

### **DETAILS OF PROPERTY**

1. Nature of Property : Residential
2. Details of Property : Property/Plot No....., area measuring.....- .....sq mtrs, within the colony, namely, "Sheel Kunj Extn.", situated at, Mukarabpur Palhera, Meerut.
3. Plot Area : sq mtr.....
4. Status of Road :
5. Consideration : Rs.....
6. Park Facing :
7. Two Side Open/Corner :
8. Value as per Circle Rate : Rs.....
9. Stamp Duty Paid : Rs.....

### **SALE DEED**

**MARKET VALUE** for the purpose of stamps: Rs.

**Stamp Value** Rs. :.

**THIS DEED OF SALE** is executed at MEERUT on this ..... day of ....., 2022 by:

**M/s INDUS VALLEY PROMOTERS LIMITED** (PAN : AAACI2241L) & CIN No. U45202DL1996PLC082654 (a Company incorporated under the Indian Companies Act 1956) having its head office at Rainbow Chambers, 2, P.L. Sharma Road, Meerut, through SHRI AJAY GUPTA S/o Late Shri R.K. Gupta, R/o A-2, Shastri Nagar, Meerut (hereinafter called "THE VENDORS"). The expression 'VENDORS' shall mean and include their executors and assigns. This Sale Deed is presented by power attorney holder (under section 33 of Registration Act 1908) *MR.DEEPAK SHARMA S/o Late Sh. I.S Sharma R/o village - Phaphunda, Meerut, **registered in Book No...., Volume ..., on Page ..../..... at Serial No..... on dated ..... in office of Sub Registrar-I, Meerut. and Aadhar No.-----, authorized vide board resolution dated .....*** Hereinafter referred to as "**THE VENDOR**". The expression 'The Promoter' shall mean and include their executors and assigns.

#### **IN FAVOUR OF**

**Mr/Mrs.....**(Aadhar No.....) Son/Daughter of ..... , aged about.....years resident/of ..... (Mobile No. ....) PAN..... , hereinafter referred to as "**THE VENDEE(s)**", which express shall, unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators, successors-in-interest, legal representatives and permitted assigns.

**WHEREAS** the Vendor has formulated a scheme/understanding for development for a colony named "**Sheel Kunj Extn.**" and hereinafter referred to as "the project" and thereafter procured approval of the Layout No. MDA-LD/2025-26/0605 vide Sanction Letter dated 13.01.2026 from the Meerut Development Authority, Meerut on the area admeasuring 8286.93 sq. mts out of Khasra Nos.485P, 487P, 490, 616P and 617P, situated at Village Mukarabpur Palhera, Pargana Daurala, Tehsil Sardhana, District Meerut (hereinafter mentioned as "the said land").The said land is earmarked for the purpose of Residential project.

**AND WHEREAS** the Vendor/Promoter is fully competent to execute this Sale Deed and all the legal formalities with respect to the right, title and interest of the Vendor as the Promoter regarding the Said Land on which the project is to be constructed have been completed.

**AND WHEREAS** the Vendor/Promoter has obtained the Lay out plan, and all necessary approvals for the development of the above named project from the Meerut Development Authority, Meerut. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance of Section 14 of the Act and other laws as applicable.

**AND WHEREAS** the Vendor/Promoter has got registered the Project under the provisions of the Act with the Uttar Pradesh Real Estate Regulatory Authority with registration No. ....

**AND WHEREAS** as per the said colony formulated, the common access roads and common areas for the colony are not part of the Schedule "A" herein below and same shall remain the property of the Vendors herein. The Vendee will have no objection whatsoever for the Vendors using the said roads as access roads for any future and previous development adjoining land to "the said land" on their sole discretion;

**AND WHEREAS** the Vendee have examined all the documents relating to the title and ownership of "the said land" held by the Vendor/Promoter, the scheme formulated by the Vendors and the sanctioned plans. The Vendee herein being satisfied **himself/herself/themselves** regarding the saleable rights, title and interest in the said land of the Vendor, the Vendee hereby agrees not to raise any disputes regarding the title of the Vendor/Promoter and right to transfer through a registered instrument of sale in favour of the Vendee and that **he/she/they** have fully understood all limitations and obligations in respect of it.

**AND WHEREAS** the Vendee had applied for a Plot in the project via application No.-----dated-----and has been allotted Plot No.-----having Total area of .....sq mts (-----sq fts).

