

Doc. No.: _____

Date : _____



Sale Deed

Flat No. _____

Tower - ____ on ____ Floor

**Flat No. - / on floor of Tower -
 “Everest Pentagon”**

Rs. / - Rupees Only

SALE DEED

RERA Registration No. _____

THIS INDENTURE OF SALE is made on this ____ **day of** _____,
 20____, at Vadodara, by and

Between

Party of the First Part (Purchaser) :

1. _____, Aged – ____ years, Occupation
 – _____, PAN : _____

2. _____, Aged – ____ years, Occupation
 – _____, PAN : _____

Residing at: _____

(Hereinafter called Party of the First Part or Purchaser in this
 Sale Deed, Which expression shall unless it be repugnant to the
 context or meaning thereof be deemed to include its heirs,
 successors, executors, assignees, administrators, etc. all are
 included in it.)

And

Party of the Second Part (Seller):

M/s Everest Infra, a partnership firm, represented through its
 Partner _____, Aged: ____ years, Occupation:
 Business, having office at B-2-117, Samta Flats, Opp. PDIL, Nr.
 Suresh Bhajiya House, Subhanpura, Vadodara-390023
 (Hereinafter referred to as the Party of the Second Part or **Seller**
 which expression unless repugnant to context or meaning

thereof deem to include the company and its successors in interest).

Everest Infra PA No. AAEFE1861F

(Hereinafter called Party of the Second Part or Seller in this Sale Deed, Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its the partners of the firm from time to time and successors, survivors, heirs, executors, administrators, assigns)

WHEREAS The seller is in possession of the land bearing Block/R.S. No. 130/1 (Old Survey No-130), T.P. Scheme No.-8, and Final Plot No. 78 paiki, City Survey No.-2729/1 (Old C.S. No. 2729) admeasuring 2880.50 sq.mtr. situated at mouje village Gotri, Registration district and sub-district Vadodara, Vibhag-4 (Gorwa), having following four boundaries:

On or towards East	: Adjoining land bearing S. N. 130/2
On or towards West	: Adjoining land bearing S.N. 128 & 131
On or towards North	: 18 mtr. Road
On or towards South	: Adjoining land bearing S.N. Part of 128 and S.N. 129

(Hereinafter referred to as the “said property”).

WHEREAS, originally the land bearing Block / Revenue Survey No. 130/1, City Survey No. 2729/1, Final Plot No. 78 paiki, T.P. Scheme No. 8 (Gorti), Village-Gotri, was in the name of Thakorbhai Muljibhai Joshi. Later on, the name of Yogeshchandra Thakorbhai Joshi was entered in revenue record and said mutation entry is recorded in revenue record, vide no. 1306 dated 04-04-1967. Later on, the name of Vipulbhai Thakorbhai Joshi was entered in revenue record and said mutation entry is recorded in revenue record, vide no. 4045 dated 14-03-1995. As per possession of the land, aforesaid land bearing C. S. No. 2729/1 admeasuring 3945 Sq.mtr. was came in the name of Vipulbhai Thakorbhai Joshi and said mutation entry is recorded in city survey record, vide no. 13855 dated 12-3-2015. Later on, Vipulbhai Thakorbhai Joshi expired and his legal heirs namely Vandana Vipulbhai Joshi, Hetal Vipulbhai Joshi, Tapas Vipulbhai Joshi and Ruchi Vipulbhai Joshi were entered in city survey record, vide entry no. 18242 dated 9-8-2017. The owners Hetal Vipulbhai Joshi, Tapas Vipulbhai Joshi and Ruchi Vipulbhai Joshi had executed power of attorney in favour of Vandanaben w/o Vipulbhai T. Joshi for execution and

registration of documents and other misc. work on dated 2-3-2017, which is notarized vide no. 3544. Thereafter the said owners have sold land admeasuring 2880.50 sq.mtr. to Everest Infra, a Partnership firm by Registered Sale Deed dated 14-09-2018, which is registered at office of Sub Registrar, Vadodara vide Registration Entry no. 9711. Therefore the said seller has all right to sell the said property.

WHEREAS, Permission for Non Agriculture use of aforesaid land was granted by the Collector, Vadodara, vide Order No. N.A./S.R./04/2004-05 No.- Land/ D/ Vashi / 2601/2004 dated 8-11-2004.

WHEREAS, Permission for Development on aforesaid land was granted by the Vadodara Municipal Corporation vide Rajachitthi No. VMC/28-12-2018/ 1103183/ 01/ 001162 dated 09-03-2019 and as per approved map and plan aforesaid property is developed by residential Flats in the name of scheme “**Everest Pentagon**” with infrastructural facilities like R.C.C. internal roads with adequate street lights, landscaped garden with children play area etc.

WHEREAS, completion certificate for said project is issued by VMC, vide No. _____, dated _____.

The property as specifically mentioned in schedule hereunder is sold to Party of the First Part today in consideration of **Rs. _____/- (Rupees _____ Only)** through this present Sale deed and seller have received total amount of consideration from the purchaser, particular of which is mentioned hereunder and acknowledged the same.

Mode of Payment

Date	Cheque No.	Bank	Amount (Rs.)
Rupees			

Thus, Party of the First Part has paid amount for consideration of sale to Party of the Second Part completely till date in manner as stated above. And in Consideration thereof, the present Sale Deed is executed to Party of the First Part and Party of the First

Part shall have to pay taxes of govt. as per law, time being in force at the time of sale deed.

The total price as stated above excludes Taxes (consisting of tax paid or payable by the Seller by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Seller) up to the date of handing over the possession of the Flat, which shall be separately payable by the Purchaser in the manner as may be decided by the Seller.

The total price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Seller undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Seller shall enclose the said notification / order / rule / regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

:: SCHEDULE OF PROPERTY ::

Flat No. _____, on _____ Floor of Tower _____, admeasuring about _____ sq. mtr. Carpet area. In addition to this _____ sq.mtr. area of balcony, wash area, outer wall which comes to total _____ sq.mt built up area. And _____ sq.mt. undivided proportionate share of common land., bearing Block/R.S. No. 130/1 (Old Survey No-130),T.P. Scheme No.-8, and Final Plot No. 78 paiki, City Survey No.-2729/1 (Old C.S. No. 2729) admeasuring 2880.50 sq.mtr. situated at mouje village Gotri, Registration district and sub-district Vadodara, Vibhag-4 (Gorwa), having following four boundaries:

On or towards EAST :

On or towards WEST :

On or towards NORTH :

On or towards SOUTH :

(Hereinafter referred to as the said flat)

The Seller shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Seller. If there is any reduction in the carpet area within the defined limit then Seller shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate of 7.5%, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Seller shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed.

Name of the said scheme is “**Everest Pentagon**” and no one out of any member can change the same.

All the members who are allotted property through this Sale deed as mentioned in lay out plan shall use primary facilities like electricity, water, rainy water connection, Drainage, telephone line etc. jointly with each other as not obstructed to anyone and arranged road for use and occupy and for water, drainage etc. and as per it all members of “**Everest Pentagon**” have to comply with.

The Seller declares that they are in possession of all the original documents including Sale Deed for purchase of the entire land, orders of the Collector, original Rajachitthi etc. and copies of all the documents pertain to title of the property. And Zerox copies of all the said documents were already given to the Purchaser/s.

The Seller hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.

If the Seller fails to abide by the time schedule for completing the project and handing over the Flat to the Purchaser, the Seller agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest at the rate of 7.5% per annum, on all the amounts paid by the Purchaser, for every

month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Seller, interest at the rate of 7.5% per annum, on all the delayed payment which become due and payable by the Purchaser to the Seller under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Seller.

Time is essence for the Seller as well as the Purchaser. The Seller shall abide by the time schedule for completing the project and handing over the Flat to the Purchaser and the common areas to the association of the Purchaser after receiving the occupancy certificate or the completion certificate or both, as the case may be.

As the whole building is common ownership property, he/she has to maintain the part sold out to him/her. And he/she bound to pay taxes and follow the rules of govt., Corporation, GEB and all local bodies or other legal bodies for current and time to time.

Party of the First Part shall not use his own part as to create problem for any other member / owner or not use his own part for illegal things or prohibited things business. This said flat which is ownership basis and so Party of the First Part is absolute owner and even it is ownership flat it is transferrable, assignable and mortgageable. There is no right of Party of the First Part on the part other then sold out to him. All members have to use lift, pump room, stair case, stair case lights, boring pump, passage, upper-lower tanks, vehicle parking of members of **“Everest Pentagon”**, jointly. With that condition we Purchaser have purchased the said flat and it is binding to us.

Purchaser will not throw any garbage things or wastage water etc. in said property and if do so then he / she will be responsible for the same. We Purchaser ensure that shall not keep any explosive things or any electric motor make noises and create nuisance for other members. The said sold out flat is situated in the scheme named **“Everest Pentagon”**. In the open space of ground floor of this building no one Purchaser can make construction.

The Purchasers are at all times entitled to full and free enjoyment of ownership, possession and all the present and future rights concerning the said unit in respect of Floor Space etc. without any demur or covenant and the Purchasers will be in position to pass the same to the successors in interest. However it is made clear that no right of co-ownership or

ownership has occurred, accrued or arisen and/ or will occur, accrue or arise in favour of the Purchasers on the common roads, gardens, common compound wall and common amenities. The right of usage of these common facilities (Roads, Gardens, Gym, Banquet cum theater, Game Room) are available to the Purchasers and persons acting for or under him/ her for personal non commercial usage. This usage will not be in terms of reserving any part of any common facility or displaying any signs or obstructing any part thereof or making noise, air or water pollution or throwing any dirt or storing any goods or materials. No right over the floor space of roads, gardens, common plot etc. has accrued or arisen or will accrue or arise hereinafter in favour of the Purchasers and all such rights are vested in the Seller or their assignees only. If usage of any of the common plots is permitted directly or indirectly, the same shall be exclusively that of the Seller and the Purchasers will have no say as to the time, mode and consideration of such usage nor any reference is necessary to the Purchasers.

The Seller shall give possession of the Flat to the Purchaser on or before _____ day of _____ 20____. If the Seller fails or neglects to give possession of the Flat to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Seller shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Flat with interest at the rate of 7.5% per annum from the date the Seller received the sum till the date the amounts and interest thereon is repaid.

Provided that the Seller shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of -

- (i) war, civil commotion or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

Procedure for taking possession - The Seller, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the Flat, to the Purchaser in terms of this Sale deed to be taken within 3 (three months from the date of issue of such notice and the Seller shall give possession of the Flat to the Purchaser. The Seller agrees and undertakes to indemnify the Purchaser in case of failure of

fulfillment of any of the provisions, formalities, documentation on part of the Seller.

The Purchaser agree(s) to pay the maintenance charges as determined by the Seller or association of Purchasers, as the case may be. The Seller on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.

The Purchaser shall take possession of the Flat within 15 days of the written notice from the Seller to the Purchaser intimating that the said Flat is ready for use and occupancy:

Failure of Purchaser to take Possession of Flat: Upon receiving a written intimation from the Seller, the Purchaser shall take possession of the Flat from the Seller by executing necessary indemnities, undertakings and such other documentation as prescribed in this Sale deed, and the Seller shall give possession of the Flat to the Purchaser. In case the Purchaser fails to take possession within the prescribed time, such Purchaser shall continue to be liable to pay maintenance charges as applicable.

If within a period of six months from the date of handing over the Flat to the Purchaser, the Purchaser brings to the notice of the Seller any structural defect in the Flat or the building in which the Flat are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Seller at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Seller, compensation for such defect in the manner as provided under the Act. Provided that the Seller shall not be liable in respect of any structural defect or defects on account of workmanship, quality or provision of service which cannot be attributable to the Seller or beyond the control of the Seller.

The Purchaser shall use the Flat or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking space only for purpose of keeping or parking vehicle.

The Purchaser along with other Purchaser(s) of Flat in the building shall join in forming and registering the Society or Association to be known by such name as the Seller may decide and for this purpose also from time to time sign and execute the

application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Seller within seven days of the same being forwarded by the Seller to the Purchaser, so as to enable the Seller to register the common organization of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

The ad hock Society Maintenance deposit is Rs. _____/- which is addition to the consideration value of the flat and will be paid on or before execution of Sale Deed. And all the rules of the Association/Society will be binding and compulsory followed by all the members. The amounts so paid by the Purchaser to the Seller shall not carry any interest and remain with the Seller until the same is transferred to the society or the association as aforesaid.

Over and above the amounts mentioned in the agreement to be paid by the Purchaser, the Purchaser shall on or before delivery of possession of the said premises shall pay to the Seller such proportionate share of the outgoings as may be determined by the Seller and which are not covered in any other provisions of this deed.

The Purchaser shall pay to the Seller additional amount for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Seller in connection with formation of the said Society, or Apex Body and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance.

The Purchaser shall pay all legal costs, charges and expenses including stamp duty and registration charges of this deed to the Seller.

The Seller shall not have any claim over F.S.I., additional F.S.I and Terrace rights after building use permission has been obtained. Such rights if any will be enclosed by the society of buyer.

REPRESENTATIONS AND WARRANTIES OF THE SELLER

The Seller hereby represents and warrants to the Purchaser as follows:

- i. The Seller has clear and marketable title with respect to the project land; as declared in the title report annexed to the agreement and as the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Seller has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Seller has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Seller has the right to enter into this deed and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- vii. The Seller has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Flat which will, in any manner, affect the rights of Purchaser under this deed;
- viii. The Seller confirms that the Seller is not restricted in any manner whatsoever from selling the said Flat to the Purchaser in the manner contemplated in this deed;
- ix. At the time of execution of the conveyance deed of the structure to the association of Purchaser the Seller shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;

- x. The Seller has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Seller in respect of the project land and/or the Project except those disclosed in the title report.

The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Flat may come, hereby covenants with the Seller as follows :-

- i. To maintain the Flat at the Purchaser's own cost in good and tenable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Seller to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any

addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat without the prior written permission of the Seller and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the project land and the building in which the Flat is situated.

vii. Pay to the Seller within fifteen days of demand by the Seller, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Purchaser for any purposes other than for purpose for which it is sold.

ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Purchaser to the Seller under this Agreement are fully paid up.

x. The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body regarding the occupancy and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. The Purchaser shall permit the Seller and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. The Purchaser shall permit the Seller and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

The Seller shall maintain a separate account in respect of sums received by the Seller from the Purchaser as deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

PROVISIONS OF THIS DEED APPLICABLE TO PURCHASER

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchaser of the Flat, in case of a transfer, as the said obligations go along with the Flat for all intents and purposes.

METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE DEED

Wherever in this Deed it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the Flat to the total carpet area of all the Flat in the Project.

FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this deed or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

PLACE OF EXECUTION

The execution of this deed shall be complete only upon its execution by the Seller through its authorized signatory at the Seller's Office, or at some other place, which may be mutually agreed between the Seller and the Purchaser, in after the Deed is

duly executed by the Purchaser and the Seller or simultaneously with the execution the said Deed shall be registered at the office of the Sub-Registrar. Hence this Deed shall be deemed to have been executed at Vadodara.

The Purchaser and/or Seller shall present this Deed at the proper registration office of registration within the time limit prescribed by the Registration Act and the Seller will attend such office and admit execution thereof.

Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

After reading, understanding, with free consent, without under any pressure or threat and in confirmation of the execution of the aforesaid, all the parties have put their respective seals (if any) and signatures hereunder in presence of witnesses on the date and place mentioned at the beginning of this Sale deed and which are binding to both the parties and their legal heirs, assignees, executors etc.

Signed Sealed and Delivered
by Within Named **Seller** M/s
Everest Infra through its
Partner

(_____)

In Presence of :

1. _____

2. _____

SCHEDULE AS PER REGISTRATION ACT 1908, SECTION 32A

<u>Seller</u>	<u>Photo</u>	<u>Left Hand Thumb Mark</u>
Everest Infra, a partnership firm through its partner ()		

<u>Purchaser</u>	<u>Photo</u>	<u>Left Hand Thumb Mark</u>
()		

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Photos of **Flat No.** _____ **on** _____ **floor of Tower –** ____ **of**
“Everest Pentagon”

Purchasers

Seller

દસ્તાવેજ નંબર:....., તા.....

:: પરિશિષ્ટ ::

નોંધણી અધિનિયમ – ૧૯૦૮ ની કલમ – ૩૪ ની પેટા કલમ -૩ મુજબનુ ચેકલીસ્ટ

અ. નં.	પ્રશ્ન	જવાબ (હા કે ના)
૧.	લેખમા દર્શાવ્યા મુજબ મોજે ગોત્રીની બ્લોક/સર્વે નં. ૧૩૦/૧, (જુનો સર્વે નં. ૧૩૦) “એવરેસ્ટ પેન્ટાગોન” ના Flat No. _____ on _____ Floor of Tower – _____ મીલકતનો <u>વેચાણ લેખ</u> કરી આપેલ છે ?	
૨.	લેખમા દર્શાવ્યા મુજબ ચો.મી. વાળી મીલકતનો લેખ કરી આપેલ છે?	
૩.	લેખમા દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે?	
૪.	લેખમા દર્શાવેલ વિગતો વાંચી, વંચાવીને, સમજી, વિચારીને તમે પોતે જાતે જ સહી / અંગુઠાની છાપ કરેલ છે તે તમે કબુલ રાખો છો?	
૫.	પાવર ઓફ એટર્ની આપનાર દસ્તાવેજની તારીખે હયાત છે?	
૬.	પાવર ઓફ એટર્નીના લેખમા પાવર ઓફ એટર્ની આપનાર વ્યક્તિ /ઓએ સહી/અંગુઠાનુ નીશાન કરેલ છે?	
૭.	પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજની તારીખે અમલમા છે?	
૮.	ઓળખાણ આપવા સારૂ તમને ઓળખતા હોય તેવી વ્યક્તિઓ સાથે લાવ્યા છો?	
	ઓળખાણ આપનારને પુછવાના પ્રશ્નો	
૧.	દસ્તાવેજ લખી આપનાર વ્યક્તિ/ઓ કે જેઓએ કબુલાત આપી તેઓને તમે જાતે ઓળખો છો?	
	દસ્તાવેજમા લખેલનામ અને કબુલાત આપનાર વ્યક્તિ/ઓ એક જ છે?	
૩.	કોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી એવી તમે ખાતરી આપો છો?	

લખી આપનાર

ઓળખાણ આપનારની સાહી.

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સહી :

સબ-રજીસ્ટ્રાર.....