

"NEELDEEP TOWERS"
SALE DEED

Today on date :..../..../2016 we execute this Sale Deed of **Flat No. :**
on **Floor of Tower :** situated in the Scheme namely
"Neel Deep Towers" for Rs...../-

The executant / Purchaser / First party:

....., Aged :, Occupation : ,
Resi. at :

(Hereinafter referred to as the Executant / First Party / Purchaser in this
SALE DEED and in the meaning of the word the First Party himself and
his heirs, guardian, successors, Assignees, Administrators etc. all have
been included)

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The executors / Land Ownareers / Second Party :-

1) **Narendrabhai Fakirbhai Patel** Aged : adult, Occupation : Farming,
2) **Jayantilal Bhailalbhai Patel** Aged : adult, Occupation : Farming,
Address : Patel Faliya, Dashrath Ta. Dist. Vadodara. the word the
partnership firm of second party and present and time to time partners of
firm and newly admitted partners and their heirs, guardian, successors,
Assignees, Administrators, executors etc. all have been included)

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The Developers / Third Party :-

Prakrutee Enterprise a partnership firm through Authorised Partner of its other partners **Shri Dharmeshkumar Manubhai Patel** Aged : adult, Occupation : Business, Address : 72/B, Kalyanbaug, Society, Manjalpur, Vadodara. (Hereinafter referred to as the third party / developer in this SALE DEED and in the meaning of the word the partnership firm of second party and present and time to time partners of firm and newly admitted partners and their heirs, guardian, successors, Assignees, Administrators, executors etc. all have been included)

We the second party and Third Party / Developers together execute this Sale Deed willingly in favour of you / the First Party that :

- (1) There is non Agricultural land of Block/Survey No. **435** Old R.S.No. **779** in the boundaries of Mouje Village **Dashrath** of Registration District Vadodara, Registration Sub-District Vadodara Vibhag-4 of Gujarat State and the said Non Agricultural land has been included in Vuda Khata No. **200** and the area of the said Non Agricultural land is **6677.00** Sq.Mtrs. The said land has been Leagle Owners Therefore we the second party / we have become independent owner, possessor and occupier of the said land.
- (2)
 - (A) Non Agricultural permission to occupy the said land for Non Agriculture occupation has been given by Hon. Collector Saheb Shri of Vadodara vide his order Sr. No. : B-5 / N. A. / S. R./ 5 /2011-12, No.N.A / ACT-66 / Vashi / 867 / 2011, dt. 26/12/2011.
 - (B) The partners of Partnership firm namely Prakruti Enterprise Land Owners have executed Development Agreement to develop the said above mentioned Non Agricultural land in favour of Third Party / Developer and get it notarized before Advocate Shri B. M. Patel of Vadodara vide Notary Register No.8003 on dt. 03/05/2014.
 - (C) Construction permission in the said land has been given by Vadodara Urban Development Authority (VUDA) through Raja - chitthi No. UDA / Plan-2 / Permission / 351 / 2011, as per the map approved the scheme of 4 Towers in the name of "**NEELDEEP TOWERS**" has been organized.
- (3) Whereas, We / second party / executor and Third Party / Developer sell incomplete constructed property shown in Schedule below to the First party in the amount of consideration **Rs. /- In words** **Only.** And the said amount of consideration has been fully received by us as per the details below and in lieu of the said amount of consideration we have

Rs...../-

Rs.-----/- In words Rupees

/- Only.

When the cheque of above mentioned amount of consideration is realized in Bank, we have sold the property shown in Schedule in lieu of it and we / executors will have to hand over physical possession of the said property to you / the First Party on completion of construction work and at that time you / the First Party will have to accept physical possession of the property mentioned in the said Schedule with ownership right.

