

Sale Deed

Sale Deed of property being Flat No._____, on _____ floor in _____ Block, having constructed property of _____ sq.mtrs, alongwith balcony area admeasuring ____ sq mtr and wash area admeasuring ____ sq mtrs, which is constructed as per the plans sanctioned by the Ahmedabad Municipal Corporation and Commencement Certificate; together with undivided share in land admeasuring _____ sq.mtrs. located in the scheme of flats known as "ISHAN LUXURIA", which is floated on old tenure non-agricultural land, situate in the Sim of Mouje Chankheda at New C.G.Road area, which is comprised in Town Planning Scheme No.22 by allotting Final Plot No.192 admeasuring 5688 sq.mtrs., for a total consideration of Rs._____/ - (Rupees _____ only).

PARTIES OF FIRST PART :-

VENDORS: - (1) PATEL BHUPENDRABHAI DAHYABHAI HUF,
for self and (having 25% share in
land) PAN-AAIHP 2143 P, aged 50

years, Hindu by religion,
Occupation: Business, Residing at:
01, Durgakrupa Society, Near
Kirtidham Derasar, Chandkheda,
Ahmedabad and

(2) PATEL BIPINCHANDRA DAHYABHAI HUF,
(having 25% share in land) PAN-
AAIHP 2142 N, aged 63 years, Hindu
by religion, Occupation: Business,
Residing at: 5, A-One Bungalows,
Beside ICICI Bank, New C.G.Road,
Chandkheda, Ahmedabad and,

(3) PATEL KRUSHNAKANAT DAHYABHAI HUF,
(having 25% share in land) PAN-
AAGHK 5303 J, aged 54 years, Hindu
by religion, Occupation: Business,
Residing at: 54, Sardar Patel
Colony, Naranpura, Ahmedabad and

(4) PATEL AJAYKUMAR DAHYABHAI HUF,
(having 25% share in land) PAN-
AAIHP 2137 H, aged 52 years, Hindu
by religion, Occupation: Business,
Residing at: 15, Durgakrupa
Society, Near Kirtidham Derasar,
Chandkheda, Ahmedabad;

Through their Power of Attorney :

SHRI BHUPENDRABHAI DAHYABHAI
PATEL, aged 50 years, Hindu by
religion, Occupation: Business,
Residing at: 01, Durgakrupa
Society, Near Kirtidham Derasar,

Chandkheda, Ahmedabad, hereinafter referred to as "the Parties of the First Part/Vendors/land owners" (unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns).

PARTY OF THE SECOND PART :-

PURCHASER:- SHRI _____, PAN NO:- _____, age _____ years, Hindu by religion, occupation: _____, Residing at: _____, hereinafter referred to as "the Party of the Second Part/Purchaser" (unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns).

PARTY OF THE THIRD PART :-

CONFIRMING PARTY

PROMOTER:- "AMAN ENTERPRISE", PAN NO:- ABBFA 2101 L, a partnership firm, having Registered Office at: Final Plot No.192, Ishan Luxuria, Opp.Mangaldeep Bungalows, Near Sona Cross Roads, New C.G.Road, Chandkheda, Ahmedabad, through its Managing Partner..

SHRI BHUPENDRABHAI DAHYABHAI
PATEL, aged 50 years, Hindu by
religion, Occupation: Business,
Residing at: 01, Durgakrupa
Society, Near Kirtidham Derasar,
Chandkheda, Ahmedabad, hereinafter
referred to as "the Party of the
Third Part/Confirming Party
/Builders" (unless it be repugnant
to the context or meaning thereof
mean and include their current and
future partners that may be
admitted from time to time and
their respective heirs, executors,
administrators and assigns).

- (1) The Parties of the First Part have purchased non-agricultural old tenure land, having clear and marketable title, which is situated at Mouje Chankheda, Taluka Sabarmati (Old Ahmedabad City-West), District Ahmedabad within the Registration Sub-District Ahmedabad City Division-2 (Vadaj), bearing Survey No.629, admeasuring 00-Hectare, 80-Aare and 94 sq.mtrs., equivalent to 8094 sq.mtrs., having account No.709 and assessment value of Rs.7.19 paise, which is comprised in Town Planning Scheme No.22 by allotting Final Plot No.192, admeasuring 5688 sq.mtrs. from its owners viz. one Shri Natvarbhai Chhagandas etc. by executing a Sale Deed dated 30.08.2003, which has been registered with the Office of the Sub-Registrar, Gandhinagar, on the same day, vide Registration No.5275. Hence, the said land is

jointly seized and possessed by the Parties of the First Part. Pursuant to the sale deed, mutation entry No.7714 dated 11.09.2003 has been made in the revenue record and the names of the Parties of the First Part have been entered in the column of occupiers of the said land in the record of rights. Said non-agricultural land bearing Final Plot No.192 admeasuring 5688 sq.mtrs. has been described as "the said land" in this Sale Deed.

- (2) Thereafter, the Parties of the First Part obtained permission for non-agricultural use of the said land from the Collector, Ahmedabad, vide his order No.C.B./Land-2/NA/SR-905/2014, dated 12.11.2014. An entry regarding the said non-agricultural order has been made in the record of rights vide entry No.11784 dated 25.11.2014.
- (3) Thereafter, with a view to develop the non-agricultural land and to construct flat type houses on the same land in accordance with the sanctioned plans and the conditions of the non-agricultural use permission, the Parties of the First Part have executed a registered Development Agreement, on 10.03.2015, by paying necessary stamp duty at the rate of 4.90% as per the Bombay Stamp Act and appointed the Party of the Third Part as Developers cum Builders. Said Development Agreement has been registered on the same day with the Office of

the Sub-Registrar Ahmedabad City Division-2 (Vadaj) vide Registration No.2525. The Parties of the First Part and the Party of the Third Part admit that said Development Agreement is still in execution, operation and implementation.

- (4) Thereafter, the Party of the Third Part-Firm, at its own cost, prepared plans for construction of "A", "B", "C" and "D" flat type residential premises on the said old tenure non-agricultural land and submitted the same for sanction before the office of Ahmedabad Municipal Corporation. The Assistant Town Development Officer, Ahmedabad, vide his order dated 31.01.2015, bearing No.BLNTS/WZ/070315/GDR/A3897/R0/M1 sanctioned the plan of 28 flats of Block No."A" vide Commencement Certificate No.03477/070315/A3897/R0/M1; vide his order dated 31.01.2015, bearing No.BLNTS/WZ/070315/GDR/A3898/R0/M1 sanctioned the plan of 28 flats of Block No."B" vide Commencement Certificate No.03478/070315/A3898/R0/M1; vide his order dated 31.01.2015, bearing No.BLNTS/WZ/070315/GDR/A3899/R0/M1 sanctioned the plan of 28 flats of Block No."C" vide Commencement Certificate No.03479/070315/A3899/R0/M1 and vide his order dated 31.01.2015, bearing No.BLNTS/WZ/070315/GDR/A3900/R0/M1 sanctioned the plan of 28 flats of Block No."D" vide Commencement Certificate No.03480/070315/A3900/R0/M1.

- (5) Earlier, The Party of the Third Part-Firm, has decided to construct flats in "A", "B", "C" and "D" type of blocks in accordance with the plans and subject to the conditions of non-agricultural use permission and for that purpose, prepared specification and plans. The Party of the Second Part-Purchaser has himself and through his engineer verified the same and decided to book Flat No. _____ on _____ Floor in _____ Block, in the said scheme of flats known as "ISHAN LUXURIA"; (hereinafter referred to as "said Unit" in the present Sale Deed) for the purpose of purchasing the same from the Party of the Third Part. On the basis of the same, the Vendors and the Party of the Third Part have decided to sell the said property to the Purchaser and have executed an Agreement for Sale dated ____/____/____ on necessary stamp paper by making signatures before Notary/Sub-Registrar. All the three parties admit that said Agreement for Sale is still in operation, execution and implementation.
- (6) AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Ahmedabad, Gujarat Vide Registration No. _____;
- (7) AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and

specifications prepared by the Promoter's Architects/ Engineer Parth Krishnakant Patel and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder and the Allottee is satisfied in respect of the same;

- (8) Now, the Purchaser has personally visited the site of the Scheme known as "ISHAN LUXURIA" and has personally and through experienced and expert persons or institution, verified all the information given by the Vendors and the Parties of the Third Part, Development Plans sanctioned by the Ahmedabad Municipal Corporation, Commencement Certificate and the order of non-agricultural use permission granted by the Collector, Ahmedabad, other documents, agreements, sale deeds and other ancillary papers regarding rights and titles of the said land etc. The purchaser has personally and through his experienced and expert person or institute, verified the construction of the said flat together with all other common facilities and materials of construction, quality of construction, efficiency and the measurement, size and area of the said constructed flat together with all the common facilities appurtenant to construction of the scheme and the purchaser has satisfied himself regarding the same and therefore, has purchased the said property and as the Purchaser is totally satisfied with all the details and as

the Purchaser has accepted that he will not raise any objection, dispute, complaint or court proceedings in future, as per the booking conditions, the Vendors and the Party of the Third Part have sold the property being Flat No._____, on _____ floor in ____ Block, admeasuring _____ sq. mtrs., which is constructed as per the plans sanctioned by Ahmedabad Municipal Corporation and Commencement Certificate; together with undivided share in land admeasuring _____ sq.mtrs. located in the scheme of flats, on as is where is basis, the full description whereof is mentioned in below mentioned Schedule, together with the easementary rights and ownership rights in favour of the Purchaser against consideration of Rs._____-/- (Rupees _____only) for the undivided share in the said unit and Rs._____-/- (Rupees _____only) for the construction made by the Party of the Third Part, being the total amount of consideration of Rs._____-/- (Rupees _____only) for the construction together with the undivided share in the said unit, is being paid by the Purchaser to the Vendor and the Party of the Third Part. The Party of the First Part and the Party of the Third Part have handed over the vacant and peaceful possession of the said property unit together with the undivided share in the land to the Purchaser, today. The Purchaser has himself and through his experienced and expert Engineer examined the area, measurement, size etc. of the said property and

has taken over the vacant and peaceful possession thereof. Therefore, in future, the Purchaser-Party of the Second Part or his heirs shall not initiate any court proceedings or dispute regarding the possession or construction of the said property.

DETAILS REGARDING THE CONSIDERATION RECEIVED BY THE PARTIES OF THE FIRST PART AND THE PARTY OF THE THIRD PART.

Rs. _____ / -	(Rupees _____ only) has been received as a token amount by way of a cheque for Rs. _____ / -, bearing No. _____, dated _____ drawn upon _____ Bank, _____ Branch and thereafter, Rs. _____ / - (Rupees _____ only) has been received by way of a cheque for Rs. _____ / -, bearing No. _____, dated _____ drawn upon _____ Bank, _____ Branch, has been paid by the Purchaser in favour of the Party of the Third Part on behalf of the Parties of the First Part. Said amount of consideration has been adjusted by the Vendors and the Party of the Third Part against Rs. _____ / - being the amount of undivided share in the said land receivable by the Parties of the First Part and Rs. _____ / -,
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	being the amount for construction of the said unit receivable by the Party of the Third Part.
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Thus, the Vendors and the Party of the Third Part hereby admit that they have received the total amount of consideration of Rs._____-/- (Rupees _____) from the Purchaser, a receipt whereof is hereby given by the VENDORS and THE PARTY OF THE THIRD PART to the PURCHASER.

THAT THE PROMOTER HEREBY COVENANT WITH THE ALLOTTEE THAT:

- (1) The Promoter has himself ultimate rights and exclusive power to convey and transfer by way of sale the said apartment, hereby conveyed and sold unto The allottee as per this Deed of sale. The promoter had also exclusive right and power to fix and receive the sale consideration of the said apartment.
- (2) The Promoter is handing over the possession of the said apartment, to The allottee by executing this deed of sale. That the Said apartment is hereby sold to the allottee with its appurtenances and now the allottee is entitled to sale, mortgage and transfer it to anybody on his volition.
- (3) The total Price of the said apartment is fixed as under:

