

Regd Sale Deed Sr. No. 5178 Dtd. 14/12/2016

B SALE DEED B

SALE DEED OF A FLAT on ownership basis **No. A-703 on 7th floor** of a building known to as **“Savan Status”** having built up area **adm. 97.45 Sq. Mtr.**, standing on the entire N.A. land for residential purpose of **Plot No.1 area adm. 8739.71 out of 9712.20 Sq. Mts.** out of total land area 16187.00 upon deduction of Proposed TP Road and Proposed TP Reservation land area adm. 6774.80 Sq. Mts. bearing in **Village Mota Mava’s, RS No. 134p1** in Registration District Rajkot Sub-District Rajkot in the State of Gujarat in consideration of **Rs. 14,00,000/- Rupees Fourteen lacs only.**

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In Total Consideration **Rs. 14,00,000/- Rupees Fourteen lacs only.**

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Purchasers :-

1. Ila Satish Rathod Form No. 60

Age: 54, Hindu, Occ. Housewife

Address : Savan Status, Flat No. A/703,
7th Floor, Near Karan Party Plot,
Kalavad Road, Rajkot.

..... Flat's Purchaser

Hereinafter in this deed they shall be referred to as the purchaser, **vendee** and it shall include their legal heirs, successors, administrators, executor, assignees etc.

Executers:

Partners of partnership firm
M/s. Rameshwar Developers

PAN:AAOFR 3786J

1. Shri Anandkumar Dharamshibhai Patel,

Age: 43, Hindu, Occ. Business

Add: 701, Niharika Apartment,
Amin Marg, Rajkot

2. Smt. Rekhaben Anandbhai Patel

Age: 42, Hindu, Occ. Housewife,

Add: 701, Niharika Apartment,
Amin Marg, Rajkot

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3. **Shri Vipulkumar Amrutlal Makadiya**
Age: 40, Hindu, Occ. Business
Add: 701, Niharika Apartment,
Amin Marg, Rajkot
4. **Shri Ashokbhai Babubhai Patel**
Age: 44, Hindu, Occ. Business
Add: 602, Ravidarshan, Amin Marg, Rajkot
5. **Shri Vasant Trambaklal Turkhiya**
Age: 51, Hindu, Occ. Business,
Ad: 'Mother Love' 3, Royal Park
Uni. Road, Rajkot
6. **Shri Gordhandas Muljibhai Zalavadiya**
Age: 82, Hindu, Occ. Business,
Add: 14-A, Anupama Society,
Amin Marg, Rajkot
7. **Shri Ravjibhai Muljibhai Zalavadiya**
Age: 82, Hindu, Occ. Business
Add: 5-B Satyajit, Harihar Society, Rajkot
8. **Shri Bahgwanjibhai Muljibhai Zalavadiya**
Age: 82, Hindu, Occ. Business
Res. Plot No. 5, 3 Tapovan Society, Rajkot
9. **Shri Urmilaben Rajeshbhai Parsana**
Age: 42, Hindu, Occ. Housewife
Add: 66-B, 'Shagun' Panchvati Society, Rajkot
10. **Jasmitaben Riteshbhai Parsana**
Age: 36, Hindu, Occ. Housewife
Add: "Ansal Villa" Tapovan Society, Rajkot
11. **Shri Pratik Ashok Jungi**
Age: 39, Hindu, occ. Business
Add: "Ashok Villa Corporation Society,
Opp. Cricket Ground, Chopaty Road, Porbandar
No. 4 and 11 above themselves
as a partners and attorney of other partners

..... Flat's Seller

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Hereinafter in this sale deed they shall be referred to as the **vendor**, seller and it shall include partners of said firm and successors, transferees, administrators, legal representative, assignees etc.

Whereas you flat's vendee agreed to abide to the terms and condition for the said flat as stipulated by flat's vendor and to conduct accordingly the present sale deed of flat on the ownership basis is executed in favor of you.

1. Whereas entire N.A. land for residential purpose of **Plot No.1 area adm. 16187.00 p** land deducted **from** proposed TP Road and Proposed TP Reservation area 6774.80 the balance land area 9712.20 Sq. Mts. of Plot No., 8739.71 (And adjacent land of common Plot A+B area adm. 972.49 with all eligible rights) 8739.71 out of 9712.20 Sq. Mts. out of total land area 16187.00 upon deduction of Proposed TP Road and Proposed TP Reservation land area adm. 6774.80 Sq. Mts. bearing in **Village Mota Mava's RS No. 134p1** in Registration District Rajkot Sub-District Rajkot in the State of Gujarat we purchased in the name of our partnership firm vide Regd. **Sale Deed No. 882, Dt: 16/08/2012** from Shri Parbat Tapu Mer and others.

On the said land owned by our partnership firm to construct for residential purpose '**Savan Status**' namely building **A-B-C-D- and Club House** we obtained Development permission from RUDA vide No. Ruda/Tech/Dev/Mota Mava/849/12/980, Dt: 06/02/2014 and obtained approved building plan and constructed as per approved plan.

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In such manner our partnership firm is sole and exclusive owner and occupant of the said property with all our ownership, easement rights and partners have sole and exclusive rights and privileges to own, occupy, manage and sell of the said property at their discretion.

Whereas partners of **M/s. Rameshwar Developer** have executed a power of attorney in favor of us and the said deed of power of attorney is in force as on today and is not revoked or rescinded in any manner and is not withdrawn or declared to as null and void and on the strength of the said deed of power of attorney we have sold powers and authority to sign in document and to sale and with such further covenants we give to you.