- (4) We the executors have not created any encumbrance or lien, mortgage, charge of any person, Bank, Shroff or Financial institution on the said land property and we have not written the said property in security of any person and there is no attachment or injunction order of court and we have not executed any sale or transfer Agreement or we have not executed any Banakhat or Gift Agreement or not executed any written or oral agreement in favour of any person or institute. And we / executors assure that the title of property sold to you is clear and marketable and yet if any objection or dispute arises regarding title of the said property, we the executors will remove such obstacle with our own expense and in case you have to remove such obstacle we the executors are bound to repay such amount and expense immediately without raising any dispute and we assure of it.
- (5) We have already paid all the Government and Semi-Government Tax, Taxes of VUDA and revenue tax regarding the said land property till today and after execution of this Sale Deed, you the purchaser will have to pay all taxes and charges. But after execution of Sale Deed in future if any tax is found unpaid till today, we the executors have to pay such amount and we assure and undertake of it. You / the First Party have paid all the expense of this Sale Deed like Stamp Duty, Registration Fee, Writing Fee etc. and in future if any additional stamp duty is required to be paid, you / the First Party have to pay all such taxes.
- (6) We the sellers have sold the property shown in schedule below to you the purchaser with all relevant right and with right in water, drainage, Gas connection, Light, Toilet/Bathroom, Telephone, Dish, Internet, Common Lift, Street Light etc. common facilities and with right of getting air and light and with right in internal society road and disposal of water as member of "NEELDEEP TOWERS" till the Sun chinees with ownership right today. Therefore you / the first

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party have become owner of the property mentioned in the said Schedule and you have right to occupy the said property following rules of Tower. You have full right from today on the property mentioned in Schedule below and from now we and our heirs, guardian, successors have no right, part, share, claim, and interest in the said property.

- (7) The property situated in tower shown in Schedule out of the Scheme namely "**NEELDEEP TOWERS**" has been sold to you through this Sale Deed. Therefore all the members of tower have to park their vehicle in common parking place situated in Ground floor of the said tower without disturbing any other members for incoming and going. No member has right or authority to park his vehicle at proper place. And all the members have to park their vehicle at the place convenient to them and no member has to make any construction for his parking.
- (8) You / the First Party have become independent owner of the property sold to you by executors and on the basis of the said Sale Deed, you can get the said property transferred in your name in City Survey Office, VUDA Office, Madhya Gujarat Vij Company Ltd., Revenue Record and in Government and Semi-Government and other institute and we the executors are bound to give you necessary signature-consent whenever and wherever required but you have to bear all the expense regarding the said proceeding.
- (9) The flat sold to you is situated in the tower shown in schedule below out of "**NEELDEEP TOWERS**" and if all the members of tower form any development Mandal or association to maintain, cleanliness or common maintenance or charges then you / the First Party have to be its member compulsorily and follow all its rules and regulations compulsorily and you have right to get all the rights which have been acquired by all the members of the said tower and you have to pay administrative expense for common facility proportionately / commonly. No member has to keep goods in common passage and lift which may be obstacle to the owners and provide co-operation to all members. With such condition and understanding we have executed this Sale Deed in favour of you.
- (10) There are over head and under Ground water tanks for all the members of tower shown in schedule below and all members will get water from it and regarding Motor and Light you have to pay all the expense and for repairing of all these articles and charges and newly installation expense proportionately with other members of tower.

