

Sale-Deed of Unit / Flat No. _____ on _____ Floor of Tower- _____ in “Avni Residency”, registered under the RERA Application, vide No.

**Sale Deed of the Immovable Property for Rs. _____/-
in words Rupees _____ Only.**

AVNI ASSOCIATES, a Partnership Firm, having PAN : _____
having its Office at D-56, Pramukhswami Vihar Society, Nr. Harsh
Residency, Sun Pharma Road, Vadodara-390 012 and on behalf of the said
Partnership Firm, its Managing Partner, Mr. _____,
Hindu Inhabitant, Aged about _____ Years, Occupation Business, Aadhar
Card No. _____ (hereinafter referred to as "the Promoter") of the
FIRST PART.

AND

1. Aged:.....Years, Occupation-
....., Residing at
Having PAN:, Having AADHAR No :
.....
2. Aged:.....Years, Occupation-
....., Residing atH
aving PAN:, Having AADHAR No :
.....

herein after referred to as " the Allottee" of the SECOND PART.

AND

WHEREAS by Registered Development Agreement, vide Registration Serial No.3332 dated 26th day of February, 2020 executed between

1. Pushpaben Wd/o. Rachhodbhai Khodabhai Patel, Aged:.....Years,
occupation –farmer & Housewife,
PAN:, AADHAR No :

2. Rajesndrabhai Rachhodbhai Patel, Aged:.....Years, occupation –
farmer & business,
PAN:, AADHAR No :

3. Rakeshbhai Rachhodbhai Patel Aged:.....Years, occupation –farmer &
business,
PAN:, AADHAR No :

4. Hitendrabhai Rachhodbhai Patel Aged:.....Years, occupation –farmer
& business,
PAN:, AADHAR No :

All Residing at _____ Vadodara.

(hereinafter referred to as "the Original Owner") of the One Part and the Promoter of the Other Part (hereinafter referred to as "the Development Agreement"), the Original Owner granted to the Promoter development rights to the piece and parcel of Non-Agricultural open land being Block/Survey No.360/2 and Block/Surevy No.365, T. P. Scheme No.20 (Atladara), Final Plot No.54, admeasuring 3924 Sq. Mtrs. (as per Final Plot) paiki 2114.39 Sq. Mtrs. of Village Moje Atladara in the Registration District Vadodara & Sub-District of Vadodara or thereabouts more particularly described in the First Schedule therein as well as in the First Schedule hereunder written (hereinafter referred to as "Land Owner /s') and to construct thereon building/s in accordance with the Terms & Conditions contained in the Development Agreement ;

AND WHEREAS the Promoters are entitled and enjoined upon to construct Buildings on the Project Land;

AND WHEREAS the Vendor/Original Owner/Promoter is in possession of the project land

Moreover, a **Flat / Unit No.** _____ situated on the _____ **Floor** of "____" **Tower** of the Scheme named as “**AVNI RESIDENCY**” is been sold to you, the Party of Second Part. And accordingly at the instance & consent of the Confirming Party, the Property described hereunder in the Schedule, has been sold to you, the Party of Second Part for the Sale consideration of **Rs...../-** in words **Rupees** _____ **Only**. And the sum of **Rs...../-** in words **Rupees** _____ **Only** has been received by the Party of the First Part from you, the Party of the Second Part as per detail mentioned in the below Schedule,

SCHEDULE

Sr. No.	Cheque No.	Date	Details of Bank	Amount

As mentioned in the above Payment Schedule, We, the Party of the First Part has received a Sale-Consideration Amount from you, the Party of the Second Part. Out of the aforesaid Sale Consideration, you, the Party of the Second Part has paid **Rs...../-** in words **Rupees** _____ **Only** by post dated cheques and therefore you, the Party of the Second Part have full responsibility to get that post dated cheques cleared on the dates which is given to us, the Party of the Third Part. More so, Party of the Second Part have full responsibility to handover the post dated cheque/s of Self-Payment and/or obtain the post dated cheque/s of Loan Payment from the concerned Bank and to handover to us, the Party of the First Part, within 10 days of execution and registration of the Sale-Deed of the Scheduled Immovable Property. If in any circumstances, if any of the aforesaid cheque/s, returns back without clearing from bank (get Bounced) and/or as aforesaid, if the said post dated cheque/s of Self-Payment or Loan-Payment will not be handed over to us, the Party of the First Part within 10

days of execution & registration of the Sale-Deed, then in that case, this Sale-Deed will be deemed as void & binding to this condition only, the subject Immovable Property is sold to you, the Party of the Second Part.

