

PROFORMA
SALE DEED
(DEED OF CONVEYANCE)

Sale Deed (Deed of Conveyance) of Residential Open Plot No. -----
admeasuring ----- Sq. Mtrs. of plot area situated in "SHERWOODS
VILLA" scheme a part of which has been organized on 18537.47 Sq.
Mtrs. of non-agricultural land bearing Revenue Survey No. 218 and 219,
City Survey No. 2564 and 2565 of Village Gotri in the registration
District Vadodara and Sub-District Vadodara-4 (Gorwa).

Sale Price Rs. -----

Stamp Duty @ 4.9 % Rs. -----

This SALE DEED is made and executed on this ____-08-2017
(____day of August Two Thousand Seventeen) and
____ day at Vadodara by and between:

THE PARTY OF THE FIRST PART / SELLER :

M/S. RAJ CONVENTURE LLP (formerly known as M/S. RAJ REALTY
PRIVATE LIMITED), a Limited Liability Partnership Firm having its
registered office at: Ground Floor, Cine Mall, Near Natubhai Circle, Race
Course Road, Vadodara-390007, Gujarat, (Income Tax PAN No.
AAPFR3019P) and represented by its Partner SHRI SACHIN
RAVINDRABHAI PATEL, aged about 46 years, occupation business
and agriculture, residing at : 403, Royal Vista Apartment, 32, Alkapuri
Society, Alkapuri, Vadodara-390007, Gujarat;

Hereinafter referred to as "THE PARTY OF THE FIRST PART" or
"SELLER" or "PROMOTER" which expression shall, unless it be
repugnant to the context or meaning thereof, include the LAND OWNER
Firm and its partners, agents, assigns, transferees, administrators,
executors, representatives, etc.

And

PARTY OF THE SECOND PART / PURCHASER(S) :

1. SHRI -----, aged about ---- years, occupation -----, Income Tax Permanent Account No. -----,
2. SMT. -----, aged about ---- years, occupation -----, Income Tax Permanent Account No. -----,
Both residing at : -----
--; hereinafter referred to as “THE PARTY OF THE SECOND PART” or “THE PURCHASER(S) ” which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the PURCHASER(S) s and his / her / their legal heirs, assigns, transferees, administrators, executors, representatives, etc.

And

PARTY OF THE THIRD PART / CONFIRMING PARTY :

1. SHRI SACHIN RAVINDRABHAI PATEL, aged 46 years, occupation agriculture & business, Income Tax PAN No. ACXPP4703C;
2. SMT. INDUMATIBEN RAVINDRABHAI PATEL, aged 72 years, occupation agriculture & business, (Income Tax PAN No. AIDPP0457H); represented by her son and Power of Attorney Holder SHRI SACHIN RAVINDRABHAI PATEL (on the basis of registered Power No. 3399 dated 08.05.2014)

Both residing at: 403, Royal Vista Apartment, 32, Alkapuri Society, Alkapuri, Vadodara-390007, Gujarat;

Hereinafter referred to as “THE PARTY OF THE THIRD PART” or “CONFIRMING PARTY” which expression shall, unless it is repugnant to the context or meaning thereof, mean and include the Confirming Party and their legal heirs, assigns, representatives, transferees, executors, administrators, etc.

HISTORY OF LEGAL EVENTS OF SURVEY NO. 218 AND 219.

- A. Whereas the lands bearing Revenue Survey Nos. 218 and 219 of village Gotri originally belonged to Jagdishbhai Bhailalbhai Patel, etc. The Collector of Vadodara has granted permission for non-agricultural use of the said lands for the purpose of residential construction vide his Order bearing No. N.A. / S. R. / 1 / 2007-2008 and Land / D / Vashi / 2424 /

2007 dated 30-10-2007. The said lands are situated in residential zone as per Zoning Regulation of Vadodara Urban Development Authorities.

- B. The original land owners Jagdishbhai Bhailalbhai Patel, etc. had sold the said lands / properties to (1) Jayantilal Ratilal Vachhani, (2) Dinesh Ratilal Vachhani, (3) Narendra Ratilal Vachhani, (4) Ramesh Ratilal Vachhani, (5) Vinod Ratilal Vachhani and (6) Manish Ratilal Vachhani by a registered Sale Deed No. 2323 dated 28-3-2005. The names of Jayantilal Ratilal Vachhani etc. were entered in revenue records on the basis of the said sale deed by Mutation Entry No. 5884 dated 9-11-2006. Thus, Jayantilal Ratilal Vachhani etc. had become legal owners and occupiers of the said lands / properties.
- C. And whereas thereafter (1) Jayantilal Ratilal Vachhani, (2) Dinesh Ratilal Vachhani, (3) Narendra Ratilal Vachhani, (4) Ramesh Ratilal Vachhani, (5) Vinod Ratilal Vachhani and (6) Manish Ratilal Vachhani have sold the said lands to M/s. Raj Realty Private Limited by a registered Sale Deed No. 9693 dated 5-11-2007 and the name of PURCHASER(S) M/s. Raj Realty Private Limited has been entered on 3-9-2009 in the Property Card of City Survey No. 2564 and 2565 of Village Gotri in the revenue records of the City Survey Superintendent No. 2, Vadodara. The lands bearing Survey No. 218 has been allotted City Survey Nos. 2564 and land bearing Survey No. 219 has been allotted Survey No. 2565. Thus, M/s. Raj Realty Private Limited has become legal owner and occupier of the said lands admeasuring 9915 Sq. Mtrs. bearing Revenue Survey No. 218 and non-agricultural land admeasuring 10016 Sq. Mtrs. bearing Revenue Survey No. 219 of Village Gotri, Taluka and District Vadodara. The total area of both the said lands was 19931 Sq. Mtrs.
- D. And whereas M/s. Raj Conventure LLP has sold 1393.53 Sq. Mtrs. out of total 19931 Sq. Mtrs. of land to Mr. Amit Bhatnagar HUF and Mrs. Mona Bhatnagar by a registered Sale Deed No. 2108 dated 30.03.2013. Thereafter, the remaining 18537.47 Sq. Mtrs. of land has continued in the name of M/s. Raj Conventure LLP.
- E. And whereas the present SESLLER has purchased the said lands in the name of RAJ REALTY PRIVATE LIMITED by a registered sale deed no. 9693 dated 5-11-2007. At the time of purchasing the said lands RAJ REALTY PRIVATE LIMITED was a Private Limited Company incorporated and registered under The Companies Act, 1956 vide

Corporate Identity No. U45201GJ2007PTC051410 dated 30-7-2007. But thereafter, the name of company was changed from RAJ REALTY PRIVATE LIMITED to RAJ CONVENTURE PRIVATE LIMITED and a Fresh Certificate of Incorporation Consequent Upon Change of Name was issued by the Registrar of Companies on 29-10-2012. Thereafter, the said RAJ CONVENTURE PRIVATE LIMITED was converted into RAJ CONVENTURE LLP a Limited Liability Partnership Firm and Certificate of Registration on Conversion bearing LLP Identification No. AAB-3411 was issued on 1-2-2013 by the Registrar under Section 58 (1) of The Limited Liability Partnership Act, 2008. Thus now RAJ CONVENTURE LLP has become legal owner and occupier of the said lands by virtue of the above legal procedures and mutation entry to this effect has been made in City Survey Records on 26-03-2013. At present 18537.47 Sq. Mtrs. of land is standing in the name of RAJ CONVENTURE LLP in city survey records.

