

SALE DEED

Plot No. _____ [Plot No. _____ in situated on the land of Plot No. Q as per approved plan of GUDA] admeasuring Carpet Area of _____ **sq. mts.** and undivided share in the land of common road, common plot and common amenities admeasuring _____ **sq. mts.**, totally admeasuring _____ **sq. mts.** on the total scheme land 36,523.96 sq. mts. of Sub Plot No. Q (as per records of GUDA) of Block No. 444/258 [paiki] [land of Old Block No. 461, Old Block No. 509, and Old Block No. 510 forming part of consolidated Block No.444 (paiki)] in Scheme known as “Amba Township Sector-5”, which is a part of “Amba Township”, situate, lying and being at Mouje: Adalaj, Taluka: Gandhinagar for **Rs. _____/- [Rupees _____ ONLY]**

**FIRST PARTY /
VENDOR**

Amba Township Private Limited
through its Authorised Person/Director
Shri Bhaveshkumar Dashrathbhai Patel
 Aged: Adult, Occupation: Seva/Service

having office address at Basement, Tower A, Vardan
 Tower, Opp. Shanti Apartment, Pragati Nagar, Shastri
 Nagar, Naranpura, Ahmedabad -380 013 Gujarat.

PAN: AAFCA1933J

Hereinafter called “FIRST PARTY” or “VENDOR”
 (Which expression shall, unless repugnant to the
 context or meaning thereof, be deemed to include the
 First Party and its directors, executors, successors,
 assignees and administrators etc.) of the ONE PART.

**SECOND PARTY /
PURCHASER**

1. _____

Age: Adult, Occupation: Seva/Service

PAN:_____

2. _____

Age: Adult, Occupation: Seva/Service

PAN:_____

Both _____ Residing _____ at _____

Hereinafter called “SECOND PARTY” and/or
 “MEMBER” and/or “PURCHASER” (which
 expression shall, unless it be repugnant to the context
 or meaning thereof, be deemed to include (in case of
 individual) his heirs, legal representatives, executors
 and successors of the OTHER PART.

WHEREAS:

The First Party herein is seized and possessed of and otherwise well and sufficiently entitled to **Plot No. _____** [**Plot No. _____** in situated on the land of Plot No. Q as per approved plan of GUDA] admeasuring Carpet Area of _____ **sq. mts.** and undivided share in the land of common road, common plot and common amenities admeasuring _____ **sq. mts.**, totally admeasuring _____ **sq. mts.** on the total scheme land 36,523.96 sq. mts. of Sub Plot No. Q (as per records of GUDA) of Block No. 444/258 [paiki] [land of Old Block No. 461, Old Block No. 509, and Old Block No. 510 forming part of consolidated Block No.444(paiki)] in Scheme known as “Amba Township Sector-5”, [also known as “Amba Township Sector 5” as per RERA, and “Amba Township Sector 5” as per GUDA] which is a part of “Amba Township”, situate, lying and being at Mouje: Adalaj, Taluka: Gandhinagar.

The First Party is the owner and in possession of Non-agricultural land admeasuring 36,523.96 sq.mtrs. of Sub Plot No. Q (as per records of GUDA) of Block No. 444/258 [paiki] [land of Old Block No. 461, Old Block No. 509, and Old Block No. 510 forming part of consolidated Block No. 444(paiki)] (hereinafter referred to as “the Said Land” or “the Schedule Land”). The First Party has proposed a Scheme of Residential Plots known as "Amba Township Sector-5" on the said land (hereinafter referred to as the Scheme/Project) which is a part of Amba Township (herein after referred to as “Township”).

The Mamlatdar Gandhinagar, has amalgamated the land of 28 Blocks, including Block No. 461, Block No. 509, and Block No. 510, with the Block No. 444, as all the lands are Non Agricultural land adjoining to each other and held by the same holder under his Order No. LND/Vashi.9739/2008 dated 24.12.2008 and renumbered the said Block No. as Block No. 444. Entry to that effect is carried out in the Record of Right by Entry No. 11578 Dated 17/03/2009 which was certified on 27.05.2009.

The Collector Gandhinagar has granted Non Agricultural Use Permission for residential purpose for the land of Old Block No. 461 under his order No. CB/JMN/N.A/SR 124/Vashi.7224 to 7233/2010 dated 05.05.2010 under sec. 65 of

the Bombay Land Revenue Code. Entry to that effect was entered in Revenue Record by entry No. 12219 dated 02.09.2010, which was certified on 01.11.2010.

The Collector Gandhinagar has also granted Non Agricultural Use Permission for residential purpose for the land of Old Block No.509 under his order No.CB/Jamin/N.A./SR 124//WS/8098 to 8108/09 dated 13.04.2009 under sec. 65 of the Bombay Land Revenue Code. Entry to that effect was entered in Revenue Record by entry No. 11699 dated 08.05.2009, which was certified on 22.09.2009

The Collector Gandhinagar has granted Non Agricultural Use Permission for residential purpose for the land of Old Block No. 510 under his order No. CB/JMN/N.A/SR 124/Vashi.7224 to 7233/2010 dated 05.05.2010 under sec. 65 of the Bombay Land Revenue Code. Entry to that effect was entered in Revenue Record by entry No. 12219 dated 02.09.2010, which was certified on 01.11.2010.

Thereafter, Adalaj Gram Panchayat has issued Construction Permission to Amba Township Pvt. Ltd. for development of residential units on the said Land and Development Permission was granted by Gandhinagar Urban Development Authority [GUDA] under its order No. PRM/Adalaj/740/08/2008/2711/2010 dated 09.11.2010. This Permission has been cancelled.

Thereafter, Adalaj Gram Panchayat has issued Revised Construction Permission to Amba Township Pvt. Ltd. for development of residential plots on the said Land and Development Permission is granted by Gandhinagar Urban Development Authority [GUDA] under its order No. PRM/Adalaj/67/07/2017/3173/2018 dated 21.05.2018 on sub Plot Q on Revenue Survey/Block No. 444/258 admeasuring 36,523.96 sq.mts in the said land.

The First Party has made an application with RERA Gandhinagar vide _____ for the registration of this plotting scheme.

Amba Township Pvt. Ltd. i.e. First Party has been promoted by the Sadhakas and Satsangies (herein after referred as “Mahatmas”) of Param Puja Dada Bhagwan, including professionals, industrialists, who have excelled in their chosen fields, as also the common people.

