

-:: SALE DEED ::-

This indenture of Sale Deed made at Vapi, Tal. Vapi, Dist. Valsad this_day of_, 2023 and **BETWEEN:**

FAROOK SULEMAN UMATIYA, age about: 60 years, occupation: Business, residing at. Flat No. 44-A, Jay Tower, Silvassa Road, Vapi, Tal. Vapi, Dist. Valsad. hereinafter referred to as **“THE LAND OWNERS”** (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his legal heirs, executors, administrators and assignees) of **THE ONE PART**

AND

M/S. MARUTI DEVELOPERS, [PERMANENT ACCOUNT NO.] a Partnership firm registered under the provisions of Indian Partnership Act, 1932 and having its registered office at. Bungalow No. 02, Plot No. 16, Opp. Laxmi Avenue, Chharwada Road, Vapi, Tal. Vapi, Dist. Valsad consisting of partners namely [1]. **BIPINBHAI BACHUBHAI KATARIYA**, age about: 47 years, occupation: Business, residing at. Bungalow No. 02, Plot No. 16, Opp. Laxmi Avenue, Near Bhole Baba Ashram, Anand Nagar, Chharwada Road. Vapi, Tal. Vapi, Dist. Valsad, [2]. **NILESHBHAI MAGANBHAI GURJAR**, age about: 42 years, occupation: Business, residing at. 34, Ganga Sagar Row House, Opp. Silicon Flats, Parvat, Godadara Road, Surat City, Gujarat, [3]. **ANANDKUMAR ABHLBHAI ODEDARA**, age about: 43 years, occupation: Business, residing at. Laxmi Avenue 303, Near Bholebaba Ashram, Anand Nagar, Vapi, Tal. Vapi, Dist. Valsad [4]. **PRAKASHBHAI GANGAJIBHAI BALDANIYA**, age about: 42 years, occupation: Business, residing at. Sai Villa , 3rd Floor, Bhagyoday Society, Near Jain Mandir, Daman Road, Chala, Tal. Vapi, Dist. Valsad, having the authority to execute sale deed on behalf of the firm, hereinafter referred to as **“THE PROMOTER”** or **“THE DEVELOPER”** or **“THE CONFIRMING PARTY”** (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include Partners from time to time, their executors, administrators and assignees)

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AND

[1], age about :years, occupation: business/service, [2], age about :years, occupation: business/service, both residing are at..... **“THE PURCHASERS”** of the **THIRD PART** (hereinafter referred to as “the Allottee”) (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include their legal heirs. executors, administrators and assignees).

ANDWHEREAS the Land Owner granted to the Promoter, a development rights to the piece or parcel of freehold land bearing N.A. Land bearing **Plot No. 35-A** having new promulgated **REVENUE SURVEY NO. 3483 (OLD SURVEY NO. 440/2/PAIKEE 34)** admeasuring about **1888.00.00 square meters** situated at. Village Dungra within the Municipal limits of Vapi, Taluka: Vapi, District: Valsad more particularly described in the First Schedule hereunder written and to construct thereon building/s in accordance with the terms and conditions contained in the Development Agreement.

ANDWHEREAS the Land Owner granted to the Promoter, a development rights to the piece or parcel of freehold land bearing N.A. Land bearing **Plot No. 35-A** having new promulgated **REVENUE SURVEY NO. 3483 (OLD SURVEY NO. 440/2/PAIKEE 34)** admeasuring about **1888.00.00 square meters** situated at. Village Dungra within the Municipal limits of Vapi, Taluka: Vapi, District: Valsad more particularly described in the First Schedule hereunder written and to construct thereon building/s in accordance with the terms and conditions contained in the Development Agreement.

