

SALE DEED

Sale Deed of Flat No..... on Floor of RUTU SILVER, situated at R.S. No. 336/2, Village - Manjalpur, T.P. Scheme No.19, F.P. No.438 admeasuring 1434 Sq.mt. being, Vadodara. in cost of Rs...../- (Rupees only).

This Deed of Sale is executed on theday of, 2018 by and between.

VENDOR (Party of First Part) / SELLER:-

'Dhwanit Reality' is a Registered partnership firm No.GUJ/VDO21925, PAN No. **AAJFD3893R** represented by its partner **Mr. Aminesh Lalit Shah**, Age : **36 Yrs.**, Occupation : **Business**, Residing at **13, Sevashram Society, Karelibaug, Vadodara**, hereinafter referred as the owners / vendors which expression shall unless it be repugnant to the context or meaning thereof means and include firm, its partners, themselves their heirs, successors, executors, administrators etc. of the **FIRST PART**.

VENDEE (Party of the Second Part) / PURCHASER:-

..... (PAN:) Aged :,
Occupation :, Residing at :
.....**Baroda**, hereinafter called the **Purchaser/Vendee** which expression shall unless it be repugnant to the context or meaning thereof means and include herself and her heirs, successors, assignees, executors, administrators etc. of the **SECOND PART**.

WHERE AS THE Vendor DHWANIT REALITY is absolute owner of F.P. No.438 admeasuring 1434 Sq.mt. of R.S.No. 336/2 of Village - Manjalpur, T.P. Scheme No.19, , Vadodara. **Land through Sale Deed No.13127 Dtd.09-09-2016** is executed in favour of Dhwanit Reality by land owner (1) Bhatt Gaurangbhai Shantilal Aged : Adult, PAN No.ACFPP5991C, (2) Khode Bharatbhai Krishnakant, Aged : Adult, PAN No.AEYPK5062J (3) Bhatt Vilasben Chaitanyakumar, Aged : Adult, (PAN No.

AICPB9066H) (4) Shukla Girishbhai Ghanshyambhai, Aged : Adult, (PAN : AJNPS9927Q) (5) Bhatt Alpaben Gaurangbhai Aged : Adult (PAN : ADEPB1859M) (6) Bhatt Jyotiben Shantilal, Aged : Adult, (PAN No. : BQPPS6265M) (7) Bhatt Shantilal Tribhovandas Aged : Adult (PAN : ADFP89396M) (8) Bhatt Chaitanyakumar Shantilal, Aged : Adult (PAN : ABYPB9515H) (9) Indumati Narharibhai Aged : Adult (PAN : CAKPK9850L) all residing at Vadodara on the said land the scheme known as 'RUTU SILVER' is being developed by the Vendor **DHWANIT REALITY**.

WHERE AS land owner has obtained building permission from Vadodara Mahanagar Seva Sadan (VMSS) Raja Chitthi No. Appartment/Word No.4/48/2018-19 dated 23-05-2018 to construct One Tower 34 flats And Collector Vadodara has granted N.A. permission for the use of the said land for non agricultural purpose vide his order No.NA/SR/407/2016-17 No.Land-D/Kalam-65/VASHI/4866 to 4874/16, dated 20-08-2016.

The party of the Second Part purchaser examined and studied the necessary documents, building plan and drawings and has agreed to purchased the **Flat No.....** of on the Floor admeasuring **Sq.Mts** at cost of **Rs...../- (Rupees Only)** and the party of the Second Part purchaser has paid the following amounts towards the cost of flat to the party of the first part Vendor.

The vendor do hereby admits and acknowledge the receipt of the same as per follows details of payment.

Rs.

Rs. (Rupees Only)

In pursuance of the aforesaid cost of **Rs..... (Rupees Only)** being cost of the **Flat No.....** of in a

building known as “**RUTU SILVER**” constructed on a land bearing **situated at R.S. No. 336/2**, Village – Manjalpur, T.P. Scheme No.19, F.P. No.438 admeasuring 1434 Sq.mt. paid by the purchaser to the vendor and request the vendor to transfer the said **Flat No.....** in favour of the purchaser as per below schedule.

SCHEDULE

The property by this sale deed of **Flat No.....** on theFloor admeasuring **Sq.Mts** and undivided portion of proportionate land admeasuring **Sq.mt.** with the right to use allotted parking space at Ground Floor in building known by the name **RUTU SILVER** situated on land measuring 1434 Sq.mt. **at R.S. No. 336/2**, Village – Manjalpur, T.P. Scheme No.19, F.P. No.438 admeasuring 1434 Sq.mt.

of Registration Distirct Vadodara is sale to purchaser which is bounded as under:

East :

West :

North :

South :

Photograph of the Property

Thus the **Flat No.....** on **Floor** of building known as “**RUTU SILVER**” at Moje Manjalpur, Dist. Vadodara with all its apparent rights, interest, legal and incidental services, ditches, drains, liberties, profits, privileges, advantages, possession etc. as may be in law available to The Purchaser in respect of the said Flat belonging to or in any way appurtenants to or with the same or Vender, any part thereof now or at any time usually held and enjoyed, occupied, reputed or known as a part of or appurtenant thereof including the right as member or the right title benefit interest to use, inheritance, possession claim and demand whatsoever both at law and equity to The vender upon the entire property of which the said flat sold conveyed transferred and assigned is a part, to have and to hold the said flat unto and to the use

of The Purchaser free from all encumbrances and charges whatsoever and the vender covenants that The Vender have good and absolute title and authority to assign, convey, transfer and dispose the said **Flat No.....on Floor** admeasuring area **Sq.mt.** being part of entire property known as **RUTU SILVER** including the legal and other part thereof including the light and other benefits in favour of The Purchaser in the manner done here with a further convent.

The terrace i.e. above of Fifth Floor of Complex is common for all the occupiers of Rutu Silver Residency The Vendor further convents that in future if any proceedings are instituted in respect of this property or if any action, matter, deed or things done committed by any party The Purchaser may defend the same at the cost, risk and consequences of the himself. The Vendor further convents that the Vendor will execute all the necessary deeds, papers and writings which may be required to be executed and signed for perfecting the title of The Purchaser in respect of sale, conveyance, transfer, assignment of the said flat in favour of The Purchaser when called upon to do so by The Purchaser or from their agents, or attorney, the Vendor binds himself and agrees to indemnify The Purchaser in respect of any defect in title in respect of flat sold, conveyed or transferred at any time and make good all his defects and remove the same at his costs and risk, in the event of failure of Vendor to make good the defect in title. Remaining all conditions will follow as per Agreement of Sale.

The vendor do hereby declares that he has paid all the dues of the land revenue, municipal tax, cess, water tax, etc. till today. However if any amounts are found due the Vendor undertakes to pay the same and future taxes of the said property described in the schedule hereinabove written such as Vadodara Mahanagar Sevasadan taxes, MGVCL Electric charges and other taxes shall be paid by the purchaser party of the Second Part for only residential purpose and maintenance deposit shall be borne by party of the second part.

The property mentioned hereunder is permanently sold to purchaser for ever with all its right to pass & re-pass through roads and passage. All the member of RUTU SILVER are entitle to use all the common facilities such as electricity, lift, boring, motors, underground

and overhead water tank, the lights for common use, stair case, common passage, and terrace above Fifth floor, drainage, telephone line etc. and no one member has any right to stop these facilities. The Purchaser do here by agree to pay the necessary maintenance expenses, repairing charges/expenses etc.

The Purchaser is entitled to use the parking space allotted to him as per the fix parking plan appended herewith.

That in future if the slab of the ceiling of your flat is broken or if any repair is required to be carried out by you the purchaser than the same shall have to be carried out by you in cooperation with the owner and the occupant of the other adjoining neighbours of the said flat sold to you.

It is declare that no construction of whatsoever nature either temporary or permanent could be raised illegally, on the place allotted for parking and if any member shall make any such kind of construction, then RUTU SILVER Association reserves its right to get the same demolished, at the cost of the member making construction.

Any member of said RUTU SILVER Complex will not encroach on any common passage and staircase, which can be used by every member or to prevent light and air.

If the members of the said Scheme, together constitute from an association or the service society, then purchaser undertake to become a member thereof and bound to act as per the Rules and Regulation and to pay required fee. The Purchaser has no right to cause damage the common wall or any common property and common services.

That whatever the costs for the portion of this deed stamp duty, registration fees, advocate fees, and other expenses shall be born by you the purchaser the party of the Second Part.

This deed is executed today by us the owner the party of the first part at Vadodara with our free will and with second min without any force and compulsion and same is binding themselves of us our legal heirs, partners and successors etc.

LAY-OUT PLAN

This deed is executed on this , 2018 at
Vadodara.

VENDORS

PARTY OF THE FIRST PART

Witness

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Dhwanit Reality a
partnership
firm represented by its
partner
Aminesh Lalit Shah

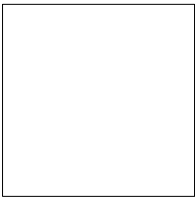
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PURCHASER

**PARTY OF THE SECOND
PART**

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.....

VENDORS
PARTY OF THE FIRST
PART

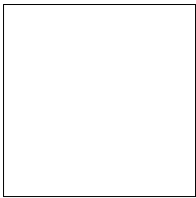


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Dhwanit Reality a partnership
firm represented by its partner
Aminesh Lalit Shah

PURCHASER (VANDEE)
PARTY OF THE SECOND
PART



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