HISTORY OF LEGAL EVENTS OF SURVEY NO. 230, 231 AND 232.

- A. Whereas Naginbhai Ishwarbhai Patel etc.. were the original owners of lands totally admeasuring 10926 Sq. Mtrs. bearing Revenue Survey Nos. 230, 231 and 232 of village Gotri. They had sold the said lands bearing Revenue Survey Nos. 230, 231 and 232 by a registered sale deed dated 19-12-2001 to (1) Mahendrabhai Chaturbhai Patel, (2) Ramanbhai Chaturbhai Patel, (3) Vikram Chimanlal Desai, (4) Arjunbhai Chimanlal Desai, (5) Pushpaben, widow of Bhailal Devjibhai and (6) Chandreshbhai Bhailalbhai and the names of PURCHASER(S) were entered in the revenue records on the basis of sale deed by mutation entry No. 5128 dated 10-5-2002.
- B. And whereas thereafter Mahendrabhai Chaturbhai Patel, Rameshbhai Chaturbhai etc.. had sold the land bearing Survey No. 232 admeasuring 7183 Sq. Mtrs. to Dalsukhbhai Chaturbhai Prajapati by a sale deed dated 11-3-2002 and they had also sold the lands bearing Survey Nos. 230 and 231 admeasuring 3743 Sq. Mtrs. to Dalsukhbhai Chaturbhai Prajapati by sale deed dated 11-3-2002 and the name of PURCHASER(S) Dalsukhbhai Chaturbhai Prajapati was entered in the revenue records on the basis of above sale deeds by mutation entry No. 5140 dated 5-6-2002.
- C. And whereas thereafter Dalsukhbhai Chaturbhai Prajapati had sold the said lands bearing survey No. 230, 231 and 232 by Registered Sale Deed

No. 6932 dated 8-8-2007 to Sachin Ravindrabhai Patel and Indumatiben Ravindrabhai Patel and the names of PURCHASER(S) were entered in Revenue Records by mutation entry No. 5978 dated 17-8-2007.

- D. The land bearing Revenue Survey No. 230, 231 and 232 have been consolidated into Revenue Survey No. 230 by order of Mamlatdar, Vadodara City bearing No. RTS/WS/2226/07 dated 24-7-2007 and the total combined area of survey No. 230 is 1-09-26 Hectare-Are-Sq.Mtrs. i.e. 10926 Sq. Mtrs.
- E. The Collector of Vadodara has given permission for non agricultural use for residential purpose for the said lands by his order bearing No. NA/SR/16/2007-08 and Land/D/WS/41/2008 dated 7-1-2008. The said lands are situated in residential zone as per Zoning Regulation of Vadodara Urban Development Authorities.
- F. The said lands have been entered in City Survey Records and have been allotted City Survey Nos. 2566, 2567 and 2568 respectively. The names of Sachin Ravindrabhai Patel and Indumatiben Ravindrabhai Patel have been entered in City Survey Records on 28-2-2008 and at present the land are standing in their names in city survey records.

AND WHEREAS Shri Sachin Ravindrabhai Patel and Smt. Indumatiben Ravindrabhai Patel are partners in the Limited Liability Partnership Firm RAJ CONVENTURE LLP. Shri Sachin Ravindrabhai Patel and Smt. Indumatiben Ravindrabhai Patel have brought their lands totally admeasuring 10926.00 Sq. Mtrs. bearing Revenue Survey Nos. No. 230, 231 and 232 (City Survey Nos. 2566, 2567 and 2568 respectively) into the Firm RAJ CONVENTURE LLP as their capital contribution. Thus, the said Firm RAJ CONVENTURE LLP has developed the said 10926.00 Sq. Mtrs. bearing Revenue Survey Nos. No. 230, 231 and 232 (City Survey Nos. 2566, 2567 and 2568 respectively) jointly with the Firm's self-owned adjoining land admeasuring 18537.47 Sq. Mtrs. bearing Revenue Survey No. 218 and 219 and has organized a residential scheme in the name of "SHERWOODS VILLA".

And whereas the Vadodara Mahanagar Seva Sadan has granted Development Permission vide Rajachitthi No. Ward-11 / L 42 /2012-2013 dated 9-7-2012 and Revised Rajachitthi No. Ward-11 / L 166 /2012-2013 dated 22-3-2013 for the total lands of Revenue Survey Nos. 218, 219, 230, 231 and 232. M/S. RAJ CONVENTURE LLP has organized a

residential scheme of Bungalows / Villas in the name of “SHERWOODS VILLAS” in the total 29463.47 Sq. Mtrs. as per the following description.

Revenue Survey No.	City Survey No.	Land Owners	Area in Sq. Mtrs.
218	2564	Raj Conventure LLP (9915.00 - 1393.53 = 8521.47)	8521.47
219	2565	Raj Conventure LLP	10016.00
230	2566	Sachin R Patel & Indumatiben R Patel	1922.00
231	2567	Sachin R Patel & Indumatiben R Patel	1821.00
232	2568	Sachin R Patel & Indumatiben R Patel	7183.00
		Total land of the Scheme	29463.47

The description of the entire land of the said scheme is made in the SCHEDULE NO. 1 annexed hereinafter to this sale deed.

And whereas the SELLER has sold open Plot No. ----- of the “SHERWOODS VILLA” scheme for a sale consideration of Rs. -----/- (Rupees----- Only). The PURCHASER(S) has paid the entire sale consideration of the said Plot to the SELLER and in consideration thereof the SELLER has executed this Sale Deed in favour of the PURCHASERS on the following terms and conditions.

The said Plot hereby sold, conveyed and transferred has been referred to as "the said Plot" or “the said Unit” for the sake of brevity in this sale deed and has been more particularly described in SCHEDULE NO. 2 annexed hereinafter.

AND NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:

1. The SELLER hereby assures to the PURCHASER(S) that the SELLER is lawfully entitled to sell, convey and transfer the said Plot/Unit. The SELLER is owner-cum- developer-cum-organizer of the said project.

Except the SELLER, no other person or institution has any claim, right, title, interest or encumbrance in the said property.

2. The SELLER hereby further assures that the title of the said Plot/Unit is clear and marketable and free from encumbrances. The PURCHASER(S) has also examined, inspected, scrutinized and verified the all relevant deeds and documents pertaining to the SELLER' titles, ownership rights and possession of the said lands and also pertaining to the statutory permissions and approvals granted by government and semi-government authorities relating to the said lands. The PURCHASER(S) has been satisfied with the titles and SELLER' rights / entitlement to sell, convey and transfer the said properties to and in favour of the PURCHASER(S) . However, the SELLER further assures to the PURCHASER(S) that if, in future, any person raises any adverse claim or objection regarding the titles of the said Plot/Unit or SELLER' entitlement to sell, convey and transfer the said Plot/Unit then the SELLER cum DEVELOPER will remove / cause to be removed the same at its cost.
3. The SELLER has sold the said Plot / Unit as described in Schedule No. 2, for a sale consideration of Rs. -----/- (Rupees ----- Only). And the PURCHASER(S) has also purchased the said property for the same consideration. The PURCHASER(S) has paid the entire amount of sale consideration to the SELLER by the following cheques / demand drafts and the SELLER hereby acknowledge the receipt of the same.

Name of Bank	Cheque No.	Date	Amount Rs.
		Total Rs.	