To develop the said land under the project namely **“ANMOL RESIDENCY”**, a Development Agreement was executed between FAROOK SULEMAN UMATIYA entered into a Development Agreement with M/S. MARUTI DEVELOPERS consisting of Partners namely 1] BIPINBHAI BACHUBHAI KATARIYA, [2]. NILESHBHAI MAGANBHAI GURJAR, [3]. ANANDKUMAR ABHLBHAI ODEDARA, [4]. PRAKASHBHAI GANGAJIBHAI BALDANIYA as the developers. The

said Development Agreement is duly registered in the office of sub registrar of Vapi under the serial number 12201 dated : 26/10/2021.

AND WHEREAS the land owner obtained the necessary construction permission from Vapi Municipality vide Construction Permission No. 1020BP20210001 dated 19.11.2020. And accordingly the developers have planned to construct residential building under the Project namely **“ANMOL RESIDENCY”**.

AND WHEREAS the Promoters is entitled and enjoined upon to construct buildings on the project land.

AND WHEREAS the Land Owner is in possession of the project land.

AND WHEREAS the Promoter has proposed to construct on the project land four residential buildings namely **ANMOL RESIDENCY** consisting of Parking floor, First Floor, Second Floor, Third Floor, Fourth Floor, and Fifth Floor and Terrace Floor. And accordingly the buildings namely **“ANMOL RESIDENCY”** are being constructed by the Promoters (herein after referred to as **“THE SAID BUILDINGS”**)

AND WHEREAS the Allottee have purchased a **FLAT NUMBER :** on the **.....FLOOR** (herein after referred to as **“THE SAID PROPERTY”**) of the Building called as **“ANMOL RESIDENCY”** (herein after referred to as the said “Building”) constructed by the Promoter.

AND WHEREAS the Promoter has registered the Project under the

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at No.....; authenticated copy is attached in Annexure ‘B’:

AND WHEREAS by virtue of the Development Agreement, the Land Owner and the Promoter have the right to sell jointly the flat in the said building constructed by the Promoter on the project land and to enter into indenture of sale deed with the Allottee(s)/s of the Said Property to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Messrs and of such Other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as

“the said Act”) and the Rules and Regulations made there under and the Allottee if satisfied in respect of the same;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the residential flat constructed have also been inspected by the Allottee and is satisfied in respect of the same.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority has been inspected by the Allottee.

AND WHEREAS the authenticated copies of the plans of the Layout and according to which the construction of the buildings and open spaces are provided for on the said project has also been inspected by the Allottee.

AND WHEREAS the authenticated copies of the plans and specifications of the Said Property purchased by the Allottee has been annexed and marked as Annexure A.

AND WHEREAS the Promoter has constructed the said building as per the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and has obtained the Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS the Promoter has observed and performed the terms, conditions, stipulations and restrictions laid down by concerned local authority and/or Government while developing the project land and upon due observance and performance of which the completion or occupancy certificate in respect of the said building/s is granted by the concerned local authority.

AND WHEREAS the carpet area of the said Property is **47,875.00 Square meters** and “carpet area” means the net usable floor area of the flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the Flat.

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

(i) The Allottee have purchased from the Promoter and the Promoter has sold to the Allottee, a **RESIDENTIAL FLAT NO.**admeasuring **Square Meters** or.....**Square Feet** Carpet Area and square feet or..... **square meters** Balcony area totally admeasuring **Square Meters** or**Square Feet** on **FLOOR** in the ‘.....’ building (hereinafter referred to as “**THE SAID PROPERTY**”) for the consideration of **Rs./- (RUPEES LACS ONLY)** including being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

The total aggregate consideration amount for the said Property mentioned herein above **Rs......./-(RUPEES LACS ONLY).**

The Allottee have paid full and final consideration amount of the said Property being **Rs......./-(RUPEES LACS ONLY).**on or before execution of this indenture of sale deed in the following manner:

:-: DETAILS OF THE PAYMENT :-:

BANK’S NAME	CH. NO.	DATE	AMOUNT (RS.)
			Total Rs......./-

The consideration amount of the said property is received by the Promoter as aforesaid and the receipt whereof the Promoter hereby admits and acknowledges. The Promoter has on execution hereof handed over quiet, vacant and peaceful possession of the said property to the Allottee forever as absolute owner thereof. Hence, the Promoter has on this day put the Allottee in possession of the said property timelessly, forever and eternally to the use and benefit of the Allottee forever to be held as heritable and

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transferable rights subject to the terms, conditions and provisions contained in this sale deed and also the Promoter has handed over to the Allottee all the documents of title pertaining to the said property.