Param Puja Dada Bhagwan wished that there should be a township surrounding the Temple, with exclusive facilities to blend the taste of east and west, full of positivity which will help Mahatmas to progress spiritually and to walk the path of salvation with spirit.

As a step towards this, the First Party is presently engaged in construction of Township at Adalaj, District–Gandhinagar, Gujarat, for the persons who wants to progress spiritually and seeks to live in spiritual and peaceful atmosphere. The company allots residential accommodation on a reasonable cost basis.

The main aim of the First Party is to provide spiritual and peaceful environment at an affordable cost to the people having spiritual interest. Thus, its basic intention and objective is social and spiritual upliftment and development of the society as a whole and not strictly profit making.

The Second Party is desirous to live in spiritual and peaceful atmosphere and wants to progress spiritually and also willing to follow the basic rules and regulations of the Scheme and Township. He/She/They is desired to acquire and for that purpose requested the First Party to sell him/her/them “said Plot” subject to the terms and conditions mentioned herein.

The Second Party hereby agrees to purchase from the First Party and the First Party hereby agrees to sell to the Second Party **Plot No. _____** [**Plot No. _____** in situated on the land of Plot No. Q as per approved plan of GUDA] admeasuring Carpet Area of _____ **sq. mts.** and undivided share in the land of common road, common plot and common amenities admeasuring _____ **sq. mts.**, totally admeasuring _____ **sq. mts.** on the total scheme land 36,523.96 sq. mts. of Sub Plot No. Q (as per records of GUDA) of Block No. 444/258] [land of Old Block No. 461, Old Block No. 509, and Old Block No. 510 forming part of consolidated Block No.444 (paiki)] in Scheme known as “Amba Township Sector-5”, which is a part of “Amba Township”, situate, lying and being at Mouje: Adalaj, Taluka: Gandhinagar. The said Unit/Plot and right to use common amenities, membership and share certificate right of Service Society shall be referred to as “THE SAID UNIT” OR “THE SAID PLOT” hereinafter in this Sale Deed and more particularly described in the Schedule.

WHEREAS, a Amba Township Sector 5 Residents Private Limited, Maintenance Company has been formed by the Plot holders of the said Scheme, with main object of maintaining the common amenities, facilities, services, common infrastructure and common open areas (hereinafter referred to as the “SAID COMMON FACILITIES AND AMENITIES”) and also to manage, maintain, monitor, replace, up-grade, etc., the said amenities. The said “Maintenance Company” is hereinafter referred to as “MAINTENANCE ENTITY”.

[i] The Second Party hereby agrees to purchase from the First Party and the First Party hereby agrees to sell to the Second Party **Plot No. _____** [Plot No. _____ on the land of Plot No. Q as per approved plan of GUDA] admeasuring Carpet Area of _____ **sq. mts.** for the Total Consideration of **Rs. _____/-**.

[ii] The Second Party hereby agrees to purchase from the First Party and the First Party hereby agrees to sell to the Second Party undivided proportionate common area admeasuring _____ **sq. mts.** forming part of the Unit /Plot and consideration of the same is included in total consideration, but the possession and control of the said Common Area will always remain with Maintenance Entity for the purpose of Maintenance of the scheme.

[iii] There is open land of _____ sq. mts. adjoining to the said Plot. The said land is more particularly described in Annexure ‘B’ to this agreement. The said open land is demarcated by a small compound wall. The said open land is not in ownership of the Second Party. The First Party has not received any consideration for this said open land. The Second Party shall not have any right of encroachment or any right to use this property. This land may be subject to seizure or Kapat [Deduction] by First Party, Maintenance Entity or by any government agency at some time in the future. The Second Party and subsequent Purchasers hereby agrees that he / she will not raise any objection for such seizure or Kapat in future.

AND WHEREAS as per the terms and conditions mentioned in the said Agreement the Vendor has agreed to sell to the Second Party and the Second Party has agreed to purchase from Vendor the said Plot for a consideration of **Rs. _____/- (Rupees _____ Only).**

NOW THIS INDENTURE WITNESSED THAT in pursuance of the consideration of the sum of **Rs.** _____/- **[Rupees _____ Only]** as paid on or before execution of these presents by the Second Party to the First Party by different cheque/cash out of which TDS, if applicable, at applicable rate is paid by Second Party as per the Income Tax Provisions in favour of Vendor..

NOW THIS INDENTURE WITNESSED THAT in pursuance of the consideration of the sum of **Rs.** _____/- **[Rupees _____ Only]** paid by the Second Party as per the details mentioned above and the said amount being the full consideration paid by Second Party to First Party, the payment and receipt whereof, the First Party do hereby admit and acknowledge and also separate receipt is executed between the parties and of and from the same and every part thereof forever acquit, release and discharge the Second Party, the First Party do and each of them doth hereby grant, convey, transfer and assure unto the Second Party all that Unit/Plot more particularly described in the schedule hereunder written together with right in all and singular courts, yards, areas, compounds, ways, sewers, ditches, fences, trees, drainages, water courses, plants, paths, passages, wells, lights, electric connections, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the Said Plot, hereditaments and Plot or any part thereof belonging or in any way appertaining to or with the same or any part thereof now hath or any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or members thereof and to belong or be appurtenant thereto and also together with all deeds, documents, writings, vouchers and other evidences of title relating to the Said Plot, together with all rights, interests, benefits and advantages of and under the Town Planning Scheme. By way of land of Final Plot/s, compensation and in any other form whatsoever, including benefit, compensation and additional FSI in respect of the Plot surrendered (if any) in ring, road, past, present and future, and all the estate right, title, interest, possession, benefit, claim and demand whatsoever at law and in equity of the First Party in, to, out of or upon the Said Plot, hereditaments or any part thereof to have and to hold all and singular the Said Plot hereby granted, conveyed, transferred, assured, intended or expressed so to be with their and every of their rights, members, easements and appurtenances (all

which are hereinafter collectively called “THE SAID PLOT” OR “THE SAID UNIT”) unto and to the use and benefit of the Second Party forever as full and absolute owner subject to the terms and conditions laid out in this document.

The basic aim of the First Party is to develop residential township with spiritual, peaceful and positive atmosphere for the followers of Param Pujya Dada Bhagwan. The First Party has developed the township with this intension only. This Sale Deed is prepared with the purpose of preserving the above objectives of the First Party.

The Second Party agrees to abide by the terms and conditions of all the agreements, documents signed by him/her/them and further agrees to the following terms and conditions:

1. The Second Party has to become a member of Maintenance Entity by taking specified shares and also abide by all rules and regulations of the said Maintenance Entity and to pay the deposit/charges as decided from time to time by the Maintenance Entity.
2. It is hereby agreed by the Second Party that, the Second Party shall pay to the First Party or Maintenance Entity as Common Maintenance Refundable Deposits for said Common Facilities and Amenities.
3. The Maintenance Deposit received from the Second Party shall be invested in the interest fetching investments like Fixed Deposits or any other investment schemes. The maintenance expenses of common area shall be paid from interest earned from such investments. Maintenance expenses will only cover area outside the Second Party's Plot i.e. common area and facilities. In future when maintenance expenses exceed income amount, then the proportionate annual/monthly maintenance expenses will have to be paid by Plot owner as per the rules and regulations of the Maintenance Entity. In other words, in future, Plot owner will have to pay some amount towards annual/monthly maintenance expenses over and above maintenance deposit.
4. The maintenance deposit is a refundable deposit and not the lifetime maintenance charges. This Refundable Maintenance deposit will be

refunded by the Maintenance Entity to the Second Party on receipt of deposit from new purchaser on transfer of the said Plot.

5. It is agreed, confirmed and accepted by the Second Party that the Second Party shall be required to pay the maintenance amount decided by the Maintenance Entity and if the same is not paid regularly then defaulted amount will be recovered with interest, as may be decided by the maintenance entity from time to time from the due date of payment. If the Second Party fails to pay the defaulted amount with interest within 30 days of notice/demand, the First Party/Maintenance Entity shall be entitled to withdraw the permission to use the Recreation and Common Amenities and Facilities, including the permission to use all the internal roads of the Residential Plot Scheme which shall also include the internal roads used to approach the Said Plot.
6. The Maintenance Entity is the occupier of Common Area and Maintenance Entity is authorized to make changes or make developments in the Common Area of the said scheme and no approval is required from Second Party of the said Plot or any other Plot Holders and under such circumstances the Second Party or Plot Holders are not entitled to raise any dispute or objection for the said purpose.
7. The Second Party will have undivided right to use common amenities and common areas of the scheme subject to fulfillment of rules, regulations, terms and conditions framed by Maintenance Entity from time to time.
8. The Second Party unconditionally agrees to fulfill all the terms and conditions of Agreement for Sale, Sale Deed, Possession Declaration, Undertaking, Construction Agreement and all other documents signed by him/her/them from time to time.
9. The Second Party does not have the right to sub-divide the said Plot into two or more parts.
10. The Second Party does not have the right to construct more than one Bungalow per Plot.

11. The Second Party is responsible for obtaining written approval from the First Party/Maintenance Entity as well as local government Authorities, such as GUDA, prior to commencing construction of the Bungalow. The Second Party also agrees to pay safety deposit to the First Party as determined by the First Party/Maintenance Entity and enter into a “Construction Agreement” or “Deed of Undertaking” with the First Party/Maintenance Entity prior to starting the Construction process.
12. The Second Party agrees to follow the Terms and Conditions for the Construction of Bungalow as outlined by the First Party/Maintenance Entity.
13. Second Party must apply for the approval of his/her construction/layout plan with GUDA as per plan for the plotting scheme after obtaining prior permission of the First Party. The construction must be done as per the said plan, which is approved by GUDA and the First Party/Maintenance. If any violation is done by Second Party during the construction and unauthorized construction is made then the said construction should be removed by Second Party within 10 days from the date of intimation from First Party/Maintenance Company. If Second Party fails to do so then the Maintenance Company can remove the said unauthorized construction and recover the cost of removing unauthorized construction from the Second Party.
14. The Second Party shall park his/her/their vehicles within his/her/their plot and will not be allowed to park his/her/their vehicle on other plots or in common area.
15. a) It is also agreed by the Second Party that the Said Plot purchased by him/her/them shall have a compound wall and gate constructed by First Party as per the design, specifications and size decided by First Party. The land on which such compound wall and gate get constructed shall belong to the Second Party, the ownership of the compound wall and the gate shall always remain with Second Party and adjoining Plot Holder jointly and the Second Party shall not be entitled or allowed to make any alteration/modification to the said compound wall and/or gate or to demolish the same in part and/or whole.

- b) If the compound wall or the gate is found to be damaged and/or altered at any time after the conveyance of the Said Plot, the same shall be repaired/replaced/reconstructed by Second Party either lonely or jointly with neighbouring plot owner and the costs/expenses involved for the same shall be totally payable by the Second Party. However, the prior permission / consent and dimensions for the construction of compound wall shall be taken from the Maintenance Entity.
 - c) The Maintenance Company at its own costs shall be responsible for the maintenance, repairs, reconstruction, renovation of the wall situated on common road, common plot and the wall surrounding the entire scheme and not for the wall which is constructed on the plot-holders' land. The First Party shall hand over the ownership, possession and maintenance of the respective plots to the respective plot owners and the possession of the common area to the Maintenance Entity, hence the First Party is not responsible for cost/expenses to be incurred for repair/reconstruction of walls/gate situated either on plot land or common area or surrounding the scheme.
16. The Said Plot shall be used only for the purpose of putting up construction of one single dwelling Unit on the said Plot as per plotting plan approved by First Party and GUDA. The Purchaser agree, confirm and accept that the plot will be purchased by him for putting up construction of one single residential dwelling Unit on Plot. The said Scheme “Amba Township” is situated on a Said Land which is already converted for residential use [residential N.A.] by order of Collector, Gandhinagar.

If in future the above area is included in Town Planning Scheme and at the time of implementation of Town Planning Scheme any betterment tax is required to be paid to the competent authority then Purchaser is liable to pay the same and if any land is deducted from plot area, common area or common road the same will be acceptable to the Purchaser. Thus the Purchaser agrees that post merger into GUDA or on implementation of Town Planning Scheme Purchaser have to abide by the guidelines regarding the town planning, Kapat [Deduction] and betterment charges

etc. and as per the terms and conditions of N.A. order. The dwelling on Plot should be constructed by the Purchaser within prescribed time mentioned in the said N.A. order. If the dwelling on Plot is not constructed by the Purchaser within the time limit mentioned then the Purchaser will be liable for payment of penalty or for obtaining revised permission from the concerned authority.

The Second Party is entitled to construct his/her/their/its residential unit on the said Plot at his/her/their own cost but the said bungalow/tenement shall not be more than _____. The promoter has decided/made this rule common for all plot holders so that the scheme has better synergy. Thereafter the purchaser shall obtain B.U. Permission of GUDA before using the said Property.

17. The Plot is conveyed to the Second Party for use of Second Party and family members of Second Party only. The Plot should not be given for use of any person other than family member of Second Party. Family member means husband, wife, mother, father, son and daughter along with their family members. The prior permission of First Party and/or Maintenance Entity must be obtained for use of house by any person other than family member of Second Party.
18. The Second Party shall not use the Said Plot or permit the same to be used for any purposes whatsoever other than residence for which it is conferred or for the purpose which may or is likely to cause nuisance or annoyance to occupiers of the other Plots or for any illegal or immoral purposes.
19. The Second Party shall maintain at his/her/its/their cost the Said Plot in good condition, state and order and shall abide by all bye-laws, Rules and Regulations of the Government, Local Authority, Nagar Panchayat, District Panchayat, Electricity Company, First Party and/or Maintenance Entity, Local Bodies and other Authorities and shall attend, answer and be responsible for all actions.

20. The Second Party hereby covenants to keep the Said Plot, neat, clean, tidy, saved and protected from trespasser, from being illegally used or occupied and to keep such construction, sewers, drains, pipes, appurtenances belonging thereto in a good, tenable repair and condition. The Second Party must follow all the rules and regulation framed by the Promoter/Maintenance Society for construction of his/her/their/its residence along with terms and conditions of GUDA.
21. The Second Party shall carry out the construction in a manner that common facilities, compound wall and other common structures are not damaged. No nuisance or annoyance shall be caused to any other occupant of neighboring Plots. The Second Party shall not store building material on the common roads or areas of the Scheme. The Second Party shall not throw dirt, garbage or other refuses or permit the same to be thrown from the Said Plot or for the purpose of repair of any part of the construction, in the common portion like, roads or otherwise.
22. The Second Party shall permit First Party and/ or Maintenance Entity and/or their surveyors and agents with or without workmen and others at all reasonable times to enter into upon the Said Plot or any part thereof to solve civil or water leakage problem faced by the Plots adjoining to Second Party's Plot. The First Party or Maintenance Entity is also entitled to do required civil work in First Party's Plot to solve the civil or water leakage problem of adjoining Plots.
23. The First Party has sold and conveyed the said Plot with reasonable consideration since the Second Party is follower of "Param Pujya Dada Bhagwan". The Second Party also agrees that he/she/they will use the Said Plot for only residential purpose with a condition to follow all rituals of "Param Pujya Dada Bhagwan" and in future if the Second Party sale/transfer the Said Plot, then it must be transferred to the follower of "Param Pujya Dada Bhagwan" which is approved by the First Party or Maintenance Entity and ready to follow the rituals of "Param Pujya Dada Bhagwan", so no nuisance or hardship should be created to the other Plot holders of the scheme.

24. As already stated earlier, the basic aim of development of Township is to provide spiritual, peaceful, and positive atmosphere to the followers of Param Pujya Dada Bhagwan. Therefore, to preserve the main object and spirit of the Scheme/Township this Sale Deed is made on the conditions that:

- i. that the following are strictly prohibited in the Amba Township and no person staying on Second Party's Plot shall do any of the following acts:
 - a. Possession and/or Consumption of Alcohol.
 - b. Possession and/or Consumption of Non-vegetarian food.
 - c. Adultery or Illicit Sex.
 - d. Any other act, deed or behaviour which shall be considered either indecent or immoral by the Maintenance Entity on the bases of the objects of creation of Township and general moral standard of the society.

If any of the Second Party or family member of the Second Party or any person staying at the said Plot of Second Party is found doing any of the above act at any time hereinafter, then the First Party has a right to commence process for termination of the membership of the Second Party in the said Project. The First Party and/or Maintenance Entity shall also have a right to prohibit the entry of the said person in the Township.

- ii. that for all the subsequent transfer, the Allottee and Prospective Purchaser should follow the process as mentioned below and shall abide by following:
 - a. The member should approach The First Party/or Maintenance Entity and give them the information about prospective Purchaser in specified format and with requisite details.
 - b. The First Party or Maintenance Entity will in due course decide on eligibility of prospective Purchaser in the scheme. The

decision of The First Party and/or Maintenance Entity will be final in this regard and The First party and/or Maintenance Entity will not be required to provide any explanation, clarification in the matter. This right and power is given to the First Party and/or Maintenance Entity. The Second Party should initiate the process of transfer only after the First Party/Maintenance Entity approves the prospective purchaser.

- c. The First Party or Maintenance Entity will issue 'No Dues Certificate' and/or 'No Objection Certificate' to the Second Party, only if the application of prospective purchaser is approved. The No Dues Certificate will be issued to the Second Party, only if the second Party has paid all dues to the Maintenance Entity.
 - d. The Second Party has to pay necessary transfer fees/charges as decided by the First Party and/or Maintenance Entity from time to time and also provide Undertaking from the new Purchaser in favour of Maintenance Entity to fulfill and obey all rules and regulations of the Maintenance Entity.
 - e. The Rules and Regulations which are applicable to the original Second Party will be applicable to all the subsequent new Purchasers. The Sale Deed between Second Party and new Purchaser must contain all terms and conditions as prescribe in this agreement and the said Sale Deed must be prepared or approved by the lawyer as appointed by First party and/or Maintenance entity.
- iii. The Second Party agrees, accepts and declares that he/she/they has/have purchased the said Unit with this condition and it is a conditional sale and in future at the time of sale/transfer of the said Unit he/she/they will obey said condition. The Second Party has also signed an Undertaking for the said condition and the said Undertaking is part of present Sale Deed and annexed as 'ANNEXURE-A'. The First party and/or Maintenance entity will be

authorized to prescribe any conditions, restriction, fees or charges for said transfer.

- iv. The Second Party agrees to the above conditions relating to resale and/or transfer of Unit in addition to other conditions. Therefore, the First Party has decided to sale the Unit to the Second Party.
25. The rights and interest of the Second Party herein, shall be subject to the overall powers and authorities of First Party/ Maintenance Entity, in any of the matter concerning the Scheme and development thereof and all amenities pertaining to the same and in particular First Party/ Maintenance Entity shall have absolute authority and control as regards the undisposed Units and their disposal. The First Party shall have right forever to enter into scheme and to do all acts as circumstances may require.
 26. The Second Party shall have no claim with respect to any part of the Scheme, including but not limited to its common roads, common infrastructure facilities, amenities and services, save and except in respect of the Said Plot agreed to be reserved for him/her/it/them. The Second Party clearly understood and agreed that the maintenance of the common area of the Scheme will be done by Maintenance Entity and the Second Party have no right to raise any claim or dispute in this regard. The Maintenance Entity will have right to develop and to give on rent or to lease the said Common area to any other person/party. The Said Recreation and Common Amenities and Facilities shall always be in the possession of Maintenance Entity and the Second Party and others shall be permitted to use and enjoy the same as per the rules and regulations of Maintenance Entity or its nominee appointed by Maintenance Entity from time to time.
 27. All the rights, entitlements and obligations which belong to First Party, shall remain assignable, in part or as whole by First Party at its sole discretion, to whomsoever they decide, at any point of time in future. In such case, all the rights of the Second Party and obligations and undertakings given by the Second Party under this Sale Deed to First Party

shall automatically get transferred to such assignees/successors of First Party and the same shall remain binding to such assignee of First Party as well as to the Second Party and/or his/her/its/their assignees/successors.

28. So long as the Said Plot shall not be separately assessed for Taxes, water rates, electric bills, etc., the Second Party shall pay to First Party/Maintenance Entity such amount as may be fixed from time to time, in advance towards such payment, Nagar Panchayat Taxes and other outgoings. Further, until the Said Plot, can separately be assessed for payment of cost, charges and expenses, the Second Party shall continue to pay proportionate portion of such amount, cost, charges and expenses as may be fixed by First Party from time to time. After the Said Plot is separately assessed, then such payments will have to be made by the Second Party on actual basis to respective authority or the Maintenance Entity as the case may be.
29. It is hereby agreed that the Second Party is allowed to put his name Plate outside of his Plot or on his Unit, but is not entitled to put any name plate or any sign board on the common road or on the common area of the said scheme or neighboring Units.
30. The Second Party hereby agrees with First Party and undertakes to pay amounts liable to be paid by the Second Party and to observe and perform the covenants and conditions contained in this Deed and to keep First Party indemnified against such payment and observance and performance of the covenants and conditions contained herein.
31. The Maintenance Entity may take the insurance of all the Plots/Units of the said Scheme against all kinds of risks like Fire, Flood, Earthquake, War etc. and the premium will be paid by Maintenance Entity from Common Maintenance Fund. It is advisable for Second Party to insure the furniture, fixtures and belongings of his/her/their Plot/Unit from Insurance Company.
32. It has been specifically agreed and understood by the Second Party that if there are any changes in Gujarat Development Control Regulations (GDCR) or any changes in any law for the time being in force, then under such

circumstances the conveyance of the Said Plot is/may be subject to any scheme for Town Planning, development plan, or any other scheme, arrangement, proposal, acquisition, requisition, by or of any authority or authorities under any law for the time being in force or in force from time to time, in which event, First Party/Maintenance Entity may make such variation, changes, additions, omissions or alterations in the scheme for development of the Said Land or as may become available therefrom or at any other or further place, location or otherwise as First Party/Maintenance Entity may deem, fit and proper and all right to develop new lands absolutely belong to First Party with the same spirit and intension as of the Said Land.

33. (i) The Said Land may be included in Town Planning Scheme and on implementation of Town Planning Scheme, if any, betterment tax is required to be paid to the competent authority, then Second Party is liable to pay the same and if any land is deducted from plot area, common area or common road, the same will be acceptable to the Second Party. Thus the Second Party agrees that post merger into GUDA or on implementation of Town Planning Scheme, the Second Party have to abide by the guidelines regarding the town planning, Kapat [Deduction] and betterment charges etc. and as per the terms and conditions of Non Agriculture [N.A.] order.

(ii) The Scheme at present extends to the Said Land. The Scheme is being put up in a phased manner and shall accordingly extend to the lands of further phases. Additionally, First Party/Maintenance Entity may extend to, expand or join with the current Scheme, other pieces and parcels of lands adjacent, surrounding or nearer to the Said Land and/or lands of more phases, to be put up by First Party/Maintenance Entity alone or with any other entity. In the process, First Party/Maintenance Entity shall be entitled, at its/their sole discretion, to extend and make available for use, occupation, utilisation and enjoyment to such new scheme and Second Party therein, or any other persons/entities that it/they may decide solely at its/their own discretion, all and every or any common amenities, facilities, services and infra-structures like roads, common open spaces, electricity, water, drainage, sewerage, recreation, etc. of the Residential Scheme of “Amba Township” without payment of any amount by way of consideration,

compensation, cost, charges and expenses. The First Party has already made an in-built provision and given benefit for the same to the Second Party in the amount agreed or fixed as payable by second party as stated hereinabove.

(iii) As per plan passed by GUDA Plot admeasuring 2332 sq. mts. has been approved as Plot No. Q2 and is part and parcel of the scheme known as “Amba Township Sector 5”. The said Plot has been reserved by the First Party for future development. The First Party intends to develop the said plot in future using available FSI. The First Party has the right to build a residential building, residential units, plots, or any other building as the first party deems fit. The Second Party shall not take any objection regarding the use, allotment and conveyance of this plot as decided by the First Party. The future Purchasers of the development within Plot No. Q2 shall have the right to use the common roads, amenities, and facilities of the said scheme without the objection of the Second Party.

34. The Second Party has/have perused and explained to himself/herself/itself/themselves the agreements, documents, papers and writings relating to the Said Plot/Scheme. He/She/It/They has/have also made himself/herself/itself/themselves aware about the documents executed and the permissions obtained, the work thereof in progress. The Second Party has/have also been given the plans and specifications of the Plot, the plans and specifications for construction of infrastructures and other particulars of the Scheme. The description and particulars of the facilities, infrastructure and recreations to be provided therein are also perused by the Second Party.
35. The “Amba Township” Scheme will have the facilities which the Second Party has/have seen and approved. The Second Party has/have also agreed with the First Party, that First Party may make such changes, additions, omissions, modifications or alterations in the Said Recreation and Miscellaneous Facilities as may be required to be done by the Government or any other concerned authorities or as the circumstances may require or which the First Party may consider desirable and this shall operate as an

irrevocable consent of the Second Party for making such changes, additions, omissions, modifications or alterations.

36. The letters, receipts and/or notices issued by First Party dispatched to the address of the Second Party as known to First Party, will be sufficient proof of receipt of the same by the Second Party and shall completely and effectively discharge First Party.
37. The Scheme shall always be known as “Amba Township Sector-5” and the said name can be changed only by First Party/Maintenance Entity.
38. The Scheme shall be under the over-all control and management of the First Party /Maintenance Entity and the decision of the First Party /Maintenance Entity in all matters relating thereto including code of conduct, rules and regulations for use, occupation and enjoyment of the common amenities, facilities and services as well as all the infrastructural facilities in the Scheme including but not limited to Said Recreation and Miscellaneous Facilities shall be final, conclusive and binding upon the Second Party.
39. All right, title and interest of the Second Party is restricted to and to be read, understood and interpreted in relation to the Said Plot only, and all other constructed-covered-un-covered-open spaces-areas-portions, open margin lands, infrastructures, developments, amenities, facilities and services etc. shall be possessed by Maintenance Entity.
40. The Second Party shall at no time demand partition of his/her/it/their interest from the entire Scheme. It being agreed and declared by the Second Party that his/her/its/their interest in the Scheme shall be impartible.
41. Without prejudice to any of the terms and conditions hereinabove, the Second Party hereby expressly consents to First Party for any arrangement of raising loan by First Party against security of the Said Land and lands of more phases and/or infrastructures, amenities and facilities thereof, except on the Plots that have been conveyed to the Second Party.
42. Any direct or indirect tax liability in respect of this transaction, as a sale or otherwise either as a whole or in part or in respect of any inputs or materials

or equipment's used or supplied in execution of or in connection with this transaction or for use of the Recreation and Miscellaneous Facilities shall be borne and paid by the Second Party on demand at any time. All payments are thus understood by the Second Party to be net of tax. The Second Party accepts all liabilities unconditionally to pay additional amounts to First Party/Maintenance Entity, equal to any such tax that may be imposed, with regard to any aspect of this Deed, including but not limited to consideration amount of Plot, use of Recreation and Miscellaneous Facilities, etc. and it shall be borne and paid by the Second Party on demand at any time.

43. Over and above the sale consideration, the Second Party agrees to bear and pay to First Party/Maintenance Entity ;
 - a. Any levies from the State or Central Government or local authority or GUDA or any other authority, in a form of betterment charges, drainage charges, development taxes, GST or payment of similar or any other nature applicable on and from the date of the agreement,
 - b. Amounts payable towards the stamp duty, registration charges, legal fees and all other expenses for-in the matter of purchase of the Said Land and other lands for the scheme and conferment and handing over of the possession of the Said Plot.
 - c. Local authority development charges and security fees, and
 - d. Amounts in any form whatsoever levied, charged or imposed by any authority or authorities whomsoever; immediately on demand by First Party, from time to time.

The amounts as may be fixed by First Party/Maintenance Entity to be paid by the Second Party for and towards the same shall be final, conclusive and binding upon the Second Party.

44. The Scheme has been/shall be advertised/made known to public, by First Party through, brochures, pamphlets, hoardings, newspapers, magazines, and internet or in any other manner, as First Party may deem fit.

45. The following types of act, deed or behaviour whether express or implied will not be allowed in the Scheme
- a. Misbehaviour either of the Member or any person of his family or the person staying in the said Plot with his express or implied consent/permission. Such misbehaviour may be of any kind but it shall be gauged on the bases of the objects of the Society and general moral standard of the society;
 - b. Possession and/or Consumption of Alcohol;
 - c. Possession and/or Consumption of Non-vegetarian food;
 - d. Adultery or Illicit Sex
 - e. Using of abusive or derogatory language;
 - f. Indecent behaviour;
 - g. Creating disturbance to the neighbour and community in general by using radio, tape recorder, loud speaker or any other like instrument;
 - h. Using provocative language either against the followers of the Society or against the Society;
 - i. Not maintaining expected general standards of morality;
 - j. Any other act, deed or behaviour which shall be considered either indecent or immoral gauged on the bases of the objects of the Society and general moral standard of the society;
46. It has been agreed that if any changes, modifications or alterations are effected by First Party in the Scheme in general or in particular with respect to any part thereof which may have effect upon the terms and conditions contained herein or with respect to rights or obligations of the Second Party, such changes or modifications or alterations shall be binding upon the Second Party and to that extent the terms and conditions, rights and obligations of the Second Party under this Deed shall stand modified or changed or altered, but the said modification will not affect the ownership right of the Second Party for the said Plot.
47. The Second Party has/have to execute Power of Attorney in favour of First Party/Maintenance Entity if the signature is required for better use of common development and for the legal necessity or for sanction of Plan for other Plots in future.

48. The above terms and conditions shall be binding on the Second Party, (in case of individual) his/her/their heirs, legal representatives, executors, successors and assigns; (in case of partnership firm) its partners as at present and from time to time and the heirs and legal representatives of the last surviving partner; (in case of HUF) its members as at present and from time to time and their respective heirs, executors and successors and its (HUF's) permitted assigns; (in case of Trust) its Trustees as at present and from time to time and the beneficiaries thereof; (in case of Corporation) its successors and assigns and/or any third party having or contemplating to have in future any charge or interest on the Said Plot and/or on the construction thereupon, in part and/or as a whole.
49. The Second Party hereby agrees to execute such other papers and documents as may be necessary for the purpose of giving effect to these presents.
50. The Second Party shall be bound from time to time to sign papers or documents and to do all other things as First Party/Maintenance Entity may require him/her/it/them to do from time to time for safeguarding the interest of First Party/ Maintenance Entity and other Second Party.
51. The Second Party agrees to provide necessary information to the First Party/Maintenance Entity and fully co-operate with the First Party/Maintenance Entity, in cases where Income Tax Department, Service Tax Department or any other government department, during the course of their audit or scrutiny, requests for the Second Party's identity and/or information relating to money paid towards the purchase of the said Plot and/or bank statements, personal financial statements, income tax returns or any other information.
52. The Second Party agrees that transfer of ownership (name) for the plot in the Gram Panchayat, Aakarni, change of name (Entry) in Form 7/12, name transfer in Gujarat Electricity Board (GEB) etc. are the responsibilities of the Second Party. Similarly, applications for requesting gas and any other connections are also the responsibilities of the Second Party.

53. The Second Party hereby declares that he/she/it/they has/have read, understood and agreed each and every term of this Deed before execution.

THAT the quiet, vacant and peaceful possession of the Said Plot is delivered by the First Party herein to the Second Party.

AND THE FIRST PARTY hereby declares that the titles of the said Plot as well as of the Schedule Land is clear and marketable and Second Party has verified the same through their legal advisors. The Second Party has also verified approval of GUDA and all other approvals of different authorities and also quality of construction **of compound wall and Gate** and after full satisfaction the Second Party has purchased the said Plot/ Unit from the First Party and in future the Second Party is not entitled to make any dispute or query regarding the titles of the said land, permissions obtained from various authorities for completion of the said **plotting** scheme. The Second Party also agrees that the Second Party will obey all rules and regulations of the Maintenance Entity and also fulfill all terms and conditions narrated in the said sale deed at serial no. 1 to 53.

THE FIRST PARTY represents, assures and confirms to the Second Party that no litigation or proceedings of any nature concerning them or any of them or the Said Unit /Plot or concerning any predecessors in title in respect of the Said Unit are pending before any judicial, quasi-judicial, revenue, local, state, or any other Government authorities whomsoever and that the Said Unit/Plot is not under any acquisition, requisition or any reservation for any purpose and that the Said Scheme is developed by the First Party out of their self-acquired funds and that no one else has any rights including right of maintenance from and over the Said Unit and that they have not entered in any other agreement or arrangement, oral or written, with any person whomsoever nor have created any charge or encumbrance over the Said Unit/Plot the First Party and Second party both parties shall abide by the Terms and Condition of RERA, 2016 & Gujarat Real Estate [R & D] Rules, 2017.

All expenses for Stamp Duty, Registration Fees, miscellaneous expenses, in respect of these presents have been borne and paid by the Second Party.

The Stamp of **Rs.**_____ is paid on the said document as per the prevailing Jantri & **Rs.100/-** on undertaking by the Second Party.

The schedule above referred to is mentioned hereunder:

SCHEDULE

ALL THAT piece or parcel **Plot No. _____** [**Plot No. _____** in situated on the land of Plot No. Q as per approved plan of GUDA] admeasuring Carpet Area of _____ **sq. mts.** and undivided share in the land of common road, common plot and common amenities admeasuring _____ **sq. mts.**, totally admeasuring _____ **sq. mts.** on the total scheme land 36,523.96 sq. mts. of Sub Plot No. Q (as per records of GUDA) of Block No. 444/258] [land of Old Block No. 461, Old Block No. 509, and Old Block No. 510 forming part of consolidated Block No.444(paiki)] in Scheme known as “Amba Township Sector-5”, which is a part of “Amba Township”, situate, lying and being at Mouje: Adalaj, Taluka: Gandhinagar.

The Said Unit is bounded as follows:

East : _____
West : _____
North : _____
South : _____

NOTE: The sale of the said Unit is as per the Undertaking and Confirmation given by the Second Party to the First Party which is annexed herewith as ANNEXURE-A.

PHOTOGRAPHS OF THE PROPERTY

Postal Address: Plot No _____ Amba Township, Sector-5, B/H. Trimandir,
Ahmedabad-Kalol Highway, Adalaj - 382421, Dist Gandhinagar.

FIRST PARTY

Amba Township Private Limited
through its Authorised Person/
Director

SECOND PARTY

Shri Bhaveshkumar Dashrathbhai Patel

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their
respective hands hereunder on this _____ **day of** _____, _____
at Gandhinagar.

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED FIRST PARTY-
FIRST PARTY:

Amba Township Private Limited
through its Authorised Person/Director
Shri Bhaveshkumar Dashrathbhai Patel _____

IN PRESENCE OF FOLLOWING
WITNESS:

- 1. _____
- 2. _____

I/We have purchased the said Unit and I/We unconditionally agree to all terms and
conditions mentioned hereinabove and will fulfill the same without any dispute or
objection in future.

SCHEDULE

<u>SIGNATURE</u>	<u>PHOTOGRAPH</u>	<u>THUMB</u> <u>IMPRESSION</u>
-------------------------	--------------------------	---

FIRST PARTY:
Amba Township Private Limited
through its Authorised Person/
Director

Shri Bhaveshkumar Dashrathbhai Patel

<u>SIGNATURE</u>	<u>PHOTOGRAPH</u>	<u>THUMB</u> <u>IMPRESSION</u>
-------------------------	--------------------------	---

SECOND PARTY:

ANNEXURE-A

UNDERTAKING

Undertaking for all that piece or parcel of **Plot No.** _____ [**Plot No.** _____ in situated on the land of Plot No. Q as per approved plan of GUDA] admeasuring Carpet Area of _____ **sq. mts.** and undivided share in the land of common road, common plot and common amenities admeasuring _____ **sq. mts.**, totally admeasuring _____ **sq. mts.** on the total scheme land 36,523.96 sq. mts. of Sub Plot No. Q (as per records of GUDA) of Block No. 444/258] [land of Old Block No. 461, Old Block No. 509, and Old Block No. 510 forming part of consolidated Block No.444(paiki)] in Scheme known as “Amba Township Sector-5”, which is a part of “Amba Township”, situate, lying and being at Mouje: Adalaj, Taluka: Gandhinagar

THIS UNDERTAKING IS GIVEN AT GANDHINAGAR on this ____day of,
____of _____.

BY

I/We 1. _____, 2. _____ Age:Adult,
Occupation: _____ Seva/Service _____ residing _____ at
_____, hereinafter called “**THE FIRST PARTY**”, (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include (in case of individual) their heirs, legal representatives, executors, successors and assigns) of the **One Part**,

IN FAVOUR OF

Amba Township Private Limited through its Authorised Person/Director Shri Bhaveshkumar Dashrathbhai Patel, aged Adult years, Occupation: Seva/Service having office address at Basement, Tower A, Vardan Tower, Opp. Shanti Apartment, Pragati Nagar, Shastri Nagar, Naranpura, Ahmedabad: 380 013. Hereinafter called “**THE SECOND PARTY**” (Which expression shall, unless repugnant to the context or meaning thereof, be deemed to include the First Party and its present and future Directors, executors, successors, assignees and administrators etc.) of the **Second Part**.

The First Party has decided to purchase **Plot No. _____** [**Plot No. _____** in situated on the land of Plot No. Q as per approved plan of GUDA] admeasuring Carpet Area of _____ **sq. mts.** and undivided share in the land of common road, common plot and common amenities admeasuring _____ **sq. mts.**, totally admeasuring _____ **sq. mts.** on the total scheme land 36,523.96 sq. mts. of Sub Plot No. Q (as per records of GUDA) of Block No. 444/258] [land of Old Block No. 461, Old Block No. 509, and Old Block No. 510 forming part of consolidated Block No.444(paiki)] in Scheme known as “Amba Township Sector-5”, which is a part of “Amba Township”, situate, lying and being at Mouje: Adalaj, Taluka: Gandhinagar.

The First Party hereby gives an undertaking that he/she/they has/have studied and understood all terms and conditions of Agreement for Sale and Sale Deed and agrees to abide by all the terms and conditions of the said Agreement for Sale and Sale Deed. The First Party further declares as under:

1. I am/we are ready to be a member of Amba Township Sector 5 Residents Private Limited, hereinafter referred to as 'Maintenance Entity' by taking specified shares and also abide by all rules and regulations of the said Maintenance Entity and to pay the deposit/charges as decided from time to time by the Maintenance Entity. I/we also agree to pay the maintenance amount decided by the Maintenance Entity and if the same is not paid in time I am/we are ready to pay defaulted amount with interest as may be decided by maintenance entity from time to time. If I/we fail to pay the defaulted amount with interest within 30 days of notice/demand, the Second Party shall be entitled to withdraw the permission to use the Recreation and Common Amenities and Facilities, including the permission to use all the internal roads of the Residential Unit Scheme which shall also include the internal roads used to approach the Said Plot.
2. I/we declare that for re-sell or any type of transfer of the said Unit I/We would be required to give a written application of such an intension to the Maintenance Entity. The Maintenance Entity at their sole discretion will approve the New Purchaser in the Scheme. As per approval of Maintenance Entity, I/we shall sale/transfer the said unit to the approved follower of Param Pujya Dada Bhagwan. I also declare that I will transfer the said unit only after obtaining "No Dues Certificate and/or No Objection Certificate" from the Maintenance Entity.
3. I /we will ensure that all terms and conditions which are specified in sale deed between me and the Second Party are incorporated in all future sale deed. I also declare that all future sale deed will be prepared/approved by advocate appointed by Maintenance Entity which at present is Mr. Hitesh M. Rawal, M/s. H.M.Rawal & Co., Advocates, Ahmedabad.

4. I/We also declare that I/we will follow all rules and regulation as decided by Maintenance entity or the Second Party from time to time for transfer of unit.
5. I/We also declare that I/we agree that the following are strictly prohibited in the Amba Township and I/we will ensure that no person staying in First Party's unit shall do any of the following acts:
 - a. Storage or Consumption of alcohol.
 - b. Storage or Consumption of Non-vegetarian food
 - c. Adultery
 - d. Any other act, deed or behaviour which shall be considered either indecent or immoral by the Maintenance Entity on the bases of the objects of creation of Township and general moral standard of the society.

The First Party has executed this Undertaking on his/her/there sweet will and in sound state of mind and without any pressure.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands hereunder on this ____ day of _____, at Gandhinagar.

SIGNED AND DELIVERED BY
THE Within named First Party:

SIGNED AND DELIVERED BY
THE Within named Second Party:

Amba Township Private Limited
Through its Authorised Person/Director
Shri Bhaveshkumar Dashrathbhai Patel

In the presence of following two
witnesses:

1) _____

2) _____

પરીશીષ્ટ

દસ્તાવેજ નંબર:- તારીખ:- / /

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

અ.નં.	પ્રશ્ન	જવાબ (હા કે ના)
લખી આપનાર, સંમતિ આપનાર કે તેઓના કુ.મુ.ને પુછવાના પ્રશ્નો:		
૧	લેખમાં દર્શાવ્યા મુજબ Adalaj (મહેસુલી ગામનું નામ) ગામની સર્વેનં. 444/258 (સર્વેનં. બ્લોક ટી.પી.નં. એફ.પી.નં. વિગેરે) ની બીનખેતીની મિલકતનો Amba Township Sector-5 ફ્લેટ નં. _____ (Sale Deed) (લેખનો પ્રકાર) લેખ કરી આપેલ છે ?	હા
૨	લેખમાં દર્શાવ્યા મુજબ _____ (ચો.મી. હે.આરે.ચો.મી. એ.ગું. વીધા વિ.) બીનખેતીની મિલકત માટે લેખ કરી આપેલ છે.?	હા
૩	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે. ? Rs. _____/-	હા
૪	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવીને, સમજી, વિચારીને તમે પોતે જાતે સહી અંગુઠાની છાપ કરેલ છે તે તમે કબુલ રાખો છો ?	હા
૫	પાવર ઓફ એટર્ની આપનાર દસ્તાવેજની તારીખે હયાત છે. ?	
૬	પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિ /ઓ એ સહી/અંગુઠાનું નિશાન કરેલ છે. ?	
૭	પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજની તારીખે અમલમાં છે. ?	
૮	ઓળખાણ આપવા સારૂ તમને ઓળખતા હોય તેવી વ્યક્તિઓ સાથે લાવ્યા છે. ?	હા
ઓળખાણ આપનારને પુછવાના પ્રશ્નો ?		
૧	દસ્તાવેજ લખી આપનાર વ્યક્તિ/ઓ કે જેઓએ કબુલાત આપી તેઓને તમે જાતે ઓળખો છો ?	હા
૨	દસ્તાવેજમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિ/ઓ કે જેઓએ કબુલાત આપી તેઓને તમે જાતે ઓળખો છો ?	હા
૩	કોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી એવી તમે ખાતરી આપો છો ?	હા

લખી આપનાર/સંમતિ આપનાર/ કુ.મુ.ની સહી
.....
.....

ઓળખાણ આપનારની સહી
.....
.....

(સહી).....
સબરજીસ્ટ્રાર ગાંધીનગર

1. _____
2. _____

MID No.: _____

Plot Name: _____

Plot No.: _____

Amba Township Pvt. Ltd.

Correspondence Address:

**“Dada Darshan”, 5 Mamtapark Society, B/h. Navgujarat College, Usmanpura,
Ahmedabad-3800014.**

Cont. No.:079-39830052/54 Mobile No.:9737454854

Email: legal@ambanrg.com

Date/...../20...

SALE DEED

Mr. Hitesh M. Rawal
Advocate
H.M. Rawal & Co.
(Advocates)

A-302,303, Himalaya Arcade,
Opp. Vastrapur Lake, Vastrapur,
Ahmedabad – 380 015
Phone: (M) 9925233495
(O) 26762040, 26768291
E-Mail: hmr_rawal@yahoo.com

Print By: _____

Date: ____/____/20__

Checked By _____

Date: ____/____/20__