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Sale Deed

Rs. /-

This deed of sale is executed on thisday of2016,

BETWEEN

THE PURCHASER/VENDEE

Mr/Mrs..... aged: ... years, occupation business,
(Pan) residing at (Hereinafter
referred as **THE VENDEE / PURCHASER**) which expression shall mean & include
wherever the context permits, the legal heirs, the executors, administrators,
representatives, nominees and assigns thereof **The Party of the First Part.**

AND

THE OWNER/VENDOR

RAAMA INFRA, (Pan: AATFR 0366 D) a partner ship firm by and through
partner **MR. SUNILKUMAR JAIN** aged about adult , occupation - Business,

THE PURCHASER..... 1.

THE OWNER.....

office at Raama Icon, F.P.No.40/2, Opp. Darshnam Arise, Gotri- Sevasi Road, Gotri, Vadodara-390021. which expression shall unless it be repugnant to the context or meaning there of be deemed to include their legal heirs, executors, successors, administrations, etc. **The Second Part.**

WHERE AS

The party of second part is absolute owner of non agriculture land sub plot no.1 admeasuring area about 919.36 sq. mtr. and sub plot no. 2 admeasuring area about 915.20 sq. mtr. totaling of 1834.56 sq. mtr. and final land as per DILR is about 1363 sq.mtr. at. moje-GOTRI, situated land bearing R.S. no. 47/5 and final plot no. 40/2 paiki in T.P. Scheme No.60, having City survey no. 2454/A, in the Registration District, Sub-District and Taluka Vadodara. more particularly described in schedule below. The owners purchased the said land under registered sale-deed vide Sr. No. 8004 dated.02/09/2016.

The party of second part plan to construct a coomercial praojct in the name of RAAMA ICON and for that necessary plans prepared for construction through their architects and the said plans approved from Vadodara Mahanagar Seva Sadan wide approval no. ward-11/247/2015-2016 dated.12/01/2016 and started the construction work of commercial complex of shops and offices in the name of RAAMA ICON.

THE PURCHASER.....

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THE OWNER.....

The necessary non agriculture permission /order obtained from The Collector, Vadodara for the said land vide no. N.A. order no. NA/SR/ 153/1992-93 and LND/NA/296 to 302/1995 dated 03/07/1995

The party of First part is desirous to purchase a **shop / office no..... on floor** in "RAAMA ICON" Scheme and the Owner is agreed to sale the **shop/ office no..... on floor** as partly constructed property with the rights to complete the balance construction through and by the party of third part RAAMA INFRA only under a separate agreement for construction, now called in this agreement THE SAID PROPERTY.

The Parties mutually decided terms and conditions for the said property as under:

The title papers as well as the said property thoroughly examined and inspected by the purchaser and satisfied themselves and clear all the aspects and agreed to purchase the said property, more particularly described in the schedule below Considering all the aspects the total price i.e. consideration for the property is fixed at Rs...../- (Rupees Only)

The payment as above, which is paid by the party of first part to the party of second part in the following manners-(cheques are subject to realisation)

Amount	Cheque No.	Date	Bank

THE PURCHASER.....

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THE OWNER

.....

Rs...../-	(Rupees Only)		

Thus the Vendor, i.e. the party of the second part have received full consideration as mentioned herein above and hence sold the said property and handed over the vacant and peaceful possession of the said property to the party of the first part and the party of first part i.e. the purchaser received peaceful and vacant possession of the said property.

On the receipt of full consideration as above the Vendor doth hereby admit and acknowledged and in consideration of payment the Vendor doth hereby release to the purchaser and grant, convey, sell, transferred and assign the property more particularly described in the Schedule together with rights thereto, lawfully entitled to enjoy all common roads, ways, parking, passages and other amenities, drains, water, casements, advantages, liberties, rights and privileges in any wise apportioning thereto or represented to estate, right, title, interest, claim and demand of the Vendors into and upon the said property into the use of the purchaser to have to hold the same absolutely and forever free from all encumbrances, charges, trusts, liens, and demands whatsoever.

SCHEDULE

Description of Shop / Office no.....on.....Floor

THE PURCHASER.....

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THE OWNER

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Property bearing Shop/office no.on floor admeasuring about sq.mtr super-built alongwith undivided proportionate share in the land is about sq.mtr. with all ownership rights, which is situated and laying on on non agriculture land admeasuring sub plot no.1 about 919.36 sq. mtr. and sub plot no. 2 about 915.20 sq. mtr. totaling of 1834.56 sq. mtr. and final land as per DILR is about 1363 sq.mtr. bearing R.S. no. 47/5 and final plot no. 40/2 paiki in T.P. Scheme No.60, having City survey no. 2454/A, mouje- GOTRI in the Registration District, Sub-District and Taluka Vadodara. The said property bounded as under

East :

West :

North :

South :

That by virtue of this deed the purchaser has become the sole and absolute owner of said Shop/office and the purchaser is free to get their names entered in the relevant records of rights in respect of the said Property and the owner agreed to sign such papers or application for transfer in the purchaser's name as and when required.

And the Vendor does hereby covenant with the purchaser that, the Vendors has good and perfect title and the vendor has not or knowingly suffered any act, deed or thing whereby the said property is encumbered, affected or impeached in estate, title or otherwise.

THE PURCHASER.....

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THE OWNER

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The Vendor hereby declare and covenant with the purchaser that there are no encumbrances, charges, trusts, liens, attachments, claims or demands whatsoever existing on the said property and that the same is not subject matter to any suit or litigation or proceedings and has not been offered as security, or otherwise, to any court or revenue authority or any institution.