- (11) No member has to make any change in out side Balcony, grill, colour and Elevation of tower. There will be no change in structure of the said tower like beam or column in any circumstance in present time or in future and no member of any tower can demand personal ownership in future or in present in open land shown in Map approved for construction from VUDA and the said land is to be kept open for ever and the purchaser and any other member of the said scheme are bound to keep the said place open and will be.
- (12) The slab of upper storey and lower floor and the walls of adjoining flats are common which is situated in the property sold to you and shown in Schedule below and its measurement is to be considered from the middle point of wall.
- (13) You the purchaser don't have demand ownership right or separate share in common amenities of Scheme namely "**NEELDEEP TOWERS**" like club House, Garden, Common Plot, Internal Road, Thereafter, Swimming Pool etc. and the third party / Developers will have permanent right and authority in all common facilities.
- (14) The said block number: 436 is a agriculture land and that the this block number: 436 land use of only way of entire and exit use of this land and that land of the owner's grandson and that the owner of land in future same block number: 436 in development in the block number: 436 and the any project come to the this block number: 436 and this time and future in come to the way of the land and entire and exit and I all member are sign by the sale deed that time of sale deed.
- (15) The said block number: 446 in use entire and exit way of the block number: 435 in show in the document and the future of use of the block in entire and exit only decision of the builder. The said block number use of and decision of the said block number use in future only authority by the 3rd party developers. And any body member are no-object of the builder decision. And all member are sign in the said sale deed.
- (16) We the executor have sold the property mentioned in Schedule of this Sale Deed without ownership right of terrace of tower and the third party / developers will have right and authority in the terrace of the said Tower and if additional permission (F. S. I.) is given to make construction then the third party / developer will have right to make construction as per it and sell the said construction and the executor and developer will have permanent right to join line in drainage, over head and under Ground water tanks and light and gas connection line and in lift situated in the said tower and the executors will be independent owner of terrace of the said Tower and with such clear understanding we have executed this Sale Deed

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- (17) In future if you / purchaser sell, mortgage or transfer the flat mentioned in Schedule below at that time the purchaser can sell or transfer or mortgage the rights and authority following the rules shown above in document and following the conditions decided from time to time and with the rights and authority which you have acquired through this Sale Deed and with such clarity this Sale Deed has been executed.

SCHEDULE

Description Of Construct Property Sold To You

There is Non Agricultural Land bearing Block/Survey No. **435** Old R.S.No. **779** in the boundaries of Mouje Village **Dashrath** of Registration District Vadodara, Registration Sub-District Vadodara Vibhag-7 of Gujarat State and the said Non Agricultural land has been included in Vuda Khata No. **200** and the area of the said Non Agricultural land is **6677.00** Sq.Mtrs. Paiki **3453.27** Sq.Mtrs Non Agricultural land the scheme in the name of "**NEELDEEP TOWERS**" has been organized. And out of which the property having measurement and constructed property and tower has been sold to you.

Tower	Floor	Flat No.	Area of Construction (Sq. Mtrs.)	Area of undivided common land (Sq. Mtrs.)
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Four boundaries of the flat mentioned above are as under

In the East :
In the West :
In the North :
In the South :

This Sale Deed has been executed by us / second party and the Third Party willingly in favour of you / the first party today after reading, getting it road, understanding, thinking, sensible, without having liquor and without threaten of any person without any misunderstanding, in sound state of mind which is agreeable and binding to us and our heirs, guardian, successors and will be and in witness thereof we have signed below it in presence of witness.

Place : Vadodara

Date :/...../2016

Executer / Land Owners / Second Party :-

1)Narendrabhai Fakirbhai Patel

2)Jayantibhai Bhailalbhai Patel

Both through POA

Shri Dharmeshkumar Manubhai Patel

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Third Party / Developers :-

Prakrutee Enterprise a partnership firm
through its Authorised partner

Shri Dharmeshkumar Manubhai Patel

WITNESS

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... 9...

PROPERTY PHOTO

Tower – ..., Flat No. on Floor, **NEELDEEP TOWERS**, Dashrath,
Vadodara

...11...

According to Schedule Under Registration Act, 1908

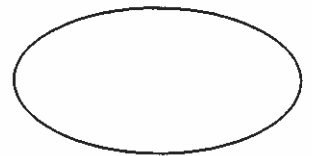
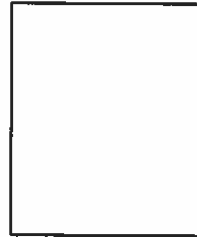
Section 32 (A)

PURCHASER

Signature

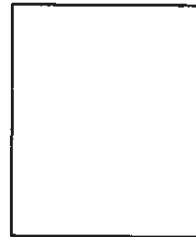
Photo

Left Hand Thumb



SELLER

Signature



Shri Dharmeshkumar Manubhai Patel