

SALE AGREEMENT IN RESPECT OF N.A. Open Plot NO.
....., SURVEY NO. 523/1, "RIVIERA ELEGANCE II",
VILLAGE: VARSAMEDI, TALUKA : ANJAR, DISTRICT:
KUTCH

This Sale Agreement made entered into and concluded
on this the _____ day of the month of _____, 20 at
Gandhidham Dist.: Kutch; by and between:-

...2...

M/s. Rajvi Estate LLP, registered under section 12(1) (B) of the Limited Liability Partnership Act 2008 as Partnership Firm, Through its Partner **Shri Dhaval Bhavesh Acharya** an Indian, Adult, aged about 41 Occupation : Business and Agriculture, Residing at Plot No. 267, Ward 12-B, Gandhidham – Kutch. (Pan Card No Of Rajvi Estate LLP: **AASFR1271L** (Hereinafter referred to as the “**VENDOR**” for the sake of brevity) of the **First Part.**

AND

Shri _____ an Indian, adult, aged about ____ years, Occupation: _____, Address: _____
_____ **PAN**
No.: _____ (Hereinafter referred to as the “**PURCHASER**” for the sake of brevity) of the Second Part.

AND WITNESSETH AS UNDER:-

WHEREAS ; The Vendor has purchased N.A. Land bearing Survey No. 523 paiki 1, Area about 69,505.00 Sq. Mtrs. situated at Village : Varsamedhi, Tal.: Anjar, Dist.: Kutch from Smt. Girija (Girijadevi) Chandrashekhar Ayachi vide Registered Sale Deed Dtd.: 09.11.2015, which is duly registered before Sub-registrar, Anjar at Registration No.7885 dt. 10.11.2015. That the said N.A. entered in the revenue records in favour of M/s. Rajvi Estate LLP, A Partnership Firm. That Entry No. NAA 2211 Dtd.: 20.11.2015 has been made in this effect in the revenue records and the said Entry has been duly certified on 28.12.2015 by Circle Officer, Dudhai. Thus M/s. Rajvi Estate LLP, A Partnership Firm become the lawful owner and in possession of said N.A. Land **AND**

WHEREAS ; M/s. Rajvi Estate LLP, A Partnership Firm applied to GDA for approval of Revised layout plan in respect of said land from Residential-Cum-Commercial purpose to Residential

Cont...3/-

...3...

Purpose and GDA vide its Permission No. 44778/LP issued under No 16 GDA (846) /2016 Dtd.: 13.07.2016 approved the revised layout plan. That as per revised approved layout plan the area of Residential Plots is about 41,424.34 Sq. Mtrs., Area of Internal Road and Garden & Park about 26,731.78 Sq. Mtrs., Area of DP Road about 1348.88 Sq. Mtrs., Total Area about 69,505.00 Sq. Mtrs. That there are 85 Plots bearing Plot No. 1 to 85 **AND** ;

WHEREAS ; M/s. Rajvi Estate LLP, A Partnership Firm applied to Collector of Kutch, Bhuj for change in purpose from Residential-Cum-Commercial purpose to Residential Purpose in respect of Land bearing Survey No. 523/P-1, H. 6-95-05. That Collector of Kutch, Bhuj vide his Order No. Land/P/Bkp/Vashi/4010/2016 Dtd.: 23.07.2016 granted permission for change in purpose of said N. A. Land for Residential-Cum-Commercial purpose into N.A. Land for Residential Purpose. That Entry No. NAA 2394 has been made in this effect in the revenue records **AND**

WHEREAS ; M/s. Rajvi Estate LLP, A Partnership Firm again Obtained Permission No : 45340/LP Dt. 22-03-2017, and Revised Layout Plan approved from Gandhidham Development Authority, Adipur in respect of N.A. Land bearing Amalgamated Survey No. 523 Paiki 1, Acres 17-07 Gunthas = 69,505.00 Sq. Mtrs., That as per revised approved layout plan the area of Residential Plots is about 41,433.94 Sq. Mtrs., Area of Internal Road and Garden & Park about 26,722.18 Sq. Mtrs., Area of DP Road about 1348.88 Sq. Mtrs., Total Area about 69,505.00 Sq. Mtrs. That there are 90 Plots bearing Plot No. 1 to 53, 53-A, 54, 54-A & 55 to 90. That Kacha Entry No. NAA 2606 has been made in this effect in the revenue records **AND** ;

Cont...4/-

...4...

WHEREAS ;the Vendor is now desirous of the selling the said Plot No., Survey No. 523/1, "Riviera Elegance II", Village: Varsamedi, Taluka : Anjar, District: Kutch and the Purchaser is also desirous of purchasing the said Plot for Consideration of Rs. _____ (Rupees _____ Only) on the following terms and conditions :

1. That In pursuance of said Sale Agreement, the Purchaser has paid full and final consideration amount i.e., a sum of Rs. _____/- (Rupees _____-- Only) by Cheque / RTGS No. _____ Dt. _____ to the Vendor, the receipt whereof the Vendor, hereby admits and acknowledges.
2. That the Vendor has handed over the Vacant and possession of said Plot to the Purchaser.
3. That the Vendor has handed over the Original Title Deeds in respect of said Plot to the purchaser.
4. That the Vendor hereby declare and affirm that all the charges / costs etc. has been paid and all other taxes shall be paid by the Vendor till 2016 date and thereafter the Purchaser shall pay and bear all the taxes and charges in respect of said Plot.
5. That the Vendor shall sign and execute registered Sale Deed in respect of said Plot No., Survey No. 523/1, "Riviera Elegance II", Village: Varsamedi, Taluka : Anjar, District: Kutch in favour of the purchaser. However the purchaser shall pay and bear stamp duty, registration charge and other expenses for the same.

Cont...5/-

...5...

6. That the Vendor hereby declare and affirm that the said Plot is exclusively owned by them and that none else whatsoever has any right / claim / interest in the same and he has not sold, transferred / Mortgaged the said Plot to any third party and that any dispute arising out of such claim would be exclusively dealt with by the Vendor at their own cost and expenses and that they would keep and hold the Purchaser totally harmless and indemnified from all or any loss.
7. That the Vendor hereby declares and assures that they shall sign and execute all the necessary papers / Deeds / Documents etc. required by the Purchaser to complete his Title and to mutate the said Plot in favor of the Purchaser.

SCHEDULE OF THE PROPERTY

Plot No., Survey No. 523/1, “Riviera Elegance II”, Village: Varsamedi, Taluka : Anjar, District: Kutch And Bounded As Under :-

Four Boundary is as under :

East : Plot No:

West : R.C.C. Road

South : Plot no.

North : Plot no.

Area of Plot about : Sq. Mtrs.

No error, misstatement nor omission in this description of the said property shall annul this Sale Agreement.

...6...

In witness whereof both the parties hereto have set and subscribed their respective hands to this agreement in their proper sense and without any external pressure and / or influence, on the day and the date herein above mentioned.

WITNESSES:

1. _____

**For M/s. Rajvi Estate LLP,A
Partnership Firm**

**Shri Dhaval Bhavesh Acharya
Partner
VENDOR**

2. _____

(_____)

PURCHASER

Contd...6/-