(i) The price of undivided share in land admeasuring _____sq.mt. is Rs____. (Rupees ____ Only),

(ii)The price of apartment of carpet area admeasuring _____ sq. mtrs is Rs._____ (Rupees ____ Only), including Rs. _____ (Rupees _____) being the proportionate price of the undivided share in the common areas and facilities appurtenant to the apartment

(iii)The price of the balcony having area admeasuring _____ sq. mtrs carpet area forming part of the apartment is Rs._____ (Rupees _____)

(iv) The price of the Wash area balcony having area admeasuring _____ sq. mtrs carpet area forming part of the apartment is Rs._____ (Rupees _____)

(v) The total aggregate price of the apartment mentioned herein above (i) to (iv) is Rs _____ (Rupees _____)

(4) The total price as stated above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and service tax (GST), Service Tax and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment, which shall be separately payable by the

Allottee in the manner as may be decided by the Promoter.

- (5) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities.
- (6) The Vendors and the Party of the Third Part hereby assures and undertakes that the Vendors and the Party of the Third Part have not sold, mortgaged, gifted or encumbered the property mentioned in the below schedule to any other person except the Purchaser and there is no right, title or interest of any other person created on the said property and the title of the said property is clear and marketable.
- (7) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect land, to the project including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- (8) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect

of the project land and/or the Project except those disclosed in the title report

- (9) The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

THAT THE ALLOTTEE OR HIMSELF/ THEMSELVES WITH INTENTION TO BRING ALL PERSONS INTO WHOSOEVER HANDS THE APARTMENT MAY COME, HEREBY COVENANTS WITH THE PROMOTER THAT:

- (A) Neither the entire land of the said Scheme nor the common facilities appurtenant thereto shall be divided in future, however, the Purchaser shall have common rights along with all other flat holders in respect of all the common facilities and amenities pertaining to the said Scheme.
- (B) The possession right of the common facilities excluding the said flat property such as common space, common plot, common garden, common parking, common basement, common stairs, lift, security cabin, common water bore, underground and overhead water-tank, paver road having common street lights etc. and facilities of

common, open and appurtenant to construction of the Scheme shall be of the Service Society and the Purchaser would be entitled to utilize the said common, open and construction facilities in such a manner that will not cause any hindrance or disturbance to the other flat owners. Moreover, the Party of the Second Part shall not make any encroachment or construction in the said common area.

- (C) All the flat-holders of the Scheme have to utilize their respective flats only for residential purpose and they shall not utilize their flats for commercial or business purpose, in any circumstances.
- (D) The Allottee along with other allottee (s) of apartment in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or

Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

- (E) Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and buildings. Until the Society or Limited Company is formed, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional maintenance fund of Rs. _____ towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until the same is transferred to the society or the association or the limited company as aforesaid.

- (F) Over and above the amounts mentioned in the agreement to be paid by the Allottee, the Allottee shall on or before delivery of possession of the said premises shall pay to the Promoter such proportionate share of the outgoings as Rs.____/- being maintenance contribution for the period of one year from the date of building use permission and which are not covered in any other provisions of this agreement.
- (G) The Allottee shall pay to the Promoter a sum of Rs. for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
- (H) At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty

and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

- (I) The Allottee shall maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- (J) The Allottee shall not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated

or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

(K) The Allottee shall carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

(L) The Allottee shall not demolish or cause to be demolished the Apartment or any part thereof, nor at anytime make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereof in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the

Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

- (M) The Allottee shall not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (N) The Allottee shall not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- (O) The Allottee shall Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- (P) The Allottee shall bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of

change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

(Q) The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartment therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

(R) The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

(S) That The Allottee has fully borne and paid the entire cost and expenses of Stamp

Duty, Registration Fees, Advocate Fees and all other expenses for this deed of sale.