If within a period of five years from the date of handing over the possession of the Said Property to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Said Property or the building in which the Said Property are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at their own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided that Promoter 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 Promoter or beyond the control of the Promoter.

The Allottee shall use the Said Property or any part thereof or permit the same to be used only for purpose of residential flat for carrying on any business. They shall use the garage or parking space only for purpose of keeping or parking vehicle.

The Allottee or any other person is not entitled to park their vehicles in the said parking and also not entitled to use the open space of the said parking for the commercial use.

The name of the building shall forever be “ **ANMOL RESIDENCY**” and the Allottee not entitled to change the name of the said building.

The Allottee along with other allottee(s) of residential flats in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter 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

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Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee 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 Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Said Property) of outgoings in respect of the project land and Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs..... per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until the same is transferred to the society or the association or the limited company as aforesaid.

The Allottee shall pay to the Promoter a proportionate amount for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

At the time of registration of conveyance or Lease of the structure of the building of the building, the Allottee shall pay to the

Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said building of the building. At the time of registration of conveyance or Lease of the project Land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

REPRESENTATIONS AND WARRANTIES OF THE PROMOTER :-

The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter have clear and marketable title with respect to the project land; as declared in the title report and has 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;
- i. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- i. 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;
- iv. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building are valid and subsisting and have been obtained by following due process of law.
- v. The Promoter have the right to enter into this indenture of sale deed and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vi. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

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vi. The Promoter have duly paid all 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;

vi. 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 Promoter in respect of the project land and/or the Project except those disclosed in the title report.

The Allottee/s or themselves with intention to bring all persons into whosoever hands the Said Property may come, hereby covenants with the Promoter as follows :-

- i. To maintain the Said Property at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Said Property is taken and shall not do or suffer to be done anything in or to the building in which the Said Property 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 Said Property is situated and the Said Property itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Said Property 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 Said Property 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 Said Property is situated, including entrances of the building in which the Said Property is situated and in case any damage is caused to the building in which the Said Property is situated or the Said Property on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

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- iii. To carry out at their own cost all internal repairs to the Said Property and maintain the Said Property in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Said Property is situated or the Said Property 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 Allottee committing any act in contravention of the above provision, the Allottee 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 Said Property any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Said Property or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Said Property is situated and shall keep the portion, sewers, drains and pipes in the Said Property 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 Said Property 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 Said Property without the prior written permission of the Promoter 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 Said Property 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 Property in the compound or any portion of the project land and the building in which the Said Property is situated.

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- vii. Pay to the Promoter within fifteen days of demand by the Promoter, their 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 Said Property 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 Said Property by the Allottee for any purposes other than for purpose for which it is sold.
- ix. The Allottee 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 residential 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 Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Said Property 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.

The Allottee shall have no claim save and except in respect of the Said Property hereby sold to them and **the promoter shall not have any rights in respect of all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, balance FSI, additional FSI, after building use permission has been obtained, such rights if any will be enclosed by the society of the buyers.**

**PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/
SUBSEQUENT ALLOTEES**

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 Allottees of the Said Property, in case of a transfer, as the said obligations go along with the Said Property for all intents and purposes.

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 RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

In future any dispute arises with respect to the said apartment, or the said project or this Sale Deed, the same shall be settled under the RERA Dispute Resolution.

The Purchaser shall be bound to become member of the society or association constituted by the Flat/Shop/Office holders and he/she/they should obey all rules and regulations of the society /association as well as all the rules of Municipality from time to time.

The purchaser shall never stop or object for paying monthly maintenance in the building in any manner and if he/she will suppose to do then the society/association have right to disconnect the defaulter's common amenities provided by the building.

