DRAFT SALE DEED OF SANFRAN SAROVAR HEIGHTS, JHANSI

SALE DEED

That this being a deed of flat/shop situated at Jhansi-Shivpuri Higway, Near Pahuj River, Mauja-Lahargird, NH-44, Jhansi. The flat/shop is having 'A class' construction with carpet area.....sq. mt. and super area.....sq. mt. for the sale value @ Rs...../- (In words Rs.....only) per sq. mt amounting to Rs...../- (In words Rs.only).

And the proportionate plot area of the said flat/shop issq. mt..having sale value @ Rs./- (In words Rs.....only) per sq. mt. amounting to Rs...../- (In words Rs.only).

Thus, the total value of the said flat/shop is amounting to Rs.(In words. Rs.....only). However the actual sale consideration is Rs. (In words Rs.....only). Consequently, the stamp duty of Rs...../- (In words Rs.....only) has been paid vide E-Stamp, Certificate No.in U.P. dated.....

Date of Execution	:
Place of Execution	:	Jhansi
Sale Consideration	:	Rs...../-
Value as per Circle rate	:	Rs...../-
Stamp Value	:	Rs...../-
Super Area	:
Carpet Area	:
Car Parking	:Covered
Floor	:
Rate Per Square Meter	:
Circle Rate References	:	Page No....V Code.....
Tehsil/Pargana	:	Jhansi

DETAILS OF INSTRUMENT IN SHORT

1.	Nature of Property	:	Residential
2.	Ward/Pargana	:	Mauja Lahargird
3.	Mohalla/Village	:	Sanfran Sarovar Heights
4.	Details of Property (Property No.)	:	Flat/Shop No. (IN WORDS.....) in "Sanfran Sarovar Heights " built over a Part of Khasra No. 134,135,136,137,98,97/2 OR a part of Khasra No.....
5.	Standard of measurement	:	Sq.meter
6.	Location Road	:	Jhansi Shivpuri Road, NH-44, Jhansi
7.	Type of Property	:	Flat/Shop No.....
8.	Carpet area/Super Area	:	_____sq. Mtr. / _____sq. mtr.
9.	Sale Consideration	:	Rs. _____/- (Rupees _____ Only)
10.	Boundaries	:	EAST : WEST : NORT: SOUTH:
11.	No. or persons in First Part (1); No. of persons in Second Part (.....)		
12.	Details of Seller	:	Details of Purchaser
	<p>Sanfran Developer Pvt. Ltd.) a company incorporated under the provisions of Indian Companies Act,2013(PAN No. AAPCS7404J) having its registered office at A-73 Sector 2 Noida, Utter Pradesh.</p> <p>Authorised Signatory</p> <p>Mr..... S/o..... R/o..... vide Board Resolution Dated..... (hereinafter referred to as "Seller")</p>		<p>Mr/Mrs.....</p> <p>S/o</p> <p>R/o.....</p> <p>PAN No.....</p>

THIS DEED OF SALE IS EXECUTED BETWEEN

M/s Sanfran Developer Private Limited a company incorporated under the provisions of Indian Companies Act,2013 having its registered office at A-73 Sector 2 Noida Utter Pradesh -201301 (**hereinafter referred to “Seller”**).

AND

Mr./Mrs.S/o/W/o
R/o.....having PAN
No..... which expression shall mean and include their heirs,
successors, administrators and assigns (**hereinafter referred to “Purchaser”**)

WHEREAS Sanfran Developer Pvt. Ltd had purchased land admeasuringbearing Arazi no..... situated at Mauza Lahargird, Near Pahuj River, NH-44, Tehsil and District Jhansi vide various registered sale deeds, details mentioned hereinbelow registered in the office of Sub-Registrar Jhansi.

- a) Land bearing Arazi No.admeasuring vide sale deed dated registered in Book No.Zild No..... on Pages to Sl. No.
- b) Land bearing Arazi No.admeasuring..... vide sale deed dated registered in Book No.Zild No..... on Pages to Sl. No.
- c) Land bearing Arazi No.admeasuring..... vide sale deed dated registered in Book No.Zild No..... on Pages to Sl. No.

WHEREAS later on Sanfran Developer Private Limited got a residential cum commercial project approved from Jhansi Development Authority vide approval layout no.....dated.....namely “**Sanfran Sarovar Heights**” which consists of flats and shop/retail store/showrooms situated at Jhansi-Shivpuri Highway, Near Pahuj River, Mauja-Lahargird, NH-44, Jhansi.