And the Vendor hereby undertake and declares that the vendor shall and will at all claims indemnify and keep indemnified and save the purchaser against all claims & demands whatsoever in respect of the said Shop/office who may incur/suffer by reason of any debts, or deficiency in the title of the Vendor to the said property.

And the Vendor does hereby covenant with the purchaser that the purchaser shall henceforth peaceably and quietly enter into possession and enjoy the said property hereto without any let or hindrance, interruption or disturbance from the vendor or any person claiming through or under or in trust for the vendor without any lawful let, hindrance or disturbance by any other persons whomsoever.

The said propety / buildings shall be constructed in accordance with the plans, specifications and designs sanctioned by the Vadodara Mahanagar Seva Sadan and seen and approved by the Purchaser and the Purchaser has also agreed that the builder / developer may make such variations and modifications therein as may be required to be done by the Government, Vadodara Mahanagar Seva

THE PURCHASER.....

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THE OWNER

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Sadan and other concerned authorities or as the builder / developer may deem fit and proper without adversely affecting the rights of the Purchaser for the said premises or equivalent thereto and this shall operate as an irrevocable consent of the Purchaser for making such variations and / or modifications.

The Purchaser hereby covenants to keep the said property /building walls and partition, walls, sewers, drains, pipes and appurtenances thereto belonging to in good and tenantable repair and condition and in particulars so as to support, shelter and protect the parts of the building other than the said property .

The Purchaser shall not use the said property or permit the same to be used for any purpose / s other than for which it is meant or which may or is likely to cause nuisance or annoyance to occupiers of the other premises or for any illegal or immoral purposes.

The Purchaser shall not to do or permit to be done any act or thing which may render void or voidable any nuisance of any premises in the building or any other of the building.

The Purchaser shall not throw dirt, garbage or other refuse or permit the same to be thrown out from the said property or for the purpose of repair of any part of the building or the said premises, in the compound or any portion of the building.

It has been specifically agreed by and between the parties hereto that the terrace above the building to be constructed under the scheme, the surrounding open

THE PURCHASER.....

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THE OWNER

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spaces left as margins and car parking etc. shall absolutely be of the ownership of the party of third part. The party of third part shall be entitled to make use, occupation and enjoyment thereof itself or shall be entitled to give the same for use, occupation and enjoyment of the same to any person whatsoever on compensation or otherwise on rent, lease, leave and license to any person whatsoever, and shall further be entitled to put or permit to be put neon signs, hoardings, advertisements on terrace or/and on ground floor at suitable place etc. Further if in future any additional FSI become available, the party of third part is absolute owner for the same and shall also be entitled to raise further construction on the said terrace as per the plans and specifications duly approved by the appropriate authority and shall further for such constructions be entitled to make use of columns, beams, walls etc. of the buildings and put scaffoldings etc and also use the common amenities and facilities like water, drainage, gutter, lift, lobbies, etc. and for the said purpose no any unit holder have right to raise any objection which is clearly understand and agreed by the party of first part. The newly constructed portion on terrace shall also under ownership of the party of third part with all ownership rights absolutely.

Further is also clear that parking area in basement is common use for second, third and fourth floor unit holders and parking area on ground floor is common use for ground and first floor unit holders.

An association may be formed of all the purchasers of the premises in the building/buildings of "RAAMA ICON" to whom may be entrusted all the affairs of

THE PURCHASER.....

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THE OWNER
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maintaining, administrating, repairing, or replacing all common amenities, facilities, services for the common use, occupation, enjoyment of all owners or occupiers of the buildings. The purchasers and all other unit purchasers in the scheme shall become compulsorily the member of the said Association.

The Purchaser hereby agrees to become member to such Association and follow all rules, regulations, and resolutions as may be in force, from time to time shall be binding upon the Purchaser and the Purchaser shall duly and properly observe the same. The Purchaser shall also be liable to pay such amount in such installments and deposits as may be fixed by the Association or the party of second/third part from time to time towards the expenses of nature referred to herein.

All taxes & dues, including Municipal taxes, MGVL deposits and charges etc. payable in respect of the said shop/office are to be paid by the party of first part i.e. by the purchaser as this is the newly construction.

All the stamp duty, registration expenses, typing, zerox, additional stamp duty, legal expenses and other expenses relating to this deed shall be borne by the party of First Part i.e. by the Purchaser.

IN WITNESS WHEREOF THE PARTIES has hereunto set and subscribed their hands and signature the day, month & the year first above written.

THE PURCHASER.....

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THE OWNER.....

THE VENDOR/OWNER

WITNESSES

(The Party of Second Part)

.....
RAAMA INFRA, a partner ship firm by
and through partner / authorized signatory
Mr. Sunilkumar Jain

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THE PURCHASER

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THE OWNER

.....

"RAAMA ICON"

Shop/Office no..... on..... floor, at Moje Gotri, Vadodara

THE PURCHASER.....

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THE OWNER

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AS per Bombay Stamp Act 1908, THE SELLER and THE PURCHASER'S
signature, photo and thump impression.

THE PURCHASER

Mr./Mrs.



THE VENDOR / OWNER

THE PURCHASER.....

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THE OWNER

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RAAMA INFRA, a partner ship firm by
and through partner / authorized signatory
Mr. Sunilkumar jain



THE PURCHASER.....

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THE OWNER

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