-: SCHEDULE OF THE IMMOVABLE PROPERTY SOLD :-

In the Registration District Vadodara & Sub District Vadodara of Village Moje Atladara, the Non-Agricultural open land being Block/Survey No.360/2 and Block/Survey No.365, T. P. Scheme No.20 (Atladara), Final Plot No.54, admeasuring 3924 Sq. Mtrs. (as per Final Plot) paiki 2114.39 Sq. Mtrs. land exists and for the said land, the Vadodara Mahanagar Palica has issued the Building Permission (Raja Chitthi), vide No.Ward-6/HB-47/2020-2021, dated 10.03.2021, for construction of the Scheme named as “**AVNI RESIDENCY**” formed of Residential Flats/Units. Out of the same, a **Flat / Unit No.** _____ situated on the _____ **Floor** of _____ **Tower**, is hereby sold to you, the Party of the Second Part. The RERA Carpet Area of said Immovable Property is admeasuring about _____ **Sq. Meters** and Balcony-1 having area admeasuring _____ **Square. Meters** & Balcony- 2 having area admeasuring _____ **Sq.Meters** & Wash Area Balcony having area admeasuring _____ **Sq.Meters** & Open Terrace having area admeasuring _____ **Sq. Meters**, and the Party of Third Part has allotted the Parking No/s. _____ on **Basement** level to Purchaser / Allottee, The said Immovable Property is bounded as under :-

Towards East :

Towards West :

Towards North :

Towards South :

And for the above mentioned unit Total **Undivided portion of Land** is _____ Sq Meter.

The District Collector, Vadodara has issued the Non-Agricultural Permission, (Block/Survey No.360/2) vide Order No.1609/19/18/014/2019 dated 05.12.2019 and (Block/Survey No.365) vide Order

No.1610/19/18/014/2019 dated 05.12.2019 and converted the land bearing Final Plot No.54 of Moje Village Atladara, into Non-Agricultural purposes.

Accordingly, said Immovable Property as described in the Schedule of the Property is sold to you, the Party of the Second Part, with rights for coming and going, with rights of disposal of water and with all the rights acquired by us in the said Property. The Party of the First Part shall not have any claim over, FSI, additional FSI and terrace rights after Society Association is formed and Building use permission is obtained. Now we, the Party of the First Part and the Party of the Third Part, their legal representatives and heirs have now no Rights, Title and Interest in the said Property and you, the Party of the Second Part and your heirs, legal representatives became sole and absolute owner/s and occupant/s of the said Property and are entitled to mortgage, sell, gift etc. the said Property and are entitled to use and utilize the said Property as per your choice.

We, the Party of the First Part & the Party of the Third Part have not created any charge of any nature over the said Property in any manner. The said Property is free from all encumbrances and the Titles to the said Property are clear and marketable and on giving you, the Party of the Second Part, this trust and assurance, this Property is sold to you, the Party of the Second Part. Moreover, except we, the Party of the First Part and the Party of the Third Part, there is no partner, co-partner, claimant, creditor or heir over this Property nor it is under any type of attachment etc. also.

That, prior to procure/obtain the Completion Certificate from Vadodara Mahanagarnagar Palica, as per prevailing provisions of Law, Tax for the period for One (1) Year for the said property is to be deposited by you, the Party of the Second Part in Mahanagarnagar Palica. Thus it's your responsibility to deposit that amount in Vadodara Mahanagarnagar Palica.

You, the Party of the Second Part is/are now entitled to transfer this Property and mutate in your name in the Records of Vadodara Mahanagarnagar Palica and Records of Vadodara City Survey Office & other Government & Semi-Government Offices as required, on the basis of this Sale Deed and for that we, the Party of the First Part and the Party of the Third Part hereby are bound to give consent, statements and signature, whenever required by you, the Party of the First Part.

