

PROFORMA OF CONVEYANCE DEED / SALE DEED

Sale Consideration: Rs. _____ /-

Market Value: Rs. _____ /-

Stamp Duty Paid: Rs. _____ /-

Pargana: Kaswar Sarkari

DETAILS OF INSTRUMENT IN SHORT

S. No.	Particulars	Details
1.	Nature of Property	Residential
2.	Ward / Pargana	_____ / Kaswar Sarkari
3.	Mohalla / Village	Mauza Bairvan, Tehsil Rajatalab, District Varanasi, Uttar Pradesh
4.	Details of Property	Apartment No. _____, Floor _____, Tower / Block _____, in the Group Housing Project known as "Kashi Nirmal Heights", situated at Plot No. B.E.-7, Transport Nagar Yojana, Varanasi, Uttar Pradesh
5.	Standard of Measurement	Square meters
6.	Location Road	_____
7.	Type of Property	Apartment
8.	Position	Finished / Completed
9.	Carpet Area	_____ square meters
10.	Balcony Area, if any	_____ square meters
11.	Year of Construction	_____
12.	Sale Consideration	Rs. _____ /-
13.	Sale Consideration in Words	Rupees _____ only
14.	Market Value	Rs. _____ /-
15.	Stamp Duty Paid	Rs. _____ /-

16.	Parking Facility, if any	Covered / Open / Stilt / Basement Parking No. _____
17.	Boundaries of Project Land	East: Arazi Nos. 573, 571, 570 and 568; West: Arazi No. 530; North: Chakroad No. 534 and Nali; South: Varanasi to Kolkata 75.00 meter Master Plan Road
18.	Number of Persons in First Part	One
19.	Number of Persons in Second Part	_____

DETAILS OF SELLER / VENDOR

M/s Florit Construction Private Limited, a company incorporated under the provisions of the Companies Act, 2013, having CIN No. U43299DL2025PTC443039 and PAN AAGCF2500F, having its registered office at Shop No. 110, First Floor, Aggarwal Tower, Indraprastha Extension, East Delhi, India- 110092, represented through its Authorised Signatory Mr./Ms.

_____, S/o / D/o / W/o
_____, R/o _____,
duly authorised vide Board Resolution dated
_____.

DETAILS OF PURCHASER / VENDEE

Mr./Mrs./Ms. _____, S/o / D/o / W/o
_____, R/o _____,
PAN _____, Aadhaar No.
_____.

Mr./Mrs./Ms. _____, S/o / D/o / W/o
_____, R/o _____,
PAN _____, Aadhaar No.
_____.

SALE DEED

This Sale Deed is made and executed at Varanasi, Uttar Pradesh, on this _____ day of _____, 20,

BY AND BETWEEN

M/s Florit Construction Private Limited, a company incorporated under the provisions of the Companies Act, 2013, having CIN No. U43299DL2025PTC443039 and PAN AAGCF2500F, having its registered office at Shop No. 110, First Floor, Aggarwal Tower, Indraprastha Extension, East Delhi, India- 110092, represented through its Authorised Signatory Mr./Ms.

_____, duly authorised vide Board Resolution dated _____, hereinafter referred to as the **“Seller” / “Vendor”**, which expression shall, unless repugnant to the context, include its successors, administrators and permitted assigns, of the First Part;

AND

Mr./Mrs./Ms. _____, S/o / D/o / W/o _____, R/o _____, PAN _____, Aadhaar No. _____, hereinafter referred to as the **“Purchaser” / “Vendee”**, which expression shall, unless repugnant to the context, include his / her / their heirs, legal representatives, successors, administrators and permitted assigns, of the Second Part.

The Seller and Purchaser are hereinafter collectively referred to as the **“Parties”** and individually as a **“Party”**.

