

CONSIDERATION AMOUNT Rs. _____/- IN WORDS RUPEES
ONLY.

SALE DEED OF IMMOVEABLE PROPERTY

THIS INDENTURE made at Vapi this ____th day of _____ the Christian Year Two Thousand Twenty One.

BY

M/s. LAKE PARADISE, a Partnership Firm constituted under the provisions of the Partnership Act, 1932, and having its principal place of business C/o. M/s. Asian Engineering, Plot No. A2/29-593, 100 Shed Area, Silvassa Road, GIDC, Vapi - 396195 through its Partner/ **Authorised Person/Power of Attorney Holder** (copy of notarized power of attorney/letter granting authority to register this deed) Mr. _____ aged _____ Occupation: _____, hereinafter referred to as "**THE VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor, successors or permitted assigns) of the **FIRST PART**;

IN FAVOUR OF

Mr./ Mrs./ Miss _____ aged about _____ years,

Occupation _____residing at _____and
Mr./ Mrs./ Miss _____ aged about _____ years,

Occupation_____residing at_____ (or
M/s_____having its Registered/Principal office at _____
 through its Director/ Authorised Person Mr./Miss _____
 aged_____) hereinafter, singularly and collectively, referred to as “**THE
 PURCHASER**” (which expression shall unless it be repugnant to the context or
 meaning thereof be deemed to mean and include its successor or successors or
 permitted assigns) of the **SECOND PART**.

WHEREAS,

The Vendor is the sole owner and the holder of the N.A. land bearing Block/Survey No. 2757 (Before Promulgation Block/Survey No. 340/1) admeasuring about 2630 Sq.Mtrs. **AND** the land bearing Block/Survey No. 2756 (Before Promulgation Block/Survey No. 339/2) admeasuring about 12747 Sq.Mtrs. both situated within the limits of Village Dungra, and within the limits of Vapi Nagarpalika, Tal. Vapi, Dist. Valsad, which are more particularly described under the schedule-I below.

**HISTORY WITH REGARD TO THE N.A. LAND BEARING BLOCK/SURVEY NO.
2756 (BEFORE PROMULGATION BLOCK/SURVEY NO. 339/2)
ADMEASURING ABOUT 12747 SQ.MTRS. SITUATED WITHIN THE LIMITS**

OF VILLAGE DUNGRA AND VAPI NAGARPALIKA, TAL. VAPI, DIST. VALSAD.

1. The Non-Agriculture land bearing Block/Survey No. 2756 situated within the limits of Village Dungra, Tal. Vapi, Dist. Valsad was bearing old Block/Survey No. 339/2 and the land bearing Block/Survey No. 339/2 before consolidation was bearing Block/Survey No. 339/2, Block/Survey No. 339/4 and Block/Survey No. 375/2.
2. The agriculture land bearing Block/Survey No. 339/2 (bearing Before **consolidation** Block/Survey No. 339/2 and the Block/Survey No. 339/4 and the land bearing Block/Survey No. 375/2) situated within the limits of Village Dungra, Tal. Vapi, Dist. Valsad stood in the names of Ahmedkhan Mohamadkhan more particularly described in the **Schedule-I** hereunder written (hereinafter referred to as "the Property");
3. Thereafter, the land bearing Block/Survey No. 339/2 admeasuring about 00 Hec. 91 Are. 05 Sq.Mtrs and the Block/Survey No. 339/4 admeasuring about 00 Hec. 12 Are. 14 Sq.Mtrs. and the land bearing Block/Survey No. 375/2 admeasuring about 00 Hec. 24 Are. 28 Sq.Mtrs. ALL situated within the limits of Village Dungra, Tal. Vapi & Dist. Valsad had been purchased by Mr. Kasambhai Ismailbhai by a registered Sale Deed dated 05/01/1956, but there was a tenant in the said lands, therefore, by virtue of the Order No.RTS/21(8-9) dated 19/09/1958 passed by Mamlatdar, the name of tenant had been deleted and the name of Kasambhai Ismailbhai had been recorded in the revenue record of the said lands. This fact is recorded in the mutation entry No. 1095 on 26/09/1958, which is duly certified by the competent revenue authority.
4. Thereafter, as Kasambhai Ismailbhai was childless, a partition took place by and between Kasambhai Ismailbhai and Khajabu widow of Kasambhai Ismailbhai and his nephew Sulemanbhai Husainbhai and Sharafibibi, by virtue of the said partition the land bearing Block/Survey No. 339/2 admeasuring about 02 Acre. 10 Gunthas fallen into the share of Kasambhai Ismailbhai and the Block/Survey No. 339/4 admeasuring about 12 Gunthas and the land bearing Block/Survey No. 375/2 admeasuring about 24 Gunthas both situated within the limits of Village Dungra, Tal. Vapi & Dist. Valsad fallen into the share of Khajabu wife of Kasambhai Ismailbhai. This fact is recorded in the mutation entry No. 1486 on 31/01/1967, which is duly certified by the competent revenue authority.
5. Kasambhai Ismailbhai expired on 14/01/1984 and after his demise the name of his heir Khatijabibi alias Khajabu widow of Kasambhai Ismailbhai had been entered in the revenue record of the land bearing Block/Survey No. 339/2 admeasuring about 00 Hec. 91 Are. 05 Sq.Mtrs situated within the limits of Village Dungra, Tal. Vapi & Dist. Valsad. This fact is recorded

in the mutation entry No. 2595 on 14/12/1985, which is duly certified by the competent revenue authority.