The Promoters shall have no right or claim over the future F.S.I Additional FSI and Terrace rights after building use permission has been obtained such rights if any will be enclosed by the society of the buyers.

The Promoters shall have no right in the future F.S.I with respect to the said project after execution of this Sale Deed.

THE promoters here by declares that the undivided proportionate share of the common area of the property is belongs to the society and which is administration by society only.

Clause on Cancellation of Ultra vires as per Annexure A- 22

Severability: –

If any provision of this agreement shall be determined to be void or unenforceable under the act or the Rules and Regulations made

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

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

Wherever in this indenture of sale deed it is stipulated that the Allottee have to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Said Property to the total carpet area of all the residential flats in the Project.

The Promoter shall not be responsible and/or liable for the consequences arising out of the change in government law or changes in other laws, rules, regulations etc. or due to War, Civil Commotion, and act of God, Fire, accident, emergency, flood, earthquake, Force major or other causes beyond the control of the vendor.

All the expenses for the registration of this sale deed are paid and borne by the Allottee. The proper market value, being and considered of the said property is **Rs...../- (RUPEES LACS ONLY)** and as per the law, this sale deed is executed on Stamp Paper of **Rs...../-** In future, if the value of the said property is assessed being more by the Gujarat Government and any additional amount of deficit stamp duty, penalty or tax is required to be paid; the same shall be paid and borne by the Allottee only.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Sale deed for sale at Vapi in the presence of attesting witness, signing as such on the day first above written.

FIRST SCHEDULE ABOVE REFERRED TO DESCRIPTION OF THE FREEHOLD

LAND AND ALL OTHER DETAILS.

The piece or parcel of freehold land bearing N.A. Land bearing **Plot No. 35-A** having new promulgated **REVENUE SURVEY NO. 3483 (OLD SURVEY NO. 440/2/PAIKEE 34)** admeasuring about **1888.00.00 square meters** situated at. Village Dunga within the Municipal limits of Vapi, Taluka: Vapi, District: Valsad.

SECOND SCHEDULE ABOVE REFERRED TO HERE SET OUT THE NATURE,

EXTENT AND DESCRIPTION OF COMMON AREAS AND FACILITIES.

- (1) Parking : Common Parking, Standard quality vitrified Tiles in all flat.
- (2) Structure : Earthquake Resistant R.C.C.
- (3) Flooring : Standard quality vitrified Tiles in Hall & All rooms & Passage (2' x 2').
- (4) Kitchen : Granite Kitchen Platform with stainless steel Sink & Designer Glazed tiles dado up to lintel level above Kitchen Platform.
- (5) Electric : Concealed Copper wiring with I.S.I. Mark & Electrical fitting with sufficient Light & Plug Points, T.V. Point in Drawing Hall, Modular Switches ISI Mark/Standard Qualities in all rooms.
- (6) Door : Decorative Main Entrance Door with wooden frame, Bathroom and Toilet waterproof FRP. Door with Marble Frame.
- (7) window : Standard Quality Powder coated Aluminium sliding window with granite seal.
- (8) Bath/Toilet : Bathroom and Toilet lintel level Ceramics Tiles & skid flooring with standard quality sanitary wares.
- (9) Plumbing : Concealed plumbing work with ISI standard quality pipes & fittings.
- (10) Paints : Interior & Exterior : External Plaster double coat with all Apex Paint Internal Plaster with Putty finish.
- (11) C.C.T.V. : C.C.T.V. Cameras in Common area.