**AND WHEREAS** the parties have gone through all the terms and conditions set out and the parties hereby confirm that they have full knowledge of all the laws, rules, regulations, notifications, etc applicable to the project and have understood the mutual rights and obligations detailed herein :

**NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and other good and valuable consideration, this deed of conveyance witnesseth as under :**

1. Subject to the terms and conditions as detailed, the Vendee/Promoter agrees to sell to the Vendee and the Vendee hereby has agreed to purchase, the Plot No.---- with Area .....The Total Price for the Plot No.----- based on the total area is Rs..... (Rupees..... only) ("Total Price"). The Rate of Plot is Rs. ----- per square meter (Rs.-----/sq. mts).
2. The Total Price of Plot No.---- includes internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Plot No.-----, water line and plumbing and includes cost for providing all other facilities, amenities and specifications to be provided within the the Project.
3. The VENDOR has disclosed to the VENDEE its entire rights, title and interest in the Said Plot and had also shown the documents and permissions relating to its title, approval and sanction etc. in respect of the same. The VENDEE, after verifying all the said documents/sanctions, and satisfying himself/herself/themselves had agreed to purchase the Said Plot alongwith all the easements, appurtenances attached thereto and rights to use common areas and facilities available in the Said Colony.

4. The VENDEE has confirmed that he/she is fully satisfied in all respects with regard to the rights, title and interest of the VENDOR in the Said Plot and has understood all limitations and obligations of the VENDOR in respect thereof.
5. The VENDOR hereby solemnly declares, assures and represents to the VENDEE(s) in respect of the Said Plot, as under:
  - i. The Vendor is well and sufficiently entitled to sell the Said Plot. There is no encumbrances, lien, charge, mortgage, pledge of any nature whatsoever, on the Said Plot;
  - ii. The Vendor is entitled to convey, transfer, alienate and sell the Said Home ;
  - iii. The Said Plot is not under any litigation or dispute before any court, forum or any authority nor is there any threat of any litigation in respect thereof;
  - iv. The Said Plot is not subject to any lis-pendens, or any court decree or attachment, either before or after judgment, acquisition, notices or proceedings etc. and is also free of any right, or agreement in favour of any person(s);
  - v. The Vendor has not entered into any agreement to sell, lease or arrangement in any manner with any person(s), in respect of the Said Plot ;
  - vi. There is no order of attachment by the Income tax Authorities or any other authorities under any law for the time being in force and no notice or notification for acquisition/ requisition under any of the statutes of the past or presently in force, has been received, served or passed by the statutory authority/MDA for the acquisition or requisition of Said Plot;
6. The Vendee(s) have made the payment as per the payment plan set out in **Schedule C** ("Payment Plan").
7. That the possession of "the said Plot" No.\_\_\_\_\_ has been delivered to the Vendee on the execution of this sale deed and the Vendee hereby confirms taking over the possession of the "the said plot' from the Vendors, after full satisfaction as plot area, dimensions, measurements, calculations of the area and its location,

etc and the area of "the said plot" was found to be total area \_\_\_\_\_  
Sq.mts (approx).

## 8. USAGES

- i. The Vendee shall not use or permit to be used the said Plot for any purpose other than residential.
- ii. The Vendee shall not carry on or permit to be carried on, in the Said Plot any trade or business whatsoever or use the same or permit the same to be used for any purpose other than residential or to do or suffer to be done therein any act or thing whatsoever, which in opinion of the Maintenance Agency/Association may be a nuisance, annoyance or disturbance to the other occupants/residents in the Said Colony and persons living in the neighborhood.
- iii. The Vendee has undertaken to abide by all prevailing laws rules and regulations or any other laws, as may be made applicable to "the said Plot".
- iv. The Vendee shall **only** commence the construction of **his/her/their** house on "the said plot" of land, hereto sold, after getting the building plan, duly approved, from the Meerut Development Authority, Meerut.

## 9.MAINTAINANCE

- 9.1. That till such time operation and maintenance of various services and facilities of the said colony, namely internal roads, street lighting, water supply, sewerage and horticulture are taken over by the local bodies, the Vendees, shall pay to the Vendors or the nominated Maintenance Agency, Interest Free Maintenance Security and Maintenance Charges to ensure payment of Maintenance charges which shall be payable by the Vendee, separately.
- 9.2. The Vendee, for the purpose of availing the Maintenance Services in the Said Colony, agrees to nominate maintenance agency vide a separate maintenance agreement for the maintenance and up-keep of the Said Colony (herein

**"Maintenance Agency"**). The Vendee agrees to abide the terms and conditions of the Maintenance Agreement and to promptly pay all the demand/s, bills charges as may be raised by the Maintenance Agency from time to time. Default in payment towards the maintenance bills, other charges on or before due date, shall entitle the Maintenance Agency to discontinue the maintenance services besides the remedy as may be available under the maintenance agreement.