For the Property as described in the abovementioned Schedule, We, the Party of the First Part and/or Third Part has executed an Agreement for Sale on **Date** _____ vide Registration Sr. No. _____ in favour of you, the Party of the Second Part. The said Agreement has been executed by and between the Parties and the same is to be considered as a part and partial of this Sale-Deed and all the Terms & Conditions of said Agreement shall be applicable and binding to all the Parties.

That the name of the whole Scheme is given as **“AVNI RESIDENCY”** and that shall remain permanent. And we, the Party of the First Part, have formed this Scheme, **“AVNI RESIDENCY”, containing totally Two (02) Towers, along with Basement and Ground Floor Parking and Eight (8) Upper Floors.**

As demarcated in the Approved Plan of the scheme known as, **“AVNI RESIDENCY”**, all the **7.5 Meters Entry and 6 Meters wide internal roads** shall be use & utilize by all the Flat/unit owners in common. Moreover all the Residential unit owners / members will have common right to drive their vehicles and also to take connection/s of the Water, Drainage, Gas, Telephone etc. from the lines laid down for the same. And no or any member shall have any right to raise any objection or create any obstruction at the time of taking connections from that laid lines. Moreover, whatever the expenses regarding the said internal road like, cleanliness, repair & maintenance, any Government & Semi Government Taxes etc. expenses shall be paid by you, the Party of the Second Part proportionately.

As demarcated in the approved Lay-Out Map / Plan of the said Scheme, all Common Plots and all the common amenities provided in that common plots by us, the Party of First Part, shall be use and utilize by all the Residential unit owners in common. And also you, the Party of the Second Part have right to use the same, commonly with other owners. Moreover, whatever the expenses regarding the said Common Plots and all the common amenities provided in that common plots like cleanliness, repair & maintenance, any Government and Semi-Government Taxes etc. expenses shall be paid by you, the Party of the Second Part proportionately.

That for all the **Residential** Unit Holder of the said Scheme, we, the Party of the First Part are going to provide common amenities like Main Line of Drinking Water & Drainage, underground GEB Cabling, Tri-mix

Cement Concrete Road, Street Light, Paver Blocks in the Open Marginal Space etc., whatever expenses regarding these common amenities arises like, cleanliness, repair & maintenance, any Government & Semi-Government Taxes etc. expenses shall be paid by you, the Party of the Second Part proportionately.

Moreover all the maintenance work of the underground electricity line installed for the said Scheme shall be carried out by all the members of the said Scheme at their own risk & cost and for the same, we, the Party of the First Part & the Party of the Third Part will not be responsible for any kind of cause & causes caused and subject to this condition only, you, the Party of Second Part has purchased the said property.

It is also agreed between the Parties that normal & reasonable structural reparations shall be done by the Party of the First Part till 05 Years (Five Years) from the date of Possession, except damage caused by the natural disaster such as Earthquake, Flood, Acts of God etc. and subject to this condition only, you, the Party of Second Part has purchased the said Property.

That for the Facilities of the total 2 (Two) Towers, situated in the said Scheme, We, the Party of the First Part are going to provide separate lift, staircase, common passage, common water lines & drainage line, common light fitting, overhead water tanks etc.

That for the maintenance and payment of Government & Semi-Government Taxes for these common facilities & amenities to be provided, one or more Association/s is to be formed and you, the Party of the Second Part have to become member of the concern Association compulsorily and are required to pay the proportionate maintenance charges and with fulfilment of this condition only, the Property described in the aforesaid Schedule is hereby sold to you, the Party of the Second Part.

Moreover, the management of the undivided common area/s shall be done by the said Association as well as all the payment of Electricity Bills, Municipal Taxes, Government and Semi Government taxes etc. for these facilities provided are to be paid from the maintenance charge collected by the Association. And if in future such maintenance charges are found insufficient to be paid by any of the Association, then in that case, the Association may collect additional amount from all the concern members

and in that case, you, the Party of the Second Part have to pay such amount if demanded by the Association, without fail and with this specific condition only, the said Unit is hereby purchased by you, the Party of the Second Part.

Moreover we, the Party of the First Part have floated the Scheme known as “**AVNI RESIDENCY**” and for that reason, whenever an Association is formed for the said Project then in that Association, We, the Party of the First Part will not deposit the Maintenance Charges for the Units which remain unsold with us and binding to that condition only you, the Party of the Second Part has purchased the property as described in the Schedule and therefore in future you, the Party of the Second Part will not arise or create any objection for the same, individually or together with the other owners of said Project.