4. The PURCHASER(S) has obtained a loan from ----- Bank for purchasing the said Plot/Unit. And at the request of the PURCHASER(S) the said Bank / Institution has paid certain sum to the SELLER and the SELLER has adjusted the said payment towards the sale consideration. The PURCHASER(S) alone shall be responsible for the repayment of the said loan.
5. The SELLER has today handed over the actual, physical, vacant and peaceful possession of the said Plot / Unit to the PURCHASER(S) .
6. It is specifically clarified that the undivided lands of the said scheme such as common roads, common plots, green space areas, common gardens, club house, gymnasium, swimming pool and other common amenities of

the scheme shall remain in the ownership of the SELLER. If any extra / additional FSI is available or become available in future on the basis of such common lands of the said scheme then the seller cum developer PURCHASER(S) shall be entitled to make such construction and shall also be entitled to sell, lease, mortgage, assign or transfer in any other manner such additional FSI and / construction to any other persons. That all the members of the said scheme shall not make any obstruction or raise any objection against such extra / additional construction. The persons to whom such construction or parts/units of it are sold shall be entitled to become members of the association / society / committee of this scheme and shall have to pay proportionate share in the maintenance charges for the common facilities and common amenities. The seller cum developer shall be entitled to put mobile towers, telephone towers, TV towers, antennas, generators, other equipments, etc in common lands of the said scheme and shall also be entitled to give such common lands on lease to other persons, firm and companies for such purpose and their staff / personnel shall be entitled to right of way for operating, maintaining and repairing such towers and machines and for bringing such equipments and machines in vehicles.

7. It is also clarified that the seller cum developer and / or the members of the scheme shall not make any construction in the common roads of the said scheme and also shall not make any construction (except construction of common club house as per approved lay-out plan) in the common plot no. 1 of the said scheme. The common roads and common plot no. 1 mean the common roads and common plot no. 1 situated on the Eastern side of Plot Nos. B-33 to B-37 of the said scheme as per approved lay-out plan. It is further clarified that green space area are not included on common roads and common plot and the members of the said scheme shall not have any rights or claims in such green space areas. It is further clarified that the members of the said scheme shall not have any rights or claims in the common roads, common plot no. 2 and other lands of Survey No. 218 and 219 which are situated on the Western side of the Plot Nos. B-33 to B-37 of the said scheme as per approved lay-out plan.
8. It is further specifically clarified that the present PURCHASER(S) and all other members of the said scheme will be entitled only for the common use and enjoyment of common amenities and facilities like common roads, common gardens, club house, gymnasium, swimming pool and other common amenities on payment of fees and proportionate

share in common maintenance charges of the same. All the members of the said scheme shall have to form an association / society / committee for the management and maintenance of the common roads, common plots, gardens, club house, gymnasium, swimming pool and other common amenities of the said scheme shall have to compulsorily become members of such association / society / committee and shall have to pay fees and proportionate share in common maintenance charges of the same shall have to observe the rules and regulations of the such association / society / committee.

9. The PURCHASER(S) shall have to park their vehicles inside of their plot. All Members of the said scheme shall not park their vehicles on common roads, common plot or other common lands.
10. The SELLER has paid the land revenues, property taxes, electricity bills, water charges, and all other taxes, charges, bills and dues of Government, Semi-government and Local institutions and authorities pertaining to the said Plot/Unit till the date of this sale deed. Henceforth the PURCHASER(S) shall have to pay all such taxes, charges and bills from the date of this sale deed.
11. The PURCHASER(S) has become legal owner of the said Plot / Unit and as such have become entitled to own and possess the said property and have become entitled to deal with and dispose of the said property by way of sale, mortgage, lease, exchange, gift or in any other manner and have also become entitled to make construction of Bungalow in the said plot, without causing damage to the properties of other members of the scheme. But, the PURCHASER(S) shall not be allowed to make any changes in the elevation, colour and outer look of the Bungalow without written permission of the DEVELOPER. The PURCHASER(S) shall also not be allowed to make any extra / additional construction in margin lands on the ground level of the said plot.
12. As per the approved lay-out plans, the Vadodara Mahanagar Seva Sadan has granted permission for construction of Bungalow in the said plot No. ----- per the following measurements.

Floor Level	Permissible Construction
Ground Floor	----- Sq. Mtrs.
First Floor	----- Sq. Mtrs.
Second Floor	----- Sq. Mtrs.
Total	----- Sq. Mtrs.

13. The SELLER cum DEVELOPER has not carried construction in the said Plot/Unit. The SELLER cum DEVELOPER has sold the said unit as an open plot. Therefore, the PURCHASER(S) will have to make construction of the said Bungalow at his/her/their own cost and as per the approved lay-out plans. The PURCHASER(S) shall have to make construction in the said Plot as per approved lay-out plan, within Three years from the date of this sale deed. The PURCHASER(S) shall have to complete civil construction work of his residential unit within One year from the date of commencement so that other members of the scheme may not have any inconvenience or difficulties in living a peaceful life.
14. All the members of the said scheme shall reside with co-operation, unity and harmony with each other and shall not do any act, deed or thing which may cause harassment, annoyance or nuisance to other members of the scheme. All the members shall have to pay proportionate maintenance charges for their respective units / bungalows irrespective of the fact that whether their units / bungalows remain occupied or vacant. The association / society / committee of the scheme shall be authorized to collect maintenance on life time basis or on periodical basis and shall also be further authorized to collect additional maintenance if the maintenance fund is found to be insufficient for meeting the common expenses of the scheme. The association / society / committee of the scheme shall be bound to keep proper accounts of the income and expenditure and the members shall be authorized to inspect and verify the accounts of association for their satisfaction.
15. The PURCHASER(S) has become entitled to get the said Plot transferred in their names in the records of the Vadodara Municipal Corporation, Gujarat Electricity Board, Madhya Gujarat Vij Company Ltd, City Survey Office, Village Panchayat Office, Association of the said scheme and in the records of all other offices, institutions and departments of the Government, Semi Government and Local Authorities. The SELLER shall give full co-operation to the PURCHASER(S) for this purpose. The PURCHASER(S) alone shall bear all the expenses for such transfers.
16. It is specifically clarified that the said "SHERWOODS VILLA" scheme is purely a residential scheme and hence the PURCHASER(S) / members of the Bungalows / units in the said scheme shall not use their Bungalows / units for any commercial or non-residential purpose without prior written permission of the association / society / committee of the scheme.

The association shall be authorized to grant or refuse such permission looking to the facts and circumstance of the matter.

