

(FOR UPRERA)

PROFORMA CONVEYANCE DEED

Sale consideration :/-

Market Value :/-

Stamp duty :/-

Ward :

Brief Details of Sale Deed

1. Type of Property : Residential

2. Ward :

3. Mohalla : Vrindavan Yojna , Lucknow.

4. Detail of Property : Flat No. on the Floor in building
Known as Block Tower situated on Plot No. GH- 14/05 Sector 14,
Vrindavan Yojna, Part , Lucknow

5. Unit of measurement :Square Metre

6. Position of the Road :

7. Other details : Multistoried Group Housing Building

8. Type of Property : Residential Flat No.....

9. Covered Area of the Property : Sq. Mtr

10. Proportionate land area : Sq. Mtr

11. Finished/Semi Finished/Other : Finished

12. Boundaries

East :

West :

North :

South :

SALE DEED This deed of sale is executed on thisday of , 20--

By and Between

TEAM SHAURYA INFRAZONE PVT LTD. (PAN No.), a Company incorporated under the provisions of the Companies Act 2013, having its head office at **Plot no. GH-14/5, Sector-14, Vrindavan Yojna, Lucknow- 226029** through its authorized signatory S/D of Residence at.....,Part , Lucknow vide board resolution dated hereinafter called the “seller” which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns OF THE ONE PART.

AND

XYZ..... Hereinafter called the “purchasers” which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, and successors-in-interest and permitted assigns OF THE OTHER PART.

WHEREAS the seller is the owner of constructed multi storied residential building known as.....**PS Apartment**, Lucknow constructed on the Free hold **Plot no. GH-14/5, Sector-14, Vrindavan Yojna, Lucknow- 226029** through

a Builder Agreement between M/s **Priyam Nirmaan Private Limited** and M/S **Team Shaurya Infrazone Private Limited**.

WHEREAS M/S **Priyam Nirmaan Private Limited** Purchased the **freehold Land No. Plot no. GH-14/5, Sector-14, Vrindavan Yojna, Lucknow- 226029** have from the UP Awas Awam Vikash Parishad Lucknow Vide Registered Sales Deed dated Book No. 1, Volume, Pages, at No., in office of Sub-Registrar-Ist Lucknow.

AND WHEREAS as per terms and conditions which are mentioned in the aforesaid Agreement the seller has obtained requisite permission from competent authority, the Uttar Pradesh Awas Evam Vikas parishad, Lucknow and constructed multistoried residential building known as PS APARTMENT.

AND WHEREAS The purchasers have seen the relevant information, documents, approvals, permissions, licenses, plans, layout site map and such other credentials with respect to the ownership, right, interest, competency and the basic infrastructural facilities to be provided in the Project. The purchasers confirm that they have examined the said documents, plans, site maps etc. and are fully satisfied in all respect with regard to the rights, title and interest of the Firm in the land on which the project is developed and the Seller has right and authority to sell the said Unit and undertakes to abide by the terms and conditions of this Sale Deed.

WHEREAS the purchasers are desirous of purchasing The Flat No., on Floor, measuring covered area sq.mt. situated at Free hold Plot no. GH-14/5, Sector-14, Vrindavan Yojna, Lucknow- 226029

(hereinafter referred to as the "Said Property") more clearly detailed and described in the schedule of property at the foot of this deed.

AND WHEREAS the Purchasers being interested in purchasing the said property, so the Purchasers approached the Seller for the sale of above said property, for which Seller has agreed to sell and transfer the above said property absolutely to the Purchasers for a sale consideration of Rs./- (Rupees Only).

AND WHEREAS the Seller has assured the Purchasers that the above said property is free from all sorts of registered or unregistered encumbrances, like sale, gift, transfer, court attachment etc. and the Seller has good, subsisting, marketable, saleable and transferable right over the said property and there is no any legal dispute in respect of the said property.

AND WHEREAS the Purchasers have paid the entire consideration amount and other charges as stipulated in respect of flat prior to getting this sale deed executed. The Purchasers through physical inspection of flat have satisfied themselves with workmanship, quality of construction, material fixture and fittings provided in the flat and therefore the seller hereto executing sale deed in favour of Purchasers on the terms appearing hereunder.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. THAT, having received the said total sale consideration amount of Rs./- (Rupees Only) as detailed in the schedule of payment, paid by the Purchasers to the Seller (the receipt of which is acknowledged by the Seller) the Seller hereby sell, grant, convey, assign & transfer the said property to the Purchasers of his right, title and interest in the said property including all right of

assignment and appurtenances thereto, to hold and to possess the same unto and use and enjoy the same and be absolute owner thereof.

2. THAT, the vacant and peaceful possession of the flat with all its rights and privileges so far held and enjoyed by the Seller is being delivered to the purchasers simultaneously with the signing of this deed, and the Purchasers confirm having satisfied themselves as to the area/ dimensions / cost and allied charges if any, quality of construction / specification /various installations like electrification work, sanitary fitting, water and sewage connection etc. in respect of the flat.

3. THAT, the Seller and their heirs, successors, assignees, legal representatives shall hereinafter have no claim or title to the said property so conveyed and the Purchaser and his heirs, successors or assignees shall hold and enjoy the said property absolutely.