In the said Tower, staircase, common passages, common water lines & common drainage line, common light fitting, overhead water tank etc. shall be used and utilized by all the owners of the said Tower as per the rules & regulation decided by association of the said Project.

The Party of the Second Part or any other Unit owner of the said Scheme has no right to make any kind of changes in the frame structure and in the elevation and colour of any Tower of said Project. Moreover, you, the Party of the Second Part will not have any right to make or put any kind of projection items, beneath the external walls of the Property sold to you, the Party of the Second Part.

That the facilities of common passages, staircase, O.T.S. and other common facilities shall be used and utilized for the purpose for which it are made for. The Party of the Second Part shall have no right to put any article or obstruction or make any temporary or permanent construction in the common passages, staircase or O.T.S. space.

That the maintenance and repairing of the underground water tank and overhead water tank is to be done according to the Rules and Regulations of the Association formed for the said scheme.

That the Property sold to you, the Party of the Second Part is situated in the said Tower of the said Scheme, you, the Party of the Second Part will have right to park your vehicle with the rest of the owners, as allotted by the Party of the First Part.

Moreover, you, the Party of the Second Part, either individually or jointly with the rest of the owners of the said Tower shall not make any kind of construction or make the Parking Space dirty intensely and shall not park the vehicle in the manner which may cause obstruction to anyone.

To maintain the Unit at own cost of Party of the Second Part, in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the Building / Tower in which the Unit is situated which may be against the Rules, Regulations or Bye-Laws or change/alter or make addition in or to the Building / Tower in which the Unit is situated and the Unit itself or any part thereof without the consent of the Local Authorities, if required.

Not to store in the Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Building/Tower in which the Unit is situated or storing of which goods is objected to by the concerned Local or Other Authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the Tower in which the Unit is situated, including entrances of the Tower in which the Unit is situated and in case any damage is caused to the Tower in which the Unit is situated or the Unit on account of negligence or default of the Party of the Second Part in this behalf, the Party of the Second Part / Allottee shall be liable for the consequences of the breach.

To carry out at his / her / its own cost all internal repairs to the said Unit and maintain the Unit in the same condition, state and order in which it was delivered by the Party of First Part to the Party of Second Part and shall not do or suffer to be done anything in or to the Tower in which the Unit is situated or the Unit which may be contrary to the Rules and Regulations and Bye-Laws of the concerned Local Authority or other Public Authority. In the event of the Party of the Second Part committing any act in contravention of the above provision, the Party of the Second Part shall be responsible and liable for the consequences thereof to the concerned Local Authority and/or other Public Authority.

Purchaser/s shall refer electrical and plumbing drawings to carry out any Physical Modification or Repairing work in bathroom/s. If any damage is done to electrical and plumbing line during any work in bathroom/s it is

sole responsibility of purchaser/s. You the Party of the second part shall not dump garbage, sanitary pads, condoms, vegetable waste, or any other item which can block drainage lines given in kitchen and bathroom. If drainage lines are blocked due to above mentioned reasons it is sole responsibility of You the Party of the second part to pay for expenses related to repair and refitting blocked drainage lines. Bath fittings and taps provided by we the party of the First part are equipped with foam flow technology. Purchaser/s shall clean the flow net regularly by themselves. Promoter/s will not provide any plumber to clear the net after the possession. Purchaser/s shall check their unit entirely before possession, Once possession is given promoter shall not be responsible for any faults created by in appropriate by you the party of second part use of Purchaser/s. During internal colour work, furniture work, false ceiling work of your unit if any electrical line, plumbing line, tiles, doors, aluminium section, walls, windows, window glasses, platform or any other things provided by promoter is damaged then it will be sole responsibility of Purchaser/s and expenses related to any repairs or replacements shall be done by purchaser/s. In case of any damage of aluminium section or glass provided in windows after possession it will be sole responsibility of purchaser/s to replace or repair it at their own cost. Electrical accessories, C.P Fittings, Locks etc provided by Promoter are under warranty, for any work related to repair or replacement related to above mentioned things Purchaser/s shall contact on phone number of agencies provided by the Promoter. Facilities and Appliances provided in common areas provided for common use shall be used in appropriate manner by purchaser/s, if any damage is done to common facilities it will be sole responsibility of purchaser/s or society to repair or replace it at their own cost. Purchaser/s shall carry out internal work in their unit without disturbing or damaging other flat members of the apartment. If any damage is done to property of other unit members then purchaser/s shall be liable to pay expenses against such damage. Water bore, starter, electrical panel, D.G Set etc should be operated by appointed Apartment member/s of the society after giving them appropriate knowledge. If any damage is done by unauthorized or children while operating above mentioned things then expenses related to repair or replacement should be carried out by society or association. Electrical fittings such as street light, parking light etc. are provided with

warranty any replacements of such items shall be done on expense of society once warranty period is over. Terrace cabins and Lift rooms shall be used in appropriate manner, once the use is done door should be locked/closed appropriately by purchaser/s. If door is not locked or closed and it is damaged then repair or replacement should be done by society or association. Parking should be done at the allotted space by promoter to avoid clashes with other members of society or association. If any problem or clashes arise then it is sole responsibility of society or association. After society is handed over to association it will sole responsibility of association to maintain society and amenities provided by promoter.

Not to demolish or cause to be demolished the Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Unit and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Tower in which the Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Unit without the prior written permission of the Party of First Part and/or the Society / Association.

Not to do or permit to be done any act or thing which may render void or voidable any Insurance of the project land and the Tower in which the Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the Insurance.

Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the project land and the Tower in which the Unit is situated.

Pay to the Promoter within 15 Days (Fifteen Days) of demand by the Promoter, his share of Security Deposit demanded by the concerned Local Authority or Government or giving water, electricity or any other service connection to the Tower in which the Unit is situated.

To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned Local Authority and/or Government and/or other Public Authority, on account of

change of user of the Unit by the Party of the Second Part for any purposes other than for purpose for which it is sold.

The Party of the Second Part shall observe and perform all the Rules and Regulations which the Society or Association may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Tower and the Unit/s therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned Local Authority and of Government and other Public Bodies. The Party of the Second Part shall also observe and perform all the stipulations and conditions lay down by the Society / Association regarding the occupancy and use of the Unit in the Tower and shall pay and contribute regularly and punctually towards the Taxes, Expenses or other Out-Goings in accordance with the Terms of this Deed.

Dispute Resolution: - Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

SEVERABILITY: If any provision of this Sale Deed shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Sale Deed shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Sale Deed shall remain valid and enforceable as applicable at the time of execution of this Sale Deed.

Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks bill collectors, securities, sweepers and all other expenses necessary and incidental to the

management and maintenance of the project land and building/s. Until the Society or Limited Company is formed, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of **Rs. _____/-** (Rupees _____ Only) per month towards the outgoings till Association is formed. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until the same is transferred to the society or the association or the limited company as aforesaid. The Allottee agree(s) to pay the maintenance charges as **Rs. _____/-** (Rupees _____ Only) per month to association of Allottees after promoter hands over management and accounts of AVNI RESIDENCY to Association of Allottee. Further the Association of the Allottee may change monthly maintenance charges as and when required and the Allottee agrees to pay the same against the outgoings of the maintenance of the Society.

As you, the Party of the Second Part were in requirement to get executed the Sale Deed of the Property sold to you and get registered and for that reason only, we, the Party of the First Part & the Party of Third Part have executed this Sale Deed in favour of you, the Party of the Second Part but the physical possession of the said Property is not been handed over to you, the Party of the Second Part.

Moreover, at present there is no electric light connection in the said Unit, which has been sold to you by way of this Sale Deed and hence it is agreed between you, the Party of the Second Part and us, the Party of the First Part that the Possession of the Unit sold to you, the Party of the Second Part will be handed over to you, only after ____ Months of executing this Sale Deed and binding to this condition only, the Unit as described in the aforesaid Schedule is sold to you, the Party of the Second Part.

More so, it is expressly agreed by the Purchaser that, if there is any delay on account of procedure or administration of the Vadodara Mahanagar Palika, the Party of the First Part and Third Part shall not be responsible to get water, electricity and drainage connection to the unit as they are only facilitator. These obligations are beyond the scope of Party of the First Part & Party of the Third Part.