6. Khajabu widow of Kasambhai expired and after her demise by virtue of her last WILL, which is duly registered in Pardi sub registry at Serial No. 85 the names of Sarifabibi Sulemanbhai and Sulemanbhai Husainbhai had been entered in the revenue record of the land bearing Block/Survey No. 339/2 admeasuring about 00 Hec. 91 Are. 05 Sq.Mtrs and the Block/Survey No. 339/4 admeasuring about 00 Hec. 12 Are. 14 Sq.Mtrs. and the land bearing Block/Survey No. 375/2 admeasuring about 00 Hec. 24 Are. 28 Sq.Mtrs. ALL-situated within the limits of Village Dungra, Tal. Vapi & Dist. Valsad. This fact is recorded in the mutation entry No. 3606 on 23/12/1995, which is duly certified by the competent revenue authority.
7. Thereafter, Shri Nanubhai Premjibhai Bambharolia purchased the land bearing Block/Survey No. 339/2 admeasuring about 00 Hec. 91 Are. 05 Sq.Mtrs and the Block/Survey No. 339/4 admeasuring about 00 Hec. 12 Are. 14 Sq.Mtrs. both situated within the limits of Village Dungra, Tal. Vapi & Dist. Valsad by a registered sale deed dated 24/09/2012, which is duly registered in Pardi sub registry at Serial No. 8513 on 26/09/2012 from Sarifabibi Sulemanbhai and Sulemanbhai Husainbhai. This fact is recorded in the mutation entry No. 7757 on 08/03/2013, which is duly certified by the competent revenue authority.
8. Thereafter, Shri Nanubhai Premjibhai Bambharolia purchased the land bearing Block/Survey No. 375/2 admeasuring about 00 Hec. 24 Are. 28 Sq.Mtrs situated within the limits of Village Dungra, Tal. Vapi & Dist. Valsad by a registered sale deed dated 23/10/2012, which is duly registered in Pardi sub registry at Serial No. 9505 dated 01/11/2012 from Sarifabibi Sulemanbhai and Sulemanbhai Husainbhai. This fact is recorded in the mutation entry No. 7762 on 08/03/2013, which is duly certified by the competent revenue authority.
9. Thereafter, by virtue of the Order No. JAMAN/AKATRIKARAN/REGI.NO.17/VASHI/364/14 dated 22/05/2014 the land bearing Block/Survey No. 339/2 admeasuring about 00 Hec. 91 Are. 05 Sq.Mtrs and the Block/Survey No. 339/4 admeasuring about 00 Hec. 12 Are. 14 Sq.Mtrs. and the land bearing Block/Survey No. 375/2 admeasuring about 00 Hec. 24 Are. 28 Sq.Mtrs. ALL situated within the limits of Village Dungra, Tal. Vapi & Dist. Valsad have been consolidated and given Block/Survey No. 339/2 admeasuring about 01 Hec. 03 Are. 19 Sq.Mtrs. + 00 Hec. 05 Are. 06 Sq.Mtrs. + 00 Hec. 19 Are. 22 Sq.Mtrs. = 01 Hec. 27 Are. 47 Sq.Mtrs. This fact is recorded in the mutation entry No. 8317 on 30/07/2014, which is duly certified by the competent revenue authority.

10. Thereafter, by virtue of the Order No. CB/NA/REGI-88/2013-14/VASHI-2846-54/14 passed by the Collector, Valsad dated 16/09/2014 the land bearing Block/Survey No. 339/2 admeasuring about 01 Hec. 03 Are. 19 Sq.Mtrs. + 00 Hec. 05 Are. 06 Sq.Mtrs. + 00 Hec. 19 Are. 22 Sq.Mtrs. = 01 Hec. 27 Are. 47 Sq.Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad converted into N.A. land. This fact is recorded in the mutation entry No. 8467 on 09/10/2014, which is duly certified by the competent revenue authority.
11. Thereafter, Shri Nanubhai Premjibhai Bambharolia has brought the land bearing Block/Survey No. 339/2 admeasuring about 01 Hec. 03 Are. 19 Sq.Mtrs. + 00 Hec. 05 Are. 06 Sq.Mtrs. + 00 Hec. 19 Are. 22 Sq.Mtrs. = 01 Hec. 27 Are. 47 Sq.Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad as capital contribution in partnership firm namely "**M/S.LAKE PARADISE**", constituted under the provisions of The Indian Partnership Act, 1932 having its' registered office at C/o. M/s. Asian Engineering, Plot No. A2/29-593, 100 Shed Area, Silvassa Road, GIDC, Vapi – 396195 by registering the **Partnership** Deed with the Sub-Registrar Vapi at Sr.No.4308 on 28/05/2015. This fact is recorded in the mutation entry No. 8661 on 27/08/2015, which is duly certified by the competent revenue authority.
12. Thereafter, by virtue of the Order No. DCO/RE-SURVEY/VAPI-03/DUNGRA/2017 dated 27/07/2017 passed by Superintendent of Land Records Cum Consolidation Office, Valsad public notice has been issued and by virtue of the Order No. DCO/03/DUNGRA/PRA.GE./2018 Passed by Superintendent of Land Records, the re-survey of the Village Dungra, Tal. Vapi, Dist. Valsad has been done and the new Block/Survey No. 2756 has been given to the land bearing Block/Survey No. 339/2 admeasuring about 01 Hec. 03 Are. 19 + 00 Hec. 19 Are. 22 Sq.Mtrs. + 00 Hec. 05 Are. 06 Sq.Mtrs. = 01 Hec. 27 Are. 47 Sq.Mtrs. situated within the limits of Village Dungra, Tal. Vapi, Dist. Valsad. This fact is recorded in the mutation entry No. 9440 on 11/06/2018, which is duly certified by the competent revenue authority.
13. As a part of the Scheme of Development of the Property Vendor intends to initially develop a residential and commercial complex consisting of five (5) buildings with part basement, stilts and permissible upper floors on the Property to be known as "**LAKE PARADISE**" (hereinafter referred to as "the Building") the N.A land bearing Block/Survey No. 2756 (Before Promulgation 339/2) admeasuring 12747 Sq. Mtrs. situated within the limits of Village Dungra, Tal. Vapi, Dist. Valsad ;
14. The Vapi Nagar Palika, Vapi has issued construction permission No. 32 dated July 25, 2017 bearing out ward No. Javak No. TP/reg.2/Vashi.861/2017-18/1428 with regard to the N.A land bearing Block/Survey No. 2756

(Before Promulgation 339/2) admeasuring 12747 Sq. Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad.

15. In accordance with the plans sanctioned by the Vapi Nagar Palika, Vapi, the Vendor has commenced construction on the N.A land bearing Block/Survey No. 2756 (Before Promulgation 339/2) admeasuring 12747 Sq. Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad;
16. The Vendor has registered the said project under the provisions of the Act with the Real Estate Regulatory Authority No. PR/GJ/VALSAD/PARDI/others/MAA00404/111017 dated 11.10.2017.

Thereafter, The Vendor has purchased the land bearing Block/Survey No. 2757 (Before Promulgation No. 340/1) admeasuring about 2630 Sq.Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad and the brief title of the said land is as under :-

HISTORY WITH REGARD TO THE LAND BEARING BLOCK/SURVEY NO. 2757 (BEFORE PROMULGATION BLOCK/SURVEY NO. 340/1) ADMEASURING ABOUT 2630 SQ.MTRS. SITUATED WITHIN THE LIMITS OF VILLAGE DUNGRA AND VAPI NAGARPALIKA, TAL. VAPI, DIST. VALSAD.