Whereas Regd. **Deed of Declaration No. 2797, Dt: 18/6/2014** is executed for the flats holders in the building known to as '**Savan Status**' and constitute "**Savan Status Flats Owners Association**" and each holder shall have to observe to rules therein.

2. '**Savan Status**' **Building A** as described in **Schedule-A** below a **flat No. A-703 on 7th floor** of a building known to as "**Savan Status**" having built up area adm. **97.45 Sq. Mtr.**, the more particulars description of the said flat is described in **Schedule-B** is sold unto you on ownership, basis with occupation, possession and easement rights upon accepting total consideration of Rs. **14,00,000/- Rupees Fourteen lacs only** from you as detailed hereunder and vacant, peaceful undisputed physical possession of the said flat delivered unto and execute present sale deed in favor of you. (The **flat No. A-703** herein after in this deed shall be referred to as '**the said flat**'))

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3. You have seen and inspected detailed specification of construction as per construction permission, issued by Rajkot Municipal Corporation of said 'the building in original, you have seen and inspected situation of the flat's length, width, area, boundaries, and material used in construction fixtures, structure used and you will not raise any dispute or objection against it in future and you have seen and physically inspected and taken over possession and thus there rest no dispute or objection to you in respect to area of flat its design or boundary or construction and you vendee agree to it.
4. Except built up area of the said flat you can use the other parts of the entire building like common passage, staircase, common parking place, common water tank with the other flat owners/possession in common and such you to be made in such manner so as not to cause hindrance or annoyance to other owner/possession and you cannot alienate common amenities and you shall have no sole and exclusive rights thereon the description of the common amenities described in **Schedule-C** of this deed.
- 5 Within the inner area of the said flat you can whitewash, paint the color at your own cost you cannot make any construction so as to cause damage or loss to said entire building and you cannot make construction against approved structural design or plan and with such clear expression you have purchased this flat.
5. Said flat sold unto you on ownership basis upon accepting full consideration of the sale and its vacant, peaceful undisputed physical possession delivered unto you and you have accepted the same and to the said flat you have become owner and occupant of the said flat and either you or your

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legal heirs, successor may peacefully use, own, occupy as you may deem fit under prevalent provision of the Gujarat Ownership Flats Act, 1973 and Bye-laws of the society or Association you are entitled to create charge, sell, transfer or assign the said flat to others.

7. You shall have rights of built up area of the said flat on the Last floor as sole owner respective floor of said building and you shall have lien to the extent of said area, and to the said facts in any circumstances the said building get collapsed or damaged under provision of the laws in prevalent with other unit owners binding to the prior permission from local authority can build new construction thereof by contributing shares in proportion and in pursuance of the present deed you shall get the flat on the same floor with the same built up area and you can claim for the same built up area flat on the same floor and in such manner you become entitled for seeking the similar easement rights as of now. Vendor shall not be liable for damage in future due to accidental calamities such as earthquake, fire, cyclone, storm or for any other reason if building gets collapsed; and with such clear expression this flat is sold unto you vendee.
8. In relation to said flat sold unto you there is no dues of Government or Semi Government or any Co-Op. or Financier Body or other individual or firm of any nature on account of dues or mortgage thee rests no lien or charge and is not offered to as security and flat sold unto you is exclusive owned buy us and none has any rights, share or interest of any nature whatsoever and we have sole rights, and privileges to sale and upon receiving full consideration from you as mentioned below, the said flat is sold unto you in total unencumbered status.

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Name of Bank	Cheque NO.	Date	Amount in Rupees
SBI	261376	01/12/2016	14,00,000/-
Total Rupees Fourteen lacs only			14,00,000/-

9. Said flat you may transfer in your name **at** your cost with City Survey office or Government Office, Municipal Corporation, RUDA and revenue record, GEB/PGVCL Office and GSPC Office and for which we have to sign and to give consent in person if require and we have to pay all taxes like house, Edu. Cess and sanitation tax, revenue Tax, NA Assessment bills amount of GEB/PGVCL upto the date of completion and after completion all such taxes related to said flat you vendee shall have to pay and we shall not be liable to it.
10. In relation to flat sold unto you, the following duties to be discharged by you.
 1. The balance units in addition to flat sold unto you in building is sold or to be sold on ownership basis and you cannot cause or act in such manner so as to cause loss to the building or any part thereof and shall not conduct any act so as to arise nuisance or annoyance for their easement or health to the neighbor or upper lower holders in this building.
 2. The built up area of the exclusively possession owned by you is shown in the Schedule-B of this sale deed, and as per approved plan in dimension that is to say in length, width and height in no manner you can make any alteration,

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3. The common facilities as described in Schedule-C attached with is connected with the flat and due to allied it is inseparable and thus such rights of ownership of common facility can be transferred with the original premise only and you have no rights to allow to use to any third party and for the purpose and for flat holders the said facilities are created and except flat holder it cannot be used for any other purpose by any third party and you have no rights conferred to do so.
4. For Safety, security and maintenance of facility in the building and for safeguarding easement of units owners such as cleaning of the common places of the building, to keep sweepers, and to carry out all procedure in relation to common facilities unit owners association Registered under Gujarat Ownership Act / Co-Op. Soc. Act, / Non Trading Act shall hold the charge and for which all the costs, taxes, maintenance cost, watchman salary, sweepers' salary, electric charges for common use you shall have to pay the cost thereof in proportion to the Association. Whereas for unsold flat in building in possession of builders your association shall have no rights for seeking maintenance from vendor in proportion thereof.
5. In the said association under provisions of bye-laws a person shall discharge duty to as Manager/Secretary, this Manager/Secretary in respect to any matter related to common facility or any other matter instruct from time to time regarding difficulty facing by any one shall be strictly observed by you.

