

// SALE DEED //

A property situated at District Ahmedabad Sub District Ahmedabad – 8 (Sola) Ahmedabad City Western Taluka of Mouje Tragad Village Sim having Survey No.: 29/1 and 29/2 admeasuring around total 9510 Sq. Mtrs. land which is included in T. P. Scheme No.: 65 whose Final Plot No.: 40 admeasuring around 5706 Sq. Mtrs. Non Agriculture land. A scheme known as “Siddharth Icon” has build on that land, its Block No.: ____ on the _____ Floor situated Flat No.: ____ (As per Plan _____) of _____ Sq. Mtrs. i.e. _____ Sq. Yards super built up property and along with the undivided land of around _____ Sq. Mtrs. situated nearby to the said flat property with Sale Deed of Rs. _____/- Rupees _____
 _____Only.....

<u>Party of the First Part:</u> <u>Executant:</u> <u>Seller:</u>	(1) Sureshkumar Keshavlal Jain (70% of land owner) Aged as an Adult, Block C – 703/A, Ganesh Meridian, Opp. Gujarat High Court, S. G. High way, Ahmedabad. (2) SNKJ INFRAPROJECTS PRIVATE LIMITED (30% of land owner) It is registered under Companies Act – 1956 on dated 8/1/2014 vide Serial No.: U45200GJ2014 PTC078196 having Registered Office at Block C – 703/A, Ganesh Meridian, Opp. Gujarat High Court, S. G. High way, Ahmedabad-380063 through its Director (1) Sureshkumar Keshavlal Jain Aged as an Adult, Block C – 703/A, Ganesh Meridian, Opp. Gujarat High Court, S. G. High way, Ahmedabad. (2) Nileshkumar Keshavlal Jain through its Power of Attorney Holder Sureshkumar Keshavlal Jain, Aged as an Adult, Block C – 703/A, Ganesh Meridian, Opp. Gujarat High Court, S. G. High way, Ahmedabad.
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(Hereinafter referred to as “Party of the First Part, Executant, Seller or “We” in this Sale Deed which expression shall unless repugnant to the context or meaning thereof mean and include we and our heirs, guardians, administrators, successors, etc. of the FIRST PART.)

Party of the Second Part:

Executee: (1) _____
Purchaser: PAN NO. _____
 (2) _____
 PAN NO. _____
 Both Aged as an Adult, Resident
 of _____

 _____.

(Hereinafter referred to as “Party of the Second Part, Executee, Purchaser or “You” in this Sale Deed which expression shall unless repugnant to the context or meaning thereof mean and include we and our heirs, guardians, administrators, successors, executors, attorneys, etc. of the SECOND PART.)

Party of the Third Part: SNKJ INFRAPROJECTS
Confirming Party: PRIVATE LIMITED
Developers: It is registered under Companies Act – 1956 on dated 8/1/2014 vide Serial No.: U45200GJ2014 PTC078196 having Registered Office at Block C – 703/A, Ganesh Meridian, Opp. Gujarat High Court, S. G. High way, Ahmedabad-380063 through its Director

(1) Sureshkumar Keshavlal Jain Aged as an Adult, Block C – 703/A, Ganesh Meridian, Opp. Gujarat High Court, S. G. High way, Ahmedabad.

(2) Nileshkumar Keshavlal Jain through its Power of Attorney Holder Sureshkumar Keshavlal Jain, Aged as an Adult, Block C – 703/A, Ganesh Meridian, Opp. Gujarat High

Court, S. G. High way,
Ahmedabad.

(Hereinafter referred to as “Party of the Third Part, Confirming Party, Developers, Firm in this Sale Deed which expression shall unless repugnant to the context or meaning thereof mean and include Party of the Third Part and current and time to time holders of Party of the Third Part each of them through their heirs, guardians, administrators, successors, attorneys, etc. of the THIRD PART.)