- 9.3. The Vendee acknowledges and confirms that Maintenance Agency reserve the sole right, from time to time, as it may deem necessary and expedient in the maintenance of the Said Colony, to modify/revise all or any of the terms/maintenance charges of the Maintenance Agreement and the Vendee agrees not to raise any objection to the same.
- 9.4. That the Vendor and/or its associates/nominees shall look after the maintenance and upkeep of the common areas and facilities until these are handed over to some other body corporate or other agency nominated. The maintenance charges, as determined and thereafter by the aforesaid body or agency nominated for maintenance works, shall be borne and payable on demand by the Vendee and shall not be questioned.
- 9.5. That the Vendee do hereby agree to pay the maintenance charges/services charges alongwith any tax on maintenance/service (if applicable) to the Vendors or the Maintenance Agency as and when the the same is demanded, in case of any delay in payment of maintenance charges interest shall be charged.
- 9.6. That in the event of continuing default of payment towards common services and facilities, the Vendors or company shall have the right to cut off the supply of water, electricity and other facilities.

## 10. COVENANTS OF VENDEE

- 10.1 The Vendee shall not in any manner whatsoever encroach upon the common areas, roads, open areas, parks etc. and services of the colony. All unauthorized encroachments made by the Vendee shall be liable to be removed, at **his/her/their** cost.
- 10.2 The Vendee shall submit the copy of MDA approved sanctioned plan of house on "the said plot" at the Vendors office, before commencing the construction on "the said plot". The Vendee shall complete the construction, as per approved plan within three years, from the date of this conveyance deed. In case, the Vendee fails to commence the said construction within the period stipulated herein the Vendee shall approach the Vendors for extension in the period, for the aforesaid construction.
- 10.3 The Vendee may transfer "the said plot" by sale, gift, exchange or otherwise or in any manner, after obtaining a "No Objection" from the Vendors, as regards clearance/payments of outstanding maintenance charges or any other kind of dues payable by the Vendee to the Vendors or the Maintenance Agency concerned with maintenance of common areas, facilities and services in the said scheme. In case, where the Vendee transfers the said plot by sale, gift, exchange or otherwise or in any manner, **without** obtaining a "No Objection" from the Vendors, the Vendee shall be sole liable for all consequences arising there from.
- 10.4 That the Vendee shall not carry out 'Fragmentation/Sub division/ Amalgamation of the said plot of land, under any circumstances failing which, the Vendee shall be sole liable for all consequences arising there from.
- 10.5 That the Vendee shall have ownership rights only in respect of the Said Plot No. \_\_\_\_\_ hereby sold and shall have no rights of any type on any road, parks and other common facilities except to use them and the Vendee and other occupants and purchasers of other plots shall have no right to put any gate or hindrance or divide the colony without the written permission of Vendors and in case of Corner/two road sided plot, the Vendee shall have right

only to put any gate/window/exhaust on the said plot's front side road, only.

- 10.6 The Vendee shall have no right to put any gate/window/exhaust on any other roads except the said plot's front side, in any manner whatsoever. It is further specifically clarified that the Vendee shall not be entitled to put any gate/door or opening for entry or exit on the back or rear side of said plot and shall not Amalgamate the said plot of land with any other land, outside the boundary walls or layout plan of the colony, in any manner whatsoever.
- 10.7 The Vendee after getting the plans approved/sanctioned from the competent authorities and before starting the construction on the said plot will get verified the layout/foundation of the house to be built, on the said plot, from the Vendors. If at all the Vendees has to construct a ramp on the said plot connecting the road on which said plot is situated, the ramps should only be the part of the plot and should not encroach on the road, as it may cause obstruction and hindrance on the road, pathways or pavements and the Vendors.
- 10.8 The Vendee has agreed that save and except in respect of the said residential plot, **he/she/they** will have no claim, right, title or interest of any nature or kind whatsoever except right of ingress and egress over in respect of land of open spaces and all or any of the common areas.
- 10.9 The Vendee shall not put or permit to put any sign-board/name plate, neon-light, publicity material or advertisement material etc on the face/ façade of the building/house constructed on the Said Plot or the common areas or on the roads of the Said Colony and shall be entitled to display his/her/their own name plate only at the Gate Pillar.
- 10.10 The Vendors does hereby covenant with the purchaser that the Vendor shall and will at all times indemnify and keep indemnified and save harmless Vendee against all claims and demands whatsoever in respect of "the said plot" hereto sold. The Vendee

does hereby covenant to keep the Vendors indemnified from any future claims for not carrying any work/construction/development.