The expenses of this Sale Deed like Stamp Duty & Registration Fees are to be borne by you, the Party of the Second Part. And moreover whatever the GST (Goods & Service Tax), T.D.S. or any other Government Taxes arise to be paid in future in respect for the purchase of the said Property, is also to be borne by you, the Party of the Second Part.

Moreover, a sum of **Rs.**_____/ - (Rupees _____ Only) for the Interest Free Maintenance Deposit are also to be paid by you, the Party of the Second Part before the execution of this Sale Deed to us, the Party of the First Part. And as per the Stamp Act, if any additional Stamp Duty is levied in future, it would be the liability of the Party of the Second Part to pay the same with penalty.

That the Party of the Second Part has agreed to pay **Rs.**_____/ - (Rupees _____ Only) as the Interest Free Maintenance Deposit by Cheque No._____ dated _____ of (Bank)_____ and **Rs.**_____/ - (**Rupees _____ Only**) as Development Charges, by Cheque No._____ dated _____ of (Bank) _____, to Promoter – Party of the First Part. In any circumstances, if any of the cheque, out of all the cheques given returns back without clearing from bank (get Bounced) then in that case, this said Sale-Deed will be deemed as void & binding to this condition only, the said property is sold to you, the Party of the Second Part.

Promoter will not deposit the Interest Free Maintenance Deposit collected from Allottees in separate Bank Account. Promoter will maintain the accounting for same. Promoter will start incurring and paying expenses towards society maintenance after 20 % of possession is fulfilled. Promoter shall handover the maintenance deposit to the association or society after deducting such expenses used towards the maintenance of the society before formation of association. I/We Allottee/s agree that the promoter is not liable to give interest on maintenance deposit given to promoter. Thus the fund handed over to the society by the promoter will be net amount derived as Total amount collected from Allottees less expenditure incurred and paid by Promoter to maintain the society till Association takes handover of the Society.

This Deed of Sale is executed by and between the Parties at Vadodara on this _____ Day _____ Month of Year _____ and the same shall be binding to the parties and their heirs, administrators, executors etc.

SIGNED AND DELIVERED BY THE WITHIN NAMED LAND OWNER:
THIRD PART

(1) _____

(2) _____

WITNESSES :

Name : _____

Signature : _____

Name : _____

Signature : _____

SIGNED AND DELIVERED BY THE WITHIN NAMED
Promoter: **AVNI ASSOCIATES** Party of FIRST PART

()
AVNI ASSOCIATES
Authorized Signatory

WITNESSES :

Name : _____

Signature : _____

Name : _____

Signature : _____

PHOTOGRAPH OF THE IMMOVABLE PROPERTY SOLD

**Flat No. _____, ____ Floor, Tower- _____,
AVNI RECIDENCY, _____ Atladara, Vadodara.**

SCHEDULE AS PER SECTION-32-A OF THE REGISTRATION ACT,
1908

Party of the Second Part/Allottee:

Party of the Third Part / Land Owners :

- 1. _____
(Pushpaben Wd/o.
Rachhodbhai Khodabhai Patel)

- 2. _____
(Rajesndrabhai Rachhodbhai Patel)

- 3. _____
(Rakeshbhai Rachhodbhai Patel)

- 4. _____
(Hitendrabhai Rachhodbhai Patel)

Party of the First Part :

(
AVNI ASSOCIATES
Authorized Signatory

FIRST SCHEDULE

Above Referred to Description of the freehold/leasehold land and all other details. In the Registration District & Sub-District Vadodara, at Moje Village Bhayli, the Non-Agricultural Land bearing Revenue Survey No. 174, Block No. 155, Town Planning Scheme No. 1, Final Plot No. 102, admeasuring 4319 sq. meters situates. The Boundaries of the said land are mentioned hereinbelow.

East : Adjoining 12.00 Meters T.P Road and F.P. 101 of T.P. Scheme No 1.

West : Adjoining F.P. No. 95 of T.P. Scheme No 1 of Bhayli.

North : Adjoining F.P. No. 112 of T.P. Scheme No 1 of Bhayli.

South : Adjoining F.P. No. 96 & 100 of T.P. Scheme No 1 of Bhayli.

The Promoter has organized the Residential Scheme namely **“Samanvay Solitaire”** in respect of the aforesaid lands.