Whereas today we the Executant and Confirming Party executing this Sale Deed in favour of you the Executee that....,

Details of Block/Survey Number: 29/1:

1. The said land at first were running on the name of Autambhai Chhababhai in the Revenue Records as a Owner, Possessor and Occupier and on dated 20/9/1955 he died hence the said land was transferred on the name of his heirs Manilal Autambhai, Davalbhai Autambhai through the Succession rights and the same had been certified in the Revenue Records vide Mutation Entry Number: 825 on dated 6/12/1955.
2. The holders of the said land paiki Manilal Autambhai died on dated 16/5/1974 and hence the said land was transferred on the name of his heirs Vinubhai Manilal, Sureshbhai Manilal and Dahiben Wd/o. Manilal Autambhai through the Succession rights and the same had been certified in the Revenue Records vide Mutation Entry Number: 1125 on dated 12/10/1974.
3. The holders of the said land paiki Davalbhai Autambhai died on dated 23/08/2001 and hence the said land was transferred on the name of his heirs Hasuben Wd/o. Davalbhai Autambhai, Dineshbhai Davalbhai, Chandrikaben D/o. Davalbhai Autambhai, Niruben D/o. Davalbhai Autambhai, Jyotsnaben D/o.

Davalbhai Autambhai and Santuben D/o. Davalbhai Autambhai through the Succession rights and the same had been certified in the Revenue Records vide Mutation Entry Number: 2368 on dated 31/5/02.

4. The holders of the said land paiki Dahiben Wd/o. Manilal Autambhai died on dated 22/1/2000 and the names of her heirs being running in the Revenue Records hence the name of Dahiben Wd/o. Manilal Autambhai was deleted and the same had been certified in the Revenue Records vide Mutation Entry Number: 2398 on dated 2/6/2003.
5. The said land Survey Number: 29/1 of 3743 Sq. Mtrs. land is being running in the Revenue Records as a Regulated Power type (New Tenure). Included that land in the T. P. Scheme No. 65, after deducting the deduction for the development purpose, making an application for the remaining land to be for paying the Premium of Non Agriculture; the honorable District Collector, Ahmedabad has made the said land free from the New Tenure controls on dated 23/11/2012 vide Order No. SB/TNC/Premium/SR-672/12. The Entry for the said Order has been certified in the Revenue Records vide Mutation Entry Number: 3609 on dated 29/11/2012.
6. The said land Survey Number: 29/1 total of 3743 Sq. Mtrs. land paiki after deducting the deduction for the development purpose, making an application for the remaining land of 2246 Sq. Mtrs. for changing it into Non Agriculture purpose; the honorable District Collector, Ahmedabad has given the permission for the Residential Purpose of 1346 Sq. Mtrs. land and for the Commercial Purpose of 900 Sq. Mtrs. total of 2246 Sq. Mtrs. land has given the permission for the Non Agriculture purpose on dated 6/2/2013 vide Order No. EST/N.A./C.N.A./Immediate / K-65 / SR – 9 / 2012. The Entry for the said Order has been certified in the Revenue Records vide Mutation Entry Number: 3642 on dated 11/2/2013.

7. The said land Survey Number: 29/1 total of 3743 Sq. Mtrs. land paiki after deducting the deduction for the development purpose, the remaining land of 2246 Sq. Mtrs. Non Agriculture land was purchased by Sureshbhai Keshavlal Jain (Share of 70%) and Dineshbhai Davalbhai Patel (Share of 30%) from the Sureshbhai Manilal Patel and Others on dated 24/4/2013 vide Registered Sale Deed No. 3427. The Entry for the said Sale has been entered in the Revenue Records vides Mutation Entry Number: 3688 on dated 1/6/2013 and certified on dated 26/7/2013.
8. Thereafter, Dineshbhai Davalbhai Patel had executed the Sale Deed in favour of S.N.K.J. Infra Project Pvt. Ltd. of the Non Agriculture land bearing his share of 30% i.e. 673.80 Sq. Mtrs. in the remaining land of 2246 Sq. Mtrs. Non Agriculture land in the said land Survey Number: 29/1 total of 3743 Sq. Mtrs. land paiki after deducting the deduction for the development purpose, vide Registered Sale Deed No. 7593 on dated 12/9/2014. The Entry for the said Sale has been entered in the Revenue Records vide Mutation Entry Number: 3855 on dated 18/9/2014.

Details of Block/Survey Number: 29/2:

1. On the said land Autambhai Chhababhai had rejected Rs. 150/- for making an Entry coming Ta. No. T. A., entry of Charge is made for the same an Entry has been entered in the Revenue Records vide Mutation Entry No. 676 on dated 23/4/49 and it has been certified on dated 20/2/51.
2. The said land at first were running on the name of Autambhai Chhababhai in the Revenue Records as a Owner, Possessor and Occupier and on dated 20/9/1955 he died hence the said land was transferred on the name of his heirs Manilal Autambhai, Davalbhai Autambhai through the Succession rights and the same had been certified in the Revenue Records vide Mutation Entry Number: 825 on dated 6/12/1955.

3. The holders of the said land paiki Manilal Autambhai died on dated 16/5/1974 and hence the said land was transferred on the name of his heirs Vinubhai Manilal, Sureshbhai Manilal and Dahiben Wd/o. Manilal Autambhai through the Succession rights and the same had been certified in the Revenue Records vide Mutation Entry Number: 1125 on dated 12/10/1974.
3. The holders of the said land paiki Davalbhai Autambhai died on dated 23/08/2001 and hence the said land was transferred on the name of his heirs Hasuben Wd/o. Davalbhai Autambhai, Dineshbhai Davalbhai, Chandrikaben D/o. Davalbhai Autambhai, Niruben D/o. Davalbhai Autambhai, Jyotsnaben D/o. Davalbhai Autambhai and Santuben D/o. Davalbhai Autambhai through the Succession rights and the same had been certified in the Revenue Records vide Mutation Entry Number: 2368 on dated 31/5/02.
4. When the said land was distributed between the holders of the said land among Davalbhai Autambhai, Vinubhai Manilal, Sureshbhai Manilal, Dahiben Wd/o. Manilal Autambhai as a brother share; the said land came in a share of Davalbhai Autambhai. The Entry for the distribution has been entered and certified in the Revenue Records vides Mutation Entry Number: 2019 on dated 1/4/1981.
5. The said land had rejected by Autambhai Chhababhai for Rs. 150/- and making charge on it but he had paid all the rejection amount hence the Honorable Taluka Development Offices of Dascroi had released the said land from the charge of rejection on the basis of his order vide T.K.V. Tragad/ 12 EV 3730 on dated 21/11/84. The Entry for the same has been entered and certified in the Revenue Records vides Mutation Entry Number: 2083 on dated 5/7/86.
6. The holders of the said land paiki Davalbhai Autambhai died on dated 23/08/2001 and hence the said land was transferred on the name of his heirs Hasuben Wd/o. Davalbhai Autambhai, Dineshbhai

Davalbhai, Chandrikaben D/o. Davalbhai Autambhai, Niruben D/o. Davalbhai Autambhai, Jyotsnaben D/o. Davalbhai Autambhai and Santuben D/o. Davalbhai Autambhai through the Succession rights and the same had been entered and certified in the Revenue Records vide Mutation Entry Number: 2382 on dated 21/1/03.

7. The said land Survey Number: 29/2 of 5767 Sq. Mtrs. land is being running in the Revenue Records as a Regulated Power type (New Tenure). Included that land in the T. P. Scheme No. 65, after deducting the deduction for the development purpose, making an application for the remaining land of 3460 Sq. Mtrs. to be for paying the Premium of Non Agriculture; the honorable District Collector, Ahmedabad has made the said land free from the New Tenure controls on dated 23/11/2012 vide Order No. SB/TNC/Premium /SR-671/12-13. The Entry for the said Order has been entered and certified in the Revenue Records vides Mutation Entry Number: 3610 on dated 29/11/2012.
8. The said land Survey Number: 29/2 total of 5767 Sq. Mtrs. land paiki after deducting the deduction for the development purpose, making an application for the remaining land of 3460 Sq. Mtrs. for changing it into Non Agriculture purpose; the honorable District Collector, Ahmedabad has given the permission for the Residential Purpose of 2360 Sq. Mtrs. land and for the Commercial Purpose of 1100Sq. Mtrs. total of 3460 Sq. Mtrs. land has given the permission for the Non Agriculture purpose on dated 6/2/2013 vide Order No. EST/N.A./C.N.A./Immediate / K-65 / SR – 14 / 2013. The Entry for the said Order has been entered and certified in the Revenue Records vides Mutation Entry Number: 3644 on dated 11/2/2013.
9. The said land Survey Number: 29/2 total of 5767 Sq. Mtrs. land paiki after deducting the deduction for the development purpose, the remaining land of 3460 Sq. Mtrs. Non Agriculture land was purchased by Sureshbhai Keshavlal Jain and Dineshbhai Davalbhai Patel from the Sureshbhai Manilal Patel and Others on