17. The association / society / committee of the said scheme shall be entitled / authorized to take necessary legal actions against members who may commit breach of any terms and conditions of this sale deed and also breach of any of the rules and regulations, resolutions, bye-laws of the association.
18. The said Plot No. B-28 is not situated on the lands bearing Revenue Survey Nos. 230, 231 and 232 which are standing in the names of Shri Sachin Ravindrabhai Patel and Smt. Indumatiben Ravindrabhai Patel in government records. They have not taken or accepted any sale consideration or any part of it from the PURCHASER(S) . But they are partners in the said Firm RAJ CONVENTURE LLP and the said entire “SHERWOODS VILLA” project has been jointly organized on the lands bearing Revenue Survey Nos. 218 and 219 standing in the name of Raj Conventure LLP and Revenue Survey No. 230, 231 and 232 standing in the name of Shri Sachin Ravindrabhai Patel and Smt. Indumatiben Ravindrabhai Patel in government records. Therefore Shri Sachin Ravindrabhai Patel and Smt. Indumatiben Ravindrabhai Patel have given consent and confirmation for this sale transaction and have joined and signed as a confirming party in this sale deed.
19. The SELLER cum DEVELOPER has handed over the photostat copies of the documents relating to the title of the said property to the PURCHASER(S) . The original documents relating to title of the said lands shall remain with the SELLER cum DEVELOPER. The SELLER cum DEVELOPER will allow the PURCHASER(S) to inspect the original title documents and to make copies thereof at the PURCHASER(S) cost in case of necessity in future.
20. The PURCHASER(S) S shall use the said plot or any part thereof or permit the same to be used only for purpose of residential purpose and shall not use it or allow to be used it for any other purposes.
21. The PURCHASER(S) along with other PURCHASER(S) of Bungalows, 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 PURCHASER(S) , so as to enable the Promoter to register the common organization of PURCHASER(S) . No objection shall be taken by the PURCHASER(S) if any, changes or modification 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

22. The PURCHASER(S) shall maintain his/her/their plot/Bungalow (that be constructed in future) at the PURCHASER(S)'S own cost in good and tenantable repair and condition from the date that of hand over of possession and shall not do or suffer to be done anything in or to the building in which the unit/Bungalow is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building or any part thereof without the consent of the local authorities, if required;
23. The PURCHASER(S) shall not store in the plot/Bungalow 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 Bungalow is situated or storing of which goods is objected to by 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 Bungalow is situated, including entrances of the building in which the Bungalow is situated and in case any damage is caused to the building in which the Bungalow is situated or the Bungalow on account of negligence or default of the PURCHASER(S) in this behalf, the PURCHASER(S) shall be liable for the consequences of the breach.
24. The PURCHASER(S) shall carry out at his/her own cost all internal repairs to the Bungalow (that may be constructed in future) and maintain the Bungalow in the good condition and shall not do or suffer to be done anything to the Bungalow which may be contrary to the rules and regulation and bye-laws of the concerned local authority or other public authority. In the event of the PURCHASER(S) committing any act in contravention of the above provision, the PURCHASER(S) shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

25. The PURCHASER(S) shall not demolish or cause to be demolished the Bungalow or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Bungalow or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Bungalow is situated and shall keep the portion, Sewers, drains and pipes in the Bungalow and the appurtenances thereto 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 Bungalow 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 Bungalow without the prior written permission of the Promoter and the society or the Limited Company and statutory authorities.
26. The PURCHASER(S) shall not to do or permit to be done any act of thing which may render void or voidable any insurance of the project land and the building in which the Bungalow is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
27. The PURCHASER(S) shall not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Bungalow in the compound or any portion of the project land and the building in which the Bungalow is situated.
28. The PURCHASER(S) 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 Bungalow is Situated.
29. The PURCHASER(S) 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 Bungalow s 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 PURCHASER(S) 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 Bungalow 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.

30. The PURCHASER(S) alone will bear all expenses of this sale deed like stamp duty, registration charges, legal fees and miscellaneous expenses.

: SCHEDULE NO. 1 :

: DESCRIPTION OF THE LAND OF ENTIRE SCHEME :

The residential scheme in the name of “SHERWOODS VILLA” has been organized on the combined and aggregated total 29463.47 Sq. Mtrs. of non-agricultural lands bearing Revenue Survey No. 218, 219, 230, 231 and 232 and bearing corresponding City Survey No. 2564, 2565, 2566, 2567 and 2568 of Village Gotri in the registration District Vadodara and Sub-District Vadodara-4 (Gorwa) in the State of Gujarat by obtaining approval of the combined / joint lay-out plans vide Rajachitthi No. Ward-11 / L 42 /2012-2013 dated 9-7-2012 and Revised Rajachitthi No. Ward-11 / L 166 /2012-2013 dated 22-3-2013. The survey number wise measurements of the said total 29463.47 Sq. Mtrs. of land is as under:

Revenue Survey No.	City Survey No.	Land Owners	Area in Sq. Mtrs.
218	2564	Raj Conventure LLP (9915.00 - 1393.53 = 8521.47)	8521.47
219	2565	Raj Conventure LLP	10016.00
		Sub-Total (A)	18537.47
230	2566	Sachin R Patel & Indumatiben R Patel	1922.00
231	2567	Sachin R Patel & Indumatiben R Patel	1821.00
232	2568	Sachin R Patel & Indumatiben R Patel	7183.00
		Sub-Total (B)	10926.00
		Total land of the Scheme (A + B)	29463.47

: SCHEDULE No. 2 :

: DESCRIPTION OF THE OPEN PLOT SOLD :

The immovable property namely residential Open Plot No. -----
admeasuring Plot Area ----- Sq. Mtrs. (----- Sq.Ft.)
situated in the 18537.47 Sq. Mtrs. of land of SELLER Raj Conventure
LLP bearing Revenue Survey Nos. 218 and 219 and corresponding City
Survey No. 2564 and 2565 of Village Gotri in the registration District
Vadodara and Sub-District Vadodara-4 (Gorwa) in the State of Gujarat.
The said Plot is bounded by as follow:

On the East : -----
On the West : -----
On the North : -----
On the South : -----

Second Schedule

Second Schedule Above Referred to here set out the nature, extent and description of common areas and facilities.

1. Tremix concrete / paver blocks in internal road with designer street light
2. Designer society main entrance with security and landscaping elements. Pick up and drop points.
3. Underground cabling for electricity, TV and Telephone for a wire-free lock
4. Power backup for common areas
5. Power backup (inverter) provision for each villa
6. Club house with garden, swimming pool.

All the parties have signed and executed this sale deed with free consent and after having fully and properly understood the terms and conditions and with full knowledge of their effects on their respective interests. And this sale deed is and shall be binding to all the parties and their legal heirs, assign, representatives, executors, directors, officers, agents, liquidators, administrators, etc..

THE PARTY OF THE FIRST PART / SELLER :

M/S. RAJ CONVENTURE LLP, a Limited Liability
Partnership Firm (formerly known as M/S. RAJ
REALTY PRIVATE LIMITED) represented by
its Partner SHRI SACHIN RAVINDRABHAI PATEL

PURCHASER(S):

1. SHRI -----
2. SMT. -----

THE PARTY OF THE THIRD PART /
CONFIRMING PARTY :

1. -----
SHRI SACHIN RAVINDRABHAI PATEL
2. -----

SMT. INDUMATIBEN RAVINDRABHAI PATEL
represented by her son and Power of Attorney Holder
SHRI SACHIN RAVINDRABHAI PATEL

WITNESSES:

1. -----
2. -----

Property Photograph-1

Postal Address: Plot No. -----, Sherwoods Villa, New Alkapuri,
Gotri Sevasi Road, Gotri, Vadodara-390021.

Signature of seller

Signature of PURCHASER(S)

Property Photograph-2

Postal Address: Plot No. -----, Sherwoods Villa, New Alkapuri,
Gotri Sevasi Road, Gotri, Vadodara-390021.

Signature of seller

Signature of PURCHASER(S)

Schedule of signatures, photographs and left hand thumb impressions of
the parties as per Section 32-A of The Registration Act.

