

SALE DEED OF IMMOVABLE PROPERTY

Rs. _____/-

THIS INDENTURE OF Sale Deed executed at Vadodara this ...th Day of the Month and the year 2017 of the immovable property bearing property bearing Plot No. 30, Old Survey No. 73/1, area admeasuring about as per village form 7/12, 32,780 sq.mtr. In the said Land “Akshar Yug” Namely Scheme Organized and its Plot No. is the subject property of this sale-deed.

B E T W E E N

The OWNER of the Land / VENDOR

- 1. Paresh Shantilal Patel**, Aged: 43, Occupation: Farming & Business, Residing at: 45, Vimal Society, Makarpura Road, Vadodara through his P.O.A.holder Vrajesh Himmatbhai Patel.
- 2. Vrajesh Himmatlal Parikh**, Aged: 53, Occupation: Farming & Business, Residing at: 1, Vitthal Nagar Society, Waghodia Road, Vadodara. **No. 1 And 2 P.O.A.Holder VIPUL JAMNADAS DHARSANDIA**, Aged : Adult, Occupation : Business, Residing at : 401, Kishan Harmony, 21, Rajnagar Society, Akota, Vadodara, (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, and assigns) OF **THE PARTY OF FIRST PART.**

AND

The confirming party and Developer of land “AKSHAR BUILDCON” a partnership firm on behalf the firm, its managing partner **VIPUL JAMNADAS DHARSANDIA**, Aged : Adult, Occupation : Business, Residing at : 401, Kishan Harmony, 21, Rajnagar Society, Akota, Vadodara, herein after called THE CONFIRMING PARTY (which expression shall mean and include the confirming party & their legal heirs, partners successors, assignees, administrators, executors, etc) of **THE PARTY OF SECOND PART.**

...2...

A N D

THE PURCHASER :

PURCHASER DETAILS (which expression shall mean and include **The Purchasers** themselves and their legal heirs, successors, assignees, administrators, executors, etc) of **THE PARTY OF THIRD PART**

WHEREAS, The party of First Part is absolute owner of the immovable property, bearing Plot No. 30, Old Survey No. 73/1, area admeasuring about as per village form 7/12, 32,780 sq.mtr. situated in the registration district Vadodara Sub-district Waghodia at village mouje Pavlepur. The Land is non-agriculture land. On which **AKSHR YUG** namely scheme organized out of which Plot No. area admeasuring about sq.mtr. and undivided share of land area admeasuring about sq.mtr. and the said property, we the First Party sold to you the Second Party, referred now particularly described in the Schedule-1 hereunder written, referred in this deed “**THE SAID LAND**”.

For the use the said land for Non-Agriculture use Hon. Collector of Vadodara had given N.A. Permission bearing No. N.A./S.R./111/2013-14 No. Land/D/Sec-65/Vashi/2607/13 dated: 07/09/2013 and For the construction on the said land Vadodara Urban Development Authority had given a permission bearing No. UDA/Plan-2/Permission/46/2014 dated: 24/02/2014.

The party of first part has desired to develop the said land by constructing thereon a Residential Scheme, and first of all First party

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executed a registered Agreement for sale in favour of Second Party bearing registration No.799 dated: 10/04/2014, and in relation to execution of the said agreement of sale first party executed a Development agreement in favour of the second party/ confirming party i.e. “**AKSHAR BUILDCON**” bearing Notary registration No. 726 dated: 10/04/2014 and handed over the possession of the said land to the party of second part for the Development of the said land.

That the PURCHASER, the party of Third Part desire to join in the said scheme and the party of first part and second part had agreed to sell of Plot No. area admeasuring about sq.mtr. and undivided share of land area admeasuring about sq.mtr. more particularly described in Schedule. Now referred as **THE SAID PLOT** in this deed for a total consideration amount of Rs./- (Rs. **only**). AND NOW THEREFORE, the party of first part, second part and party of third part have discussed the terms and conditions for conveyance of the said PLOT in favour of the party of Third part and accordingly worked out the terms and conditions for the sale of the said property.

The total consideration for the said Plot as agreed upon by the parties and has been settled at Rs./- (Rs. **only**).which is remitted in full as under :-

Amount	Ch.No.	Date	Bank
Rs./- (Rs.....)			

...4...

That the party of First part and Second Part having being received full and final consideration for the said plot from the purchaser, the party of the Third part. And by virtue of this sale-deed the party of the third part now become a sole and absolute owner of the said plot from the date of this sale deed.

That the purchaser have received the possession of the said Plot and and they have right to construct on the said Plot on his cost and risk but the said construction will be carried out only by the **“AKSHAR BUILDCON”** along with other occupiers/owners of the premises jointly in the **“SAID SCHEME”** strictly as per approved plan.

That the vendor, does hereby declare and confirm that they shall have no right, title and interest in the said property from today.

That by virtue of this sale deed, the purchaser become the sole and absolute owner of the said Plot and the purchaser is free to get his name entered in the relevant records of rights in respect of the said Plot and the vendor undertakes to sign all such applications or documents or make such statements before the Revenue Authorities as may be considered essential in regards to transaction of the said property.

That the Vendor hereby also assure to the purchaser that the said Plot is clear and marketable title and free from all encumbrances. The Vendor further assure that the said Plot is not the subject matter of any litigation in any court of law or of any dispute and no one else other than the vendor had any right, title or interest in the same. If any dispute is raised relating its title, ownership or possession of whatever nature, then the vendor is responsible to make it settled at their own cost.

...5...

That the vendor also assure to the purchaser that all taxes, cess, assessments due or payable in respect of the said Plot have been fully discharged till today, if any payable or due, the vendor is responsible for the same and after the date of this sale deed it should be paid by and borne by the purchaser the third party.

The property as described above and all the rights relating to it and with the society concerned internal & common road and with all kinds of rights for the disposal of water and with the property there in and forever whatever may come out with right to take all this and with its original limits from sky to bottom and till the sun and moon rising the property for the rupees after receiving as stated above, forever with your rights of sale ownership is sold to you.

Usage of the roads in the said land and common plot will be used by all the members commonly. Common plot and other facilities in the said AKSHAR YUG will be commonly used by all member of "AKSHAR YUG". Maintenance charges for the said facilities provided to the members and for such facilities all the members has to pay maintenance regularly as decided by the association time to time.

After completion of construction of the said scheme all the members have to form association and maintenance charges will be decided by all the members jointly and also to be paid by all the members and bank account will be opened and all the common expenses will be done from it. And if necessary monthly expenses what ever the decided by association will be paid by all the members compulsory.

...6...

THAT parties hereto have agreed that the stamp duty, registration charges and other incidental expenses shall be borne by party of the

THIRD PART.

SCHEDULE

All the piece and parcel of immovable property bearing Block No. 30, Old Survey No. 73/1, area admeasuring about as per village form 7/12 32,780 sq.mtr. The Land is non-agriculture land & on the said land **AKSHR YUG** namely scheme organized. on which **AKSHR YUG** namely scheme organized out of which Plot No. area admeasuring about sq.mtr. and undivided share of land area admeasuring about sq.mtr. situated in the registration district Vadodara Sub-district Waghodia at village mouje Pavlepur. The said property is bounded and surrounded by that is to say, on or towards :-

East	:	
West	:	
North	:	
South	:	

AND IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal on this sale deed on the date

...th Day of, 2017.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED SELLER

WITNESS

Owner of the LAND :-
1 Paresh Shantilal Patel
2. Vrajesh Himmatlal Parikh
No-1 And No,2 POA

1.....

VIPUL JAMNADAS DHARSANDIA

2.....

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
SECOND CONFIRMING PARTY
AKSHAR BUILDCON through its Partner

VIPUL JAMNADAS DHARSANDIA

....8....

Photograph of Plot No. :, “AKSHAR YUG” bearing Block No. 30, Old
Survey No. 73/1 at moje Village : Pavlepur Taluka” Waghodia, District: Vadodara

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Registration Act 1908 to Section 32-A from SCHEDULE

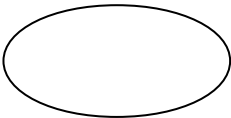
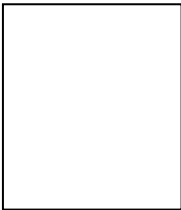
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THE OWNER / FIRST PART

PHOTO

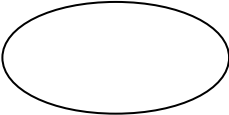
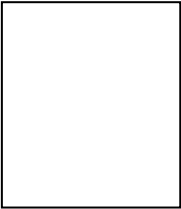
THUMB

1 Paresh Shantilal Patel
2. Vrajesh Himmatlal Parikh
No-1 And No,2 POA



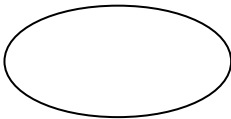
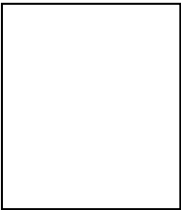
VIPUL JAMNADAS DHARSANDIA

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED CONFIRMING PARTY
AKSHAR BUILDCON through its Partner



VIPUL JAMNADAS DHARSANDIA

THE PURCHASER/ THARD PART



PURCHASER