

SALE DEED OF BHADOHI INDUSTRIAL DEVELOPMENT  
AUTHORITY, BHADOHI

THIS INDENTURE made on ----- of -----  
BETWEEN THE BHADOHI INDUSTRIAL DEVELOPMENT AUTHORITY,  
BHADOHI (BIDA) a body corporate under clause (d) of section 2 of the U.P.  
Industrial Area Development Act 1976 (U.P. Act No. 6 of 1976) through its  
I/C ASSISTANT PROPERTY ----- (Hereinafter called the Vendor)  
which expression shall include their successors also of the one part and SRI  
----- (Hereinafter  
called the Vendee) which expression shall include their heirs, executors,  
successors and assigns of the second part. WHEREAS the said vendor have  
constructed Commercial shop for Commercial Purpose at -----  
----- and now owned by the BIDA and  
whereas vendor are full owner of the shop with absolute power of disposal of

the same. AND WHEREAS aforesaid shop have been constructed under the COMMERCIALSHOP or also to the person qualifying her self in on lump sum full price thereof amounting Rs. ----- (-----) ONLY under the said scheme AND; WHEREAS aforesaid second party being qualified to get one of these shop have applied for the shop No. -----  
 ----- FLOOR -----  
 SCHEME ----- Bhadohi in whose favour the aforesaid shops was allotted vide order dated ----- of Chief Executive Officer B.I.D.A. and the vendor first party being satisfied that aforesaid second party fulfills the conditions for getting one of the aforesaid built-up shop.

AND WHEREAS the second party has paid to the vendor first party the sale price of the said shop in full amounting Rs. ----- (-----) ONLY and the vendee second party now wants the requisite sale deed on the same being executed in her favour on the terms and

conditions of the said Shop a copy of which has been obtained by her AND;WHEREAS the vendee second party has further agreed to bear the entire expenses of conveyances and registration of sale deed by the vendor first party in his favour and agreed to take lease of the site of the said Shop on the usual terms and conditions of lease from the registration of sale deed and lease deed on prescribed lease rent.

WHEREAS the BIDA has sanctioned the transfer of the said Shop in favour of the vendee second party.

Any difference in amount of final calculation of the cost will be payable by either party as required. It is also made clear under this sale deed that if the cost of building increases due to any reason, the allottee shall be bound to pay the cost of the building etc. accordingly, and in case, the allottee fails to pay the cost as above, the same shall be recoverable, as arrears of land revenue, along with interest. If any dispute arises regarding registration

/allotment /possession/ development and construction etc. the decision of Chairman BIDA will be final.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. ----- (-----) ONLY paid to the said vendor by the said vendee the receipt whereof the said vendor does hereby acknowledge subject to the condition of -----

- Scheme for the built-up Shop the first party hereby transfer conveys and assigns unto the vendee all the here ditaments and ----- floor Shop No- ----- Scheme ----- Bhadohi constructed on an proportionate area of more or less ----- sq. meter of the lease hold land bounded on the :-

**BOUNDARIES:-**

EAST : \_\_\_\_\_

WEST : \_\_\_\_\_

NORTH : \_\_\_\_\_

SOUTH : \_\_\_\_\_

Construction Of Shop is Second Class R.C.C so Value of shop is ( \_\_\_\_\_  
 \_\_\_\_\_ sqm x Rs \_\_\_\_\_) = Rs \_\_\_\_\_ as prevailing Circle rate  
 described in Part \_\_\_\_\_ praroop \_\_\_\_\_ Page No. \_\_\_\_\_ V code no  
 \_\_\_\_\_ And the rate of floor area of shopping complexes.

The value of \_\_\_\_\_ floor shop is \_\_\_\_\_ only and Stamp paid  
Rs \_\_\_\_\_ in \_\_\_\_\_ pages.

( HARGOVIND)  
ASSISTANT I / C PROPERTY  
FOR & ON BEHALF OF  
BHADOHI INDUSTRIAL DEVELOPMENT  
AUTHORITY BHADOHI

( \_\_\_\_\_ )  
S/O \_\_\_\_\_  
R/O \_\_\_\_\_  
\_\_\_\_\_ DISTT. \_\_\_\_\_  
MOB NO - \_\_\_\_\_

( VENDOR )

( VENDEE )

WITNESSES:-

1- \_\_\_\_\_

2- \_\_\_\_\_

Drafted by

( \_\_\_\_\_ )  
ASST. INCHARGE PROPERTY

Typed by

( \_\_\_\_\_ )