

SALE DEED

1. Type of Property: Residential Project
2. Mohalla/Village: Plot No. GH-05, Rukmani Vihar Awasiya Yojana, Sector-1, Sunrakh Banger, Vrindavan, Teh. & Distt. Mathura under **HARE KRISHNA ASHIYANA** Project, under **EPOCH REALTECH PRIVATE LIMITED**
3. Details of Property (Property No.): **Flat No.** _____ **Floor** _____ **Type** _____
4. Measurement Scale (Hectare/Sq. Metter): Sq. Mtr.
5. Area: _____ Sq. Mtr.
6. Consideration Rs.: _____/-
7. Government Value for Rs. _____/- **Government Value Of each (Share 1/2)** _____/-
8. Stamp Paid for Rs.: _____/- General Stamp Rs. _____/- e-stamp FOR Rs. _____/- (e-stamp is attached with this document)
9. Government Rate: _____/- Sq Mtr., on Rate List Page No. _____ Serial No. _____ code No. _____
10. Sub Registrar- II Mathura.

This deed of conveyance made on this day between **EPOCH REALTECH PRIVATE LIMITED, Head Office:** 101 F/F, Vardhaman, CSC Market, Vigyan Vihar, Delhi-92 through its Authorized Signatory Shri Dinesh Bajaj S/o Shri Devi Dutt Bajaj herein-after called the 'VENDOR' (Which expression unless repugnant to the extent/con-text, their successors and assigns) of the One Part. PAN NO. **AACCE9404H**.

Mr/Mrs/Miss..... S/o. D/o. W/o. Shri R/o
.....

PAN-..... Mobile

hereinafter called the VENDEE' (which expression shall unless repugnant to the context or law shall mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the Second Part. That an **Apartment/Flat No. Floor - , Type** situated at **Mauja sunrakh Banger, Vrindavan, Teh. & Distt. Mathura** in the project named **HARE KRISHNA ASHIYANA**. That the above mentioned flat is situated PLOT NO. GH-3, RUKMANI VIHAR AWASIYA YOJANA SECTOR-1, MAUZA SUNRAKH BANGAR TEHSIL & DISTT. MATHURA. The area of the above apartment is _____ Sq. Meter. and surrounding four sides are as below:-

East :

West :

North :

South:

AND WHEREAS **EPOCH REALTECH PRIVATE LIMITED** Having its **Head Office:** 101 F/F, Vardhaman, CSC Market, Vigyan Vihar, Delhi-92 has purchased the freehold vacant land 4034.10 Sq. Meters from MATHURA VRINDAVAN DEVELOPMENT AUTHORITY by way of Registered sale deed which is registered in the office of the Sub- registrar II, Mathura, dt. 27.12.2023,

and after getting approval from MVDA, Mathura Dt. 16.10.2024 the company has constructed/is constructing a residential group housing project on the said land under the name and style known as **HARE KRISHNA ASHIYANA**.

AND WHEREAS as per the Layout Plan it is envisaging that all the Dwelling units on all floors shall be sold as an independent dwelling units with undivided share in the land area underneath the flat, as well as the passage, parking, stairs, lift, corridors, overhead and underground water tanks and all the other common facilities, if any, for the dwelling units to be used and maintained jointly by all the Vendee(s).

AND WHEREAS the said VENDOR is the sole and absolute owner in possession of freehold residential apartment/flat measuring AREA_SQMTR. Situated at **Mauza Sunrakh Banger Vrindavan, Teh. & Distt. Mathura (U.P.)** in HARE KRISHNA ASHIYANA Project hereinafter called the "said FLAT".

AND WHEREAS the Vendee as per above name, applied to the Vendor for the purchase of above said freehold residential Flat situated at **Mauza sunrakh Banger Vrindavan, Teh. & Distt. Mathura (U.P.)** in HARE KRISHNA ASHIYANA Project.

AND WHEREAS the Vendor has agreed to sell the Vendee as per above name, freehold residential Flat in the project known as **HARE KRISHNA ASHIYANA**, Mauza Sunrakh Bangar, Vrindavan, The & Distt. Mathura, U.P. for a total consideration of **Rs. _____/-** (Rupees **only**)

and this entire consideration amount has been received by the Vendor in full and final settlement of said FLAT.

