

SALE DEED OF THE IMMOVABLE PROPERTY
FOR Rs. /- ONLY.

WHEREAS ON THIS ENGLISH DATE _____ DAY OF _____, 2015.

The Vendee of this SALE DEED, THE PARTY OF THE FIRST PART :

.....
residing at :

AND WHEREAS the VENDORS of this sale deed, THE PARTY OF THE SECOND PART

"UMA CREATORS", PAN- _____ a partnership firm, through its working partners Shri HARJIVANBHAI RAMJIBHAI MISTRY, age 49 years, occupation business, residing at A-11/2, RajLaxmi Park Society, New Sama Road, Vadodara.

That, We this Sale Deed is executed in favour of you with our free consent herein that :

The Immovable Property as shown in the schedule is sold to you and its amount of sale consideration Rs. /- (Rupees)
is received from you as shown under the this price include the price of its the Second Party and in cosideration of this the immovable property as shown under is sold today to you the construction is made on it and today the actual possession is handed over to you today and you have taken over the actual possession. The above amount received as below details.

PARTICULARS OF AMOUNT

Rs.

To make construction on the property in the schedule the plan by Vadodara Mahanagar Sevasadan permission letter is obtained and approved on the basis of this the construction in the name of "YOGIRAM DREAM" is made out of this the property as shown in the schedule is sold to you.

That, the said property described in the schedule below is sold to you the vendee, with its water, light, drainage complete construction, with all the rights acquired by us in the said flat property with right of disposal of water and for coming and going to the said property, on receiving the aforesaid amount of sale consideration, permanently for immortal period. So now from today, you and your heirs and legal representatives have become its independent and sole absolute owner of the said property as per your choice and are entitled to mortgage, sell, gift the said property. Now we the vendors and our heirs and legal representatives have no right, title and interest in the said property in any manner.

That on the basis of this Sale Deed, you are entitled to transfer and mutate this flat property in your name and for that, we shall give our written consent and signatures, when and thereever required.

Now from today, you have to pay all the taxes of this flat property sold by you. However, we shall pay the due taxes to be paid till today.

This property is of our exclusive and sole ownership and occupation, and nobody execept us have any right, title or interest in this property nor it is under any type of attachment, nor put as security for anybody and title of this property is clear and marketable and there is nobody's charge or encumbrance for main-

tenance over this property, nor it is under any attachment of any type by the order of the said property and on giving you this trust and assurance, this property is sold to you. Still however, if anybody would come forward to raise any dispute or claim over this property, the same shall be removed by us the vendors, at our costs and risk.

As this property sold to you the vendee, is flat system building property, there are certain conditions attached to it, to be followed by you ;

(1) As the property shown in this sale deed is flat system building constructed, you are entitled to get its all the common facilities and services and for that, you have to pay the common maintenance charges fixed for the same. If any association is formed by the occupiers of this building, you have to become its member compulsorily and have to obey and act upon its rules and regulations and you have to pay its fees charges and this is one of the condition of this sale deed.

(2) No change in the elevation of the sanctioned map is to be made of this property at any time.

(3) That, you have to use the said property in the manner it is sold to you the vendee and other members have not to object or raise dispute for such use.

(4) That, the land below this building is of the ownership of all the owners of this building in common and jointly and its shares are not divisible. However, if in future, the said building falls down in future under any circumstances, then in that case each of the member is entitled to make construction of his part by raising pillars.

(5) That, the property sold to you is under construction, with the construction of the whole building and so you have not to make any obstruction in the construction of the building and for going of the labourers and artizans

others for construction work of the building.

(6) That, the surroundings walls of the flat property sold to you are common walls and the above and below slabs are also common and joint. You have no right over the other properties of the building, except the property as per its measurements sold to you, that is you, that is you are the owner of the property within the four walls.

(7) That, the terrace portion over the building constructed, shall remain of the vendors-the party of the second part and in the terrace portion, we the vendors shall put the advertisement boards and shall alienate our rights of it.

(8) If in future, if any further F.S.I. is granted, then in that case, the vendors-the party of the second part or their nominees, are entitled to make further construction this building taking the support of the foundation, column, walls, etc. of this building and can take the water, electricity, drainage and other connections from the main line and for that you the vendee, have not to raise any objection or obstruction and new enjoined members shall have equal joint rights in it.

(9) That, you have not to act in the manner so as to cause dirt, obstruction, in and near by the passages, stair cases, etc. of this building. You have not to store or keep the illegal goods prohibited under the law in the flat property sold to you or have not to store inflammable or explosive articles or have not to do such business prohibited under the law.

(10) That, for the maintenance, cleanliness repairs and replacement of the stair case, passages and roads, you have to pay the proportionate maintenance charges as fixed, for the expenses of the common maintenance of the same.

(11) That, in the said building there is overhead and underground water tanks for the use of water for residents of the building and for supply of water to

each unit, water line, connected with motor and water pump is fixed, and its maintenance charges, repairing and replacement charges and electricity bills for the same, shall be paid by all the owners of the building and accordingly you have to pay your proportionate charges for the same for maintenance charges.

(12) That, if any security guard is placed in the same for maintenance charges, its salary and other expenses shall be paid proportionately and accordingly you have to pay the proportionate charges.

(13) You shall compulsory join in the Association and for the maintenance expenses whatever found will be agreed to be paid you shall also pay this is the main condition of this sale deed.

(14) In the building in which the aforesaid flat is located, parking space shall be allotted by the developpers after the construction of the whole building is completed.

(15) That the Purchaser of the property is appraised of the specifications of the construction work and so the purchaser with other purchasers of the flats shall not jointly raise any objection or disputes for the same in any court in any way or manner.

(16) If in future, due to natural calamity, if the building is collapsed or damaged or if there is loss of any life thereby, in that case, the builder, architect, engineer etc. any person is not responsible for the same and this fact is admitted by the Party of the First Part.

(17) That the Party of the First Part-purchaser have got checked and checked himself all the papers, building permission etc. of this property through the expert and have satisfied by himself for it and thereafter the said property is purchased.

Description of the Property
sold under this sale deed Schedule

In registration District Vadodara, Sub-District Vadodara (Division-1) City Vadodara, VADODARA KASBA, land bearing Revenue Survey No. 585 on these land society named "**ARUNODAY CO. OPERATIVE HOUSING SOCIETY LTD.**" located, in this society Plot No. 6, having City Survey No. 2983 & 2984, out of which Plot No. 53/1, admeasuring 392.51 Sq. Mtrs (4225 Sq. Fts.) and Plot No. 53/2, admeasuring 392.51 Sq. Mtrs (4225 Sq. Fts.) as per property card admeasuring 383.22.62 Sq. Mtrs. boths plost adjoining and having construction permission, vide Rajachitthi No. 75/2014-2015 and 76/2014-2015, dtd. 30.6.2014, and constructed a Appartment namely "**YOGIRAJ DREAMS**" and out of which, on the _____ Floor, Flat No. _____, admeasuring Builtup area _____ Sq. Fts. with sleb level construction is made. Undivided land is granted as per lay-out plan. The boundaries of the said property are as under. The boundaries of the said Flat are as under.

East :

West :

North :

South :

The incomplete construction on the property described above is made is sold to you and the possession is handed over to you.

The aforesaid SALE DEED is executed by us willingly and after undersranding and reading the same. We have singed the same and the same are binding to me and our heirs and legal representatives.

Signature

Witnesses

**VENDOR : THE PARTY OF
THE SECOND PART**

"UMA CREATORS", through its
working partners Shri

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Harjivan Ramjibhai Mistry