

BRIEF PARTICULAR OF SALE DEED

Nature of Land : Residential
Ward/Pargana :
Mohalla/Gram :
Description of Property : Plot No., situated at.....
Ghaziabad, Tehsil & District Ghaziabad,
Area measuring : Sq. Meter
Status of Road : Feet wide Road
Sale Consideration :/-

The boundary of said Plot

East :
West :
North :
South :

PARTICULAR OF VENDOR

M/s Polwell Real Estates Private Limited a Company registered under the Companies Act 1956 and having its registered office at AB8 Second Floor Friends Colony East Delhi-110065 through its authorized signatory....., S/o. Sh. _____ duly authorized by the Board of Directors vide resolution dated _____ (hereinafter referred to as the "VENDOR" which expression shall unless contrary or repugnant to the context thereof include its successors and assigns) of the FIRST Part;(PAN. AALCP0610R)

PARTICULAR OF VENDEE

.....
.....
.....
.....
(PAN.)

SALE DEED

Total Sale consideration Rs./-

Hence the Stamp duty payable as per rule set vide order No. S.V.K.N-5-2756/11-2008-500 (165)/2007 Lucknow dated 30-06-2008 by (Uttar Pradesh Government Institution Finance, Tax and registration Anubhag-5)

Stamp Duty Rs./-

This Sale Deed is made at Ghaziabad on this ... day of
between

M/s Polwell Real Estates Private Limited a Company registered under the Companies Act 1956 and having its registered office at AB8 Second Floor Friends Colony East Delhi-110065 through its authorized signatory....., S/o. Sh. _____ duly authorized by the Board of Directors vide resolution dated _____ (hereinafter referred to as the “VENDOR” which expression shall unless contrary or repugnant to the context thereof include its successors and assigns) of the FIRST Part;(PAN. AALCP0610R)

IN FAVOUR OF

.....
.....
.....
....., hereinafter called the Vendee (Which expression shall include his heirs, executors, successors, administrators & legal representatives etc.) of the Other Part.

Valuation of the said Plot as per collector Rate List:-
Land Value @ Rs. /- P.S.M

DETAILS OF PLOT

Residential Free Hold Vacant Plot of Land Bearing No., Area measuring Sq. Mtr., situated at Ghaziabad, Tehsil & Distt., Ghaziabad, U.P., which Bounded as under:-

East :
West :
North :
South :

WHEREAS Vendor purchased the said plot from
.....
.....
..... vide registered sale deed on entered in Book No. 1 Volume No. on pages in Sr. No. on dated in the office of Sub-Registrar, Ghaziabad.

AND WHEREAS the Vendor has agreed to sell the said plot to the Vendee for a total sale consideration of Rs. /- (Rupees only) which is the mutually agreed sale price in between the Vendor and the Vendee.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:-

1. That the complete sale consideration of Rs./- (Rupees only) have been duly paid by the vendee of the second part and the receipt whereof the vendor of the first part both hereby acknowledge as under:-
2. The Vendor hereby sells out, conveys, transfers and assigns completely and irrevocably by way of absolute sale, the said property unto the vendee to have and to hold the said plot hereby conveyed to the vendee absolutely. There is nothing due and owing to the vendor from the vendee.
3. That all the vendor's rights over and interests in the said plot shall, with effect from the date of registration of this sale deed, be vested with the vendee, and the vendee shall become the absolute owner of the said plot and shall possess and enjoy all and each and every one of the said rights and interests in the said plot.
4. That the vendor assures the vendee that the said plot is free from all sorts of encumbrances such as previous Sale, Mortgage, lien, charges, court attachments etc., uptill this date. If any part or the whole of the said property hereby sold and assigned to the vendee is taken away from the possession of the vendee or any damage or losses are suffered by the vendee owing to any dispute or litigation or claim or objection or defect in the title, possession, status of the vendor then in any such case the vendor shall indemnify, reimburse the vendee against each and every such losses, claims, costs and demands and other damages thus suffered by the vendee with interest.
5. That the actual and vacant physical possession over the said plot has been delivered by the vendor to the vendee on the spot.
6. That all expenses of stamp paper, registration charges and court fees, etc, regarding this sale deed have been borne and paid by the vendee.
6. That all dues, demands, revenues charges regarding the said plot in question for the period upto the date of registration of this sale deed shall be paid by the vendor and after wards shall be paid by the vendee.
8. That no agreement for sale and purchase of the said plot in question has been previously executed and registered between the vendor and the vendee afore mentioned.
9. That the vendee shall be free to get the said plot mutated in his favour in the Govt. records with his own expenses and the vendor shall be responsible and

liable to sign all the relevant and necessary papers & documents regarding mutation purposes.

10. That the main road is 300 meters faraway from the said residential Plot.

IN WITNESSES WHEREOF the Vendor and Vendee have subscribed their signatures to this Deed on this day, month and year first above written.

Vendor

Vendee

Witness No. 1

Witness No. 2

Drafted by:-

BUDH PRAKASH SHARMA, Document Writer,
NITIN KUMAR Advocate, Chamber No. 21,
Tehsil Compound, Ghaziabad.