

Sale Deed

1. Use of land – Residential House
2. Ward & Tehsil – Sadar Tahsil Agra
3. Place & District – Part of Khasra No 155,156,157, Situated at Village Mauza – Chamrauli Fatehabad Road Tajganj Ward Agra Uttar Pradesh.
4. Property description – House No - .... Royale Villas, Tajganj Ward, Agra.
5. Unit of Measurement – .....
6. Ares of Plot – ..... Sq.mt.
7. Contraction Area - .....
8. Situation of road – ..... mt.
9. Type of Property – .....
10. Value of the house as per sale deed – ...../-
11. Market Value of the house as per circle rate – ...../-
12. Circle Rate – .....- Per sq.mt.
13. Circle Rate of Construction - .....
14. Stamp Paid – ...../- (Stamp Duty Paid by .....
15. Stamp Duty Paid as per the rate list issued, land rate list Page No – 00, Sr. No – .....
16. E - Stamp Certificate No. – ..... DATE .....

17. Bounded as Under –

East –  
West-  
North-  
South-

18. This deed of sale made and executed at Agra on this ..... by M/s Vatika Buildcon Pvt Ltd registered office 9, New Subhash Nagar, Kendriya Hindi Sansthan Road, Agra (PAN No AACCV0952F) through its Directors Mr. ....Son of Shri .....R/o 47, ..... Agra Mob No ..... here and after called the vendor which expression shall mean and include its successor in interest, administrator and assigns.

## IN FAVOUR OF

Mr..... (PAN NO – .....) D/o ..... R/o ..... - Mob No - ..... The expression of terms vendor and vendee, wherever they occur in the body of this sale deed shall mean and include their respective legal heirs, successors, legal representative, nominees, assignees, executors, authorized agents and administrators etc. unless and until it is repugnant to the context or meaning.

RECITALS:

19. WHEREAS the Vendor were owners in possession of land Part of Khasra No 155,156,157, Situated at Village Mauza – Chamrauli Fatehabad Road Tajganj Ward Agra Uttar Pradesh. and have purchased the same as portions of land of different sizes in the periphery of the village mentioned above from individual owners and name of vendor is recorded in revenue records.
20. AND WHEREAS the Vendor is developing a Colony on the land situated in Village Mauza Chamrauli Tehsil and District, Agra (U.P) by way of carving out Houses of different sizes and dimensions on the said House for sell to the intended purchasers.

21. AND WHEREAS the vendor entered into Development agreement with Agra Development Authority for development of the said colony for which the Agra Development Authority permitted them to carry out development work on the land described as aforesaid.

**NOW THIS SALE DEED WITNESSETH AS FOLLOWS:**

22. That subject to the exceptions, reservations, conditions and covenants contained herein to be observed and in consideration for a sum of Rs. ..../- (Rs. .... Only) paid in various dates by way of Cheques. The said amount has already paid by Vendee to the vendor the receipt of which the vendor does hereby admit and acknowledge of and from the payment of the same does for ever release and discharge the vendee, the Vendor does hereby transfer convey and assign by way of sale to the vendee all that piece of house admeasuring ..... SQMT. bearing house, no -..... forming part of the Building plan of the said colony and more particularly described in the schedule hereunder written together with all rights, liberties, privileges, easements necessary for the enjoyment of the said house to have and to hold the said house together with all rights and appurtenances absolutely and forever.

DATE	RTGS / CHEQUE	AMOUNT

23. That the Vendor has handed over actual physical peaceful possession of the said house to the Vendee.

24. That the Vendee has taken physical possession of this unit after checking, Measuring & verifying location around of this house.

25. That the maintenance of the Colony shall be done by the Vendor or its nominee maintenance agency or till taking over of the services by Municipal Authorities/Government / Association of house Holders Agencies whichever is earlier on the terms and conditions and charges to be determined by the Vendor or its nominee maintenance agency from time to time. The VENDEE(S) agrees to pay his share of such charges as may be demanded by the Vendor/Maintenance Agency. If VENDEE(S) not paid the maintenance charges regularly then maintenance facilities will be withdrawn from the VENDOR.