Signature of seller	photograph	thumb impression
Signature of PURCHASER(S)	photograph	thumb impression

Signature of confirming party No. 1 and 2	photograph	thumb impression

PROFORMA
SALE DEED
(DEED OF CONVEYANCE)

Sale Deed (Deed of Conveyance) of Residential Open Plot No. -----
admeasuring ----- Sq. Mtrs. of plot area situated in
“SHERWOODS VILLA” scheme a part of which has been organized on
10926.00 Sq. Mtrs. of non-agricultural land bearing Revenue Survey No.
230, 231 and 232, City Survey No. 2566, 2567 and 2568 of Village Gotri
in the registration District Vadodara and Sub-District Vadodara-4
(Gorwa).

Sale Price Rs. -----

Stamp Duty @ 4.9 % Rs. -----

This SALE DEED is made and executed on this ____-08-2017
(____day of August Two Thousand Seventeen) and
____ day at Vadodara by and between:

THE PARTY OF THE FIRST PART / SELLER :

1. SHRI SACHIN RAVINDRABHAI PATEL, aged 46 years, occupation agriculture & business, Income Tax PAN No. ACXPP4703C;
2. SMT. INDUMATIBEN RAVINDRABHAI PATEL, aged 72 years, occupation agriculture & business, (Income Tax PAN No. AIDPP0457H); represented by her son and Power of Attorney Holder SHRI SACHIN RAVINDRABHAI PATEL (on the basis of registered Power No. 3399 dated 08.05.2014);
Both residing at: 403, Royal Vista Apartment, 32, Alkapuri Society, Alkapuri, Vadodara-390007, Gujarat;

Hereinafter referred to as “THE PARTY OF THE FIRST PART” or
“SELLER” which expression shall, unless it be repugnant to the context
or meaning thereof, include the LAND OWNER Firm and its partners,

agents, assigns, transferees, administrators, executors, representatives, etc.

And

PARTY OF THE SECOND PART / PURCHASER(S) :

1. SHRI -----, aged about ---- years, occupation -----, Income Tax Permanent Account No. -----,
2. SMT. -----, aged about ---- years, occupation -----, Income Tax Permanent Account No. -----,

Both residing at : -----
--; hereinafter referred to as “THE PARTY OF THE SECOND PART” or “THE PURCHASER(S) ” which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the PURCHASER(S) s and his / her / their legal heirs, assigns, transferees, administrators, executors, representatives, etc.

And

PARTY OF THE THIRD PART / CONFIRMING PARTY :

M/S. RAJ CONVENTURE LLP (formerly known as M/S. RAJ REALTY PRIVATE LIMITED), a Limited Liability Partnership Firm having its registered office at: Ground Floor, Cine Mall, Near Natubhai Circle, Race Course Road, Vadodara-390007, Gujarat, (Income Tax PAN No. AAPFR3019P) and represented by its Partner SHRI SACHIN RAVINDRABHAI PATEL, aged about 46 years, occupation business and agriculture, residing at : 403, Royal Vista Apartment, 32, Alkapuri Society, Alkapuri, Vadodara-390007, Gujarat;
Hereinafter referred to as “THE PARTY OF THE THIRD PART” or “CONFIRMING PARTY” which expression shall, unless it is repugnant to the context or meaning thereof, mean and include the Confirming Party and their legal heirs, assigns, representatives, transferees, executors, administrators, etc.

HISTORY OF LEGAL EVENTS OF SURVEY NO. 218 AND 219.

- A. Whereas the lands bearing Revenue Survey Nos. 218 and 219 of village Gotri originally belonged to Jagdishbhai Bhailalbhai Patel, etc. The Collector of Vadodara has granted permission for non-agricultural use of the said lands for the purpose of residential construction vide his Order bearing No. N.A. / S. R. / 1 / 2007-2008 and Land / D / Vashi / 2424 / 2007 dated 30-10-2007. The said lands are situated in residential zone as per Zoning Regulation of Vadodara Urban Development Authorities.
- B. The original land owners Jagdishbhai Bhailalbhai Patel, etc. had sold the said lands / properties to (1) Jayantilal Ratilal Vachhani, (2) Dinesh Ratilal Vachhani, (3) Narendra Ratilal Vachhani, (4) Ramesh Ratilal Vachhani, (5) Vinod Ratilal Vachhani and (6) Manish Ratilal Vachhani by a registered Sale Deed No. 2323 dated 28-3-2005. The names of Jayantilal Ratilal Vachhani etc. were entered in revenue records on the basis of the said sale deed by Mutation Entry No. 5884 dated 9-11-2006. Thus, Jayantilal Ratilal Vachhani etc. had become legal owners and occupiers of the said lands / properties.
- C. And whereas thereafter (1) Jayantilal Ratilal Vachhani, (2) Dinesh Ratilal Vachhani, (3) Narendra Ratilal Vachhani, (4) Ramesh Ratilal Vachhani, (5) Vinod Ratilal Vachhani and (6) Manish Ratilal Vachhani have sold the said lands to M/s. Raj Realty Private Limited by a registered Sale Deed No. 9693 dated 5-11-2007 and the name of PURCHASER(S) M/s. Raj Realty Private Limited has been entered on 3-9-2009 in the Property Card of City Survey No. 2564 and 2565 of Village Gotri in the revenue records of the City Survey Superintendent No. 2, Vadodara. The lands bearing Survey No. 218 has been allotted City Survey Nos. 2564 and land bearing Survey No. 219 has been allotted Survey No. 2565. Thus, M/s. Raj Realty Private Limited has become legal owner and occupier of the said lands admeasuring 9915 Sq. Mtrs. bearing Revenue Survey No. 218 and non-agricultural land admeasuring 10016 Sq. Mtrs. bearing Revenue Survey No. 219 of Village Gotri, Taluka and District Vadodara. The total area of both the said lands was 19931 Sq. Mtrs.
- D. And whereas M/s. Raj Conventure LLP has sold 1393.53 Sq. Mtrs. out of total 19931 Sq. Mtrs. of land to Mr. Amit Bhatnagar HUF and Mrs. Mona Bhatnagar by a registered Sale Deed No. 2108 dated 30.03.2013. Thereafter, the remaining 18537.47 Sq. Mtrs. of land has continued in the name of M/s. Raj Conventure LLP.

- E. And whereas the present SESLLER has purchased the said lands in the name of RAJ REALTY PRIVATE LIMITED by a registered sale deed no. 9693 dated 5-11-2007. At the time of purchasing the said lands RAJ REALTY PRIVATE LIMITED was a Private Limited Company incorporated and registered under The Companies Act, 1956 vide Corporate Identity No. U45201GJ2007PTC051410 dated 30-7-2007. But thereafter, the name of company was changed from RAJ REALTY PRIVATE LIMITED to RAJ CONVENTURE PRIVATE LIMITED and a Fresh Certificate of Incorporation Consequent Upon Change of Name was issued by the Registrar of Companies on 29-10-2012. Thereafter, the said RAJ CONVENTURE PRIVATE LIMITED was converted into RAJ CONVENTURE LLP a Limited Liability Partnership Firm and Certificate of Registration on Conversion bearing LLP Identification No. AAB-3411 was issued on 1-2-2013 by the Registrar under Section 58 (1) of The Limited Liability Partnership Act, 2008. Thus now RAJ CONVENTURE LLP has become legal owner and occupier of the said lands by virtue of the above legal procedures and mutation entry to this effect has been made in City Survey Records on 26-03-2013. At present 18537.47 Sq. Mtrs. of land is standing in the name of RAJ CONVENTURE LLP in city survey records.

HISTORY OF LEGAL EVENTS OF SURVEY NO. 230, 231 AND 232.

- A. Whereas Naginbhai Ishwarbhai Patel etc.. were the original owners of lands totally admeasuring 10926 Sq. Mtrs. bearing Revenue Survey Nos. 230, 231 and 232 of village Gotri. They had sold the said lands bearing Revenue Survey Nos. 230, 231 and 232 by a registered sale deed dated 19-12-2001 to (1) Mahendrabhai Chaturbhai Patel, (2) Ramanbhai Chaturbhai Patel, (3) Vikram Chimanlal Desai, (4) Arjunbhai Chimanlal Desai, (5) Pushpaben, widow of Bhailal Devjibhai and (6) Chandreshbhai Bhailalbhai and the names of PURCHASER(S) were entered in the revenue records on the basis of sale deed by mutation entry No. 5128 dated 10-5-2002.
- B. And whereas thereafter Mahendrabhai Chaturbhai Patel, Rameshbhai Chaturbhai etc.. had sold the land bearing Survey No. 232 admeasuring 7183 Sq. Mtrs. to Dalsukhbhai Chaturbhai Prajapati by a sale deed dated 11-3-2002 and they had also sold the lands bearing Survey Nos. 230 and 231 admeasuring 3743 Sq. Mtrs. to Dalsukhbhai Chaturbhai Prajapati by

- sale deed dated 11-3-2002 and the name of PURCHASER(S) Dalsukhbhai Chaturbhai Prajapati was entered in the revenue records on the basis of above sale deeds by mutation entry No. 5140 dated 5-6-2002.
- C. And whereas thereafter Dalsukhbhai Chaturbhai Prajapati had sold the said lands bearing survey No. 230, 231 and 232 by Registered Sale Deed No. 6932 dated 8-8-2007 to Sachin Ravindrabhai Patel and Indumatiben Ravindrabhai Patel and the names of PURCHASER(S) were entered in Revenue Records by mutation entry No. 5978 dated 17-8-2007.
- D. The land bearing Revenue Survey No. 230, 231 and 232 have been consolidated into Revenue Survey No. 230 by order of Mamlatdar, Vadodara City bearing No. RTS/WS/2226/07 dated 24-7-2007 and the total combined area of survey No. 230 is 1-09-26 Hectare-Are-Sq.Mtrs. i.e. 10926 Sq. Mtrs.
- E. The Collector of Vadodara has given permission for non agricultural use for residential purpose for the said lands by his order bearing No. NA/SR/16/2007-08 and Land/D/WS/41/2008 dated 7-1-2008. The said lands are situated in residential zone as per Zoning Regulation of Vadodara Urban Development Authorities.
- F. The said lands have been entered in City Survey Records and have been allotted City Survey Nos. 2566, 2567 and 2568 respectively. The names of Sachin Ravindrabhai Patel and Indumatiben Ravindrabhai Patel have been entered in City Survey Records on 28-2-2008 and at present the land are standing in their names in city survey records.

AND WHEREAS Shri Sachin Ravindrabhai Patel and Smt. Indumatiben Ravindrabhai Patel are partners in the Limited Liability Partnership Firm RAJ CONVENTURE LLP. Shri Sachin Ravindrabhai Patel and Smt. Indumatiben Ravindrabhai Patel have brought their lands totally admeasuring 10926.00 Sq. Mtrs. bearing Revenue Survey Nos. No. 230, 231 and 232 (City Survey Nos. 2566, 2567 and 2568 respectively) into the Firm RAJ CONVENTURE LLP as their capital contribution. Thus, the said Firm RAJ CONVENTURE LLP has developed the said 10926.00 Sq. Mtrs. bearing Revenue Survey Nos. No. 230, 231 and 232 (City Survey Nos. 2566, 2567 and 2568 respectively) jointly with the Firm's self-owned adjoining land admeasuring 18537.47 Sq. Mtrs. bearing Revenue Survey No. 218 and 219 and has organized a residential scheme in the name of "SHERWOODS VILLA".

And whereas the Vadodara Mahanagar Seva Sadan has granted Development Permission vide Rajachitthi No. Ward-11 / L 42 /2012-2013 dated 9-7-2012 and Revised Rajachitthi No. Ward-11 / L 166 /2012-2013 dated 22-3-2013 for the total lands of Revenue Survey Nos. 218, 219, 230, 231 and 232. M/S. RAJ CONVENTURE LLP has organized a residential scheme of Bungalows / Villas in the name of “SHERWOODS VILLAS” in the total 29463.47 Sq. Mtrs. as per the following description.

Revenue Survey No.	City Survey No.	Land Owners	Area in Sq. Mtrs.
218	2564	Raj Conventure LLP (9915.00 - 1393.53 = 8521.47)	8521.47
219	2565	Raj Conventure LLP	10016.00
230	2566	Sachin R Patel & Indumatiben R Patel	1922.00
231	2567	Sachin R Patel & Indumatiben R Patel	1821.00
232	2568	Sachin R Patel & Indumatiben R Patel	7183.00
		Total land of the Scheme	29463.47

The description of the entire land of the said scheme is made in the SCHEDULE NO. 1 annexed hereinafter to this sale deed.

And whereas the SELLER has sold open Plot No. ----- of the “SHERWOODS VILLA” scheme for a sale consideration of Rs. ----- (Rupees ----- Only). The PURCHASER(S) has paid the entire sale consideration of the said Plot to the SELLER and in consideration thereof the SELLER has executed this Sale Deed in favour of the PURCHASERS on the following terms and conditions.

The said Plot hereby sold, conveyed and transferred has been referred to as "the said Plot" or “the said Unit” for the sake of brevity in this sale deed and has been more particularly described in SCHEDULE NO. 2 annexed hereinafter.

AND NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:

1. The SELLER hereby assures to the PURCHASER(S) that the SELLER is lawfully entitled to sell, convey and transfer the said Plot/Unit. The SELLER is owner-cum- developer-cum-organizer of the said project. Except the SELLER, no other person or institution has any claim, right, title, interest or encumbrance in the said property.
2. The SELLER hereby further assures that the title of the said Plot/Unit is clear and marketable and free from encumbrances. The PURCHASER(S) has also examined, inspected, scrutinized and verified the all relevant deeds and documents pertaining to the SELLER' titles, ownership rights and possession of the said lands and also pertaining to the statutory permissions and approvals granted by government and semi-government authorities relating to the said lands. The PURCHASER(S) has been satisfied with the titles and SELLER' rights / entitlement to sell, convey and transfer the said properties to and in favour of the PURCHASER(S) . However, the SELLER further assures to the PURCHASER(S) that if, in future, any person raises any adverse claim or objection regarding the titles of the said Plot/Unit or SELLER' entitlement to sell, convey and transfer the said Plot/Unit then the SELLER cum DEVELOPER will remove / cause to be removed the same at its cost.
3. The SELLER has sold the said Plot / Unit as described in Schedule No. 2, for a sale consideration of Rs. ----- (Rupees ----- Only). And the PURCHASER(S) has also purchased the said property for the same consideration. The PURCHASER(S) has paid the entire amount of sale consideration to the SELLER by the following cheques / demand drafts and the SELLER hereby acknowledge the receipt of the same.

Name of Bank	Cheque No.	Date	Amount Rs.
		Total Rs.	

4. The PURCHASER(S) has obtained a loan from -----Bank for purchasing the said Plot/Unit. And at the request of the PURCHASER(S) the said Bank / Institution has paid certain sum to the SELLER and the

SELLER has adjusted the said payment towards the sale consideration. The PURCHASER(S) alone shall be responsible for the repayment of the said loan.

5. The SELLER has today handed over the actual, physical, vacant and peaceful possession of the said Plot / Unit to the PURCHASER(S) .
6. It is specifically clarified that the undivided lands of the said scheme such as common roads, common plots, green space areas, common gardens, club house, gymnasium, swimming pool and other common amenities of the scheme shall remain in the ownership of the SELLER. If any extra / additional FSI is available or become available in future on the basis of such common lands of the said scheme then the seller cum developer PURCHASER(S) shall be entitled to make such construction and shall also be entitled to sell, lease, mortgage, assign or transfer in any other manner such additional FSI and / construction to any other persons. That all the members of the said scheme shall not make any obstruction or raise any objection against such extra / additional construction. The persons to whom such construction or parts/units of it are sold shall be entitled to become members of the association / society / committee of this scheme and shall have to pay proportionate share in the maintenance charges for the common facilities and common amenities. The seller cum developer shall be entitled to put mobile towers, telephone towers, TV towers, antennas, generators, other equipments, etc in common lands of the said scheme and shall also be entitled to give such common lands on lease to other persons, firm and companies for such purpose and their staff / personnel shall be entitled to right of way for operating, maintaining and repairing such towers and machines and for bringing such equipments and machines in vehicles.
7. It is also clarified that the seller cum developer and / or the members of the scheme shall not make any construction in the common roads of the said scheme and also shall not make any construction (except construction of common club house as per approved lay-out plan) in the common plot no. 1 of the said scheme. The common roads and common plot no. 1 mean the common roads and common plot no. 1 situated on the Eastern side of Plot Nos. B-33 to B-37 of the said scheme as per approved lay-out plan. It is further clarified that green space area are not included on common roads and common plot and the members of the said scheme shall not have any rights or claims in such green space areas. It is further clarified that the members of the said scheme shall not have any

rights or claims in the common roads, common plot no. 2 and other lands of Survey No. 218 and 219 which are situated on the Western side of the Plot Nos. B-33 to B-37 of the said scheme as per approved lay-out plan.

8. It is further specifically clarified that the present PURCHASER(S) and all other members of the said scheme will be entitled only for the common use and enjoyment of common amenities and facilities like common roads, common gardens, club house, gymnasium, swimming pool and other common amenities on payment of fees and proportionate share in common maintenance charges of the same. All the members of the said scheme shall have to form an association / society / committee for the management and maintenance of the common roads, common plots, gardens, club house, gymnasium, swimming pool and other common amenities of the said scheme shall have to compulsorily become members of such association / society / committee and shall have to pay fees and proportionate share in common maintenance charges of the same shall have to observe the rules and regulations of the such association / society / committee.
9. The PURCHASER(S) shall have to park their vehicles inside of their plot. All Members of the said scheme shall not park their vehicles on common roads, common plot or other common lands.
10. The SELLER has paid the land revenues, property taxes, electricity bills, water charges, and all other taxes, charges, bills and dues of Government, Semi-government and Local institutions and authorities pertaining to the said Plot/Unit till the date of this sale deed. Henceforth the PURCHASER(S) shall have to pay all such taxes, charges and bills from the date of this sale deed.
11. The PURCHASER(S) has become legal owner of the said Plot / Unit and as such have become entitled to own and possess the said property and have become entitled to deal with and dispose of the said property by way of sale, mortgage, lease, exchange, gift or in any other manner and have also become entitled to make construction of Bungalow in the said plot, without causing damage to the properties of other members of the scheme. But, the PURCHASER(S) shall not be allowed to make any changes in the elevation, colour and outer look of the Bungalow without written permission of the DEVELOPER. The PURCHASER(S) shall also not be allowed to make any extra / additional construction in margin lands on the ground level of the said plot.

12. As per the approved lay-out plans, the Vadodara Mahanagar Seva Sadan has granted permission for construction of Bungalow in the said plot No. ----- per the following measurements.

Floor Level	Permissible Construction
Ground Floor	----- Sq. Mtrs.
First Floor	----- Sq. Mtrs.
Second Floor	----- Sq. Mtrs.
Total	----- Sq. Mtrs.

13. The SELLER cum DEVELOPER has not carried construction in the said Plot/Unit. The SELLER cum DEVELOPER has sold the said unit as an open plot. Therefore, the PURCHASER(S) will have to make construction of the said Bungalow at his/her/their own cost and as per the approved lay-out plans. The PURCHASER(S) shall have to make construction in the said Plot as per approved lay-out plan, within Three years from the date of this sale deed. The PURCHASER(S) shall have to complete civil construction work of his residential unit within One year from the date of commencement so that other members of the scheme may not have any inconvenience or difficulties in living a peaceful life.
14. All the members of the said scheme shall reside with co-operation, unity and harmony with each other and shall not do any act, deed or thing which may cause harassment, annoyance or nuisance to other members of the scheme. All the members shall have to pay proportionate maintenance charges for their respective units / bungalows irrespective of the fact that whether their units / bungalows remain occupied or vacant. The association / society / committee of the scheme shall be authorized to collect maintenance on life time basis or on periodical basis and shall also be further authorized to collect additional maintenance if the maintenance fund is found to be insufficient for meeting the common expenses of the scheme. The association / society / committee of the scheme shall be bound to keep proper accounts of the income and expenditure and the members shall be authorized to inspect and verify the accounts of association for their satisfaction.
15. The PURCHASER(S) has become entitled to get the said Plot transferred in their names in the records of the Vadodara Municipal Corporation, Gujarat Electricity Board, Madhya Gujarat Vij Company Ltd, City Survey Office, Village Panchayat Office, Association of the said scheme and in the records of all other offices, institutions and departments of the

Government, Semi Government and Local Authorities. The SELLER shall give full co-operation to the PURCHASER(S) for this purpose. The PURCHASER(S) alone shall bear all the expenses for such transfers.

16. It is specifically clarified that the said "SHERWOODS VILLA" scheme is purely a residential scheme and hence the PURCHASER(S) / members of the Bungalows / units in the said scheme shall not use their Bungalows / units for any commercial or non-residential purpose without prior written permission of the association / society / committee of the scheme. The association shall be authorized to grant or refuse such permission looking to the facts and circumstance of the matter.
17. The association / society / committee of the said scheme shall be entitled / authorized to take necessary legal actions against members who may commit breach of any terms and conditions of this sale deed and also breach of any of the rules and regulations, resolutions, bye-laws of the association.
18. The said Plot No. A-8 is not situated on the lands bearing Revenue Survey Nos. 218 and 219 which are standing in the names of RAJ CONVENTURE LLP in government records. The said firm has is not the owner of the said land bearing Plot No. A-8. But the present selelrs are the partners in the said Firm RAJ CONVENTURE LLP and the said entire "SHERWOODS VILLA" project has been jointly organized on the lands bearing Revenue Survey Nos. 218 and 219 standing in the name of Raj Conventure LLP and Revenue Survey No. 230, 231 and 232 standing in the name of Shri Sachin Ravindrabhai Patel and Smt. Indumatiben Ravindrabhai Patel in government records. Therefore RAJ CONVENTURE LLP has given consent and confirmation for this sale transaction and has joined and signed as a confirming party in this sale deed.
19. The SELLER cum DEVELOPER has handed over the photostat copies of the documents relating to the title of the said property to the PURCHASER(S) . The original documents relating to title of the said lands shall remain with the SELLER cum DEVELOPER. The SELLER cum DEVELOPER will allow the PURCHASER(S) to inspect the original title documents and to make copies thereof at the PURCHASER(S) cost in case of necessity in future.
20. The PURCHASER(S) S shall use the said plot or any part thereof or permit the same to be used only for purpose of residential purpose and shall not use it or allow to be used it for any other purposes.