17. The N.A. land bearing Block/Survey No. 2757 admeasuring about 2630 Sq.Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad was bearing Old Block/Survey No. 340/1.
18. The land bearing Block/Survey No. 340 situated within the limits of Village Dungra, Tal. Vapi, Dist. Valsad along with the other lands was standing in the name of Mr. Kalabhai Zinabhai.
19. Mr. Kalabhai Zinabhai expired on 21/08/1939 and after his demise his heirs namely Mr. Morarbhai Kalabhai and Mr. Chhibabhai Kalabhai and Mr. Somabhai Kalabhai had been entered in the revenue record of the land bearing Block/Survey No. 340 situated within the limits of Village Dungra, Tal. Vapi, Dist. Valsad along with the other lands. This fact is recorded in the mutation entry No. 561 on 21/11/1939, which is duly certified by the competent revenue authority.
20. Thereafter a partition took place by and between Mr. Morarbhai Kalabhai and Mr. Chhibabhai Kalabhai and Mr. Somabhai Kalabhai with regard to the land bearing Block/Survey No. 340 situated within the limits of Village Dungra, Tal. Vapi, Dist. Valsad and by virtue of the said partition the land admeasuring about 26 Gunthas of the land bearing Block/Survey No. 340 situated within the limits of Village Dungra, Tal. Vapi, Dist. Valsad along with the other lands fallen to the share of Mr. Chhibabhai Kalabhai. This

fact is recorded in the mutation entry No. 750 on 31/07/1945, which is duly certified by the competent revenue authority.

21. Mr. Chhibabhai Kalabhai expired intestate and after his demise with the consent and within the knowledge of Kuwarben Chhibabhai and Nankiben Chhibabhai the names of Mr. Bhagubhai Chhibabhai and Mr. Hirabhai Chhibabhai and Mr. Dedkabhai Chhibabhai had been entered in the revenue record of the land bearing Block/Survey No. 340/1 admeasuring about 26 Gunthas situated within the limits of Village Dungra, Tal. Vapi, Dist. Valsad along with the other lands. This fact is recorded in the mutation entry No. 2532 on 03/07/1984, which is duly certified by the competent revenue authority.
22. Mr. Hirabhai Chhibabhai expired on 23/04/2006 and his wife Gajraben Hirabhai also expired intestate and after their demise their legal heirs namely of Mr. Chandubhai Hirabhai and Mr. Rajubhai Hirabhai and Mr. Maheshbhai Hirabhai and Mr. Kamleshbhai Hirabhai and Manjuben Hirabhai had been entered in revenue record of the land bearing Block/Survey No. 340/1 admeasuring about 26 Gunthas situated within the limits of Village Dungra, Tal. Vapi, Dist. Valsad along with the other lands. This fact is recorded in the mutation entry No. 6079 on 21/04/2007, which is duly certified by the competent revenue authority.
23. Thereafter a partition took place by and between Mr. Dedkabhai Chhibabhai and others with regard to the land bearing Block/Survey No. 340/1 admeasuring about 26 Gunthas situated within the limits of Village Dungra, Tal. Vapi, Dist. Valsad along with the other lands and by virtue of the Order No. RTS/CASE NO. 50/08 passed by Mamlatdar Pardi on 04/06/2009 the land bearing Block/Survey No. 340/1 admeasuring about 00 Hec. 26 Are. 30 Sq. Mtrs. situated within the limits of Village Dungra, Tal. Vapi, Dist. Valsad along with the other lands fallen into the share of Mr. Bhalubhai Bhagubhai Patel and Mr. Hirabhai Chhibabhai Patel and Mr. Dedkabhai Chhibabhai Patel. This fact is recorded in the mutation entry No. 6433 on 24/06/2008, which is duly certified by the competent revenue authority.
24. Thereafter, the Mrs. Anupama Rashmikant Shah has purchased the land bearing Block/Survey No. 340/1 admeasuring about 00 Hec. 26 Are. 30 Sq. Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad by a registered Sale- Deed dated 31/05/2012 which is duly registered in Pardi Sub Registry at Serial No. 5064 from Mr. Rajubhai Hirabhai Patel and Mr. Chandubhai Hirabhai Patel and Mr. Balubhai Bhagubhai and Mr. Kamleshbhai Hirabhai and Manjuben Hirabhai Patel and Mr. Dedkabhai Chhibabhai Patel and Mr. Maheshbhai Hirabhai Patel. This fact is recorded in the mutation entry No. 7552 on 31/05/2012, which is duly certified by the competent revenue authority.

25. Thereafter, by virtue of the Order No. DCO/RE-SURVEY/VAPI-03/DUNGRA/2017 dated 27/07/2017 passed by Superintendant of Land Records Cum Consolidation Office, Valsad public notice has been issued and by virtue of the Order No. DCO/03/DUNGRA/ PRA.GE./2018 Passed by Superintendent of Land Records, the re-survey of the Village Dungra, Tal. Vapi, Dist. Valsad has been done and the new Block/Survey No. 2757 has been given to the land bearing Block/Survey No. 340/1 admeasuring about 00 Hec. 26 Are. 30 Sq.Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad. This fact is recorded in the mutation entry No. 9440 on 11/06/2018, which is duly certified by the competent revenue authority.
26. Thereafter, the Agricultural land bearing Block/Survey No. 2757 (Before Promulgation Block/Survey No. 340/1 admeasuring about 00 Hec. 26 Are. 30 Sq. Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad converted to the Non Agricultural use by virtue of the Order No. CB/N.A./REGI.43/2018-19/VASHI-4234-4243/2018 dated 02/10/2018 passed by Collector, Valsad.
27. Thereafter, the Vendor has purchased the N.A land bearing Block/Survey No. 2757 (Before Promulgation Block/Survey No. 340/1 admeasuring about 00 Hec. 26 Are. 30 Sq. Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad by a registered Sale- Deed dated 14/02/2018, which is duly registered in Vapi Sub Registry at Serial No. 10822 from Mrs. Anupama Rashmikant Shah. This fact is recorded in the mutation entry No. 9577 on 08/01/2019, which is duly certified by the competent revenue authority.
28. The Vendor is now seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of the N.A land bearing Block/Survey No. 2756 (Before Promulgation Block/Survey No. 339/2) admeasuring 12747 Sq. Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad and the N.A land bearing Block/Survey No. 2757 (Before Promulgation Block/Survey No. 340/1) admeasuring about 00 Hec. 26 Are. 30 Sq. Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad or thereabouts.
29. The Vendor is entitled to develop the N.A land bearing Block/Survey No. 2756 (Before Promulgation Block/Survey No. 339/2) admeasuring 12747 Sq. Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad and the N.A land bearing Block/Survey No. 2757 (Before Promulgation Block/Survey No. 340/1 admeasuring about 00 Hec. 26 Are. 30 Sq. Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad by constructing residential buildings

and/or commercial buildings and other structures as permitted by law thereon in accordance with plans sanctioned by Vapi Nagar Palika;

30. Thereafter, the Vendor has applied for the revised Construction Permission with regard to the N.A. land bearing Block/Survey No. 2757 (Before Promulgation Block/Survey No. 340/1) admeasuring about 2630 Sq.Mtrs. **AND** the land bearing Block/Survey No. 2756 (Before Promulgation Block/Survey No. 339/2) admeasuring about 12747 Sq.Mtrs.both situated within the limits of Village Dungra and Vapi Nagarpalika, Tal.Vapi, Dist. Valsad and Vapi Nagarpalika has issued the revised construction permission No. VAADA/15-10-2019/1231014/01/000392/odps/166/20-21 dated 24/10/2019 with regard to the N.A. land bearing Block/Survey No. 2757 (Before Promulgation Block/Survey No. 340/1) admeasuring about 2630 Sq.Mtrs. **AND** the land bearing Block/Survey No. 2756 (Before Promulgation Block/Survey No. 339/2) admeasuring about 12747 Sq.Mtrs. both situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad.
31. Thereafter, i. e. say that after obtaining the revised construction permission the Vendor again applied to the RERA authority for modified registration of the said project under the provisions of the Act with the Real Estate Regulatory Authority **and at present the present project bears the RERA Registration Number _____ dated _____ . and Registered Agreement to sale on dated.....**
32. The Purchaser has agreed to purchase the construction which is more particularly described under the schedule-III prior to the Vendor floated the project in the N.A. land bearing Block/Survey No. 2757 (Before Promulgation Block/Survey No. 340/1) admeasuring about 2630 Sq.Mtrs. situated within the limits of Village Dungra, Tal. Vapi, Dist. Valsad and within the limits of Vapi Nagarpalika and at that time the Vapi NagarPalika, Vapi has issued construction permission No. 32 dated July 25, 2017 bearing out ward No. Javak No. TP/reg.2/Vashi.861/ 2017-18/1428 with regard to the N.A land bearing Block/Survey No. 2756 (Before Promulgation 339/2) admeasuring 12747 Sq. Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad and the construction described under the schedule-III has been identified as the **Residential/Commercial Flat/Shop No. _____ admeasuring about _____ Sq. Mtrs. (Which is the _____ side of the Flat No. _____) carpet area exclusive of balconies having carpet area _____ Sq.Mtrs. on the _____ Floor of the _____ Type Building known as LAKE PARADISE WING – _____ constructed on the part of the land more particularly described under the Schedule –I. And therefore, the Agreement to Sale dated _____ has been registered in Vapi Sub Registry at Serial No. _____ the property has been described**

as **Residential/Commercial Flat/Shop No._____**consisting of total area of_____sq. meter consisting of about_____Sq. Mtrs. (Which is the_____side of the Flat No.) carpet area and balconies having carpet area of_Sq.Mtrs. on the _____Floor of the_____Type Building known as LAKE PARADISE WING-_____constructed on the part of the land more particularly described under the Schedule -I.

33. **Thereafter, the Vendor has purchased** the N.A. land bearing Block/Survey No. 2757 (Before Promulgation Block/Survey No. 340/1) admeasuring about 2630 Sq.Mtrs. situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad **and** api Nagarpalika has issued the revised construction permission No. VAADA/15-10-2019/1231014/01/000392/odps/ 166/20-21 dated 24/10/2019 with regard to the N.A. land bearing Block/Survey No. 2757 (Before Promulgation Block/Survey No. 340/1) admeasuring about 2630 Sq.Mtrs. **AND** the land bearing Block/Survey No. 2756 (Before Promulgation Block/Survey No. 339/2) admeasuring about 12747 Sq.Mtrs. both situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad and therefore the the description of the construction agreed to be purchased by the Purchaser by the Agreement To Sale dated_____, which is duly registered in the Vapi Sub Registry at Serial No._____has been renumbered to Flat/Shop No._____(as described under the Schedule-III in this Sale Deed) as per the revised construction permission issued by Vapi Nagarpalika, but the building its total area and wing have not been changed i.e. to say that, the property described under the schedule-III is the same property described in the Agreement to Sale dated _____ which is duly registered in Vapi Sub Registry at Serial No._____.
34. **The Purchaser demanded from the Vendor** and the Vendor has given inspection to the Purchaser of all the documents of title relating to the Property, and the plans, designs and specifications relating to the Building prepared by the Vendor's Architects and R.C.C. Consultants M/s. Shilpam, Engineers & Designers as sanctioned by Vapi Nagar Palika, Vapi, as well as such other documents such as environment clearanceetc. relating to the Property as are specified under the Real Estate (Regulation Development) Act, 2016 (RERA) **and** the rules made there under and the Purchaser is satisfied with the same and has also noted the terms and conditions including inter alia those governing the use of diverse areas comprised in the said Building/the said Premises;
35. At the request of the Purchaser, Vendor has agreed to sell to the Purchaser, a **Residential/Commercial Flat/Shop No. (having old number_____ before renumbering the same to as per revised constriction plan for ease of identification)** admeasuring total area of about_____Sq. Meters consisting of_Sq. Mtrs. of carpet area

and balconies having carpet area of ____ Sq.Mtrs. on the Floor of the _____ Type Building known as LAKE PARADISE WING– (hereinafter referred to as “the Premises”);

36. The Vendor is entering into similar separate deeds with several other persons and parties for the sale of flats/shops in the Building;
37. The Parties hereto are desirous of recording the terms and conditions on which the Vendor has sold the Premise/s to the Purchaser;
38. The Vendor is required to enter into a written Sale Deed which shall be registered under the Registration Act, 1908, hence the Parties hereto are executing this Deed.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. Therefore, in the lights of the facts stated hereinbefore, the Vendor has become the owner & absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the N.A. land bearing Block/Survey No. 2757 (Before Promulgation Block/Survey No. 340/1) admeasuring about 2630 Sq.Mtrs. **AND** the land bearing Block/Survey No. 2756 (Before Promulgation Block/Survey No. 339/2) admeasuring about 12747 Sq.Mtrs. both situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad, which is more particularly described under the Schedule-I below.
2. At the request of the Purchaser, the Vendor has agreed to sell to the Purchaser, Flat/shop No. _____ admeasuring about _____ Sq. Mtrs. carpet area exclusive of balconies having carpet area _____ Sq.Mtrs. on the _____ Floor of the _____ Type Building known as **LAKE PARADISE WING - _____**, (hereinafter referred to as “the Premises”), for the aggregate price of Rs. _____/- (Rupees _____ only) “Including CGST/SGST/IGST” with all the rights appurtenant thereto including the proportionate price of the common areas and facilities in the Building appurtenant to the Premises and/or forming part of the Property, more particularly described in the **Schedule-III** hereunder written. A list of the fixtures, fittings and amenities provided in the premises is set out in the **Schedule-IV** hereunder written.
3. The consideration amount of Rs. _____/- in words Rupees _____ has been paid by the Purchaser to the Vendor as under.

DETAILS:

- 1.
- 2.

Therefore, the Vendor acknowledges the receipt of the same.

4. The Purchaser after verifying the rights, title, interest and construction accepted the peaceful vacant possession of the premises described in the schedule-III below from the Vendor .
5. The Purchaser has prior to the execution of this Deed satisfied itself/herself/themselves about the title of The Vendor to the Property, which is more particularly described under the schedule-I and schedule-III and shall not be entitled to further investigate the title and the rights, powers and authorities of The Vendor, and no requisitions or objections shall be raised on any matter relating thereto or howsoever in connection therewith.
6. The Vendor has informed the Purchaser that as per the Scheme of Development of the Property, which is/are more particularly described under the schedule-I envisaged by the Vendor :-
 - (a) The Property will be developed in a phased manner by constructing residential buildings and/or commercial buildings and/or other structures as permitted by law thereon;
 - (b) At present, the Vendor intends to develop a residential cum commercial complex by constructing the Building on the Property, which is/are more particularly described under the schedule-I;
 - (c) The FSI/TDR consumed in construction of the Building may not be in the same ratio as the land area of the Property on which the Building is intended to be constructed, and hence, it may not be possible to sub-divide the Property, and the Purchaser shall not be entitled to insist upon the sub-division of the Property, which is/are more particularly described under the schedule-I;
 - (d) The Vendor intends to form a separate Society/Company/Association in respect of the Building/s;
 - (e) The Vendor may at its option: -
 - (i) execute a Conveyance/Deed of Assignment in respect of the land beneath the Building as well as land appertaining thereto in favour of the Society/Company/Association comprising of all the flat/shop Purchasers in the Building; or
 - (ii) execute a Conveyance / Deed of Assignment in respect of the Property in favour of the Society/Apex Company of which each separate Society/Company/Association will be a part of; or
 - (iii) the Vendor may at its option execute a Conveyance /Deed of Assignment in respect of land forming part of the Property

- jointly in favour of the Societies/Companies/Associations formed by the Vendor along with the purchasers of flats/shops/premises in each of the buildings to be constructed on the Property. In such an event, each of the Societies/ Companies/ Associations shall have a share in proportion to the F.S.I. consumed in their respective building or part thereof; and/or
- (iv) the Vendor may at its option retain certain flats/shops/premises in each of the buildings or an entire building(s) to be constructed on the Property. In such an event, the Vendor will be a part of Society/ Apex Company referred to in Clause 7(e)(ii) above or be jointly entitled to the property along with the Societies / Companies / Associations referred to in Clause 7(e) (iii) above, and the Vendor shall not be liable to pay any transfer fee or charges for sale and transfer of any of the flats/shops/premises in future.
- (f) The Vendor has provided ... mt internal road along the length of the Property, maintain the same as open. The said internal road will be available for ingress and egress on foot or by any vehicle to adjacent properties at a sole discretion of The Vendor. The Vendor , at its option, may transfer a part or portion of the said internal road to the Societies/Companies/ Associations to be formed as hereinabove provided, provided however, any such transfer shall be subject to an express covenant, which shall be a covenant running with the land, that the Societies/Companies/Associations and their members shall jointly and severally agree and undertake to maintain the said internal road or a part or portion of it as open and provide a right of way as has been or would be desired by The Vendor to any adjacent land owner. The Purchaser together with all other purchasers of flats/shops/premises in each of the buildings to be constructed on the Property, which is/are more particularly described under the schedule-I shall not object to the same;
- (g) Save and except the Building which is under construction on the Property, , which is/are more particularly described under the schedule-I the Vendor shall have an unfettered right to deal with, dispose off and/or develop the remainder of the Property in such manner as they deem fit, and the Purchaser hereby give its irrevocable consent to the Vendor for the same;
- (h) The Purchaser together with all other purchasers of flats/shops/premises in each of buildings to be constructed on the Property, shall not call upon or demand that the Vendor shall form the Societies/Companies/Associations referred to hereinabove and/or hand over charge or administration of any of the buildings to be constructed on the Property and/or execute a Conveyance Deed / Deed of Assignment in respect of the land beneath any of the

buildings to be constructed on the Property until the entire Scheme of Development of the Property is complete in every respect and the Vendor has consumed the F.S.I., including TDR available or which may hereafter become available in respect of the Property.

The aforesaid terms and conditions are of the essence of the contract and only upon the Purchaser agreeing to the same, The Vendor has entered into this Sale Deed.

The aforesaid terms and conditions are of the essence of the contract and only upon the Purchaser agreeing to the same, the Vendor has entered into this Sale Deed.

7. The Parties hereto specifically declare and confirm that: -
- (a) The Purchaser has inspected the Property and has ascertained for itself that the Premises are not yet ready for use and occupation;

The Occupation Certificate evidencing completion of the Building under construction has not yet been issued by the Vapi Nagar Palika, Vapi as required by law and consequently under the provisions of the Act, the Vendor is not entitled to allow the Purchaser to enter into possession of the Premises, and the Purchaser is prohibited from taking possession of the Premises till such certificate is issued by the Vapi Nagar Palika, Vapi.

PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

First party has mortgaged land from SBI of Rs. 7,07,00,000.

. :f

After the Promoter and the Vendor execute this Agreement, they shall not mortgage or create a charge on the Flat and if any such mortgage or charge is made or created then first party has to take noc from lender also not with standing anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee(s) who has taken or agreed to take such Flat.

8. The Vendor hereby agrees to observe, perform and comply with all the terms, conditions, stipulations, 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 Premises to the Purchaser, obtain from the concerned local authority occupation certificate evidencing completion of the Building.
9. The Vendor shall not have any claim over the floor space index ("FSI"), additional floor space index ("FSI") and/or terrace rights after building use permission has been obtained, such rights if any will be enclosed by Society of the Purchaser after the completion of the project.

10. Save and except in respect of the Premises, a proportionate share in the common areas and facilities in the building hereby agreed to be acquired, the Purchaser shall have no claim in respect of all or any open spaces or un-allotted parking spaces in the basements or flats or rooms or shops or garages or lobbies or staircases or lifts or terraces, etc. in the Building/Property or any other part of the Development, which will remain the property of the Vendor until the entire Property is transferred to the Society/Company/Association as mentioned hereinabove upon the Scheme of Development of the Property being declared as fully completed

by the Vendor , and also subject to the rights, reservations and covenants herein provided.

11. The Purchaser shall use or permit the use of the Premises or any part thereof for the purpose of residence only unless the Premises are Shops and shall use the parking spaces (if any) allotted to it only for the purpose of keeping or parking the Purchaser's own vehicle and not for any other purpose. The Purchaser agrees that the parking spaces (if any) allotted to it shall form an integral part of the Premises, and shall not be sold or dealt with in any manner independent of the Premises. Any unauthorised change of user of the Premises by the Purchaser shall render this Sale Deed voidable.
12. The Purchaser itself, with the intention to bind itself and all persons into whomsoever's hands the Premises come and its successors-in-title, doth hereby covenant with the Vendor as follows:-
 - (a) To maintain the Premises at Purchaser's cost in good and tenantable repair and condition from the date of handing over

- possession of the Premises, and shall not do or allow or suffer to be done anything in and/or to the staircase or any passage or compound wall of the Building or any part of the Building in which the Premises are situated, which may be against the rules, regulations, or bye-laws of the concerned local or any other authority or change, alter or make addition in and/ or to the Building in which the Premises are situated;
- (b) Not to do or permit to be done any act, deed or thing which may increase the premium payable in respect of or render void or voidable any insurance in respect of the Building and/or the Property or any part thereof;
 - (c) Not to store in the Premises any goods which are of a hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Building in which the Premises are situated or storing of which goods is objected to by the concerned local or other authority or the Society/Company/Association, and shall not carry or cause to be carried heavy packages to upper floors which may or are likely to damage the staircase, common passage or lift or any other structure of the Building, in which the Premises are situate, including entrances to the Building and in case of any damage caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable to pay or make good the damage incurred or caused due to the default of the Purchaser whatsoever;
 - (d) To carry out at its own cost, all internal repairs to the Premises and maintain the Premises in the same condition, state and order in which they were delivered by the Vendor to the Purchaser, and in tenantable repair, and shall not do or allow or suffer to be done anything in the Premises or to the Building in which the Premises are situate, or carry out repairs and changes in the Premises which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or other public authority which may endanger the Premises above or below the Premises. In the event of the Purchaser committing any act in contravention of the above provisions the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or public authority;
 - (e) Not to demolish or cause to be demolished the Premises 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 Premises or any part thereof nor any alteration in the elevation, and outside colour scheme of the Building in which the Premises are situate and shall keep the sewers, drains, pipes in the Premises and appurtenances thereto in good and tenantable repair and condition so as to support, shelter and protect other parts of the Building in which the Premises are situated and shall not chisel or in any other

- manner damage columns, beams, walls, slabs or RCC parts or other structural members in the Premises without prior written permission of the Vendor and/or Society/Company/Association and the local authority as the case may be;
- (f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Premises in the compound or any portion of the Property and the Building in which the Premises are situate;
 - (g) Not to endanger or damage the garden fencing, saplings, shrubs, trees, etc. on the Property;
 - (h) Not to damage the electricity poles, cables, wiring, telephone cables, sewage line, water line, gate or any other common facility provided in the Building and/or the Property;
 - (i) Not to display or erect at any place in the Building and/or the Property any bills, posters, hoardings, advertisements, name boards, sign boards, etc. of any nature whatsoever;
 - (j) Not to obstruct or cause any obstruction in any manner whatsoever in the Building or any of its staircases, refuge areas, corridors or passageways;
 - (k) Not to enclose in any manner whatsoever any flower beds, pocket terraces or other areas in the Building and/or the Property required to be kept open;
 - (l) Not to park any vehicles in any place other than parking spaces so allotted or designated;
 - (m) Pay to the Vendor within fifteen (15) days of demand by the Vendor, its share of Security Deposit demanded by the concerned local authorities or Government for giving water, electricity, cooking gas or any other service connection to the Building in which the Premises are situate;
 - (n) 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 Authorities on account of change of user of the Premises by the Purchaser or otherwise;
 - (o) The Purchaser shall not let, sublet, transfer, assign or part with the Purchaser's interest or benefit of this Deed or of the Premises or any part thereof, or part with possession of the Premises or any part thereof until all the dues payable by the Purchaser to the Vendor under this Deed are fully paid up, and only if the Purchaser has not been guilty of breach or non-observance of any of the terms and conditions of this Deed and until the Purchaser has obtained specific permission in writing of the Vendor for the purpose. Such transfer shall be only in favour of the Transferee as may be approved by the Vendor and not otherwise;
 - (p) The Purchaser hereby undertakes that the Purchaser will not carry on any illegal business/profession in the Premises agreed to be

purchased and further agrees and undertakes that the Purchaser itself or through its nominee/tenant/occupier shall not carry on any such business/profession which may be illegal/antisocial/anti-national etc., and which may tarnish the reputation of the Vendor and cause nuisance to neighbouring flat holders. It is understood that in the event of the Purchaser carrying on any such illegal business/es in the Premises, whether directly or indirectly, through its agent or tenant, the Vendor shall be entitled to cancel this Deed in the interest of public, peace and tranquility and have the Purchaser evicted from the Premises;

- (q) Till the entire Property is transferred to the Society/ Company/Association as hereinafter provided upon the Scheme of Development of the Property being declared fully completed by the Vendor, the Purchaser shall permit the Vendor and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Building or any part thereof and the portion of the Property on which the Building is constructed to view and examine the state and condition thereof or to repair and remove any disrepair;
- (r) The Purchaser shall observe and perform all the rules and regulations which the Society/Company/Association may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the Building and the Premises therein, and for the observance and performance of the building rules and regulations and bye-laws for the time being of the concerned local authorities and Government and other public bodies. The Purchaser shall also observe all the stipulations and conditions laid down by the Society/Company/Association regarding the occupation and use of the Premises in the Building and shall pay and contribute regularly and punctually towards taxes, expenses and other outgoings payable by the Purchaser in accordance with the terms of this Deed.
- (s) The name of the Building, viz. "**LAKE PARADISE**" shall not be changed in future. Similarly, the proposed name of the Society/Company/Association shall, if so permitted by the Registrar, include the name "**LAKE PARADISE**", and shall not be changed in future.

13. Commencing 15 days after notice in writing is given by the Vendor to the Purchaser that the Premises are ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (*i.e.* in proportion to the floor area of the Premises) of outgoings in respect of the Building and the Property, viz. water charges, insurance, common lights, annual maintenance charges for lifts, electrical installations, plumbing, diesel generator sets, sewage treatment plant, etc., repairs and salaries of

clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Building and the Property (hereinafter referred to as "Management and Maintenance Expenses"), and local / property taxes, betterment charges or such other levies by the concerned local authority and/or Government in respect of the Building and the Property. Until the Society/ Company/Association is formed and until the entire Property is transferred to it, upon the Scheme of Development of the Property being declared as fully completed by the Vendor , the Purchaser shall pay to the Vendor such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined, the Purchaser shall pay to the Vendor provisional monthly contributions of **Rs.3/- (Rupees Three Rupees only) per sq.Fts.** per month towards Management and Maintenance Expenses. In addition, the Purchaser shall pay to the Vendor a proportionate share of the local/property taxes, betterment charges or such other levies as may be levied by the concerned local authority and/or Government in respect of the Building and the Property. The amounts so paid by the Purchaser to the Vendor shall not carry any interest and shall be utilized by the Vendor for payment of the aforesaid outgoings in respect of the Building and the Property until formation of the Society/ Company/Association and until the entire Property is transferred to it upon the Scheme of Development of the Property being declared as fully completed by the Vendor . On such transfer being executed, any balance amount of the aforesaid contribution, if any (less deduction provided for in this Deed) shall be paid over by the Vendor to such Society/Company/Association. Initially, the Purchaser shall pay adhoc contribution for one year. Thereafter, the Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of out-goings and taxes regularly on quarterly/semi- annual/annual basis in advance and shall not withhold the same for any reason whatsoever. In the event of failure of the Purchaser to pay such charges, this Deed shall stand cancelled, and if the Purchaser has already occupied the Premises he shall be liable to vacate the same.

14. The Purchaser shall on or before delivery of possession of the Premises also keep deposited with the Vendor the following amounts:-
 - (i) for share money, application entrance fee of the Society/Company/ Association electricity deposit, gas connection deposit, all at actuals;
15. The Vendor shall utilize the said amount mentioned in Clause **16 (ii)** above paid by the Purchaser to the Vendor for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the

Vendor in connection with formation of the Society, or as the case may be, Company or Association, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Deed and the conveyance or assignment of lease.

16. The Vendor shall maintain a separate account in respect of sums received by the Vendor from the Purchaser as advance or deposit, sums received on account of the share capital for the formation of a Society or a Company or Association or towards the out goings and shall utilize the amounts only for the purposes for which they have been received.
17. The Purchaser along with other purchasers of premises in the Building shall join in forming and registering a Society or a Company or Association (sole option being with the Vendor herein) as may be decided by the Vendor to be known by such name as the Vendor may decide, and which will be approved by the Registrar of Co-operative Societies or the Registrar of Companies or any other appropriate authority as the case may be, and for this purpose also from time to time shall sign and execute the application for registration and for membership and other papers and documents necessary for the formation and registration of the Society/Company/Association, and for becoming a member, including adoption of the bye-laws of the proposed Society or memorandum and articles of association of the proposed company or rules/regulations/bye-laws of the Association and shall duly fill in, sign and return them to the Vendor within seven (7) days of the same being forwarded by the Vendor to the Purchaser, so as to enable the Vendor to register the organization of the purchasers. 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 or rules/regulations/bye-laws as may be required by the Registrar of Co-operative Societies or the Registrar of Companies or any other appropriate authority as the case may be.
18. After the Scheme of Development of the Property being declared fully completed by the Vendor and after the Vendor has received the purchase price in respect of all the premises and all other amounts payable by the purchasers thereof under the respective deeds in respect of the entire Scheme of Development of the Property, the Vendor shall, unless it is otherwise agreed to by and between the parties hereto, within 24 months of such full completion, cause to be transferred to a Society/Apex Company or jointly in favour of the Societies/Companies/Associations formed by the Vendor along with the purchasers of flats/premises in each of the buildings to be constructed on the Property, all the rights, title and interest of the Vendor in the Property together with the buildings thereon by executing the necessary Deed of Conveyance or Deed of Assignment in respect of the Property (or to the extent as may be permitted by the

authorities) in favour of the Society/Company or jointly in favour of the Societies/Companies/Associations as the case may be, and such Deed of Conveyance or Deed of Assignment shall be in accordance with the terms and provisions of this Deed.

19. The Purchaser is aware that the Vendor is developing the Property in a phased manner pursuant to the Scheme of Development of the Property, and the Purchaser has no right of any nature whatsoever, in the remaining portion of the Property belonging to the Vendor . The Purchaser shall not raise any objection to the development activity to be carried out in the remaining portion of the Property. The Purchaser is aware that the Vendor is proposing to construct residential buildings and/or commercial buildings and other structures as permitted by law on the remaining portion of the Property. The Purchaser is also aware that the Vendor would be undertaking construction on the remaining portion of the Property at different points of time. The Purchaser has No Objection of any nature whatsoever to the delay in execution of the Conveyance contemplated under Clause 24 above. The Purchaser is aware that the conveyance will be executed with the Society/Apex Company or jointly to the Societies/Companies/Associations, some of which will be formed at a later point of time.
20. Nothing contained in this Deed is intended to be nor shall be construed as a grant, demise or assignment in law of the Premises or of the Property or Building or any part thereof. The Purchaser shall have no claim, save and except in respect of the Premises. The Property, other unsold premises, common areas, open spaces, terraces, recreation spaces, etc. shall be the property of the Vendor until the entire Property with buildings constructed thereon is transferred to a Society/Apex Company or jointly to the Societies/ Companies/ Associations as mentioned herein.
21. Save and except as provided in Clause hereinabove, the Purchaser agrees, undertakes and covenants with the Vendor that neither it nor the Society/Company/Association that may be formed shall hereafter in any manner whatsoever limit, curtail, revoke, cancel, or terminate any of the powers, rights, benefits, privileges, or authorities reserved by or granted to the Vendor under this Deed or any other deed, document or writing entered into or executed by and between the Parties hereto or referred to in Deed. The Purchaser and the Society/Company/association shall render all assistance and co-operation at all times to the Vendor to enable it to exercise and avail of the same.
22. Any delay tolerated or indulgence shown by the Vendor in enforcing the terms of this Deed or any forbearance or giving of time to the Purchaser by the Vendor shall not be construed as a waiver or acquiescence on the part of the Vendor of any breach or non-compliance of any of the terms

and conditions of this Deed by the Purchaser and shall not in any manner prejudice the rights of the Vendor .

23. Any delay tolerated or indulgence shown by the Vendor in enforcing the terms of this sale deed or any forbearance or giving of time to the Purchaser by the Vendor shall not be construed as a waiver or acquiescence on the part of the Vendor of any breach or non-compliance of any of the terms and conditions of this sale deed by the Purchaser and shall not in any manner prejudice the rights of the Vendor.
24. The Vendor at its risk and responsibility may avail from banks/financial institutions, loan/financial assistance for development of the Scheme of Development of the Property in which the said Premises is situated (but without encumbering the said Premises) and as a security for payment thereof may create security of the said Property. The Purchaser hereby grants his/her/their consents to the Vendor for availing such loan and/or financial assistance on such terms and conditions as the Vendor may deem fit and proper subject to the repayment thereof by the Vendor. The Vendor shall not mortgage the said Premise/s agreed to be allotted to the Purchaser herein.
25. The Purchaser and/or the Vendor shall present this deed at the proper registration office for registration within 4 months from the date of executing of this deed as prescribed by the Registration Act and the Parties hereto shall attend such office and admit execution thereof.
26. All notices to be served on the Purchaser as contemplated by this deed shall be deemed to have been duly served if sent to the Purchaser by pre-paid post at its addresses specified against its name above.
27. All taxes, rates and other government levies, including but not limited to service tax, VAT, GST, IGST, SGST, UTGST, CGST and/or any other taxes/rates/levies that may hereafter be levied by the Government in respect of this Sale Deed or the transaction contemplated by this deed shall be borne and paid by the Purchaser alone.
28. The Purchaser hereby declares that he has gone through this deed and all the documents related to the Property and the Premises, and has expressly understood the contents, terms and conditions of the same and the Purchaser after being fully satisfied has entered into this deed.
29. The Purchaser agrees and accepts that if the carpet area (including balconies) of the Premises is found to be less up to 3% for whatsoever reason, the Purchaser shall not complain for the said reduction. The Purchaser will accept such reduced area and shall not complain or demand any compensation for such reduced area.