NOW THERE FORE THIS SALE DEED WITNESSETH AS UNDER: -

1. That the said Flat No. ____ Sector - ____ situated in **HARE KRISHNA ASHIYANA, Mauza Sunrakh Bangar, Vrindavan, Teh. & Distt. Mathura, U.P.** having AREA_SQMTR which is shown clearly with the map enclosed with this SALE DEED.
2. That the land of **HARE KRISHNA ASHIYANA**, Mauza Dhorera **Bangar, Vrindavan, Teh & Distt. Mathura, U.P.** on which the said FLAT is situated, was purchased as freehold vacant land by the Vendor after obtaining all requisite approvals.
3. That the Vendor, by executing the sale deed favoring the Vendee, is transferring a perfect and good title without leaving any right, title or interest in the said **Flat No. Sector** - situated in **HARE KRISHNA ASHIYANA**, Mauza Dhorera Bangar, Vrindavan, Teh & Distt. Mathura, U.P.
4. That the sale consideration between the Vendor and the Vendee for the said FLAT is agreed at **Rs. _____/-** which is paid **Rs. _____/-** Ch.no. /RTGS dt.
5. That the Vendor hereby declares and assures the Vendee that the Vendor is the rightful owner of said FLAT with full rights to deal with the same. The said Vendor further declared and assures Vendee that said FLAT under sale is free from all sorts of encumbrances, charges, mortgages, liens, liabilities, notices, junctions, legal fault, disputes and defects in the title.
6. The vendor represents and warrants that the title deed to the land on which the premises is situated is free from all encumbrances and that the vendor holds a clear legal right along with the physical possession of the said land. The vendor further warrants and represents that exists no charge/mortgage on the demised premises or the land on which the said premises is situated.
7. That has been agreed between the parties that the common areas; Parks, Roads etc. shall remain undivided and neither the Vendee nor the Vendor or any other person by whatsoever name shall bring any action for partition or division of any part thereof.
8. The open spaces, roads, parks etc. shall continue to be the common property of all FLAT holders who shall be entitled for its use. Any FLAT owner or association of FLAT owners will not be allowed for any type of encroachment/construction or claim on the above said areas except as stated above.
9. That the Vendee shall not use the FLAT or permit same to be used for any purpose whatsoever other than the residential purpose. Neither the Vendee nor occupant of the FLAT will put any signboard for publicity or advertisement material outside his FLAT or anywhere in common areas without prior permission in writing of Vendor.
10. That the Vendor covenants with the Vendee that they shall peacefully hold and enjoy the said FLAT without any interruption by the Vendor or by any person claiming Under the Vendee. The Vendee shall have full right to further sell the said FLAT as and when the Vendee likes.
11. That the Vendee, his/her family members and guests of Vendee shall have the unhindered right

to use the common areas, in particular the parking areas, roads, parks without any interruption, as the sale consideration consists of usage of common areas at No Extra Cost.

12. All the papers related to the property and approved maps have been seen by the Vendee and the Vendee is completely satisfied with the papers. There will be no claim by the vendee to the Vendor in future related to this matter.

13. That the parties agree that they will not cause any damage to the common areas, lights, roads and parks, the same would be used after payment of one-time maintenance charges by the Vendee, his/her family members and guests of Vendee.

14. That Vendor has already handed over the physical possession of above said flat to the Vendee.

15. That the house tax, water tax, sewerage tax relating to the said FLAT shall be payable by Vendee from the possession date thereof.

16. That the Vendor has registered the said Group Housing Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Act Authority at UP RERA on _____ under registration no. _____.

17. The Vendee shall take the flats as it shall stand as per the sanctioned plan provided however the vendee hereby empowers the Vendor to make minor additions and alterations in the said flats subject to compliance of RERA Act, 2016 (if any).

18. In case Vendee/ Association of Vendees/ Association of FLAT/s buyer/s is willing to take over the maintenance of the complex anytime then in such case, the following shall be handed over to the new maintenance body/ Association of owners

- a) All existing parks, plantation, underground and overhead water tanks, roads with electrical lightings.
- b) One time Security Deposit.

19. That the SALE DEED registration, expenses such as cost of the stamp paper, registration Fees and the execution charges have been borne and paid by the Vendee. Also, this SALE DEED has been executed before the office of Sub-Registrar, Mathura, U.P in the presence of undersigned witnesses. -

The photos & maps of **Flat No.____Sector-_____** situated in **HARE KRISHNA ASHIYANA** Mauza Sunrakh Banger, Vrindavan, Teh & Distt. Mathura, U.P. were provided by Vendor and which are pasted and attested on the back of this SALE DEED and Vendor and Vendee's I.D. Proofs are enclosed.

IN WITNESS WHEREOF the VENDOR and the VENDEES have signed and executed in their presence on the datementioned above.

Date:

Type

By:

Draft

By: