

SALE DEED

1. Type of Property: Residential Project

2. Mohalla/Village: **MAUZA RAJPUR BANGAR**, Teh. & Distt. Mathura under **BRAJ DHAM RESIDENTIAL COLONY** Project, under **BRAJ DHAM CONSTRUCTIONS**

3. Details of Property (Property No.): **Plot No. _____ Sector - _____**

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 **BRAJ DHAM CONSTRUCTIONS, Head Office: 10th floor, ELDECO Corporate Chamber II, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (Uttar Pradesh)** through its Authorized Signatory Shri Brijpal S/o Shri Kishor Chand R/o. W-104, Ground Floor, Greater Kailash, Part-1, New Delhi - 110048. herein-after called the 'VENDOR' (Which expression unless repugnant to the extent/con-text, their successors and assigns) of the One Part. PAN NO. AAFFB8291D

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 a **Plot No. _____ Sector - _____**, situated at **Mauja Rapur Banger Vrindavan, Teh. & Distt. Mathura** in the project named **BRAJ DHAM RESIDENTIAL COLONY**. That the above mentioned plot is situated on land of khasra Nos. 83/1, 83/2, 124/1 TO 124/4, 124M, 125 TO 130, 130M, 131, 131M, 132M and 133M. The area of the above PLOT is _____ Sq. Meter. and surrounding four sides are as below:-

East :

West :

North :

South:

AND WHEREAS **BRAJ DHAM CONSTRUCTIONS** Having its Head Office at F-2, Local Shopping Centre, Udai Park, New Delhi has purchased the freehold vacant land 7.222 Hectares By way of 6 sale deeds:

(1) 0.917 hectare land from Sh. Lalit Kumar Arora S/o Lt. Badri Das Arora by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura, dt. 29/05/2003,

(2) 1.356 hectare land from Sh. Lalit Kumar Arora S/o Lt. Badri Das Arora by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura, dt. 29/05/2003,

(3) 1.178 hectare land from Sh. Purshottam Das Arora S/o Lt. Badri Das Arora by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura, dt. 29/05/2003,

(4) 2.084 hectare land from Sh. Krishan Kumar Arora S/o Lt. Badri Das Arora by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura, dt. 29/05/2003,

(5) 1.602 hectare land from Smt. Sushila Arora W/o Lt. Gaya Prasad Arora and Smt. Shubha Kapoor D/o. Lt. Gaya Prasad Arora by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura, dt. 29/05/2003,

(6) 0.085 hectare land from Smt. Sushila Arora W/o Lt. Gaya Prasad Arora and Smt. Shubha Kapoor D/o. Lt. Gaya Prasad Arora by way of Registered sale deed which is registered in the office of the Sub-registrar II, Mathura, dt. 29/05/2003,

and after getting approval from MVDA, Mathura Dt. 11/03/2020 the said firm has done all necessary expenses. The Firm has constructed/is constructing a residential group housing project on the said land under the name and style known as **BRAJ DHAM RESIDENTIAL COLONY**.

AND WHEREAS as per the Layout Plan it is envisaging that all the plots shall be sold as an Independent plots as well as the roads, parks, overhead and underground water tanks and all other common facilities, if any, for all the plots 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 Plot measuring AREA _____ SQMTR. Situated at **Mauza Rajpur Banger Vrindavan, Teh. & Distt. Mathura (U.P.) in BRAJ DHAM RESIDENTIAL COLONY** Project hereinafter called the "said PLOT".

AND WHEREAS the Vendee as per above name, applied to the Vendor for the purchase of above said freehold residential Plot situated at **Mauza Rajpur Banger Vrindavan, Teh. & Distt. Mathura (U.P.) in BRAJ DHAM RESIDENTIAL COLONY** Project.

AND WHEREAS the Vendor has agreed to sell the Vendee as per above name, freehold residential Plot in the project known as **BRAJ DHAM RESIDENTIAL COLONY**, Mauza Rajpur 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 PLOT.

NOW THERE FORE THIS SALE DEED WITNESSETH AS UNDER:-

1. That the said **Plot No. _____ Sector - _____** situated in **BRAJ DHAM RESIDENTIAL COLONY, Mauza Rajpur 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 **BRAJ DHAM RESIDENTIAL COLONY**, Mauza **Rajpur Bangar, Vrindavan, Teh & Distt. Mathura, U.P.** on which the said PLOT 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 **Plot No. _____ Sector - _____** situated in **BRAJ DHAM RESIDENTIAL COLONY**, Mauza Rajpur Bangar, Vrindavan, Teh & Distt. Mathura, U.P.

4. That the sale consideration between the Vendor and the Vendee for the said PLOT is agreed at Rs. _____/- which is paid by the Vendee to the Vendor as per following instruments :-

Rs. _____/- Ch.no./RTGS dt.

5. That the Vendor hereby declares and assures the Vendee that the Vendor is the rightful owner of said PLOT with full rights to deal with the same. The said Vendor further declared and assures Vendee that said PLOT 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 PLOT holders who shall be entitled for its use. Any PLOT owner or association of PLOT 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 PLOT or permit same to be used for any purpose whatsoever other than the residential purpose. Neither the Vendee nor occupant of the PLOT will put any signboard for publicity or advertisement material outside his PLOT 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 PLOT 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 PLOT 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 plot to the Vendee.

15. That the house tax, water tax, sewerage tax relating to the said PLOT 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 plots 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 plots subject to compliance of RERA Act, 2016 (if any).

18. In case Vendee/Association of Vendees/Association of PLOT/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 **Plot No. _____ Sector- _____** situated in **BRAJ DHAM RESIDENTIAL COLONY** Mauza Rajpur Bangar, 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 date mentioned above.

Date :

Type By :

Draft By :