

DETAILS OF INSTRUMENT IN SHORT

Ward	:	
Mohalla	:	
Details of Property	:	Khasra No 1277ka, 1260,1264 ka, 1578, 1276, 1263 ka & 1263 kha situated at Village Purseni, tehsil- Mohanlalganj, Lucknow
Standard of measurement	:	Sq. Mtrs.
Area of Property	:	xxxxx
Type of Property	:	Land
V-Code	:	0012
Consideration	:	Rs. xxxxxxx

Valuation	:	Rs. xxxxxxx
Stamp Duty paid	:	Rs. xxxxxxx
Boundaries	:	
East	:	xxxxxxx
West	:	xxxxxx
North	:	xxxxxx
South	:	xxxxxxx
No of persons in first part (2)		
Details of Sellers : (1) Samridhi Infraventures through its authorized signatory Gauravdeep Singh r/o 162, Sector H, Sushant Golf City, Lucknow		
No of persons in second part (1)		
Details of Purchaser :		
XXXXXXXXXX		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE ON this xxxxxxxx day **Samridhi Infraventures through its authorized signatory Gauravdeep Singh r/o 162, Sector H, Sushant Golf City, Lucknow** (hereinafter jointly referred to as the '**SELLERS**') IN FAVOUR OF **XXXXXXXXXXXXXXXXXX**(hereinafter referred to as the **PURCHASER**).

WHEREAS the seller is the rightful owner of Khasra No 1277ka, 1260,1264 ka, 1578, 1276,

1263 ka & 1263 kha situated at Village Purseni, tehsil- Mohanlalganj, District Lucknow having duly purchased from Farmers.

AND WHEREAS the name of seller is duly mutated in Revenue Records.

AND WHEREAS license for development on said land was obtained from Lucknow Development Authority on 18th October, 2025

AND WHEREAS completion certificate for the said land was obtained by the seller from Lucknow Development Authority vide Letter no.....

AND WHEREAS the seller agreed to sell, transfer and assign absolutely the said plot to the purchaser for a consideration of Rs. XXXXXXXXX free of all encumbrances whatsoever.

AND WHEREAS the seller has no objection for sale of above said plot in favour of the purchaser.

AND WHEREAS prior to the execution of this deed the purchaser has inspected all the documents and necessary papers regarding the title of the sellers in respect of the property hereby sold and fully satisfied himself regarding the ownership rights of the sellers in the said plot of land.

AND WHEREAS the seller no. 1 has received the said consideration amount from the purchaser in the manner as per details given below :-

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NOW THIS AGREEMENT FOR SALE WITNESSETH

AS UNDER:-

1. That having received the said consideration amount in the manner detailed above, the sellers do hereby sell, convey and assign absolutely to the purchaser the said plot mentioned above and all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof free from all encumbrances whatsoever.
2. That the sellers have handed over the vacant possession of the plot mentioned above to the purchaser with all it's rights and privileges so far held and enjoyed by the seller.
3. That if any person claims through the sellers any right or privileges in respect of the property mentioned above, it shall be rendered illegal and void by virtue of the present sale deed.

4. That till the formation of Residents Welfare Association Society, the maintenance of the project 'Aumora By Kahlon' including the water main, sewer lines, common parks, roads etc., and other common facilities leading to ingress and egress of the plot, hereby sold shall be done by Samridhi Infraventures , and the purchaser shall pay to the said Samridhi Infraventures towards such maintenance charges at the rate which will be mutually decided by the parties and after the formation of the Welfare Association the purchaser shall pay to the Welfare Association.

5. That the purchaser further agrees to pay the enhanced rate of the maintenance charges as and when the cost of maintenance will go up and also keeping in view the actual cost of maintenance, for which the necessary notice will be given by the Samridhi Infraventures to the purchaser and on default or failing or neglecting or refusing to make payments of the

said maintenance charges Samridhi Infraventures, shall be entitled to recover the same through Court of Law at the cost of the purchaser.

6. That besides above if the purchaser fails or neglects or refuses to make payment of the aforesaid maintenance charges, then the Samridhi Infraventures will be entitled to disconnect the water supply to the property hereby sold and after payment of defaulted amount all services to be restored.
7. That the Purchaser shall necessarily have to become a member of Samridhi Infraventures and also the Residents Welfare Association as and when formed and also abide by the bye laws as framed from time to time.
8. That before transfer of the said plot of land/property either by purchaser or any of his/her transferee(s), the purchaser or any of his transferee(s) shall have to obtain the 'No Dues Certificate' from the 'Samridhi

Infrastructures and subsequently from the Residents Welfare Association/Society, maintaining the aforesaid project 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 'Samridhi Infrastructures' and subsequently from the Residents Welfare Association/Society then in that event the new owner or owners of the said property shall have to pay all the outstanding dues regarding the maintenance charges, house tax, and other charges, which are payable in respect of the said property, to the 'Samridhi Infrastructures or the Residents Welfare Association/ Society.

9. That the plot hereby sold shall be used by the purchaser for residential purposes only and any construction thereon shall be made strictly as per the sanctioned map from Lucknow Development Authority and in no case the

purchaser shall change the same and use it for purposes other than residential.

10. That the purchaser shall have no right to ingress or encroach upon the green belt specifically demarcated which is part of the common area in future in any manner by making temporary or permanent construction or install any kind of structure etc. or make hedges or stop the movement of other people or fell trees. Failure to abide with this condition shall attract strict penalty including rendering the sale deed to be in effective.
11. That the purchaser shall take its own electric connection from Lucknow Electric supply undertaking and will pay for the electricity so consumed to the Concerned Authority. The purchaser shall obtain a "No Objection Certificate" from the seller for the said purpose on payment of charges for such NOC.

12. That all taxes including House Tax and Water Tax etc. in respect of the plot transferred under this deed shall be borne and paid directly to the concerned authorities by the purchaser. The sellers will not be responsible in any manner.
13. That except ownership rights in the said plot of land hereby sold, the purchaser shall have no claim, right, title or interest of any kind in respect of any open land. However, the purchaser of the said property shall have the right to use all common facilities except as hereinabove provided. The purchaser shall have no claim against the sellers in respect of any item of work, material and installations etc. in the said property hereby sold.
14. That in case any further additional development charges, cess fees etc. are demanded after possession of the plot by or are found payable to any Govt. Authority in respect of the aforesaid plot of land due to statutory requirement, the

same shall be paid directly to LDA or such other Govt. Authority or on such demand by the Purchaser only and the sellers shall not be liable to pay the same.

15. That the area of the plot hereby sold is xxx sq.mt. the market value whereof for the purposes of stamp duty as per rates fixed by collector Lucknow is Rs. Xxx per sq.mt. which comes to Rs. Xxx only say Rs. Xxx only. As the actual sale consideration is more being Rs.xxx the stamp duty payable is Rs.xxx or say Rs.xxx There is no construction on the said plot. It is not on any segment Road.
16. That the expenses for stamp duty and registration charges etc payable in respect of this sale deed have been borne by the purchaser The Advocates fees in respect of transfer of the plot of land shall also be borne by the purchaser exclusively.
17. That the expressions "Sellers" and the "Purchaser" hereinbefore used unless repugnant

to the context means and shall always mean and include their respective heirs, successors, Legal representatives and assigns.

IN WITNESS WHEREOF WE, the above named sellers and the purchaser have put our respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

North :

South :

WITNESSES:

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SELLER No. 1

SELLER No. 2

2.

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PURCHASER

Drafted by :

Typed by :

() (_____) Advocate
Civil Court, Lucknow

Civil Court, Lucknow.

Mob. No. _____

Regn. No. _____