- (T) From the date of handing over the possession of the said flat property by the Vendors to the Purchaser, all applicable municipal taxes, cess, electric bills, contribution in land revenue, common administrative expenditure etc. shall be borne by the Purchaser.
- (U) The said property has been sold to the Purchaser with ownership rights. Therefore, the purchaser is entitled to utilize the said property as per his own wish. However, if the requirement to sell or transfer or assign the said property arises in future, then at that time, all the outstanding dues of the service society shall be paid and the transfer fees fixed by the society shall be deposited and prior permission of the society is to be obtained and all standards, rules and regulations, resolutions, decisions, laws, bye-laws etc., which may be changed from time to time by the society, are to be complied with and the Purchaser shall be entitled to sell the said property only to those persons who may be eligible to be entered as members of the society and who may comply with the above conditions.

On behalf of all the Vendors, their Power of Attorney, who has been authorized by execution of a Power of Attorney on necessary stamp paper dated 10.03.2015, which has been registered on the same day with the Office of the Sub-Registrar Ahmedabad

City Division-2 (Vadaj) vide Registration No.2526, has executed this Sale Deed and has made signatures on their behalf. The Power of Attorney admits that said Power of Attorney is still in operation.

SCHEDULE

Property being Flat No._____, on _____ floor in _____ Block, having carpet area of property is _____ sq.mtrs., alongwith balcony area admeasuring _____ sq mtr and wash area admeasuring _____ sq mtrs which is constructed as per the plans sanctioned by the Ahmedabad Municipal Corporation and Commencement Certificate; together with undivided share in land admeasuring _____ sq.mtrs. located in the scheme of flats known as "ISHAN LUXURIA", which is floated on old tenure non-agricultural land, situated at Mouje Chankheda, Taluka Sabarmati (Old Ahmedabad City-West), District Ahmedabad within the Registration Sub-District Ahmedabad City Division-2 (Vadaj), bearing Survey No.629, admeasuring 00-Hectare, 80-Aare and 94 sq.mtrs., equivalent to 8094 sq.mtrs., having account No.709 and assessment value of Rs.7.19 paise, which is comprised in Town Planning Scheme No.22 by allotting Final Plot No.192, admeasuring 5688 sq.mtrs.

BOUNDARIES OF SAID FLAT NO. _____ :

East : _____.

West : _____.

North: _____.

South: _____.

Property, being Flat No._____, having the aforesaid boundaries, together with undivided share in the road land for usage thereof.

All the three parties have executed this Sale Deed willingly, with their full conscience and without any coercion which shall be binding to all three parties, the Vendors and the Purchaser and his heirs, executors, administrators and assigns and the Party of the Third Part and its partners from time to time, administrators, attorneys etc.

On this_____ day of _____/_____ at Ahmedabad city.

SIGNED, SEALED AND DELIVERED:

By the Withinnamed VENDORS

(1) Patel Bipinchandra
Dahyabhai HUF

(2) Patel Krushnakant Dahyabhai
HUF

(3) Patel Ajaykumar Dahyabhai
HUF

(4) Patel Bhupendrabhai
Dahyabhai HUF,

(Shri Bhupendrabhai
Dahyabhai Patel)Power of
attorney holder of First
Part

SIGNED, SEALED AND DELIVERED:

By the Withinnamed PURCHASER

SIGNED, SEALED AND DELIVERED:

By the With in named PARTY

OF THE THIRD PART- CONFIRMING

PARTY

AMAN ENTERPRISE, a Partnership

Firm through its Managing Partner

(Shri Bhupendrabhai Dahyabhai Patel)

SCHEDULE UNDER SECTION 32(A) OF THE REGISTRATION ACT

<u>PARTY OF THE FIRST PART</u>	PHOTO	LEFT HAND
<u>THE VENDORS</u>		THUMB IMPRESSION

- (1) Patel Bipinchandra
 Dahyabhai HUF
- (2) Patel Krushnakant
 Dahyabhai HUF
- (3) Patel Ajaykumar Dahyabhai
 HUF
- (4) Patel Bhupendrabhai
 Dahyabhai HUF,

(Shri Bhupendrabhai
 Dahybhai Patel)Power of
 attorney holder of First
 Part

PARTY OF THE SECOND PART

THE PURCHASER

PARTY OF THE THIRD PART-

CONFIRMING PARTY

AMAN ENTERPRISE, a Partnership

Firm through its Managing Partner

(Shri Bhupendrabhai Dahyabhai Patel)