SCHEDULE 'A'

A RESIDENTIAL FLAT NO.admeasuring Square Meters or Square Feet Carpet Area and square feet or square meters Balcony area totally admeasuring **Square Meters orSquare Feet on FLOOR** in the '.....' building known as **"ANMOL RESIDENCY"** constructed on the N.A. Land bearing **Plot No. 35-A** having new promulgated **REVENUE SURVEY NO. 3483 (OLD SURVEY NO. 440/2/PAIKEE 34)** admeasuring about **1888.00.00 square meters** situated at. Village Dunga within the Municipal limits of Vapi, Taluka: Vapi, District: Valsad. which has **undivided share of 10.00 square meters** in the above said land, The said Property is bounded as under:

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East : By
West : BY
North : By
South : By

SCHEDULE'B'

**FLOOR PLAN OF THE SAID PROPERTY
ANNEXURE-A**

(Authenticated copies of the plans and specifications of the Said Property agreed to be purchased by the Allottee as approved by the concerned local authority)

ANNEXURE-B

(Authenticated copy of the registration Certificate of the project granted by the real Estate Regulatory Authority)

ANNEXURE-C

Specification and amenities for the Said Property is mentioned herein above :

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this sale deed at Vapi in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED

BY THE WITHIN NAMED

"THE LAND OWNER"

FAROOK SULEMAN UMATIYA

SIGNED AND DELIVERED

BY THE WITHIN NAMED

"THE PROMOTER" or "THE DEVELOPER"

or "THE CONFIRMING PARTY"

M/S. M/S. MARUTI DEVELOPERS a Partnership firm
consisting of partners namely :

[1]. BIPINBHAI BACHUBHAI KATARIYA

[2]. NILESHBHAI MAGANBHAI GURJAR

[3]. ANANDKUMAR ABHLBHAI ODEDARA

[4]. PRAKASHBHAI GANGAJIBHAI BALDANIYA

WITNESSES:

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SCHEDULE
UNDER THE PROVISIONS OF SECTION 32(A) OF
REGISTRATION ACT

SIGNED AND DELIVERED BY THE WITHIN NAMED THE LAND OWNERS	PHOTO	THUMB IMPRESSION
FAROOK SULEMAN UMATIYA		
SIGNED AND DELIVERED BY THE WITHIN NAMED “THE PROMOTER” or “THE DEVELOPER” or “THE CONFIRMING PARTY”	PHOTO	THUMB IMPRESSION
M/S. MARUTI DEVELOPERS a Partnership firm consisting of partners namely : [1]. BIPINBHAI BACHUBHAI KATARIYA [2]. NILESHBHAI MAGANBHAI GURJAR [3] ANANDKUMAR ABHLBHAI ODEDARA [4].PRAKASHBHAI GANGAJIBHAI BALDANIYA		
SIGNED AND DELIVERED BY THE WITHIN NAMED THE ALLOTTEE	PHOTO	THUMB IMPRESSION
[1] [2]		

:: PHOTOGRAPH OF PROPERTY ::

:: ADDRESS OF THE PROPERTY ::

District.: Valsad	“ANMOL RESIDENCY”
Taluka. : Vapi	FLAT NO.....
Village : Dungra	 FLOOR
Revenue survey No. 3483 Old survey No. 440/2/paikee 34)	Dungra in Vapi Municipal Limits

:: PHOTOGRAPH OF PROPERTY ::

-:: ADDRESS OF THE PROPERTY ::-

District.: Valsad	“ANMOL RESIDENCY”
Taluka. : Vapi	FLAT NO.....
Village : Dungra	 FLOOR
Revenue survey No. 3483 Old survey No. 440/2/paikee 34)	Dungra in Vapi Municipal Limits

SIGNED AND DELIVERED
BY THE WITHIN NAMED

“THE LAND OWNERS “

FAROOK SULEMAN UMATIYA

SIGNED AND DELIVERED
BY THE WITHIN NAMED
“THE PROMOTER” or “THE DEVELOPER”
or “THE CONFIRMING PARTY”

M/S. M/S. MARUTI DEVELOPERS a Partnership firm
consisting of partners namely :

[1]. BIPINBHAI BACHUBHAI KATARIYA

[2]. NILESHBHAI MAGANBHAI GURJAR

[3]. ANANDKUMAR ABHLBHAI ODEDARA

[4]. PRAKASHBHAI GANGAJIBHAI BALDANIYA

SIGNED AND DELIVERED
BY THE WITHIN NAMED

THE ALLOTTEE

[1]

[2]