

Nature of Document : SALE DEED
Name of the Sub Registrar : S.R Second, Sadar Tehsil, Agra
Land use : Residential
Place & District : KANHA HOMES, Khasra no. 48 Mauza
Patholi, Agra.
Description of the Plot :
Road : meter wide road
Other Details : NILL
Land Area of Plot : sq. mtr. (.....X.....)
Related to Co-operative Society : No
Sale-consideration : Rs./- (Rupees Only)
Circle rate Value of Land : Rs./- (.....X...../-)
Land Circle Rate :/- Per sq. mtr. according to Page
no., column
Construction Rate :/- per sq. mtr.
Stamp duty paid :/-
E stamp certificate no. :

NOTE: The above Plot is on wide road. The above Plot is Neither Park Facing nor corner.

BOUNDARIES OF THE HOUSE NO.

East: West:
North: South:

NAME OF SELLER/VENDOR :-

Shri Giriraj Infraplanner LLP (PAN-ADYFS0419G) (Ph. No. 9927016371) Office Address:
Shop No. G-1 & G-2 Ground Floor, Block- E-11/8 Prateek Centre, Sanjay Place, Agra
through its Authorized Partner:- Shri Mohit Dadoo S/o Shri S. P. Dadoo R/o 301,
Aparna Garden, Vijay Nagar Colony, Agra..... hereinafter called the First Party.
LLPIN No. AAP-1545

PURCHASER/VENDEE :-

.....
.....

..... hereinafter called the 'Second Party'
That the vendor has executed authentication power attorney in favour of on which was duly registered at, dated in Volume no. Zild no. on page no./..... serial no. dated/...../..... to present the said deed in sub registrar of Agra on behalf of vendor

Whereas the first party is absolute owner of Plot No. Measuring Plot area sq. mtr. (.....X.....) situated at KANHA HOMES, Khasra no. 48 Mauza Patholi, Tehsil & Distt. Agra. The Vendor assures the Vendee that he is full and absolute owner of the above Plot and the said Plot is free from all lien and liabilities, encumbrances, charges and damages and he has full right to sell the same.

The Vendor company has purchased the land of Plot with other land from Smt. Omvati Devi W/o Shri Sarnam Singh R/o Patholi, Agra and Smt. Nirmla Devi W/o Hambir Singh D/o Shri Kharag Singh R/o Patholi, Agra, Current Address:- D-208, Kedar Nagar, Shahaganj, Agra. th. Registered sale deed on Book no. 1, Volume No. 9363 Page no. 153/206 Serial no. 17282 dated 31/12/2012. The Vendor Company has purchased Land in Name of Shri Giriraj Infraplanner Pvt. Ltd. on dt. 31/12/2012 and transferred the Pvt. Ltd company to LLP named Shri Giriraj infraplanner LLP on dt. 02.05.2019 (LLPIN no. AAP-1545). That the company got the Layout sanctioned ADA/LD/25-26/0503 dt. 19/01/2026.

Whereas the Vendee/Purchaser want to Purchase the said Plot and First party is ready to Sale the said Plot under terms and conditions Settled between the parties mentioned at the foot of this deed.

That the land below the House is neither Nazul land, nor U.P. Govt. land.

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

That for a consideration of Rs./- (Rupees Only) half of which is Rs./- (Rupees Only) the Vendor/seller hereby in respect House No. Measuring Plot Area sq. mtr. (.....X.....) Situated at 'KANHA HOMES', Khasra No. 48 Mauza Patholi, Tehsil & Distt. Agra. The Vendor do hereby assign, transfer, alienate and sale the aforesaid Plot in favour of Vendee/Purchaser aforesaid to have it and hold it for ever as its absolute

owner. That the Vendor as a result of sale has put the Vendee in peaceful proprietary and physical possession of the Plot.

The Vendee/Purchaser hereby acknowledge to have obtained possession of the Plot hereby sold.

That the Land of Plot is a freehold land.

That the Vendor/Seller sold the Plot to the Vendee/Purchaser with all rights attached there to.

That the Vendor assures the Vendee that nobody else is interest therein and that there is no dispute and he/She has full right to sell.

That the Vendor shall have no objection if by these presents necessary mutation is made in the necessary record.

That the words 'Vendor/Seller' and 'Vendee/Purchaser' herein used shall include their heirs, executors, legal representatives, and assignee as well.

The Registry Expenses for the Sale-Deed are born by the Vendee/Purchaser.

THAT VENDEE SHALL BOUND TO FOLLOW THE FOLLOWING TERMS AND CONDITIONS:-

- 1. That the vendor has handed over actual physical possession of the said Plot to the vendee.**
- 2. That any common wall built on adjoining Plots shall be jointly owned and used equally for support whether vertical or lateral, by the respective Vendees. The area of the Plot will include half of the area to be covered by such a common wall. None of Jointly owner can dismantle this common wall.**
- 3. That the Vendee may transfer by sale, gift, exchange or otherwise in any manner, the said Plot only after obtaining a "No Dues Certificate" from the Vendor. If the vendee transfer or alienate the said Plot in favour of any other person/association without obtaining no dues certificate, the said liability shall be developed upon the subsequent purchaser.**
- 4. That the Vendee shall have ownership rights only in respect of the said Plot sold herein and shall have no right of ownership in the common areas and facilities in the said colony shall remain indivisible and importable 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. The vendee shall have**

only the right of ingress/egress over or in respect of open spaces and all or any of the common areas in the said residential colony.

5. That except for the Said Plot herein agreed to be sold and the necessary easementary rights pertaining thereto, all the residuary rights in the said residential 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 Welfare Society of the residents constituted under the relevant laws/regulations.

6. That the land under the said scheme includes parcels earmarked for construction of certain facilities like commercial spaces, etc and the buildings constructed/to be constructed thereon. The VENDEE shall not object to the construction of the same in any manner and shall have no claim/rights/titles to such parcels of land in the said residential colony and or the buildings thereon and these are not within the scope or purview of this SALE DEED.

7. The cost of Electric and water service Connection charges etc shall be borne by the Vendee.

8. That the second party buyer will not have the right to keep Dogs, cows, buffaloes, sheeps, goats or camels etc. in the sold plot or building or colony premises so that the peace of the colony is not disturbed.

9. That Vendee shall only make elevation of the Plot as approved by the Society/Vendor i.e. can't changed colour/design of elevation.

10. That Vendee shall be bound to pay taxes, if any, imposed by the authorities.

11. That the Second party shall have no right to hold any inflammable and explosive substance inside the Plot (except the cooking gas and such type of commodities of daily use) and the Second party shall not do such type of acts which is injurious to strength of building or construction and to other members. If any vendee, Second party perform such type of acts causing inconvenience to other members or effecting the building in any manner hence it's all responsibility answerability inclusive cost of damage, damages and compensation only of such vendee.

12. That all the stipulations of this sale deed shall be binding and effective uniformly on the heirs, assignees and substitutes tenants of the vendor and vendee.

DESCRIPTION OF PAYMENT:- Rs./-

That the company has received the full n final amount (Rupees only) from the purchaser and now there are no dues against the Plot.

Loan Taken from

| S. NO | CHEQUE NO. | BANK NAME | DATED | AMOUNT |
|--------------|-------------------|------------------|--------------|----------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | Total | |/- |

Drafted and Typed by myself

In witness whereof the Vendor/Seller and Vendee/Purchaser have set and subscribed their hands on this Deed of Sale on

Witness:-