

SALE DEED

THIS INDENTURE OF SALE made on Monday the day of 2021 between :-

The Party of the First Part / Purchaser/s :

....., aged about Years, Occupation :
, Residing at Aadhar
 No..... PAN:.....

(hereinafter called as “**The Purchaser/s**” which expression shall be deemed to include his heirs, executors, administrators and assignees unless the expression is repugnant of the context or meaning hereof) of the **FIRST PART**.

The Party of the Second Part / Vendor :

M/s. Shaligram Enterprise (PAN No.ADRFS5460Q), a Partnership Firm through its Authorized Partner- **Mr.Sandeep U. Shah**, Aged about 36 Years, Occupation : Business, Residing at 62, Kalakunj Society-1, Nr.Water Tank, Karelibaug, Vadodara, Gujarat. **Aadhar No.**

(hereinafter called as “**The Vendor**” which expression shall be deemed to include the said partnership firm and its time to time partners and their heirs, executors, administrators and assignees unless the expression is repugnant of the context or meaning hereof) of the **SECOND PART**.

Whereas the party of the Second Party is lawfully seized and possessor of the Land **bearing Block/Survey No.610, T.P. Scheme No.43, Final Plot No.62 admeasuring 1278 Sq.Mtr., of Village Mouje Bapod, Tal. & Dist. Vadodara of the Gujarat State**, as its absolute owner and the property is free from all encumbrances and the title of the same is clear and marketable, which is more particularly described in “**Schedule-A**” hereunder written and hereinafter referred to as the “**Said Land**”.

Whereas the Vendor has purchased from (1) Nisharg Nileshbhai Sheth (2) Sunny Nileshbhai Sheth along with Confirming Party - (1) Nileshbhai Ratanlal Sheth-H.U.F. Karta (30% Share) (2) Mahir Anil Patel (30 % share) (3) Vaishali Pratik Shah (10% Share) (4) Ramilaben Sureshbhai Shah (10% Share) (5) Varshaben Akshaybhai

Kothari (10% Share) (6) Surekhaben Maheshbhai Kothari (10% Share) the land by registered sale deed vide No.445, Dated 10.01.2019 & on the basis of the said sale-deed name of vendor is entered in the Revenue Record and so Vendor becomes the absolute owner and occupier of the said land.

Whereas the Vendor have obtained necessary permission to use the said land for Non-Agricultural purpose from District Collector, Vadodara vide their Order No. Tatkal/NA/SR/2/2016-17, No. Land/D/Section-65/Vashi/3616 to 3625/2016, Dated: 05.07.2016 and Revised N.A. Order vide No.390/19/17/019/2021, Dated : 01.04.2021.

Whereas the Vendor have obtained necessary permission for construction in the said land from Vadodara Mahanagar Palika vide their Development Permission / Rajachitthi No. **Ward-9/124/2020-2021, Dated : 11.12.2020** and got the approval of lay-out plans. And the name of said Scheme is given **“SHILP GRAM”**.

The party of the First Part have examined and studied the necessary documents, building plans and drawings and has agreed to purchase the **situated on the Floor, Tower-.....**, in a Scheme known as **“SHILP GRAM”** having Carpet area admeasuring Sq.Mtr. Having Balcony area admeasuring Sq.Mtr. and Having wash area admeasuring Sq. Mtr. as per RERA and undivided prorate share in land of Common Road, Common Plot and Common Land admeasuring Sq.Mtr and on or about Sq.Mtr. of FSI area as per VMC Permission more particularly described hereunder in the **“Schedule-B”** for or at a price of or in consideration of **Rs...../- In Words Rupees Only.**

: Details of the payment of Sale Consideration :

<u>Amount</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>

The Party of the First Part has paid a sum of **Rs...../- In Words Rupees** **Only** towards the full consideration of the said **FLAT No.**, **..... Floor, Tower-**, in a Scheme known as **“SHILP GRAM”** and the same have received by the Vendor / Developer as per the details provided above. The Purchaser/s has paid the total amount of consideration to the Vendor and vendor do hereby admit and acknowledge and confirm the receipt of the same.

Now, This Indenture of Sale witnessed as under :

In pursuance of the aforesaid consideration of **Rs...../- In Words Rupees** **Only** being full consideration for sale of **Flat No....**, **..... Floor, Tower-.....**, in a Scheme known as **“SHILP GRAM”** situated on land bearing **Block/Survey No.610, T.P. Scheme No.43, Final Plot No.62** admeasuring **1278 Sq.Mtr., of Village Mouje Bapod, Tal. & Dist. Vadodara in the Registration District Vadodara and Sub-Registration District Vadodara**, paid by the Purchaser/s to the Vendor, the Vendor also do hereby admit the receipt of the same.

The Vendor / Developer hereby grant, convey, assign and transfer to the Purchaser/s said **Flat No....., Floor, Tower-.....**, of the Scheme known as **“SHILP GRAM”**, more particularly described in the **“Schedule-B”** hereunder written and hereinafter referred to as the **“Said UNIT”**.

AND WHEREAS, the Purchaser(s), being desirous of possessing a Shop/Office/Unit constructed and developed in the scheme known as “SHILP GRAM” (herein after referred to as the “SCHEME”), has approached the vendor and pursuant thereto has executed an Agreement for Sale dated _____duly registered at the office of Sub-Register at under Serial No. _____.

In a building known as **“SHILP GRAM”, Bapod, Vadodara, Gujarat** with all its apparent rights, interest, legal and incidental services, ditches, drains, liberties, profits, privileges, advantages, possession etc. as may be in Law available to the Purchaser/s in respect of the **said UNIT**, belonging to or in any way appertain to or

with the same or Vendor, any part thereof, now or at any time usually held and enjoyed, occupied, reputed or known as a part of or appurtenant thereof including the right as member or the right title benefit, interest to use, inheritance, possession claim and demand whatsoever both at Law and equity. The vendor upon the entire property of which the **said UNIT** sold conveyed transferred and assigned is a part.

To have and to hold the **said UNIT** unto and to the use of the Purchaser/s free from all encumbrances and charges whatsoever and the Vendor covenants, that the Vendor have good and absolute title and authority to assign, convey, transfer and dispose of the said **Flat No....., Floor, Tower-.....**, being part of the entire property known as “**SHILP GRAM**” including the legal and other incidental and other benefits in favor of the Purchaser/s in the manner done here with. Further the Vendor / Developer covenant with the Purchaser/s that the Vendor / Developer have not created any charge or encumbrance on the **said UNIT** or the entire property in favor of any person and any manner whatsoever and no person has any right or interest demand claim or lies in respect of the **said UNIT** hereby sold conveyed, transferred and assigned or any part thereof.

The Developer and the Vendor hereby declare that no proceedings are pending or any notice has been received by the Vendor for the acquisition of the said Shop or the whole property of which the **said UNIT** is part. The Vendor further covenants that in future if any proceedings are instituted in respect of this property or if any action, matter, deed or things done committed by any party, the Purchaser/s may defend the same at the cost, risk and consequences of the Vendor. The Vendor further covenants that the Vendor will execute all the necessary deeds, papers and writings which may be required to be executed and signed for perfecting the title of the Purchaser/s in respect of sale, conveyance, transfer, assignment of the **said UNIT** in favor of the Purchaser/s when called upon to do so by the Purchaser/s or from their agents, or attorney. The Vendor binds himself and agrees to indemnify the Purchaser/s in respect of any defect in title in respect of **said UNIT** sold, conveyed or transferred at any time and make good all its defects and remove the same at his costs and risk, in the event of failure of Vendor to make good the defect in title.

The Vendor do hereby declare that he has paid all the dues of the land revenue, municipal tax, cess, water tax, etc. till today. However if any amounts are found due, the Vendor undertake to pay the same.

The property mentioned hereunder in “**Schedule-B**” is permanently sold to the Purchaser/s for ever with all its right to pass & re-pass through roads and passage.

SCHEDULE – A

All that piece and parcel of **bearing Block/Survey No.610, T.P. Scheme No.43, Final Plot No.62 admeasuring 1278 Sq.Mtr., of Village Mouje Bapod, Tal. & Dist. Vadodara in the Registration District Vadodara and Sub-Registration District Vadodara of the Gujarat State.**

SCHEDULE- B

Description of the Property Sold by this Sale Deed

All that piece and parcel of Immovable property being - **Flat No..... situated on the Floor, Tower-....., Carpet area admeasuring Sq.Mtr. Having Balcony area admeasuring Sq.Mtr. and Having wash area admeasuring Sq. Mtr. as per RERA and undivided prorate share in land of Common Road, Common Plot and Common Land admeasuring Sq.Mtr and on or about Sq.Mtr. of FSI area as per VMC Permission thereon in the scheme known as “SHILP GRAM” being constructed on land bearing Block/Survey No.610, T.P. Scheme No.43, Final Plot No.62 admeasuring 1278 Sq.Mtr., of Village Mouje Bapod, Tal. & Dist. Vadodara in the Registration District Vadodara and Sub-Registration District Vadodara of the Gujarat State.** The said Property is bounded as under :

- On or towards East :
- On or towards West :
- On or towards North :
- On or towards South :

The aforesaid property mentioned in **Schedule-B** has been sold with all its relevant rights, with right to come and go and disposal of water and with right to get whatever may be found, with ownership right till the sun shines irrevocably. Therefore

Purchaser/s and their heirs, guardian etc. all have become independent owners of the **said UNIT** and Purchaser/s have the right and authority to occupy the said property.

The Purchaser/s has checked the construction of the said Unit and fully satisfied with the construction made by the Vendor / Developer and in future Purchaser/s shall not raise any kind of query regarding construction of the said Shop & complex.

All the tax of Vadodara Mahanagar Sevasadan of the said Unit sold by this sale deed is to be borne by the Purchaser/s only and Vendor are not responsible for any kind of tax.

If the PURCHASER/S have obtained a loan for purchasing the said Unit. And at the request of the PURCHASER/S the said Institution / Bank has paid certain sum to the VENDOR have adjusted the said payment towards the sale consideration. The PURCHASER/S alone shall be responsible for the repayment of the said loan.

The VENDOR have sold the said property along with electricity connection. The VENDOR have sold the said property along with the proportionate share in the undivided land of the common roads, common land of the said building, parking space and common facilities of the complex / apartment / scheme and also along with all legal and equitable rights and easements. All such common lands of the scheme shall be held jointly by all the members of the said scheme and all the members shall have proportionate share in the said undivided land. Such proportionate share is to be calculated on the basis of the area of respective unit. But member shall not be entitled to claim partition of separation of his/her/their undivided share in the said land. All the members shall be entitled for the common use and enjoyment of common facilities like roads, parking space, lifts, stair case, water facility, security facility, sweeper facility, etc. and shall have to pay proportionate share in the maintenance charges for the same. All the members of the said scheme shall have to form an association / society / committee for the management and maintenance of the said scheme / buildings and all unit holders shall have to compulsorily become members in such association / society / committee and shall observe the rules and regulations of the same and shall pay proportionate common maintenance charges.

The property sold to the Purchaser/s is in Residential & Commercial building system and Purchaser/s shall have to follow/obey some general rules which is as under :

1. The VENDOR have handed over the Photostat / Xerox copies of the relevant documents relating to the said property to the PURCHASER/S today. The PURCHASER/S have inspected and verified the relevant documents of title of the said property and have been satisfied with the same. The original documents of title of the said land shall remain with the Vendor / Developer **M/s. Shaligram Enterprise** a Partnership Firm and the VENDOR / DEVELOPER will allow the members to inspect and make copies of the same at the convenience of the VENDOR / DEVELOPER.
2. The PURCHASER/S have inspected the said Unit carefully and have been satisfied with the quality of construction work and also been satisfied with the quality of materials used for the construction. The PURCHASER/S hereby confirm and admit that the construction of the said Unit has been carried out as per the agreed specifications. The PURCHASER/S have also inspected and tested the water fittings, drainage fittings, electric fittings, sanitary fittings and other facilities of the said Unit and have found the same in good working condition and have been satisfied with the same. Therefore, in future, if any leakage takes place in such fittings or something goes wrong with such fittings and facilities or any damage is caused to construction work, then the PURCHASER/S shall have to repair the same at their cost and risk.
3. If any expenses or charges become payable in future for acquiring the facilities of water, drainage, roads, street light, etc. when the said area is covered in the limits of Vadodara Municipal Corporation, then the PURCHASER/S shall have to pay proportionate expenses / charges for the same.
4. All the owners of the said Scheme have to occupy staircase, drainage, under ground, over head tanks, electric motor, Lift, common light, points of the said building and common passage of the said building equally and its maintenance charges whatever it may be is to be paid equally and the said amount is to be paid by all unit owners.

5. All the owners of the said Scheme shall form Mandal / Association or Service Society and Purchaser/s shall have to become its member compulsorily and shall pay amount of share towards maintenance.
6. The PURCHASER/S have also become entitled to make necessary repairs and internal changes in the construction of the said Shop/Flat without causing damage to the structure and strength of the said building. But the PURCHASER/S shall not make any changes in the elevation and outer look of the said building. All the Purchaser/s / members of the said building / scheme shall reside with co-operation and unity and shall not do any act which may cause harassment and/or nuisance to other occupants and members in the said building / scheme. The developers have given the name “**SHILP GRAM**” to the said scheme and the Purchaser/s / members shall not be entitled to change the name of the said scheme.
7. All the members of the said Residential Scheme have to bear all the expenses for common facilities like Common Roads, Lifts, Electric Motor for Water, Light and maintenance charges of complex, security and its color expenses proportionately.
8. Due to natural calamities or due to any cause the Tower/Building is collapse or damage, all the members of the said Tower/Building can construct the same jointly on their own cost.
9. The Walls and Slab of above and below of the property sold by this sale deed is of the joint ownership with the adjacent Unit. The Purchaser/s has no right over the other property of the said Building except property mentioned in the schedule-B mentioned hereinabove.
10. The Promoters have registered the Project under provisions of the Real Estate (Regulations and Development) Act, 2016 (Act) and rules made there under with Real Estate Regulatory Authority (RERA) at Gujarat having registration No....., an authenticated copy of the certificate issued by RERA.

Within a period of five years from the date of handing over the possession of the said Premises to the Purchaser(s) or the Society as the case may be brings to the notice of the Promoters any structural defect or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser(s) shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under the Act.

PROVIDED FURTHER THAT, the Promoters shall not be held liable or responsible in the event any damage or defect is caused to the Building or any part thereof on account of the changes, alterations or additions made by the Shop/Flat Purchaser in his Premises.

DEFECT LIABILITY

- (i) If, within five years from the date of possession or completion certificate of said Shop / Flat / Tower to the allottee/s or owner, any defect related to infrastructure or workmanship defect have been complained about by the Purchaser/s / owners of said Shop / Flat / Tower, then the developer will have to cause such necessary repair to the items supplied at the time of possession and shall also be liable to provide the said service free of cost to the said Purchaser/s of Shop / Flat / Tower. If, developer fails to cause such necessary repair or refuse or neglects to undertake necessary maintenance of such items, then the Purchaser/s / owners of such Shop / Flat / Tower are entitled to recover compensation in lieu of such repair as had been caused by the owners. The purchaser/s must not have made any changes to the structure of said property including but not limited to the columns, beams, and other fittings of the said tower. Therefore, it is decided that, the purchaser/s will not make any changes in their bathroom, kitchen or toilet which may result into seepage of water. If such changes will be made by the purchaser/s without prior written consent of the developer, then the defect liability will automatically cease to exist and the purchaser/s will not be liable to demand compensation in case of any defect found at later stage. The word “Defect” here means, the defect made by the developer while construction due to

- lack of supervision and in workmanship quality as the workers engaged for the said work were unskilled workers. Any defect arising out of natural calamity or environmental disturbance or sudden environmental changes or any defect arising out of misuse of premises / facilities by the residents does not means and include in term “Defect” by the developer. If such kind of repairing work will be undertaken without prior permission of the developer, then, concern Shop owner will be responsible to make good the losses caused to any neighboring premises.
- (ii) That it shall be the responsibility of the purchaser/s to maintain his unit in proper manner and take all due care needed in clouding but not limiting to the joints in the tiles in his Shop / Flat / Tower which are regularly filled with white cement/epoxy to prevent water seepage. Further where the manufacturer warranty as shown by the developer to the purchaser/s ends before etched facts liability period and where such warranties are covered under the maintenance of the said unit/**project**, and if the annual maintenance contract is not done/renewed by the Allottee/s, the Developer shall not be responsible for any defect occurring due to the same.
- (iii) That the purchaser/s has been made aware and that the purchaser/s expressly agrees that the regular wear and tear of the **said unit/project** includes minor hairline cracks on the external and internal wall including the RCC structure, which happens due to variation in temperature of more than 20°C. heavy vehicle’s vibration due to nearby road & heavy traffic, natural vibration which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.
- (iv) Therefore, the purchaser/s would not behave or use their property in the manner so as to cause damage to the RCC Structure, flooring, and common wall and to the tower or building as a whole.
- (v) **The Promoters shall make application for formation of an association of Purchaser(s) or Co-Operative society or the Company, as the case may be under the applicable law within a period of the three months of the majority of Purchaser(s) having booked their Shop(s)/Flat(s) in the project. The Purchaser(s) shall join in the forming and registering the society or the limited Company or association, as the case may be, to be known by such name as the promoters may decide and for this purpose also from time to time sign and execute application for registration and or membership and**

other papers and documents necessary for the registration of the Society or the limited.

11. On demand from the Purchaser(s), the Promoters have given to the Purchaser(s) inspection of all title documents relating to the Property including documents mentioned in Recital and herein above, permissions given by concerned authorities and the plans, designs and specifications prepared by the Architect and the Structural Engineer and all other relevant documents specified under the Real Estate (Regulation and Development) Act, 2016.
12. **The promoter shall not have any claim over FSI, additional FSI, Common area and Terrace rights after building use permission has been obtained such rights if any will be enclosed by society of Buyers.**
13. **If any provision of this Agreement shall be determined to be void or unenforceable under Act or Rules and Regulation made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to confirm to Act or the Rules and Regulation made thereunder or under other applicable laws, as the case may be and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.**
14. The Promoter shall confirm the final carpet area that has been allotted to the Purchaser(s) after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser(s) within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser(s). If there is any increase in the carpet area allotted to Purchaser(s), then the Purchaser(s) shall pay

additional amount to the Promoter at the same rate per square meter and prior to taking possession of the said Shop.

15. The Purchaser(s) hereby declare/s that (a) he/she/they/it has gone through this Agreement and all the documents related to the Property; (b) has expressly understood the contents, terms and conditions of the same; and (c) the Promoters have entered into this Agreement with the Purchaser relying solely on the Purchaser(s) agreeing, undertaking and covenanting to strictly observe, perform, fulfil and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Purchaser to be observed, performed and fulfilled and complied with. Therefore, the Purchaser(s) hereby agrees, undertakes and covenants to indemnify, save, defend and keep harmless at all times hereafter, the Promoters and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser(s).

16. Forwarding this Agreement to the Purchaser(s) by the Promoters does not create a binding obligation on the part of the Promoters or the Purchaser(s) until, firstly, the Purchaser(s) signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser(s) and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoters. If the Purchaser(s) fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Purchaser(s) for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser(s), application of the Purchaser(s) shall be treated as cancelled and all sums deposited by the

Purchaser(s) in connection therewith shall be returned to the Purchaser(s) (subject to deduction of various amounts stated hereinabove) without any interest or compensation whatsoever.

17. It is understood between the parties that images, pictures, colours, furniture shown/ contained in marketing collateral, if any, are indicative only and shall not be included as part of the said Shop. No right of any nature whatsoever shall be construed and/or deemed to have accrued in favour of any person and/or Purchaser/s from or by virtue of brochure, etc. The Promoter shall not be liable and/or responsible for any loss, damages, cost, charges, expenses suffered / incurred and/or likely to be suffered and/or incurred by any person and/or Purchaser/s. No person or Purchaser/s shall have any right or be entitled to claim or enforce any right based on marketing material, advertisement, brochure, etc.

18. Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably within 45 days of such dispute, shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules made there under.

19. If within a period of Five (5) years from the date of handing over the Shop to the Allottee / PURCHASER, the Allottee / PURCHASER brings to the notice of the Promoter / DEVELOPER any structural defect in the Shop or the SCHEME in which the Shop are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter / DEVELOPER at his own cost and in case it is not possible to rectify such defects, then the Allottee / PURCHASER shall be entitled to receive from the Promoter / DEVELOPER, compensation for such defect in the manner as provided under the Act. Provided that the Promoter / DEVELOPER shall not be liable in respect of any structural defect or defects on account of workmanship, quality or provision of service which cannot be attributable to the Promoter / DEVELOPER or beyond the control of the Promoter / DEVELOPER.

20. The PURCHASER/S alone will bear all the expenses of this Sale Deed like stamp duty, registration charges, drafting charges, miscellaneous expenses, etc.

The aforesaid Indenture of Sale is executed by the Vendor willingly and after understanding and reading the same and the same is binding to the Vendor and their heirs and legal representatives forever.

Here Signature
The Party of the Second Part / Vendor:
M/s. Shaligram Enterprise a Partnership Firm
through its Authorized Partner-
Mr.Sandeep U. Shah

Here Witness

1.

2.

.....
(Mr.Sandeep U. Shah)

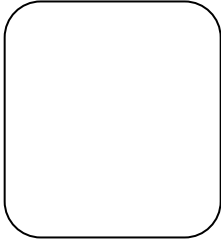
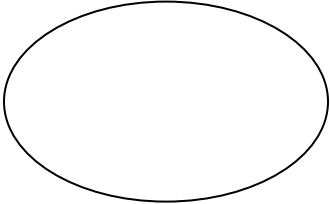
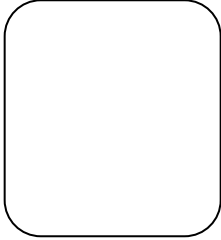
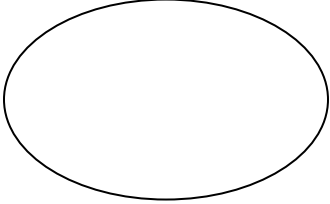
The Party of the First Part / Purchaser/s :

.....

: Photographs of the Property Sold :

Postal Address of the Property Sold :	Flat No....., Floor, Tower-, SHILP GRAM, Near Siddhnath Paradise, Vaikunth Cross Road, Waghodiya Road, Vadodara, Gujarat.	Signature of the Vendor & Purchaser/s
The Party of the Second Part/ Vendor :	M/s. Shaligram Enterprise a Partnership Firm through its Authorized Partner- Mr.Sandeep U. Shah	
The Party of the First Part/ Purchaser/s		
The Party of the First Part/ Purchaser/s		

SCHEDULE AS PER REGISTRATION ACT 1908 RULES NO. 32/A

<u>NAME</u>	<u>PHOTOGRAPH</u>	<u>L.H. THUMB IMPRESSION</u>
<u>The Party of the Second Part / Vendor:</u> M/s. Shaligram Enterprise a Partnership Firm through its managing Partner Sandeep U. Shah (Sandeep U. Shah)		
<u>The Party of the First Part / Purchaser/s :</u> 		

: પરીશીષ્ટ :

નોંધણી અધિનિયમ-૧૯૦૮ ની કલમ-૩૪ ની પેટા કલમ-૩ મુજબનું ચેકલીસ્ટ

અનુ. નં.	પ્રશ્ન	જવાબ (હા કે ના)
૧.	તબદીલ લેખમાં જણાવેલ વિગતેનું વર્ણન મુજબ ના મોજે ગામ બાપોદ, તા.જી.વડોદરા ના બ્લોક સર્વે નં.૬૧૦, જેનું ક્ષેત્રફળ ૨૧૨૫.૦૦ ચો.મી. જમીન, ટી.પી. સ્કીમ નં.૪૩, ક્ષયનલ પ્લોટ નં.૬૨, જેનું ક્ષેત્રફળ ૧૨૭૮.૦૦ ચો.મી. વાળી જમીનમાં બાંધવામાં આવેલ “SHILP GRAM” નામની યોજનાના ટાવર-....., માં ફ્લોર પર આવેલ ફ્લેટ નં....., વાળી મિલકતનો વેચાણ દસ્તાવેજ કરી આપેલ છે.?	હા
૨.	વેચાણ લેખમાં દર્શાવ્યા મુજબ બાંધકામનું ક્ષેત્રફળ ચો.મી. કાર્પેટ તથા બાલ્કનીનું ક્ષેત્રફળ ચો.મી. તથા વોશ એરીયાનું ક્ષેત્રફળ ચો.મી. તથા વરાડે પડતી વણ-વહેચાયેલ રોડ-રસ્તા, કોમન પ્લોટ અને કોમન જમીનનું ક્ષેત્રફળ ચો.મી. તથા એફ.એસ.આઈ. નું ક્ષેત્રફળ ચો.મી. વાળી મિલકત માટે લેખ કરી આપેલ છે.?	હા
૩.	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ તમોને મળેલ છે?	હા
૪.	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવીને, સમજી, વીચારીને તમે પોતે જાતે જ સહી/અંગુઠાની છાપ કરેલ છે.તે તમે કબુલ રાખો છો.?	હા
૫.	પાવર ઓફ એટર્ની આપનાર દસ્તાવેજની તારીખે હયાત છે.?	લાગુ નથી
૬.	પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિઓ એ સહી/અંગુઠાનું નિશાન કરેલ છે.?	લાગુ નથી
૭.	પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજની તારીખે અમલમાં છે.?	લાગુ નથી
૮.	ઓળખાણ આપવા સારૂ તમને ઓળખતા હોય તેવી વ્યક્તિઓ સાથે લાવીયા છો.?	હા
ઓળખાણ આપનારને પુછવાના પ્રશ્નો:		
૧.	દસ્તાવેજ લખી આપનાર વ્યક્તિઓ કે જેઓએ કબુલાત આપી તેઓને તમે જાતે ઓળખો છો.?	હા
૨.	દસ્તાવેજમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિઓ એક જ છે.?	હા
૩.	કોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથીને એવી તમે ખાતરી આપો છો.?	હા

વેચાણ આપનારની સહી :

મે. શાલિગ્રામ એન્ટરપ્રાઇસ એ નામની ભાગીદારી

પેઢી વતી અને તર્ફ વહીવટકર્તા ભાગીદાર

સંદિપ યુ. શાહ

સાક્ષીઓની સહી :

૧.

૨.

.....
(સંદિપ યુ. શાહ)

સહી

સબ-રજીસ્ટ્રાર.