AND

WHEREAS the Seller wanted to sell **Flat No./Shop No.in Tower No.....floor no.....** in “**Sanfran Sarovar Heights** having Carpet area..... sq mt and super areasq. mtr. situated at Jhansi Shivpuri Highway, Near Pahuj River, Mauja Lahargird, NH-44, Jhansi and the Purchaser being interested in purchasing the same has offered a sum of Rs. _____/- (Rupees.....only) which the

Seller has accepted.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of Rs._____-/-(Rupees___only) paid by the Purchaser to the Seller including TDS, the receipt whereof the Seller hereby acknowledge. The Seller hereby sell, convey, assign and transfer by way of absolute sale of the Flat No/Shop No.....in “**Sanfran Sarovar Heights**”
2. That the Purchaser has examined the nature of construction and quality work of flat/shop and is fully satisfied with it. The Purchaser hereinafter shall not be entitled to raise any sort of dispute or claims regarding quality of the construction/ workmanship or anything or matter relating to or incidental to the construction etc., of the said flat/shop.
3. That the Purchaser has scrutinized and satisfied himself about the right title and interest, encumbrance, right to construct on the said flat and also satisfied about the right to sell which is possessed by the Seller and has also seen all the papers regarding the same.
4. That the flat/shop hereby sold is free from all sorts of 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 are pending in any Court of Law or with any authority.
5. That all the taxes, in respect of the said flat upto the date of this deed shall be borne and paid by the Seller, while the taxes pertaining to the period after the date of this deed shall be borne and paid by the Purchaser.
6. That the Purchaser agrees to pay all taxes, charges, payable in respect of his flat/shop to the State Government, Central government or any other authorities empowered to impose the same.
7. That the Purchaser shall not store in his flat/shop any goods of hazardous or combustible nature or which are so heavy as to effect the construction or structure of the flat/shop.
8. That the Purchaser shall not use the demised flat/shop or any portion thereof

for any purpose whatsoever other than that for the residential/commercial purposes.

9. That after execution of this deed the Purchaser may get his name mutated in the relevant records of competent authority and other concerned authorities on the basis of this deed and the Seller shall have no right to object in the matter. However the Seller shall cooperate with the Purchaser for the said purpose, if the same is required by the Purchaser.
10. That the Purchaser shall have no claim, right title or interest of any nature of any kind except of ingress or egress in respect of all or any of the common areas such as open spaces and parking etc. which shall be commonly used by the owners of the flat/shop in the project.
11. That the Purchaser / Seller shall in no way or manner will be entitled to block the common areas such as entrances, exits of the parking area, garden, and in case he/she/they does/do so then the Seller/ Purchaser as well as the owners of the other flat/shop shall have right to remove the construction/ obstruction forthwith at the cost of the Purchaser / Purchaser(s) or his nominees.
12. That the Purchaser shall keep and maintain the sewer line including water passage and the sewer pipe running through his/ her/ their flat/shop and would not allow them to be choked up and damaged thereby causing inconvenience to the other owner/occupier of the other flat/shop. Further the Purchaser shall permit to the Seller or their nominees, agents or persons/ employees at all reasonable time to enter into the flat/shop for the inspection and maintenance/ repairs.
13. That the name of the entire project is "**Sanfran Sarovar Heights**" and the Purchaser or occupier of the other flat/shop shall not be entitled to change the name of the project under any circumstances.
14. That the Purchaser is bound to pay the amount of corpus fund as decided by the Seller and the Purchaser is bound to join the maintenance Society of "**Sanfran Sarovar Heights**" and pay the proportionate maintenance charges to the Society regularly.
15. That the Purchaser agrees / binds himself to become a member of society / association.
16. That before transfer of the said property either by Purchaser or any of his

transferee(s), the Purchaser or any of his transferee(s) shall have to obtain the 'No Objection Certificate' from the Seller and or Society/Maintenance Agency who are maintaining the aforesaid township regarding the dues of maintenance charges and other taxes and dues payable thereon, and if the Purchaser or any of his transferee(s) transfer the said property without obtaining the said 'No Objection Certificate' from the Seller and Society then in that event the new owner or owners of the said property has to pay all the outstanding dues regarding the maintenance charges, house tax, and other charges if any, which are payable in respect of the said property to the Seller and or Society/Maintenance Agency.

17. That the Purchaser agrees to take his own electric connection from the electricity department by paying requisite fee and shall pay the monthly charges for the electricity consumed for his flat/shop.
18. That the Seller has handed over the vacant possession of the property mentioned above to the Purchaser with all their rights and privileges so far held and free from all encumbrances whatsoever.
19. That the entire expenses for execution and registration of this deed including typing charges, stamp duty registration fees and other miscellaneous expenses shall be exclusively borne by the Purchaser and the Seller shall not be responsible for the same in any manner whatsoever and in case any further stamp duty or penalty is levied then the same shall be the liability of the Purchaser.
20. That this sale deed has been drafted by the undersigned as per instructions and documents provided by the parties for which they shall be responsible.

SCHEDULE OF PROPERTY

Flat No./Shop No.....(in words) in "Sanfran Sarovar Heights",
having carpet area..... sq. Mtr. (.....in words) and super
area.....sq mt. (.....in words) situated at Jhansi-Shivpuri
Highway, Near Pahuj River, Mauja Lahargird, NH-44, Jhansi and bounded as under
:-

Boundaries:-

EAST :

WEST :

NORTH :

SOUTH :

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

WITNESSES:

1.

2.

SELLER

PURCHASER(S)

Drafted By:

Typed By: