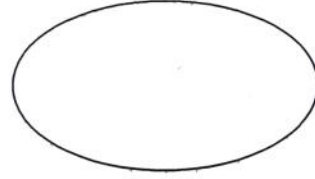




॥ Shree Ganeshay Namah ॥



.....
(SNEHALKUMAR KANTILAL PATEL)

AGREEMENT TO SALE

Plot No.: _____ in "Satva Sahaj" @ Kalali, Vadodara.

Block No.: 223 (Old R.S. No. 252), 225 (Old R.S. No. 254) & 226 (Old R.S. No. 255)

Rs. _____/- (In words: RUPEES _____ Only)

This Agreement to Sale is executed on date:/...../..... for the said property in the schedule as follows:

:: Party of the First Part / Purchaser ::

_____, (PAN: _____), Aged about _____ years, Religion: _____
Profession: _____ Residing _____ at:

.....
.....
The Party of the First Part
Part

SATVA CORPORATION

The Party of the Second
PARTNER

Hereinafter referred to as the Party of the First Part or the Purchaser, which expression shall unless it be repugnant to the context or meaning thereof himself/ herself/ themselves --and his/ her/ their legal heirs, successors, executors, assignees, administrators, etc. -- The Party of the First Part.

:: Party of the Second Part / Vendor ::

SATVA CORPORATION – A partnership firm of Vadodara, **PAN: ACMFS6610E**, Registered at Registrar of Firms by **Reg. No.: GUJ/VDD/22113**, having Office Address at: **F-4, Amarnath Flats, Saptarshi Society, Near Nehru Park Society, Old Padra Road, Vadodara – 20**, through its Partner & Administrator: **Snehalkumar Kantilal Patel**, Aged about 41 Years, Residing at: Vadodara.

Hereinafter referred to as the Party of the Second Part / Vendor, which expression shall unless it be repugnant to the context or meaning thereof its present partners - executants, it's future partners and their legal heirs, successors, executors, assignees, administrators, etc. -- The Party of the Second Part / Vendor.

The detailed description of the property for which this 'Agreement to Sale' has been made is mentioned in the following Schedule.

.....
.....
The Party of the First Part
Part

SATVA CORPORATION



PARTNER

The Party of the Second

:: SCHEDULE ::

Plot No.: _____ admeasuring Land Area: _____ Sq. Meters in 'SATVA SAHAJ' situated at Village: **KALALI**, in **Block No. 223 (Old R. S. No. 252), Block No. 225 (Old R.S. No. 254) & Block No. 226 (Old R.S. No. 255)** --- in Registration District & Sub-District: **VADODARA**.

This land is in the limits of Vadodara Urban Development Authority, for which necessary permission for construction was granted vide the Revised Construction Permission No.: **UDA / Plan-4/ Permission/ 27 / 2015, Dtd.28-10-2015**. The N.A. Permissions for which were granted by the Collector, Vadodara as follows.

Block No.	Old R.S. No.	Area (Sq.Mtrs)	N.A. Order No.
223	252	2,226 Sq. Mtr.	Jamin/D/ Kalam-65/ Vashi/ 4024 to 4032/ 14, Dtd. 30-06-2014
225	254	5,969 Sq. Mtr.	Jamin/D/Kalam-65/Vashi/4674 to 4682/14, Dtd. 14.07.2014
226	255	4,755 Sq. Mtr.	Jamin/D/Kalam-65/Vashi/310/ 2013, Dtd.11.02.2013

The above mentioned Plot as per approved plan is situated in a land mentioned herein, which is bounded as under:

East : _____
 West : _____
 North : _____
 South : _____

.....

 The Party of the First Part
 Part

SATVA CORPORATION



PARTNER

The Party of the Second

The said property is situated in the scheme "SATVA SAHAJ", developed in the land bearing **Block No. 223 (Old R. S. No. 252)**, **Block No. 225 (Old R.S. No.: 254)** and land bearing **Block No. 226 (Old R.S. No.: 255)** are presently owned by the Party of Second Part/ Vendor. The possession and the full rights attached to the land in which the scheme is organised are with the Party of the Second Part/ Vendor.

Thus, A Partnership Firm Named – **SATVA CORPORATION** is the absolute owner of the total land admeasuring 2226.00 Sq.Meters of Block No.223, 5969.00 Sq.Meters of Block No.225 & 4755.00 Sq.Meters of Block No.226, respectively as per the revenue record of Talati-Mantri (Kalali, Vadodara) & Sub-Registrar Office, Vadodara. Thus, the Party of the Second Part reserve all the rights attached to these land to sell and transfer the land or its part to one or many, as per the wishes of the Vendor/ the Party of the Second Part is owner of Block No. 223,225 and 226.

Therefore, the Party of the Second part is the absolute owner of the land and also confirms that any part thereof is not transferred in any manner either by way of sale, lease, gift, mortgage, and agreement or otherwise and such the title of the said land is clear, marketable and free from all encumbrances.

Whereas, we the Party of the Second Part/ Vendor execute this 'AGREEMENT TO SALE' in favour of the Party of the First Part/ Purchaser with willingly confirmation & without any kind of pressure or threats in any manner or nature in the same, that we - i.e. The Party of the Second Part - have agreed to sale our immovable property having measurement and description shown in Schedule below in the total amount of

.....

 The Party of the First Part
 Part

SATVA CORPORATION

 PARTNER

The Party of the Second

consideration of Rs. _____/- (In words: **Rupees** _____
Only).

Now, with the consent of the Party of the Second Part, the payment consideration for the present agreement to sale is paid in favour of Party of the Second Part i.e. SATVA CORPORATION. And the Party of the Second Part acknowledges the receipt of the same. And, we have received the earnest money cum part payment against sales consideration as follows from the Party of the First Part, and are agreed to sale the immovable property mentioned in the schedule. And, ONLY AFTER receipt of the full & final amount for total sales consideration we will transfer the rights attached to it by the execution of Sale Deed & will free you from responsibility of amount of consideration and we will hand over its peaceful and physical possession of the said property after execution of Sale Deed.

Sr. No.	Amount (Rs.)	Date	Cheque No.	Bank Details
1				
Total		In words Rupees _____ Only.		

This Agreement to Sale is executed on mutual understanding and co-ordinations and conditions of both the parties. The conditions and details, on which this Agreement is executed, are given as follows:

- (1) The total amount of consideration is Rs. _____/- (In words: _____
_____ Only) for the land area of the said plot as per mutual

SATVA CORPORATION


PARTNER

.....
.....
The Party of the First Part
Part

The Party of the Second

understanding between both the parties, and which is to be paid by the Party of the First Part. And, for which the Party of the First Part has paid earnest money cum part payment of Rs. _____/- (In words: _____ Only) against total sales consideration, as per above detail.

- (2) After receiving the full & final payment from the Party of the First Part, the Sale Deed for the Plot will be executed and then only the Party of the First Part/ the Purchaser will become the sole owner of the Property – a Plot, mentioned in the above schedule, in which the Purchaser will get the full rights to use, occupy, enjoy, sell, mortgage, rent, etc. the property mentioned in the schedule in any manner which he/ she/ they likes to be fit in it. The Party of the First Part will have to bear expenses related & required to register Sale Deed like, Stamp Duty as per norms for Registration of Sale Deed, Registration Fees payable at Sub-Registrar Office, Advocate Fee, Miscellaneous Office Expenses, etc. If there is any remaining Stamp Duty for the Registration of Sale Deed is to be paid in future, then the Party of the First Part will have to pay it along with the fine & interest if any.
- (3) As per this agreement, after receiving the full payment & after execution of Sale Deed the Party of the Second Part/ Vendor will have to hand over the peaceful & physical possession of the said property. If the Party of the First Part will failed to pay the consideration amount, the Party of the Second Part/ Vendor have the full rights to cancelled this agreement to sale without taking any kind of permission/

SATVA CORPORATION


PARTNER

.....
.....
The Party of the First Part
Part

The Party of the Second

consent from the Party of the First Part. And, the Party of the First Part will not have any objection/s for cancellation of this agreement.

- (4) The said property which is in the scheme named "SATVA SAHAJ" where all the purchaser/s, association member/s who will form an association or society for maintenance, all the members need to suffer from charges like initial fees, funding, annual charges, common maintenance, monthly maintenance, maintenance deposits, etc. to the association – "SATVA SAHAJ OWNERS ASSOCIATION". And, also all the members of 'Satva Sahaj' including the Party of the First Part - are bound to pay the common maintenance cost such as wear & tear of community building, repairing expense, coloring of building, common MGVL electric usage, common VMSS/VUDA water-sewage connection charges, society cleaning and security charges, salary of sweeper and security guard, common garden maintenance charges, or any kind of maintenance charges are bound or to be given by the purchaser/association. The maintenance cost should be divided as per the distributed area of different types of plots as per running maintenance cost, although the common plot and common amenities in the society like, common society road, lighting, water bill, revenue charges payable at talati-mantri, should be payable by all the purchaser/association members by dividing maintenance charges as per distributed area of different types of plots.
- (5) The Party of the Second Part hereby assures that there were/are no arrears of any kind either in form of revenue tax, VUDA/VMSS charges, corporation charges, etc. against the said property till this date and if any dues are found to be paid,

SATVA CORPORATION



PARTNER

.....
The Party of the First Part
Part

The Party of the Second

the Party of the Second Part will be bound to pay the same or such other outstanding. But, after execution of Sale Deed the Party of the First Part/ Purchaser will be liable to pay the taxes or charges that are payable.

- (6) Only by virtue of the sale deed to executed, the Purchaser i.e. the Party of the First Part will be the absolute owner of the said property and the purchaser will be free to get it in his/her/their name/s transferred and entered in the relevant records of rights in respect of the said property and the Vendor i.e. the Party of Second Part 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.
- (7) The said property which is in the scheme named "SATVA SAHAJ", the Vendor i.e. the Party of the Second Part hereby assures to the Purchaser i.e. Party of the First Part that the said land is having a clear and marketable title and free from all encumbrances. The Vendor further assure that the said land is not the subject matter of any litigation in any court of law or any dispute and no one else other than the Vendor had any right, title or interest in the same. If any dispute is raised as its title, ownership or possession of whatever nature, than the Vendor shall get the same settled at his own cost. There is no one's right for the said property and the Party of the Second Part confirms that they have not sold/ transferred this property or its part by any way.

SATVA CORPORATION

 PARTNER

.....

 The Party of the First Part
 Part

The Party of the Second

This Agreement to Sale is executed on mutual understanding and co-ordinations and conditions of both the parties i.e. the Purchaser/ the Party of the First Part, and the Vendor/ Party of the Second Part for the property mentioned in the schedule without any kind of pressure or threats in any manner or nature in the same which is and will be acceptable and binding to both the parties, including their heirs, successors, administrators, assignees, etc. In witness whereof, both the parties have subscribed signatures in presence of witnesses in proof of the same.

Party of the Second Part / Vendor:

Witnesses:

.....
SATVA CORPORATION

By & through its administrative

Partner – **SNEHALKUMAR KANTILAL PATEL**

.....
(1.....)

.....
(2.....)

SATVA CORPORATION

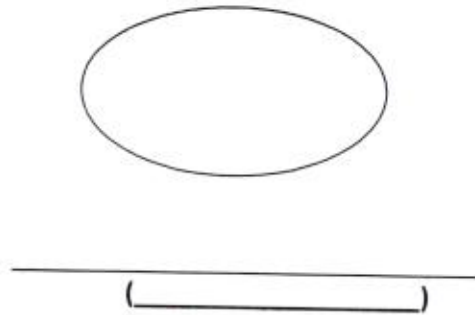
PARTNER

.....
.....
The Party of the First Part
Part

The Party of the Second

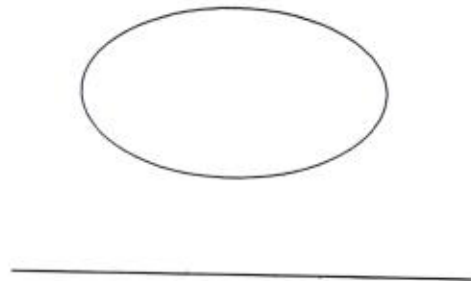
The Party of the First Part / The Purchaser:

Thumb Impression & Signature



The Party of the Second Part / The Vendor:

Thumb Impression & Signature



SATVA CORPORATION:

By & Through its administrative partner – **SNEHALKUMAR KANTILAL PATEL**

SATVA CORPORATION

PARTNER

.....

The Party of the First Part
Part

The Party of the Second