4. THAT, this sale deed will itself amount the Seller's consent to the Purchasers to mutate their names in respect of the said property hereby, Uttar Pradesh Awas Awam Vikas Parishad, Lucknow and any other department wherever necessary, however, all the expenses in this regard shall be borne by the Purchasers.

5. THAT, if any person claims through the Seller any right or privileges in respect of the said property, it shall be rendered illegal and void by virtue of the present sale deed and in case the Purchasers are deprived of the said property mentioned hereinbefore or any proprietary rights therein, by reason of any defect in the right, interest, and title, the Seller undertakes to indemnify the Purchasers to the extent of such loss or losses, as the case may be, from their other moveable or immoveable properties wherever found in existence at that time.

6. THAT, the purchasers shall have absolute right to enjoy and use the covered area of the said property as well as common right of use the facility like lift, stairs

and spaces which are reserved for common use for all other flat owners by the first party.

7. THAT, the purchasers shall be liable to pay the proportionate amount for the common utility charges which will be fixed in future by the maintenance management committee appointed by the first party, seller regarding the management of lift operating, security, maintenance of building, electricity, water supply, sewerage or drainage and all other expenses which will be fixed for the entire building.

8. That purchasers shall enter into a maintenance agreement with the Company or any association of owners or any other nominee/agency/ association or other body as may be appointed/nominated by the Company from time to time for the maintenance and upkeep of the building and other related areas. However, failure on the part of the purchasers to enter into maintenance agreement for any reason whatsoever, will not absolve them from their obligation to pay the maintenance charges and other related charges etc.

9. THAT, the purchaser shall also follow the all other general rules, regulations and conditions which will be framed by the maintenance management committee for all other flat owners of the aforesaid building.

10. THAT, the Purchasers have borne expenses of stamp duty, registration charges and all other expenses in connection with the execution and registration of this sale deed.

11. THAT the permanent & present postal addresses of the seller and the purchaser are same as described above in the sale deed.

12. That only the Flat No. covered area sq. mts. Floor area of the aforesaid building has been transferred through this sale deed so the purchasers shall also have right to use the common spaces like stair case, common passage, gallery, stairs and other common parking spaces etc. forever.

13. That the purchasers shall have no right upon the roof of the building for the construction or to raise an obstruction or any major alteration or breaking in pillars, columns or drainage or sewerage system of the said building .

14. That the Purchasers, whenever transferred the flat in any manner whatsoever, then, terms of allotment, maintenance agreement and this deed shall be mutatis mutandis applicable and binding upon the transferee and he/ she/ they shall be liable and answerable in all respects thereof.

15. THAT the purchasers or their successor or assignees shall always be entitled to hold and to possess and to construct the flat at present situation upon the proportionate area of land with rights to construct their construction on the same floor in case in future the building has been demolished or as a result of any natural calamities or otherwise.

16. THAT the provisions of U.P. Flat ownership act 1975 shall be applicable mutatis-mutandis upon the seller and purchasers in case of any contradiction arises between the parties.

17. THAT, the expressions the "Seller" and "Purchasers" hereinbefore used in this sale deed unless repugnant to the context mean and shall always mean and include their respective heirs, successors legal representatives and assignees whatsoever.

18. That the Sale Deed has been drafted by the undersigned as per instructions and documents provided by the parties for which they shall be responsible.

19. That the identification of the parties has been done on the basis of documents provided by them.

20. THAT the proportionate area of the land for the Flat which situated at 18 mtr wide road is sq. Meter the value whereof @- per sq. Meter comes to Rs./- The building is fourteen storied and the total constructed area of flat is about sq.mt and value thereof @/-per sq.mt comes to Rs./- The total value of land and covered area of the flat comes to Rs./-. There are no facilities

of Swimming Pool Restaurant & Bar in the aforesaid building. That the Sale price is higher /- by E-Stamp No. IN-UP_____V vide G.O. No-S.VI.K.nI-5-2756/11-2008-500 (165)/2007 dated-30-06-2008 @ 6% and 7% per thousand has been paid on the Sale value of the said flat.

SCHEDULE-I DETAILS OF PROPERTY

The Flat No-....., on Floor, measuring covered area sq.mt. (super area sq.mts.) situated at Free hold Plot No-GH- 14/05, Sector-14, Vrindavan Yojna , Lucknow.

..... Apartment and bounded as under:

East :

West :

North :

South :

SCHEDULE-II MODE OF PAYMENT

The total sale consideration Rs./- (Rupees Only) received as per allotment letter from the purchaser as under:

1.

IN WITNESS WHEREOF the Seller put in signature and executed this deed of sale in the sound position of mind without any pressure, undue influence, coercion or compulsion from anyone whomsoever in favour of the Purchasers on the date, month and year mentioned first above in the presence of following witnesses at Lucknow.

Place -

Date-

SELLER

Name-

PAN-

PURCHASER

Name-

PAN-

WITNESSES :-

1-Name:

S/o-

R/o-

Affix photo

2-Name:

S/o-

R/o-

Affix photo