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6. In relation to your exclusive possessed premise that is to say the flat in your possession and occupation the Government or Corporation, RUDA Office or Gram Panchayat from time to time whatever the tax assess you shall be responsible to pay such taxes amounts as and when such amount is assessed, in relation to the undivided common facilities whatever tax or cost arise such tax or cost amount you shall have to pay in proportion to the association.
7. Within the inner wall of **your** exclusively possessed flat or at outer wall whatever repairing require from time to time shall be carried out at your own cost.
8. In the flat sold unto you, you have not to fix any heavy machine so as to create vibration and structure may get damaged and it should be used for residential purpose only.
9. In the said flat no heavy machinery causing vibration and nuisance to be fitted and no heavy item to be stored which can cause damage to RCC Slab and not to involve in business of fire crackers and not to store any highly inflammable substances.
10. The flat sold unto you exists electric connection said electric connection you have to transfer in your name within 8 days and we have to sign therein and you will be liable to pay all bill amounts now onwards.

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11. Terrace exists on the top floor of the said building, each holder shall have rights to use the terrace and association shall have rights to fix neon display board and tower, disc and all income earned through it shall rest with association and no flat holder shall have rights that is to say terrace shall be common for each holder.
12. All the information and documentary evidence in relation to construction and title of this building provided to you and you have inspected and verified it and you have been assured that title deeds are clear and thus in relation to title deed you purchaser cannot raise any dispute or objection.
13. In said building there exists electric line, water supply line, telephone line, and line for disposal of water, and such common line passed through respective residential flats which the owner shall not hinder or obstruct, in case require repairing thereon owners shall have to provide all type of facilities and in the said common facility you shall not create any obstruction and not to cause any act or make any construction so as to get said common facilities damaged or obstructed.
14. Ownership of flat in building shall be of flat's purchaser that is to say flat purchaser shall hold ownership rights but to enjoy common facilities it is compulsory to become a member of Owner's Association and as a member of the said association you can enjoy all rights of the common facilities.
15. The common facilities attached with and connected with the flat and due to allied it is inseparable and thus such rights of ownership of common facility can be transferred with the original premise only.

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16. You purchaser shall not fix air-condition or other machine in such manner so as to cause hindrance and not to lay in common passage and outlet of hot air or water of AC not to leave in passage, stair or in common passage and open space, common passage, stair, parking of the entire building to be used for to and fro only and to park the vehicle and in such space you purchaser shall not store any goods or material and not to create any obstruction or hindrances.
17. In case any holder at his own cost and risk raise additional facility in addition to approved building plan builder shall not be liable to it and in case in future any liability arise for such additional facility amongst holders the liability thereof shall be solely of holder who raised such addl. Facility and in which neither builders not his legal heir shall stand liable and it is clearly expressed hereby.
11. Unless clearly contained in this deed in respect to any rights or duty that is to say in the matter of rights and obligation provisions of Gujarat Ownership Flats Act, 1973 and amendment made therein from time to time shall be applicable and to resolve the dispute
12. Xerox copies of the subsequent title deeds of our and our ancestors of the said property showing our ownership rights delivered unto you and you have checked it. And following documents are in our possession and you have seen and verified the same.
 1. Copy of VF No. 6 (Records of Rights) Entry No. 7, 75, 328, 954, 955, 5064, 5665, 5666, 7261, 7262, 7466, 8052, 8053, 8412 and VF No. 7/12 and VF No. 8A

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2. Copy of Jungle Book-Tipper of measurement
3. Copy of Sale Deed No. 19221, Dt: 15/12/2010 executed by Shri Rameshbhai Nanjibhai Parsana in favor of Shri Parbat Tapu Mer and others.
4. Copy of Sale Deed No. 19222, Dt: 15/12/2010 executed by Shri Lakhabhai Nanjibhai Parsana in favor of Shri Parbat Tapu Mer and others.
5. Copy of Amalgamation order by Mamlatdar, Rajkot Taluka vide No. Admn/Mota Mava/Amalgamation/WS/5427/11, Dt: 11/5/2011.
6. Copy of Measurement Sheet and Hissa Form No.4
7. Copy of Zone Certificate and part plan.
8. Copy of amalgamated layout plan and Development Permission for layout plan vide No. Ruda/Tech/Dev/Mota Mava/580/11/3930, Dt: 5/9/2011
9. Copy of NA permission by Collector office, Rajkot vide No. NA/LRCC/65/Case No. 299/2011-12, Dt: 24/7/2012.
10. Copy of Hissa Form No.4 for verification of plot.
11. Copy of Regd. Sale Deed No. 8482m, Dt: 16/8/2012 executed by Shri Parbat Tapu Mer and others in favor of Partnership Firm M/s. Rameshwar Developers.
12. Copy of partnership Deed of Rameshwar developers Dt: 17/5/2012.
13. Copy of **PoA** by partners of Rameshwar Developers Dt: 17/5/2012.
14. Copy of Retirement Deed of partnership firm Rameshwar developers Dt: 30/03/2013.
15. Copy of partnership Deed of Rameshwar developers Dt: 30/03/2013.
16. Copy of **PoA** by partners of Rameshwar Developers Dt: 05/04/2013.

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17. Copy of Regd. Deed of Declaration No. 2697, Dt: 18/6/2014.
 18. Copy of construction permission issued by Mota Mava gram Panchayat, Dt: 2/3/2014.
 19. Copy of Development Permission issued by RUDA vide No., Ruda/tech/Dev/Mota Mava/849/12/980, Dt: 06/02/2014.
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13. This sale deed of the flat sold unto you **we** have to register at your cost and in relation to said sale deed in future any liability for additional stamp duty or penalty whatever arise shall be of flat purchaser and with such clear understating the present sale deed is executed in favor of you.
 14. Schedule A and Schedule-B and Schedule-C as stated in this deed are as under.

Schedule-A

Building known to as **“Savan Status”** standing on the entire N.A. land for residential purpose of **Plot No.1 area adm. 8739.71** out of 9712.20 Sq. Mts. out of total land area 16187.00 upon deduction of Proposed TP Road and Proposed TP Reservation land area adm. 6774.80 Sq. Mts. bearing in **Village Mota Mava’s RS No. 134p1** in Registration District Rajkot Sub-District Rajkot in the State of Gujarat in Building-A at Ground floor entire parking, stair, lift and from 1st to 11th floor four flats on each floor and on 12th and 13th floor 2 flats each total 48 flats, common passage and stair, lift etc. constructed, in Building –B at Ground floor entire parking, stair, lift and from 1st to 11th floor four flats on each floor and on 12th and 13th floor 2 flats each total 48 flats, common passage and stair,

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lift etc. constructed, In Building-C at Ground floor entire parking, stair, lift and from 1st to 11th floor four flats on each floor and on 12th ad 13th floor 2 flats each total 48 flats, common passage and stair, lift etc. constructed, In Building-D at Ground floor entire parking, stair, lift and from 1st to 11th floor four flats on each floor and on 12th and 13th floor 2 flats each total 48 flats, common passage and stair, lift etc. constructed, in such manner in 'Savan Status total 192 flats have been constructed and club house constructed in common plot No. and boundaries hereof bounded as follows:

North : 18 Mts. wide Proposed network Road
South : Govt. Waste land and land of S. No. 135
East : Land of S. no. 134p
West : land of S. No. 134p

Schedule-B

In the '**Savan Status**' building-A as stated in **Schedule-A** above **flat No. A-703 on 7th floor having built up area 97.45 Sq. Mtr.** said flat is sold unto you in consideration above and you have become owner thereof and boundaries thereof bounded as follows:

North : Open to sky
South : Lobby and Flat No. A/702
East : Main door of this flat, common passage, stair, lift and flat No.A/704
West : Open to sky

Schedule-C

In the building known to as '**Savan Status**' A, B, C, D and club house entire land there under, common passage, covered parking facilities as per approved plan and stairs, lift, covered parking and

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overhead water tank in terrace on top floor, underground water tank and water line, electric line, drainage connection and column, beam, foundation and girder, used for commonly all such tools installation shall deem to as common facilities.

In the building known to as '**Savan Status**' entire common open space, common plot, children play area, party plot, Senior Citizen park, Swimming pool, club house, Entry gate, and security cabin and common garden, common tank, common lift and common road etc. to be used by unit holders in common and all the maintenance and development cost thereof to be payable by each holder in proportion.

Upon accepting consideration of the flat above from you the present sale deed we have executed voluntarily upon reading and having understood in cautious status and you have been explained the terms and conditions, rights and obligation and signed hereunder **in the** presence of witnesses and it is and shall be binding to us and our legal heirs.

Schedule of property duly signed by vendor and vendee showing address of property with **two photographs** in pursuance of Order by Office of Chief Inspector of Registrar vide No. IGR/Admn/Photo/11/2009/15249-312, Dt: 17/11/2009 as per circular attached hereto.

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This sale deed is drafted as instructed by both the parties hereto and we the parties have read it and thereafter we have signed hereunder in the presence of witnesses.

Place; Rajkot

Date: 14/12/2016

Signature

Witnesses

Sd/-_____

Shri Ashokbhai Babulal Patel (Gajera)

1. Sd/-_____

Satish Rathod

Sd/-_____

2. Shri Pratik Ashok Jungi

Both as a Partners and attorneys
of other partners of a
constituted partnership firm

M/s. Rameshwar Developeres

2. Sd/-_____

Rajnikant A Tank

Schedule

Postal Address of Property: Savan Status, Flat No. A-703, Kalavad Road, Mota Mava, Rajkot

Sd/- _____
Signature of flat's Vendee

2. Sd/- _____
Signature of Flat's Vendor

	Photograph	LHTI
Ila Satish Rathod Signature of Vendee		

	Photograph	LHTI
Swarnapuri Pandadu Kranthi Kumar Signature of Vendee		

	Photograph	LHTI
Ashokbhai Babulal Patel (Gajera) Signature of Vendor		

	Photograph	LHTI
Pratik Ashok Jungi Signature of Vendor Both as a Partners and attorneys of other partners of Partnership firm M/s. Rameshwar Developers		

B SALE DEED B

SALE DEED OF A FLAT on ownership basis **No. B-1103** on **11th floor** of a building known to as “**Savan Status**” having built up area **adm. 116.11 Sq. Mtr.**, standing on the entire N.A. land for residential purpose of **Plot No.1 area adm. 8739.71 out of 9712.20 Sq. Mts.** out of total land area 16187.00 upon deduction of Proposed TP Road and Proposed TP Reservation land area adm. 6774.80 Sq. Mts. bearing in **Village Mota Mava’s, RS No. 134p1** in Registration District Rajkot Sub-District Rajkot in the State of Gujarat in consideration of **Rs. 17,50,000/- Rupees seventeen lacs fifty thousand only.**

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In Total Consideration **Rs. 17,50,000/- Rupees seventeen lacs fifty thousand only.**

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Purchasers :-

- 1. Patel Neha** PAN: AMHPP3560F
Age: 35, Occ. Medical Practice
Add: 35, Westglen Place,
Henderson Auckland, 0612,
New Zealand
Having IRD No 99618841
- 2. Swarnapuri Pandadu Kranthi Kumar** PAN: AFWPP4651F

Age: 38,. Hindu, Occ. Medical Practice
Add: 35, Westglen Place,
Henderson Auckland, 0612,

Hereinafter in this deed they shall be referred to as the purchaser, **vendee** and it shall include their legal heirs, successors, administrators, executor, assignees etc.

Executers:

Partners of partnership firm PAN:AAOFR 3786J
M/s. Rameshwar Developers

- 1. Shri Anandkumar Dharamshibhai Patel,**
Age: 43, Hindu, Occ. Business
Add: 701, Niharika Apartment,
Amin Marg, Rajkot
- 2. Smt. Rekhaben Anandbhai Patel**
Age: 42, Hindu, Occ. Housewife,
Add: 701, Niharika Apartment,
Amin Marg, Rajkot

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- 3. Shri Vipulkumar Amrutlal Makadiya**
Age: 40, Hindu, Occ. Business
Add: 701, Niharika Apartment,
Amin Marg, Rajkot
- 4. Shri Ashokbhai Babubhai Patel**
Age: 44, Hindu, Occ. Business
Add: 602, Ravidarshan, Amin Marg, Rajkot
- 5. Shri Vasant Trambaklal Turkhiya**
Age: 51, Hindu, Occ. Business,
Ad: 'Mother Love' 3, Royal Park
Uni. Road, Rajkot
- 6. Shri Gordhandas Muljibhai Zalavadiya**
Age: 82, Hindu, Occ. Business,

- Add: 14-A, Anupama Society,
Amin Marg, Rajkot
7. **Shri Ravjibhai Muljibhai Zalavadiya**
Age; 82, Hindu, Occ. Business
Add: 5-B Satyajit, Harihar Society, Rajkot
8. **Shri Bahgwanjibhai Muljibhai Zalavadiya**
Age; 82, Hindu, Occ. Business
Res. Plot No. 5, 3 Tapovan Society, Rajkot
9. **Shri Urmilaben Rajeshbhai Parsana**
Age: 42, Hindu, Occ. Housewife
Add; 66-B, 'Shagun' Panchvati Society, Rajkot
10. **Jasmitaben Riteshbhai Parsana**
Age: 36, Hindu, Occ. Housewife
Add: "Ansal Villa" Tapovan Society, Rajkot
11. **Shri Pratik Ashok Jungi**
Age: 39, Hindu, occ. Business
Add: "Ashok Villa Corporation Society,
Opp. Cricket Ground, Chopaty Road, Porbandar
- No. 4 and 11 above themselves
as a partners and attorney of other partners**

..... Flat's Seller

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Hereinafter in this sale deed they shall be referred to as the **vendor**, seller and it shall include partners of said firm and successors, transferees, administrators, legal representative, assignees etc.

Whereas you flat's vendee agreed to abide to the terms and condition for the said flat as stipulated by flat's vendor and to conduct accordingly the present sale deed of flat on the ownership basis is executed in favor of you.

1. Whereas entire N.A. land for residential purpose of **Plot No.1 area adm. 16187.00 p** land deducted **from** proposed TP Road and Proposed TP Reservation area 6774.80 the

balance land area 9712.20 Sq. Mts. of Plot No., 8739.71 (And adjacent land of common Plot A+B area adm. 972.49 with all eligible rights) 8739.71 out of 9712.20 Sq. Mts. out of total land area 16187.00 upon deduction of Proposed TP Road and Proposed TP Reservation land area adm. 6774.80 Sq. Mts. bearing in **Village Mota Mava's RS No. 134p1** in Registration District Rajkot Sub-District Rajkot in the State of Gujarat we purchased in the name of our partnership firm vide Regd. **Sale Deed No. 882, Dt: 16/08/2012** from Shri Parbat Tapu Mer and others.

On the said land owned by our partnership firm to construct for residential purpose '**Savan Status**' namely building **A-B-C-D- and Club House** we obtained Development permission from RUDA vide Noi. Ruda/Tech/Dev/Mota Mava/849/12/980, Dt: 06/02/2014 and obtained approved building plan and constructed as per approved plan.

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In such manner our partnership firm is sole and exclusive owner and occupant of the said property with all our ownership, easement rights and partners have sole and exclusive rights and privileges to own, occupy, manage and sell of the said property at their discretion.

Whereas partners of **M/s. Rameshwar Developer** have executed a power of attorney in favor of us and the said deed of power of attorney is in force as on today and is not revoked or rescinded in any manner and is not withdrawn or

declared to as null and void and on the strength of the said deed of power of attorney we have sold powers and authority to sign in document and to sale and with such further covenants we give to you.

Whereas Regd. Deed of Declaration No. 2797, Dt: 18/6/2014 is executed for the flats holders in the building known to as **‘Savan Status’** and constitute **"Savan Status Flats Owners Association"** and each holder shall have to observe to rules therein.

2. **‘Savan Status’ Building B** as described in **Schedule-A** below a **flat No. B-1103 on 11th floor** of a building known to as **“Savan Status”** having built up area adm. **116.11 Sq. Mtr.**, the more particulars description of the said flat is described in **Schedule-B** is sold unto you on ownership, basis with occupation, possession and easement rights upon accepting total consideration of Rs. **17,50,000/- Rupees seventeen lacs fifty thousand only** from you as detailed hereunder and vacant, peaceful undisputed physical possession of the said flat delivered unto and execute present sale deed in favor of you. (The **flat No. B-1103** herein after in this deed shall be referred to as **‘the said flat’**)

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3. You have seen and inspected detailed specification of construction as per construction permission, issued by Rajkot Municipal Corporation of said **‘the building in original**, you have seen and inspected situation of the flat’s length, width, area, boundaries, and material used in construction fixtures, structure used and you will not raise any dispute or objection against it in future and you have seen and physically inspected and taken over possession and thus there rest no dispute or objection to you in respect to area of flat its design or boundary or construction and you vendee agree to it.

4. Except built up area of the said flat you can use the other parts of the entire building like common passage, staircase, common parking place, common water tank with the other flat owners/possession in common and such you to be made in such manner so as not to cause hindrance or annoyance to other owner/possession and you cannot alienate common amenities and you shall have no sole and exclusive rights thereon the description of the common amenities described in **Schedule-C** of this deed.

5 Within the inner area of the said flat you can whitewash, paint the color at your own cost you cannot make any construction so as to cause damage or loss to said entire building and you cannot make construction against approved structural design or plan and with such clear expression you have purchased this flat.

5. Said flat sold unto you on ownership basis upon accepting full consideration of the sale and its vacant, peaceful undisputed physical possession delivered unto you and you have accepted the same and to the said flat you have become owner and occupant of the said flat and either you or your

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legal heirs, successor may peacefully use, own, occupy as you may deem fit under prevalent provision of the Gujarat Ownership Flats Act, 1973 and Bye-laws of the society or Association you are entitled to create charge, sell, transfer or assign the said flat to others.

7. You shall have rights of built up area of the said flat on the Last floor as sole owner respective floor of said building and you shall have lien to the extent of said area, and to the said facts in any circumstances the said building get collapsed or damaged under provision of the laws in prevalent with other

unit owners binding to the prior permission from local authority can build new construction thereof by contributing shares in proportion and in pursuance of the present deed you shall get the flat on the same floor with the same built up area and you can claim for the same built up area flat on the same floor and in such manner you become entitled for seeking the similar easement rights as of now. Vendor shall not be liable for damage in future due to accidental calamities such as earthquake, fire, cyclone, storm or for any other reason if building gets collapsed; and with such clear expression this flat is sold unto you vendee.

8. In relation to said flat sold unto you there is no dues of Government or Semi Government or any Co-Op. or Financier Body or other individual or firm of any nature on account of dues or mortgage thee rests no lien or charge and is not offered to as security and flat sold unto you is exclusive owned buy us and none ahs any rights, share or interest of any nature whatsoever and we have sole rights, and privileges to sale and upon receiving full consideration from you as mentioned below, the said flat is sold unto you in total unencumbered status.

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Name of Bank	Reference NO.	Date	Amount in Rupees
Total Rupees seventeen lacs fifty thousand only			17,50,000/-

9. Said flat you may transfer in your name **at** your cost with City Survey office or Government Office, Municipal

Corporation, RUDA and revenue record, GEB/PGVCL Office and GSPC Office and for which we have to sign and to give consent in person if require and we have to pay all taxes like house, Edu. Cess and sanitation tax, revenue Tax, NA Assessment bills amount of GEB/PGVCL upto the date of completion and after completion all such taxes related to said flat you vendee shall have to pay and we shall not be liable to it.

10. In relation to flat sold unto you, the following duties to be discharged by you.

1. The balance units in addition to flat sold unto you in building is sold or to be sold on ownership basis and you cannot cause or act in such manner so as to cause loss to the building or any part thereof and shall not conduct any act so as to arise nuisance or annoyance for their easement or health to the neighbor or upper lower holders in this building.
2. The built up area of the exclusively possession owned by you is shown in the Schedule-B of this sale deed, and as per approved plan in dimension that is to say in length, width and height in no manner you can make any alteration,

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3. The common facilities as described in Schedule-C attached with is connected with the flat and due to allied it is inseparable and thus such rights of ownership of common facility can be transferred with the original premise only and you have no rights to allow to use to any third party and for the purpose and for flat holders the said facilities are created and except flat holder it cannot be used for any other purpose by any third party and you have no rights conferred to do so.

4. For Safety, security and maintenance of facility in the building and for safeguarding easement of units owners such as cleaning of the common places of the building, to keep sweepers, and to carry out all procedure in relation to common facilities unit owners association Registered under Gujarat Ownership Act / Co-Op. Soc. Act, / Non Trading Act shall hold the charge and for which all the costs, taxes, maintenance cost, watchman salary, sweepers' salary, electric charges for common use you shall have to pay the cost thereof in proportion to the Association. Whereas for unsold flat in building in possession of builders your association shall have no rights for seeking maintenance from vendor in proportion thereof.
5. In the said association under provisions of bye-laws a person shall discharge duty to as Manager/Secretary, this Manager/Secretary in respect to any matter related to common facility or any other matter instruct from time to time regarding difficulty facing by any one shall be strictly observed by you.

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6. In relation to your exclusive possessed premise that is to say the flat in your possession and occupation the Government or Corporation, RUDA Office or Gram Panchayat from time to time whatever the tax assess you shall be responsible to pay such taxes amounts as and when such amount is assessed, in relation to the undivided common facilities whatever tax or cost arise

such tax or cost amount you shall have to pay in proportion to the association.

7. Within the inner wall of **your** exclusively possessed flat or at outer wall whatever repairing require from time to time shall be carried out at your own cost.
8. In the flat sold unto you, you have not to fix any heavy machine so as to create vibration and structure may get damaged and it should be used for residential purpose only.
9. In the said flat no heavy machinery causing vibration and nuisance to be fitted and no heavy item to be stored which can cause damage to RCC Slab and not to involve in business of fire crackers and not to store any highly inflammable substances.
10. The flat sold unto you exists electric connection said electric connection you have to transfer in your name within 8 days and we have to sign therein and you will be liable to pay all bill amounts now onwards.

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11. Terrace exists on the top floor of the said building, each holder shall have rights to use the terrace and association shall have rights to fix neon display board and tower, disc and all income earned through it shall rest with association and no flat holder shall have rights that is to say terrace shall be common for each holder.
12. All the information and documentary evidence in relation to construction and title of this building

provided to you and you have inspected and verified it and you have been assured that title deeds are clear and thus in relation to title deed you purchaser cannot raise any dispute or objection.

13. In said building there exists electric line, water supply line, telephone line, and line for disposal of water, and such common line passed through respective residential flats which the owner shall not hinder or obstruct, in case require repairing thereon owners shall have to provide all type of facilities and in the said common facility you shall not create any obstruction and not to cause any act or make any construction so as to get said common facilities damaged or obstructed.
14. Ownership of flat in building shall be of flat's purchaser that is to say flat purchaser shall hold ownership rights but to enjoy common facilities it is compulsory to become a member of Owner's Association and as a member of the said association you can enjoy all rights of the common facilities.
15. The common facilities attached with and connected with the flat and due to allied it is inseparable and thus such rights of ownership of common facility can be transferred with the original premise only.

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16. You purchaser shall not fix air-condition or other machine in such manner so as to cause hindrance and not to lay in common passage and outlet of hot air or water of AC not to leave in passage, stair or in common passage and open space, common passage, stair, parking of the entire building to be used for to and fro only and to park the vehicle and in such space you purchaser shall not store any goods or material and not to create any obstruction or hindrances.

17. In case any holder at his own cost and risk raise additional facility in addition to approved building plan builder shall not be liable to it and in case in future any liability arise for such additional facility amongst holders the liability thereof shall be solely of holder who raised such addl. Facility and in which neither builders not his legal heir shall stand liable and it is clearly expressed hereby.
11. Unless clearly contained in this deed in respect to any rights or duty that is to say in the matter of rights and obligation provisions of Gujarat Ownership Flats Act, 1973 and amendment made therein from time to time shall be applicable and to resolve the dispute
12. Xerox copies of the subsequent title deeds of our and our ancestors of the said property showing our ownership rights delivered unto you and you have checked it. And following documents are in our possession and you have seen and verified the same.
 1. Copy of VF No. 6 (Records of Rights) Entry No. 7, 75, 328, 954, 955, 5064, 5665, 5666, 7261, 7262, 7466, 8052, 8053, 8412 and VF No. 7/12 and VF No. 8A

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2. Copy of Jungle Book-Tipper of measurement
3. Copy of Sale Deed No. 19221, Dt: 15/12/2010 executed by Shri Rameshbhai Nanjibhai Parsana in favor of Shri Parbat Tapu Mer and others.
4. Copy of Sale Deed No. 19222, Dt: 15/12/2010 executed by Shri Lakhabhai Nanjibhai Parsana in favor of Shri Parbat Tapu Mer and others.

5. Copy of Amalgamation order by Mamlatdar, Rajkot Taluka vide No. Admn/Mota Mava/Amalgamation/WS/5427/11, Dt: 11/5/2011.
6. Copy of Measurement Sheet and Hissa Form No.4
7. Copy of Zone Certificate and part plan.
8. Copy of amalgamated layout plan and Development Permission for layout plan vide No. Ruda/Tech/Dev/Mota Mava/580/11/3930, Dt: 5/9/2011
9. Copy of NA permission by Collector office, Rajkot vide No. NA/LRCC/65/Case No. 299/2011-12, Dt: 24/7/2012.
10. Copy of Hissa Form No.4 for verification of plot.
11. Copy of Regd. Sale Deed No. 8482m, Dt: 16/8/2012 executed by Shri Parbat Tapu Mer and others in favor of Partnership Firm M/s. Rameshwar Developers.
12. Copy of partnership Deed of Rameshwar developers Dt: 17/5/2012.
13. Copy of **PoA** by partners of Rameshwar Developers Dt: 17/5/2012.
14. Copy of Retirement Deed of partnership firm Rameshwar developers Dt: 30/03/2013.
15. Copy of partnership Deed of Rameshwar developers Dt: 30/03/2013.
16. Copy of **PoA** by partners of Rameshwar Developers Dt: 05/04/2013.