26. That the Vendee may transfer by sale, gift, exchange or otherwise in any manner, the said house after obtaining a "No Dues Certificate" from the Vendor/Maintenance Agency regarding clearance of payments of outstanding maintenance charges or any other dues payable by the Vendee to the vendor or Maintenance Agency concerned with the maintenance of common areas, facilities and services in the said colony. If the Vendee transfer or alienate the said house in question to any other person without obtaining No Dues Certificate, the said liability shall be devolved upon the subsequent purchaser.

27. That the Vendee shall have ownership rights only in respect of the said house sold herein and Shall have no right of ownership in the common areas and facilities in the said colony which Shall remain indivisible and impartible and the Vendee or any person claiming through him/her/them shall not be entitled to bring any action for partition or division of the said areas and facilities or any part thereof.

28. That hereafter all such taxes or other charges that are payable or that may hereafter be payable on or in respect of the said house or any building and structure constructed thereon, under any law in force or that may hereafter enforced, shall be borne and paid by the Vendee.
29. That except for the Said house herein agreed to be sold and the necessary easementary rights pertaining thereto, all the rights in the said colony shall continue to vest in the VENDOR till such time as the same are not transferred/ handed over to any Municipal or Government Authorities or to the Association of the constituted under the relevant laws/ regulations;
30. THE VENDEE shall not have a right for claiming the partition by metes and bounds of the said house in any manner and shall not do any act which would jeopardize the safety or soundness of the property or reduce the value thereof.
31. That the property is used only for VENDEE has to take permission from the Development Authority otherwise in this condition if Authority takes any action against this VENQEE(s) then VENDEE(s) is responsible for this action.
32. That the VENDEE agrees to abide by all Laws, Bye-laws, Rules and Regulations of the Central/ State Government the Authority and/ or the Local bodies governing or relating to the Said house/Colony, and shall be responsible/ liable for all defaults, violations or breaches of any of the conditions of approvals and/ or rules and regulations as may be applicable.
33. The cost of Electricity connection and Water Service Connection charges shall be borne by the Vendee.
34. That the VENDOR hereby assures the VENDEE that they have absolute title with all rights, full powers and absolute authority to sell, convey, transfer, assign and assure the said house hereby sold, conveyed, transferred, assigned and assured to the VENDEE absolutely that the said house is free from all encumbrances, charges, liens etc. The VENDEE has also satisfied itself with regard to the above.
35. That the VENDEE shall be entitled to get the said house transferred and mutated in its own name as owner in the revenue records or any other concerned authority on the basis of this SALE DEED or its true copy without any further act or consent of the VENDOR at his own cost and expenses. however, if the VENDEE transfers the said house to a third party then the transferee shall be bound by the terms and conditions of this sale deed.
36. That if any of the provisions of this SALE DEED shall be determined to be void or unenforceable under any applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this SALE DEED and to the extent necessary to conform to applicable law and the remaining provisions of this SALE DEED shall remain valid and enforceable to the fullest extent permitted by applicable law.
37. That the vendee is liable to pay an additional charges imposed by local government authority / any agency / appointed Government authority.
38. That the vendor has right to revise the Building plan / lay-out plan and compound the layout plan / Building Plan from development authority without seeking No Objection Certificate (NOC) from Vendee. In case of revising of layout plan / compound plan deemed No Objection Certificate (NOC) from Vendee.

**(SCHEDULE OF THE SAID HOUSE)**

**39. HOUSE NO ... Contraction Area, Measuring ..... mt. area – ..... sq.mt. situated at Minjumla Part of Khasra No 155,156,157, Situated at Village Mauza – Chamrauli Fatehabad Road Tajganj Ward Agra Uttar Pradesh. .**

**Bounded as Under –**

**East –  
West-  
North-  
South-**

**IN WITNESS WHERE OF THE VENDOR AND VENDEE HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS DEED OF SALE ON THE ..... DAY OF ..... 2025 AFOREMENTIONED ADVOCATE.....**

**Witness –**

**Witness –**