## **11. TAXES AND CHARGES**

- 11.1. The Vendee shall from time to time and at all times pay on demand such amount, which may be levied, charged or imposed in future or retrospectively, on account of any taxes (municipal tax, property tax, fire fighting tax, water tax, sewerage tax, other taxes etc), rates, duty, charges, cess, fee, assessment, Development Charges etc. of any nature whatsoever, by any local administration, State Government, Central Government on the Said Colony/ Said Home by virtue of any notification or amendment in the existing laws including any increase in the development charge or levy of any additional charges payable to the MDA or other competent authority(ies) on pro- rata basis. The Vendee agrees and understands that if such pro-rata demand is raised, as aforesaid, on the Vendee, the same shall be payable by the Vendee directly to the concerned government agency/ Competent Authority(ies) or department concerned as the case may be.
- 11.1. So long as the Said Plot or after the construction of house is not separately assessed, the Vendee shall pay on pro-rata basis such dues, demands, charges, taxes, liabilities, as determined and demanded by the Maintenance Agency, which shall be final and binding upon the Vendee. Once assessed separately, the Vendee shall pay directly to the competent authority the demands, as may be raised by the competent authority.
- 11.2. The Vendee shall keep indemnified, defend and hold harmless the Vendor against any/all actions, proceedings, third party claim/s or any losses, costs, charges, penalties, expenses or damages, incurred and suffered by or caused to the Vendor / Maintenance Agency /other occupants of the Said Colony, by reason of any breach, non-observance, non-performance of the conditions contained herein and/or due to non-compliance with any rules & regulations and/or non-payment of Nagar Nigam taxes, levies, charges and other outgoings.

## 12 MISCELLEANOUS

- 12.1. That the connections like electricity from the PVNL /competent authority, for the use on the said Plot shall be taken solely by the Vendee **himself/herself/themselves** at **his/her/their** cost.
- 12.2. It shall be incumbent on each Vendee to form and join an Association comprising of the Vendee/s for the purpose of management, welfare and maintenance of the Said Colony. The Vendee agrees that the common lawns and other common areas shall not be used for conducting personal functions such as marriages, birthday parties etc.
- 12.3. That it is hereby agreed between Vendor and Vendee that as and when the Vendor required or desired to extend the said colony "Sheel Kunj Extn.", after the present boundaries then the Vendor shall be fully permissible, as per their own discretion to extend the said colony upto any extent. The Vendee agree that the Vendor shall be free to extend the boundary walls, of "the said colony" in any directions.
- 12.4. The Vendee shall have no right to object to the Vendor constructing and/or continuing to construct other units/ spaces/ facilities in the Said Colony. If at any stage, further construction in the Said Colony or any part thereof becomes permissible, the Vendor shall have the sole right to undertake and dispose of such construction without any claim or objection from the Vendee. If any works for connecting/ linking the amenities/facilities viz water, sanitary/drainage system etc of Said Colony or any additional development/construction with the existing ones in the Said Colony, are required to be carried out by the Vendor, the Vendee understands and agrees not to raise any objection, claim, dispute etc in this regard at any time whatsoever.
- 12.5. That Vendor and the Vendee shall be bound by the terms and conditions of the Allotment/Agreement and all the relevant terms thereof and shall be deemed to be incorporated in this Sale Deed and to constitute to be integral part thereof.

12.6. That all expenses towards Stamp duty, registration charges, legal charges, GST, service tax, cess, etc. and other all incidental charges required for execution and registration of this deed, shall be borne solely by the Vendee.

### **SCHEDULE 'A'**

Plot No. \_\_\_\_\_ Area \_\_\_\_\_ Sq. mts. or there about in the residential colony known as "Sheel Kunj Extn.", situated at Village Mukarabpur Palhera, Pargana Daurala, Tehsil Sardhana, District Meerut.

Measured and bounded as follows :-

East :  
West :  
North :  
South :

### **PHOTOGRAPH OF PLOT**

**DETAILS OF PAYMENT**

TOTAL CONSIDERATION RS.

**OTHER DETAILS :**

1. That the Plot sold through this sale deed is a residential property.
2. That the Circle rate of said Land is fixed by Collector, Meerut is Rs. \_\_\_\_\_/- per Sq. mts
3. There is no construction over the sold Plot.
4. That the abovesaid plot is situated at a distance of more than 200 meter from main road.
4. That the Plot is situated with in the Municipal Limits.

IN WITNESS WHEREOF the parties hereto have signed executed this deed of sale executed on this ..... day of ....., 2026 at Meerut.

**WITNESSES :**

(1) ..... M/S Indus Valley Promoters Limited  
Through its director SH. AJAY GUPTA

(VENDOR)

(2) .....

(VENDEE)