WHEREAS

- a. The Seller is the absolute and lawful owner of Plot No. B.E.-7, Transport Nagar Yojana, Varanasi, admeasuring 4832 square meters, situated at Mauza Bairvan, Pargana Kaswar Sarkari, Tehsil Rajatalab and District Varanasi, Uttar Pradesh, hereinafter referred to as the **“Project Land”**.
- b. The Project Land was purchased by the Seller from Varanasi Development Authority, Varanasi, vide sale / conveyance deed dated 13.04.2026, duly registered in the office of the Sub-Registrar, Gangapur, Varanasi, in Book No. 1, Jild No. 997, at pages 357 to 376, as document / registration No. 3813 on 13.04.2026.
- c. The Seller has developed a residential group housing project known as **“Kashi Nirmal Heights”** on the Project Land, in accordance with the sanctioned plans, approvals and applicable laws.
- d. The Project was/is registered with the Uttar Pradesh Real Estate Regulatory Authority under Registration No. _____ dated _____.
- e. The Purchaser is satisfied with the title of the Seller in respect of the Project Land and is desirous of purchasing a residential apartment in the Project known as **“Kashi Nirmal Heights”**, situated at Plot No. B.E.-7, Transport Nagar Yojana, Varanasi, Uttar Pradesh.
- f. The Purchaser acknowledges that the Seller has provided the information and clarifications required by the Purchaser and that the Purchaser has inspected the title documents, sanctioned plans, Project, Apartment, specifications, common areas and facilities, and has decided to enter into this Deed after satisfying himself / herself / themselves, subject to statutory rights available under applicable law.

g. The Seller has accepted the request of the Purchaser and has agreed to sell Apartment No. _____, Floor _____, Tower / Block _____, Type _____, having carpet area of _____ square meters, along with balcony area of _____ square meters, if any, in the Project known as “Kashi Nirmal Heights”, hereinafter referred to as the “Said Apartment”, for a sale consideration of Rs. _____ /- (Rupees _____ only), subject to the terms and conditions hereinafter contained.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. THAT in consideration of Rs. _____ /- (Rupees _____ only) paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledges, the Seller hereby sells, conveys, assigns and transfers by way of absolute sale the Said Apartment bearing Apartment No. _____, Floor _____, Tower / Block _____, Type _____, having carpet area of _____ square meters, along with balcony area of _____ square meters, if any, in the Project known as “**Kashi Nirmal Heights**”, situated at Plot No. B.E.-7, Transport Nagar Yojana, Varanasi, Uttar Pradesh, more fully described in the Schedule of Property given at the foot of this Deed, in favour of the Purchaser, together with proportionate undivided interest in the Common Areas.
2. THAT the Seller declares that it has lawful title and authority to convey the Said Apartment and that the Said Apartment is free from encumbrances created by the Seller.
3. THAT the peaceful physical possession of the Said Apartment has been handed over / is being handed over by the Seller to the Purchaser simultaneously with the execution of this Deed. The Purchaser has inspected the Said Apartment and has satisfied himself / herself / themselves regarding the same.
4. THAT the Purchaser shall use the Said Apartment only for lawful residential purposes and shall not use or permit the same to be used for any commercial, illegal, immoral, hazardous, nuisance-causing or prohibited activity, or for any purpose contrary to the sanctioned use of the Project or applicable laws.
5. THAT the Purchaser shall use the Common Areas and common facilities jointly with other apartment owners, occupants and persons lawfully entitled to use the same. The Common Areas shall remain undivided, and no apartment owner shall claim partition, exclusive possession or separate ownership of any part thereof. The Purchaser’s use of Common Areas shall be subject to payment of maintenance charges, bye-laws / rules of the Association of Apartment Owners, sanctioned plans and applicable laws.