30. All taxes, rates and other government levies, including but not limited to CGST/SGST/ISGST, and/or any other taxes/rates/levies that may hereafter be levied by the Government in respect of this Deed or the transaction contemplated by this Deed shall be borne and paid by the Purchaser alone. The Purchaser has understood and agreed that, the taxes including CGST/SGST/ISGST that may be charged by the Vendor will be paid to the respective authorities after claiming for the input credits available as per the applicable laws, from time to time, and that is the basis considered for the agreed consideration for the Premises as stated in this Deed. The Purchaser declares and undertakes that he/she/it will not claim any amount from the Owner Developer as refund or otherwise credit for input tax credit that may be availed by the Owner Developer under any applicable taxes/laws/regulations, from time to time. After the Scheme of Development of the Property being declared fully completed by the First Part and after the First Part has received the purchase price in respect of all the premises and all other amounts payable by the Second Parts thereof under the respective agreements in respect of the entire Scheme of Development of the Property, the First Part shall, unless it is otherwise agreed to by and between the parties hereto, within months of such full completion, cause to be transferred to a Society/Apex Company or jointly in favour of the Societies/Companies/Associations formed by the First Part along with the Second Parts of flats/premises in each of the buildings to be constructed on the Property, common area, all the rights, title and interest of the First Part in the Property together with the buildings thereon by executing the necessary Deed of Conveyance or Deed of Assignment in respect of the Property (or to the extent as may be permitted by the authorities) in favour of the Society/Company or jointly in favour of the Societies/Companies/Associations as the case may be, and such Deed of Conveyance or Deed of Assignment shall be in accordance with the terms and provisions of this Agreement
31. This Deed shall always be subject to the provisions of the RERA. Any dispute between the Parties shall be settled amicably as provided herein. In case of failure to settle the dispute amicably, the same shall be referred to the authority as per the provisions of RERA act- 2016. Subject to the foregoing, only the courts in Vapi, Taluka Valsad, District Valsad shall have jurisdiction to entertain and try any dispute between the Parties.
32. The First Part shall not have any claim over the floor space index ("FSI"), additional floor space index ("FSI") and/or terrace rights after building use permission has been obtained, such rights if any will be enclosed by Society of the Second Part after the completion/building use certificate issued by competent authority
33. If any provision of this sale deed shall be determined to be void or

unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the sale deed shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this sale deed and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this sale deed shall remain valid and enforceable as applicable at the time of execution of this sale deed.

34. This deed shall always be subject to the provisions of the Act and the rules made thereunder.
35. For the purpose of registration of this Deed, the Income Tax Permanent Account Numbers of the Parties hereto are as follows: -
- PAN No. of the Vendor : AAFFL6908F
PAN No. of the Purchaser : _____
36. All out of pocket costs, charges and expenses including the stamp duty, registration charges of and incidental to this Sale – Deed have been borne and paid by the Purchaser alone. If due to any changes in Government Policy any additional stamp duty, registration charges are levied the same shall also be borne and paid by the Purchaser alone.

SCHEDULE-I

All that piece and parcel of the N.A. land bearing Block/Survey No. 2757 (Before Promulgation Block/Survey No. 340/1) admeasuring about 2630 Sq.Mtrs. AND the land bearing Block/Survey No. 2756 (Before Promulgation Block/Survey No. 339/2) admeasuring about 12747 Sq.Mtrs. both situated within the limits of Village Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad thereabout as per 7/12 Extract bounded as follows:

On or towards East :
On or towards west :
On or towards North :
On or towards South :

SCHEDULE-II

The Residential and commercial buildings known as LAKE PARADISE with Six buildings and Twelve (12) wings namely A1, A2, A3, B1, B2, B3, C, D1, D2, E, F1 AND F2 with basement, stilts and permitted upper floors in accordance to the plans, design, specifications approved by the Vapi Nagar Palika on the Property more particularly described under the Schedule-I herein.

SCHEDULE-III

The Residential/Commercial Flat/Shop No. (having old number _____ before renumbering the same to _____, for ease of identification, as per the revised approved plans) admeasuring total area of ___sq. meter consisting of about Sq. Mtrs. carpet area and balconies having carpet area..... Sq.Mtrs. on the Floor of the _____ Type Building common area ... Sq mt , total parking area... Sq mt known as LAKE PARADISE "WING-_" constructed on the part of the land of the land which is more particularly described under the Schedule -I.

AND

The proportionate share admeasuring about _____ Sq. Mtrs. in the N.A. land bearing Block/Survey No. 2757 (Before Promulgation Block/Survey No. 340/1) admeasuring about 2630 Sq.Mtrs. AND the land bearing Block/Survey No. 2756 (Before Promulgation Block/Survey No. 339/2) admeasuring about 12747 Sq.Mtrs. in total admeasuring about 15377 Sq mt and proposed developing area 5052.9 Sq mt Dungra and Vapi Nagarpalika, Tal. Vapi, Dist. Valsad.

All that area covered by lobbies, lift lobbies, staircases, stair walls, staircase cabins, staircase passages, lifts, lift machine rooms, pump houses, watchman cabins, society office, electrical meter rooms, entrance lobbies, entrance foyers, lobbies at still floor level, car parking spaces in the basements or under stilts or

open car parking spaces in the compound of the building, gardens, recreation areas, swimming pool, filtration plant, health club area, treatment plant, roads, storm water drainages and any other area or facility that is being used or will be used by all flat Purchasers/shop keeper of the Building in the Property.

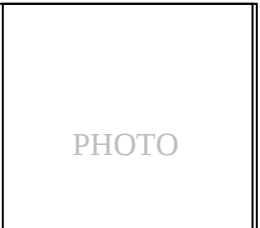
SCHEDULE-IV

LIST OF INTERNAL AMENITIES

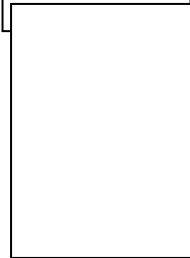
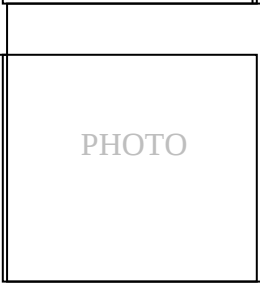
- 1. Ceramic tile flooring.
- 2. Granite Kitchen platform with stainless steel sink and ceramic or glazed tile dado in kitchen.
- 3. Concealed plumbing with sanitary ware and fittings of reputed brands and full height ceramic / glazed tile dado in bathrooms.
- 4. Single phase connection with good quality cable upto main DB.
- 5. Good quality TV cable upto splitter junction box.
- 6. Aluminum anodized / colour coated sliding window.
- 7. Solid flush doors with good quality fittings and fixtures.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED)
the within named Owner and)
Developer **LAKE PARADISE**
by Mr. _____)
Authorised Person)



SIGNED, SEALED AND DELIVERED by the)
withinnamed Purchaser)
by MR. _____,



in the presence of)

- 1)
- 2)