

SALE DEED

- | | |
|----------------------------|---|
| 1- Type of land | - Commercial |
| 2- Ward /Paragana | - |
| 3- Mohalla/City | - C-02 Rakshapuram , Mawana Road,
Meerut |
| 4- Discription of Property | - Unit No.----- at ----- Floor |
| 5- Area Of Property | - Carpet Area -----Sq Mtr |
| 6- Road | - Mawana Road, Meerut |
| 7- Consideration | - Rs. -----/- (----- Only) |

NO. OF VENDOR / FIRST PARTY- Sh. Ramesh Chand S/o Late Sh. Dharam Dass R/o 39/16 Shivaji Road, Meerut (PAN No. -----)

NO. OF VENDEE / SECOND PARTY------

-- (Pan No. -----).

DESCRIPTION OF SALE OF PROPERTY:- Unit No. ---- area -----Sq. Mtr. situated at ----- Floor of C-02 Rakshapuram, Mawana Road, Meerut as per attached map

Profession – Business

Profession – Business

SALE DEED Rs. ----- /-

STAMP DUTY Rs. -----/-

CIRCLE RATE Rs. -----/- PER SQ. MTR (Carpet Area Rate)

THIS DEED OF SALE is made on this -- Day of ----- in between:

Sh. Ramesh Chand S/o Late Sh. Dharam Dass R/o 39/16 Shivaji Road, Meerut; Hereinafter referred to as the Vendee , which expression shall wherever the context so admits include their heirs, successors, administrators and assignees on the First Part; and

----- ;
Hereinafter referred to as the Vendee, which expression shall wherever the context so admits include their heirs, successors, administrators and assignees on the Second Part, and

Whereas the Vendor is the owner of property commercial Plot No. ----- admeasuring -----
----Sq. Mtr. Situated at ----- which was purchased by the Vendor from -----
-----vide sale deed dated ----- registered in the office of Sub
Registrar Meerut, on dated ----- at Book No. ---- Volume -----, Pages Nos. ---
-to -----, S.No. -----, hereinafter referred to as the Said Unit; and

Whereas the Vendor constructed the Building on the Said Unit under the name and style of -
----- Hereinafter referred to as the Said Building, and had offered Unit for sale therein; and

Whereas the Vendee approached the Vendor for the purchase of above said Unit No.-----
-- situated at ----- floor , and the Vendor had agreed to sell **Unit No. ----carpet area measuring about ---- Sq. Mtr** at -----Floor to the Vendee with his/ her consent , as shown in red colour in the plan annexed hereto and bounded as detailed at the foot of this Deed and hereinafter referred to as the Said Unit, for a consideration of **Rs. -----/- (Rupees -----Only)** being the cost of Unit; and

Whereas the measurements of the Said Unit includes 50% thickness and width of each common wall, column, beam, projections and the like and 100% thickness and width of columns, beams, walls, projection and the like appurtenant to the Said Unit, which are not common between the two unit and building; and

Whereas the Vendee has paid to the Vendor the consideration of **Rs. -----/- (Rupees -- -----Only)** as above, for the Said Unit;

Whereas the Vendor has agreed to transfer the Said Unit, free from all encumbrances in favour of the Vendee on the following terms and conditions:

NOW THEREFORE, THIS DEED OF SALE WITNESSETH: -

1. THAT in consideration of the sum of **Rs. -----)** paid by the Vendees to the Vendor as detailed at the foot of this Deed, the receipt of which the Vendors do hereby admit and acknowledge and the Vendor as owner, relinquish all their rights and interest in the Said Unit, doeth hereby grant, convey, sell, transfer and Assign to the Vendees all their rights, title and interest in the Said Unit by way of sale, who shall hereinafter be the lawful, absolute and undisputed owner of the Said Unit and to enjoy all the rights of ownership possession, privileges, easements together with the right in common with the other purchasers /owners of Units in the Said Building, in staircases, Passages and other amenities.
2. **That** the Vendee shall be liable to pay minimum maintenance charges, as applicable per month for the maintenance of common services, to the Association of Allottees. The date of commencement of maintenance charges for the services will be from the date of this sale deed. Further, the monthly maintenance charges shall be on actual basis as intimated by

Association of Allottees, and shall be payable by the Vendee in advance by the seventh day of each month. Association of Allottees, reserves the right to enhance the maintenance amount payable by the Vendee/s keeping in view the actual cost of maintenance of the services. Association of Allottees may outsource any or all maintenance activities to outside agencies and authorize them to do all acts necessary in this regard. In case of delay in receipt of monthly maintenance charges, Association of Allottees, will be entitled to effect disconnection of the services at defaulting Vendee that may include disconnection of common facilities, further against non-payment of maintenance charges due to the Vendee, it shall always remain a charge on the said unit and shall also be binding on the nominees or transferees of the Vendee, and Association of Allottees shall be in full right to stop Vendees or their nominees or transferees to enjoy common facilities and Association of Allottees May realize and recover the due amount through court.

3. THAT the Vendees shall be liable to keep the Structures of the Said Unit intact and shall in no way whatsoever alter or damage the walls and Structures in the Said Unit and shall in no way make any use of the Said Unit for any unlawful or hazardous activities or having any classes/Coaching Classes and tuitions and shall remain bound to maintain cleanliness and to keep free from encroachment all staircases, passages and other areas in the Said Building meant for the common enjoyment of all the Purchasers / Owners of Units in the Said Building and shall have no rights on any space or wall of the said building whatsoever and shall not place his signboard at any place except on front Projection of said Unit.
4. THAT the Vendor hereafter shall have no claim or title to the Said Unit and the Vendees shall be the absolute owner thereof.
5. THAT the Vendor also declare and assure the Vendees that the Vendor is the sole, absolute and rightful owners of the Said Unit and the same belongs to the Vendor and the vendor have the right to transfer the same.
6. THAT the Vendor has delivered the peaceful vacant possession of the Said Unit to the Vendees free all encumbrances, charges and demands whatsoever excluding the charge mentioned in Para 2 hereinabove and vendor has put the Vendees to be in possession of the said Unit.
7. THAT the Said Unit being sold is situated of the ----- Floor and the Vendees shall become the owner only of the Said Unit hereby sold through this Sale Deed but the roof above and

the space below the floor of the Said Unit and the rights thereof are not being conveyed through this Sale Deed and shall be in the ownership of the Vendor or his nominee and the Vendor shall have exclusive and full right to construct or sell above the roof or below the floor of the Said Unit at his sweet will without any objection or hindrance from the Vendees whatsoever.

8. THAT the Vendor agree to save and keep indemnify and harmless the Vendees against all actions, proceedings, claims in regards to the Said Unit, which may transpire on account of any defect in the title of the Vendor.
9. THAT the Vendees have joined as a Party in the execution of this Sale Deed to commit himself in respect of the obligations including obligations under Clause No.2 which are to be fulfilled completed and complied by the Vendees and are obligatory to the Vendees.
10. THAT the Unit is situated at ----- hereby sold has an Carpet area ----- sq. Mtr. The rates of Rental value is fixed at Rs. -----/- per Sq. Mtr. as such the value of Build up Carpet area, for ----- Floor is worked out to -----, Say Rs. -----/- .
11. That the Map Annexed is the part of this sale deed.

SCHEDULE OF PAYMENT: -

- 1- Received a sum of Rs. ----- Ch. No. ----- dated -----
----- drawn on -----, .

IN WITNESSES WHEREOF THE Vendor and the Vendee have put their hands and signed on this deed in the presence of witnesses.

WITNESSES: -

1. (VENDOR)
2. (VENDEE)

DATED ----- WRITTEN BY -----MEERUT.