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17. Copy of Regd. Deed of Declaration No. 2697, Dt: 18/6/2014.
18. Copy of construction permission issued by Mota Mava gram Panchayat, Dt: 2/3/2014.
19. Copy of Development Permission issued by RUDA vide No., Ruda/tech/Dev/Mota Mava/849/12/980, Dt: 06/02/2014.

13. This sale deed of the flat sold unto you we have to register at your cost and in relation to said sale deed in future any liability for additional stamp duty or penalty whatever arise shall be of flat purchaser and with such clear understating the present sale deed is executed in favor of you.
14. Schedule A and Schedule-B and Schedule-C as stated in this deed are as under.

Schedule-A

Building known to as **“Savan Status”** standing on the entire N.A. land for residential purpose of **Plot No.1 area adm. 8739.71** out of 9712.20 Sq. Mts. out of total land area 16187.00 upon deduction of Proposed TP Road and Proposed TP Reservation land area adm. 6774.80 Sq. Mts. bearing in **Village Mota Mava’s RS No. 134p1** in Registration District Rajkot Sub-District Rajkot in the State of Gujarat in Building-A at Ground floor entire parking, stair, lift and from 1st to 11th floor four flats on each floor and on 12th and 13th floor 2 flats each total 48 flats, common passage and stair, lift etc. constructed, in Building –B at Ground floor entire parking, stair, lift and from 1st to 11th floor four flats on each floor and on 12th and 13th floor 2 flats each total 48 flats, common passage and stair,
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lift etc. constructed, In Building-C at Ground floor entire parking, stair, lift and from 1st to 11th floor four flats on each floor and on 12th ad 13th floor 2 flats each total 48 flats, common passage and stair, lift etc. constructed, In Building-D at Ground floor entire parking, stair, lift and from 1st to 11th floor four flats on each floor and on 12th and 13th floor 2 flats each total 48 flats, common passage and stair, lift etc. constructed, in such manner in ‘Savan

Status total 192 flats have been constructed and club house constructed in common plot No. and boundaries hereof bounded as follows:

North : 18 Mts. wide Proposed network Road
South : Govt. Waste land and land of S. No. 135
East : Land of S. no. 134p
West : land of S. No. 134p

Schedule-B

In the **‘Savan Status’ building-B** as stated in **Schedule-A** above **flat No. B-1103 on 11th floor having built up area 116.11 Sq. Mtr.** said flat is sold unto you in consideration above and you have become owner thereof and boundaries thereof bounded as follows:

North : Open to sky
South : Lobby and Flat No. 1102
East : Main door of this flat, common passage, stair, lift and flat No.1104
West : Open to sky

Schedule-C

In the building known to as **‘Savan Status’ A, B, C, D** and club house entire land there under, common passage, covered parking facilities as per approved plan and stairs, lift, covered parking and

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overhead water tank in terrace on top floor, underground water tank and water line, electric line, drainage connection and column, beam, foundation and girder, used for commonly all such tools installation shall deem to as common facilities.

In the building known to as '**Savan Status**' entire common open space, common plot, children play area, party plot, Senior Citizen park, Swimming pool, club house, Entry gate, and security cabin and common garden, common tank, common lift and common road etc. to be used by unit holders in common and all the maintenance and development cost thereof to be payable by each holder in proportion.

Upon accepting consideration of the flat above from you the present sale deed we have executed voluntarily upon reading and having understood in cautious status and you have been explained the terms and conditions, rights and obligation and signed hereunder **in the** presence of witnesses and it is and shall be binding to us and our legal heirs.

Schedule of property duly signed by vendor and vendee showing address of property with **two photographs** in pursuance of Order by Office of Chief Inspector of Registrar vide No. IGR/Admn/Photo/11/2009/15249-312, Dt: 17/11/2009 as per circular attached hereto.

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This sale deed is drafted as instructed by both the parties hereto and we the parties have read it and thereafter we have signed hereunder in the presence of witnesses.
Place; Rajkot

Date; .../07/2016

Signature

Witnesses

_____ 1. _____
Shri Ashokbhai Babulal Patel (Gajera)

_____ 2. _____
2. Shri Pratik Ashok Jungi
Both as a Partners and attorneys
of other partners of a
constituted partnership firm
M/s. Rameshwar Developeres

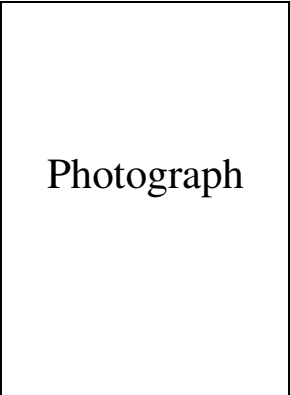
Schedule

Postal Address of Property: Savan Status, Flat No. B-1103,
Kalavad Road, Mota Mava, Rajkot

Signature of flat’s Vendee

Signature of Flat’s Vendor

Patel Neha
Signature of Vendee



LHTI

Swarnapuri Pandadu
Kranthi Kumar
Signature of Vendee

Photograph

LHTI

Ashokbhai Babulal Patel
(Gajera)
Signature of Vendor

Photograph

LHTI

Pratik Ashok Jungi
Signature of Vendor
Both as a Partners and
attorneys of other partners
of Partnership firm
M/s. Rameshwar
Developers

Photograph

LHTI