6. THAT the Purchaser shall not store, place, dump or keep any goods, furniture, waste material, personal belongings, combustible material or any obstruction in common passages, staircases, lobbies, corridors, fire exits, lift areas, basements, parking driveways, ramps, open areas or any other Common Area. The Purchaser shall not obstruct ingress and egress of other apartment owners, occupants, visitors, vehicles, maintenance staff, service providers, emergency personnel, the Seller, the Maintenance Agency or the Association of Apartment Owners.
7. THAT the Purchaser shall not make any structural alteration, addition, demolition, change in layout, change in façade or elevation, enclosure of balcony, alteration of external doors or windows, damage to columns, beams, slabs, load-bearing walls, shafts, ducts, service lines, fire-fighting systems or any other work which may affect structural stability, safety, external appearance, services or sanctioned plan of the Building / Project.
8. THAT the parking space, if any, allotted / permitted to the Purchaser shall be used only for parking of permitted vehicle(s). Such parking right shall remain attached to the Said Apartment and shall not be sold, transferred, assigned or dealt with independently of the Said Apartment.
9. THAT the Purchaser shall pay maintenance charges, IFMS / IFMSD, electricity charges, water charges, sewerage charges, power back-up charges, utility charges, taxes and all other dues relating to the Said Apartment and proportionate Common Areas from the date of offer of possession / possession. The Purchaser shall comply with the Maintenance Agreement and lawful rules of the Maintenance Agency / Association of Apartment Owners.
10. THAT the Purchaser shall become a member of the Association of Apartment Owners formed / to be formed for the Project and shall comply with its bye-laws, rules and lawful decisions. The Seller shall hand over Common Areas and relevant project documents to the Association in accordance with The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 and applicable laws.
11. THAT the Purchaser shall not have any exclusive right over terrace, roof, shafts, ducts, service areas, utility areas, unsold apartments, unallotted parking spaces, commercial areas, signage rights, future development rights or any area not expressly conveyed under this Deed.
12. THAT all taxes, levies, municipal charges, electricity charges, water / sewer charges, maintenance charges and other outgoings in respect of the Said Apartment and proportionate Common Areas shall be borne and paid by the Purchaser from the date of offer of possession / possession.

13. THAT in case the Purchaser has obtained any loan or financial assistance from any bank / financial institution in respect of the Said Apartment, the Purchaser shall be solely responsible for repayment thereof, and the Seller shall not be liable for any default by the Purchaser.
14. THAT the entire expenses for execution and registration of this Deed, including stamp duty, registration fee, typing charges and miscellaneous expenses, have been borne and paid by the Purchaser. The Purchaser shall be liable for any deficit stamp duty, penalty or registration-related demand, unless the same arises solely due to an act attributable to the Seller.
15. GOVERNING LAW: The rights and obligations of the Parties under or arising out of this Deed shall be construed and enforced in accordance with the laws of India for the time being in force.
16. JURISDICTION AND DISPUTE RESOLUTION: Any dispute arising out of or in connection with this Deed shall first be attempted to be resolved amicably between the Parties. Failing amicable resolution, the dispute shall be adjudicated by the Uttar Pradesh Real Estate Regulatory Authority or such other court, tribunal, authority or forum as may have jurisdiction under applicable law. Subject to such statutory jurisdictions, the competent courts at Varanasi, Uttar Pradesh shall have jurisdiction.
17. THAT this Deed shall prevail over prior oral understandings, brochures, advertisements or communications to the extent of inconsistency. The Agreement for Sale, Maintenance Agreement, utility documents and Association bye-laws shall continue to bind the Purchaser to the extent they are not inconsistent with this Deed and are intended to survive conveyance.

SCHEDULE OF PROPERTY

All that Residential Apartment bearing Apartment No. _____, Floor _____, Tower / Block _____, Type _____, having carpet area of _____ square meters, along with balcony area of _____ square meters, if any, in the Group Housing Project known as **“Kashi Nirmal Heights”**, situated at Plot No. B.E.-7, Transport Nagar Yojana, Varanasi, Uttar Pradesh, developed on Project Land admeasuring 4832 square meters, situated at Mauza Bairvan, Pargana Kaswar Sarkari, Tehsil Rajatalab and District Varanasi, Uttar Pradesh.

Together with proportionate undivided interest in the Common Areas as may lawfully attach to the Said Apartment and right to use parking space No. _____, if any, subject to the terms of this Deed.

Boundaries of the Said Apartment:

East: _____

West: _____

North: _____

South: _____

Boundaries of the Project Land:

East: Arazi Nos. 573, 571, 570 and 568

West: Arazi No. 530

North: Chakroad No. 534 and Nali

South: Varanasi to Kolkata 75.00 meter Master Plan Road

IN WITNESS WHEREOF

The Parties have put their respective hands on this Deed of Sale on the date, month and year first above written.

For **Florit Construction Private Limited**

Authorised Signatory

Signature: _____

Purchaser / Vendee

Signature: _____

Witnesses:

1.

2.

Drafted by: _____

Composed by: _____