dated 24/4/2013 vide Registered Sale Deed No. 3428. The Entry for the said Sale has been entered in the Revenue Records vides Mutation Entry Number: 3689 on dated 1/6/2013 and certified on dated 26/7/2013.

10. Thereafter, Dineshbhai Davalbhai Patel had executed the Sale Deed in favour of S.N.K.J. Infra Project Pvt. Ltd. of the Non Agriculture land bearing his share of 30% i.e. 1038 Sq. Mtrs. in the remaining land of 3460 Sq. Mtrs. Non Agriculture land in the said land Survey Number: 29/2 total of 5767 Sq. Mtrs. land paiki after deducting the deduction for the development purpose, vide Registered Sale Deed No. 7591 on dated 12/9/2014. The Entry for the said Sale has been entered in the Revenue Records vides Mutation Entry Number: 3856 on dated 18/9/2014.

Thereafter, in the Final Plot Number: 40 paiki 3994.20 Sq. Mtrs. land the plans for the construction related being presented in Ahmedabad Municipal Corporation and they had given Rajachitthi Number: 03232/ 051214/A3304/R0/M-1 (Block No. A), 03233/ 051214/ A3305/R0/M-1 (Block No. B+C), 03234/ 051214/A3306/ R0/M-1 (Block No. D), total three Rajachitthi has been given. On the basis of this binding to the approved plan and received Rajachitthi and terms of N.A.; the said Final Plot Number of 3994.20 Sq. Mtrs. on the land of Party of the First Part No. 1 started a construction for the residential and commercial purpose in that different types of Flats and Shops for the construction purpose, the development agreement has been executed with the Party of the Third Part Firm. That is Registered in the Office of Sub Registrar vide Registered Number: 4155 on dated 22/4/2015 and Stamp Duty of Rs. 3,49,500/- has been used as a Development and binding to the decided terms of that development and binding to the Memorandum executed between us; on the said Final Plot of total 5706 Sq. Mtrs. the construction is made on a name of "Siddharth Icon" and in that "Siddharth Icon" situated residential and commercial properties paiki Block: '___' on the _____ Floor situated Flat No.: _____ property we the Executant and Confirming Part decided to sell to you the Executee and

executed this Sale Deed in favour of you the Purchaser and the details of the saleable property is described in the Schedule as under.

The said property is decided to sell by we the Executant and Confirming Party together to you the Executee for total Rs. _____/- Rupees _____ Only. That the Sale Consideration Amount is received by we the Executant and Confirming Party from you the Executee in full with the below mentioned details.

Details of Sale Consideration:-

Hence, as per the above mentioned details we the Executant and Confirming Party has received the full consideration amount of the said property as decided from you the Executee and we acknowledging the receipt for the same.

The said property is not given to anyone by way of any type of sale, gift, mortgaged by we the Executant or Confirming Party or not taken a loan or not created any charge from any government, semi government offices, banks. The right titles of the said property are clear and marketable.

The peaceful, vacant and every possession of the said property is handed over by we the Executant and Confirming Party to you the Executee today on place in a presence of two witnesses. That you the Executee had checked, verified and making the investigation of quality of

construction and being it is completed and does not have disputes related to the same and hence accepted at the place and taken over the possession. Therefore, there is no any exchange of money remains to be done between us or does not have any disputes related to the rights of ownership and related to the construction. Also in future we or our heirs, guardians, successors does not have any right, title, share, interest and for the same will not create any disputes, arguments or disputes and hence I am declaring the same.

The common facilities of the said sold property like sewage, water, light connection, staircase, road, ways, common plot, common parking, terrace, over head – underground tank, etc is given. That all the facilities to use the same you the purchaser is having rights and authorities. Also the maintenance expenses for using these facilities will be contributed equally by all the flat holders. In the said property; the flat owners will not make any type of changes or alteration in the outside alleviation.

The Executant and Confirming Party is executed this Sale Deed to you the Executee that on the basis of the said undivided share in the part of land and approved plan nearby to the same constructed property related to the original boundary rights and rights of chal nikal through this Sale Deed sold to you the Executee in full consideration and from now onwards you become the sole absolute owner and possession holder of the said property and you the Executee can enjoy and use the said property till the sun and moon shines in the sky and you become the owner and having right to sell, mortgage, gift, use the said property.

We the Executant and Confirming Party herein giving surety and binding to you the Executee that we the Executant and Confirming Party on the said undivided land mentioned below in the Schedule and on the basis of the plan approved for the land has not done any act, deed which is harmful to the said construction. The said nearby land and on that constructed property is not given to anyone else by any type of Sale, mortgage, gift, in charge except you the Executee or on the said land no one has any type of

right, share, interest, livelihood and maintenance expenses, residential rights or any type of suits or proceedings.

The entire land of the said land and other all the allied facilities cannot be separated or distributed in future but in that facilities you the Executtee and all the flat holders will have the joint and equal rights.

The allied facilities except the said flat property like Lift, Passage, Staircase, Common Plot, Garden, etc places you will not have to use the said which creates or hindrances any other flat holders of the said property or not to make any pressure or illegal possession on the said place and also we the Executtee and Confirming Party will have the rights and we will be liable to transfer, assigns, or sale the place of margin and terrace rights and in that you will not have to take any arguments or dispute for the same.

Whatever the expenses decided on the said selling price of the said flat property except these administrator expenses, A.E.C. charges, GUDA Charge, Narmada Water Connection Charges, Service Tax, Value Added Tax (VAT), Legal Expenses, and Stamp Duty related to the Sale Deed, Registration Fees, Advocate Fees, for making an entry of mutation for Sale and to approve in the government records and gram Panchayat / municipal corporation records all the expenses and currently or in future if any further stamp duty difference amount arises, penalty from the government side or questioned taxes along with all types of taxes, cess, (as per applicable rate) make an application other taxes then that all the taxes, cess, charges, etc and interest, penalty interest will be paid by the Purchaser.

For the construction of the said building if any losses arises to the goods and lives or loss to the building due to any type of natural calamities like floods, earthquake, storms or any other man made calamities like war, riots, internal disputes than its complete responsibilities will be of you the Purchaser and related to the same Party of the Third Part or Executtee will not have any liability.

The name of the said building will remain “Siddharth Icon” permanently and in future any members of the building cannot be able to change the same in any situation.

In the said building, moreover from the margin place allotted to the owners of other building; common parking place will be joint used every time. In that all the members of the building have to park their vehicle in such a way that does not create any hindrances or any problems to any other person. Further, keeping in mind the Domestic Motor Vehicles and as per the Prevailing Rules of the Corporation / AUDA as per the approved plans, the amendment of parking is made. You the Executtee and other flat holders will not have the rights and authorities to create any arguments or raising any disputes for the same.

Also as per the FSI rights to be received in future, further construction rights to be done on the terrace will be of Developer and We only also at that time we will be liable to do the further construction on terrace, to sell and whatever we feel goods. In future also, we will have the rights to keep the advertisement hoardings, installing the mobile phone towers, cabin, etc and at that time you the Executtee does not have to raise any objection or not to create any disputes for the same.

The right, titles of the said land of we the Executant is clear and marketable. The title clearance certificate for the same us also given by the Executant to the Executtee which is checked and verified by you yourself or through any experiences or expert person or through any institution and made the surety related to all the things and you the Executtee is completely satisfied with the same and hence we have sell the said property. Hence, in future you will not have to take any arguments or disputes for the same.

All the taxes related to the said property till today is paid by we the Executant and from today onwards all the taxes will be paid by you the Executtee. On the basis of the said Sale Deed you have the rights to transfer the said property on your name in the Revenue Records, all the Government Offices and in the Records of Gram Panchayat

and related to the same whenever and wherever our signature or witnesses will be needed that will be given by we the Executant and binding.

SCHEDULE

A property situated at District Ahmedabad Sub District Ahmedabad – 8 (Sola) Ahmedabad City Western Taluka of Mouje Tragad Village Sim having Survey No.: 29/1 and 29/2 admeasuring around total 9510 Sq. Mtrs. land which is included in T. P. Scheme No.: 65 whose Final Plot No.: 40 admeasuring around 5706 Sq. Mtrs. Non Agriculture land. A scheme known as “Siddharth Icon” has build on that land, its Block No.: __ on the _____ Floor situated Flat No.: ____ (As per Plan _____) of _____ Sq. Mtrs. i.e. _____ Sq. Yards super built up property and along with the undivided land of around _____ Sq. Mtrs. situated nearby to the said flat property...,

Details of Four Boundaries as per their Brochure

EAST :
WEST :
NORTH :
SOUTH :

All the expenses of the Sale Deed related to the said property like Stamp Duty, Registration Fees, Typing Fees, Advocate Fees, etc is paid by the Executtee.

As such in this way, between the four boundaries situated property and receivable roads and ways along with the joint rights of use and to enjoy is give on sale by we the Executant and Confirming Party jointly to you the Executtee

As such in this way the above mentioned Sale Deed is executed by we the Executant and Confirming Party after

reading, understanding, thinking, in a clever sense of mind, in a non alcoholic situation, in a pure sense, without any pressure of anyone, happily and it is accepted, approved and binding to we and our heirs, guardians, successors, administrators, partners, holders, etc.

Today on dated ____ day of _____ – 2017 at Ahmedabad

Here ----- Signature Here ----- Signature

Executant:

Witnesses:

(Sureshkumar Keshavlal Jain)

**SNKJ INFRAPROJECTS
PRIVATE LIMITED**
Through its Director

(Sureshkumar Keshavlal Jain)

(Nileshkumar Keshavlal Jain
Through its Power of Attorney Holder
Sureshkumar Keshavlal Jain)

Confirming Party:
Developers:
SNKJ INFRAPROJECTS
PRIVATE LIMITED
Through its Director

(Sureshkumar Keshavlal Jain)

(Nileshkumar Keshavlal Jain
Through its Power of Attorney Holder
Sureshkumar Keshavlal Jain)

SCHEDULE AS PER SECTION-32(A) OF
REGISTRATION ACT

**Signature, Photograph and Left Hand Thumb
Impression of Executant / Vendor:**

(Sureshkumar Keshavlal Jain)

SNKJ INFRAPROJECTS PRIVATE LIMITED
Through its Director

(Sureshkumar Keshavlal Jain)

(Nileshkumar Keshavlal Jain
Through its Power of Attorney Holder
Sureshkumar Keshavlal Jain)

**Signature, Photograph and Left Hand Thumb
Impression of Confirming Party: Developers:**

**SNKJ INFRAPROJECTS
PRIVATE LIMITED**
Through its Director

(Sureshkumar Keshavlal Jain)

(Nileshkumar Keshavlal Jain
Through its Power of Attorney Holder
Sureshkumar Keshavlal Jain)

**Signature, Photograph and Left Hand Thumb
Impression of Executive / Party of the Second Part /
Purchaser:**

(1)

(2)

PHOTOGRAPH OF SALEABLE PROPERTY

Description of Property:

“Siddharth Icon”, Flat No. _____, Tragad, Ahmedabad

Signature of Executant:

Signature of Executee:

PHOTOGRAPH OF SALEABLE PROPERTY

Description of Property:

“Siddharth Icon”, Flat No. _____, Tragad, Ahmedabad

Signature of Executant:

Signature of Executee:
