

DEED OF SALE

THIS DEED OF SALE ("Deed") is entered into at Vadodara on this _____ day of _____, 2023

BETWEEN

DHANRAJ AND SONS DEVELOPERS, PAN: **AASFD8838K**, a Partnership firm, established under the Indian Partnership Act, 1932; having its registered office at F-103, Rajeswar Gold, Harni, Vadodara (hereinafter referred to as the "**Vendor**") represented by its authorized signatory **Mr. SIDANI HARESH DHANUMAL** (which expression shall, unless repugnant to or be inconsistent with the context or meaning thereof be, deemed to mean and include its successor(s) and permitted assign(s)) of the **ONE PART**;

AND

1. **(First Applicant)** _____ PAN: _____, aged adult, residing at: _____

_____;

2. **(Second Applicant)** _____ PAN Card No. _____, aged adult, _____ residing _____ at: _____

_____;

Hereinafter together referred to as the "**Purchaser**" (whose expression shall, unless repugnant to or be inconsistent with the context, mean and include his/ her/ their/ its heir(s), legal representative(s), successor(s)-in-interest, executor(s) and administrator(s) and in the case of a partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the legal heir(s), executor(s) and administrator(s) of each of the partner(s) and in the case of a company or a body corporate its successor(s) and permitted assign(s)) of the "**OTHER PART**";

The Vendor and the Purchaser, where so the context permits, are hereinafter collectively referred to as "**the Parties**" and individually as "**the Party**";

WHEREAS:

- A. The Vendor is lawfully vested with and is the lawful owner and is seized and possessed of, or otherwise, well and sufficiently entitled to all those pieces and parcels of part Non-Agricultural land admeasuring about 4745 sq. mtrs. out of the total land bearing Final Plot No. 112 Admeasuring in aggregate to 4745 sq. mtrs. of Town Planning Scheme No. 1 (located at VEMALI) allotted in lieu of Survey No. 396,397,398 admeasuring about 4745 sq. mtrs. situated within the limits of the Village: VEMALI, Taluka: VADODARA in the Registration District VADODARA and Sub District: VADODARA (VEMALI) (hereinafter referred to as the “**Project Land**” and more particularly evinced and described in the **FIRST Schedule** herein;
- B. Formerly, an Order of District Collector, No.LND/SR-1/216/2007-08, dated 5/7/2008 bearing no.396,397,398 was passed wherein Non-Agricultural Use Permission had been granted for the Project Land for Residential cum Commercial purpose, and entry to that effect was entered in the revenue records on ————— vide mutation entry no. —————;
- C. Subsequently, the Project Land (formerly Block No. 221) was sold and conveyed in favour of the Promoter by (1) GOPALBHAI VASUDEV AND OTHERS vide a Sale Deed dated 1-2—2022 registered at the Office of Sub-Registrar of Assurances under serial no.628.
- D. In pursuance of what is stated herein above, the Vendor became the lawful and absolute owner of the Project Land;
- E. Thereafter, the Promoter had obtained a construction permission from Vadodara Municipal Corporation, which has granted permission for carrying out development as per the lay out and building plans, elevations, sections and details submitted to it by the Promoter for development on the Project Land for construction of a Residential cum Commercial Scheme, vide Commencement Letter (Rajachitthi) under No.WARD/3,HB-94/2022-2023 issue dated 7-3-2023.
- F. Pursuant to the attainment of the requisite permissions and approvals from the concerned authorities, the Vendor has commenced the development and construction on the aforesaid portion of the Project Land by the name ““**RUDRANSH ANTILIA**” (“**said Scheme**”), and the Vendor has constructed and developed the said Scheme in accordance with the specifications as per the approved by the concerned/ relevant local authority from time to time;