21. The PURCHASER(S) along with other PURCHASER(S) of Bungalows, 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 PURCHASER(S) , so as to enable the Promoter to register the common organization of PURCHASER(S) . No objection shall be taken by the PURCHASER(S) if any, changes or modification 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
22. The PURCHASER(S) shall maintain his/her/their plot/Bungalow (that be constructed in future) at the PURCHASER(S)'S own cost in good and tenantable repair and condition from the date that of hand over of possession and shall not do or suffer to be done anything in or to the building in which the unit/Bungalow is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building or any part thereof without the consent of the local authorities, if required;
23. The PURCHASER(S) shall not store in the plot/Bungalow 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 Bungalow is situated or storing of which goods is objected to by 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 Bungalow is situated, including entrances of the building in which the Bungalow is situated and in case any damage is caused to the building in which the Bungalow is situated or the Bungalow on account of negligence or default of the PURCHASER(S) in this behalf, the PURCHASER(S) shall be liable for the consequences of the breach.
24. The PURCHASER(S) shall carry out at his/her own cost all internal repairs to the Bungalow (that may be constructed in future) and maintain

the Bungalow in the good condition and shall not do or suffer to be done anything to the Bungalow which may be contrary to the rules and regulation and bye-laws of the concerned local authority or other public authority. In the event of the PURCHASER(S) committing any act in contravention of the above provision, the PURCHASER(S) shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

25. The PURCHASER(S) shall not demolish or cause to be demolished the Bungalow or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Bungalow or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Bungalow is situated and shall keep the portion, Sewers, drains and pipes in the Bungalow and the appurtenances thereto 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 Bungalow 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 Bungalow without the prior written permission of the Promoter and the society or the Limited Company and statutory authorities.
26. The PURCHASER(S) shall not to do or permit to be done any act of thing which may render void or voidable any insurance of the project land and the building in which the Bungalow is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
27. The PURCHASER(S) shall not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Bungalow in the compound or any portion of the project land and the building in which the Bungalow is situated.
28. The PURCHASER(S) 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 Bungalow is Situated.
29. The PURCHASER(S) 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 Bungalow s 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 PURCHASER(S) 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 Bungalow 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.

30. The PURCHASER(S) alone will bear all expenses of this sale deed like stamp duty, registration charges, legal fees and miscellaneous expenses.

: SCHEDULE NO. 1 :

: DESCRIPTION OF THE LAND OF ENTIRE SCHEME :

The residential scheme in the name of “SHERWOODS VILLA” has been organized on the combined and aggregated total 29463.47 Sq. Mtrs. of non-agricultural lands bearing Revenue Survey No. 218, 219, 230, 231 and 232 and bearing corresponding City Survey No. 2564, 2565, 2566, 2567 and 2568 of Village Gotri in the registration District Vadodara and Sub-District Vadodara-4 (Gorwa) in the State of Gujarat by obtaining approval of the combined / joint lay-out plans vide Rajachitthi No. Ward-11 / L 42 /2012-2013 dated 9-7-2012 and Revised Rajachitthi No. Ward-11 / L 166 /2012-2013 dated 22-3-2013. The survey number wise measurements of the said total 29463.47 Sq. Mtrs. of land is as under:

Revenue Survey No.	City Survey No.	Land Owners	Area in Sq. Mtrs.
218	2564	Raj Conventure LLP (9915.00 - 1393.53 = 8521.47)	8521.47
219	2565	Raj Conventure LLP	10016.00
		Sub-Total (A)	18537.47
230	2566	Sachin R Patel & Indumatiben R Patel	1922.00
231	2567	Sachin R Patel & Indumatiben R Patel	1821.00

232	2568	Sachin R Patel & Indumatiben R Patel	7183.00
		Sub-Total (B)	10926.00
		Total land of the Scheme (A + B)	29463.47

: SCHEDULE No. 2 :

: DESCRIPTION OF THE OPEN PLOT SOLD :

The immovable property namely residential Open Plot No. -----
admeasuring Plot Area ----- Sq. Mtrs. (----- Sq.Ft.)
situated in the 10926.00 Sq. Mtrs. of land of Sellers Shri Sachin
Ravindrabhai Patel and Smt. Indumatiben Ravindrabhai Patel bearing
Revenue Survey Nos. 230, 231 and 232 and corresponding City Survey
No. 2566, 2567 and 2568 of Village Gotri in the registration District
Vadodara and Sub-District Vadodara-4 (Gorwa) in the State of Gujarat.
The said Plot is bounded by as follow:

On the East : -----
On the West : -----
On the North : -----
On the South : -----

Second Schedule

Second Schedule Above Referred to here set out the nature, extent and
description of common areas and facilities.

1. Tremix concrete / paver blocks in internal road with designer street light
2. Designer society main entrance with security and landscaping elements. Pick up and drop points.
3. Underground cabling for electricity, TV and Telephone for a wire-free lock
4. Power backup for common areas
5. Power backup (inverter) provision for each villa
6. Club house with garden, swimming pool.

All the parties have signed and executed this sale deed with free consent and after having fully and properly understood the terms and conditions and with full knowledge of their effects on their respective interests. And this sale deed is and shall be binding to all the parties and their legal heirs, assign, representatives, executors, directors, officers, agents, liquidators, administrators, etc..

THE PARTY OF THE FIRST PART / SELLER :

1. -----
SHRI SACHIN RAVINDRABHAI PATEL

2. -----
SMT. INDUMATIBEN RAVINDRABHAI PATEL
represented by her son and Power of Attorney Holder
SHRI SACHIN RAVINDRABHAI PATEL

PURCHASER(S):

1. SHRI -----

2. SMT. -----

THE PARTY OF THE THIRD PART /
CONFIRMING PARTY :

M/S. RAJ CONVENTURE LLP, a Limited Liability
Partnership Firm (formerly known as M/S. RAJ
REALTY PRIVATE LIMITED) represented by
its Partner SHRI SACHIN RAVINDRABHAI PATEL

WITNESSES:

1. -----

2. -----

Property Photograph-1

Postal Address: Plot No. ----- , Sherwoods Villa, New Alkapuri,
Gotri Sevasi Road, Gotri, Vadodara-390021.

Signature of seller

Signature of PURCHASER(S)

Property Photograph-1

Postal Address: Plot No. ----- , Sherwoods Villa, New Alkapuri,
Gotri Sevasi Road, Gotri, Vadodara-390021.

Signature of seller

Signature of PURCHASER(S)

Schedule of signatures, photographs and left hand thumb impressions of
the parties as per Section 32-A of The Registration Act.

Signature of sellers No. 1 and 2	photograph	thumb impression
Signature of PURCHASER(S)	photograph	thumb impression

Signature of confirming party	photograph	thumb impression