

SALE DEED

Registration District Sub District and Taluka: Gandhiagar, situated in sim of moje Uvarsad Village, allotted to Survey No. 652, total admeasuring 9409 Sq. Mt., due to inclusion of said survey number in T.P. Scheme No. 9 (Vasna Hadmatiya-Sargasan – Uvarsad – Tarapur - Vavol), constructed on non-agricultural land of Final Plot No. 109, admeasuring 6116 Sq. Mt., known as ‘Satyamev Royal’, Block No. G of scheme situated on 2ND floor of Flat No. 203, the property with construction, admeasuring _____ Sq. Mtr., i.e. **155.00 Sq. Yd.** (super built-up) will be hereinafter referred to in this Sale Deed of Rs. **1944000-00** Rs. in Words **Nineteen Thousand Forty Four Thousand only.**

First Party

Shri Gayatri Builders

Vendor :

(PAN Card No. ABUFS4935P)

On behalf of mentioned Partnership Firm, the Administrator – Partner,

Vijaybhai Naranbhai Patel,

Age: Adult, Occupation: Business, Religion: Hindu, Resi.: 469/3, Nr. Dena Bank, Chandkheda, Ahmedabad,

Who will be hereinafter referred to in this Sale Deed as ‘We’ or ‘First Party’ or ‘Vendor’ and the expression thereof shall include us- First Party-vendor, present and the then partners, administrators, office-bearers, members, etc. of partnership firm.

Second Party

CHETANABEN MANUBHAI PATEL

Vendee :

(PAN Card No. _____)

Age: Adult, Religion: Hindu,

Resi.:

Who will be hereinafter referred to in this Sale Deed as ‘You-Second Party’ or ‘Vendee’ and the expression thereof shall include you-second party-vendee and their descendants, guardians, heirs, successors, assignees, executors, administrators, etc.

Registration District Sub District and Taluka: Gandhiagar, situated in sim of moje Uvarsad Village, allotted to Survey No. 652, total admeasuring 9409 Sq. Mt., due to inclusion of said survey number in T.P. Scheme No. 9 (Vasna Hadmatiya-Sargasan-Uvarsad-Tarapur-Vavol), constructed on non-agricultural land of Final Plot No. 109, admeasuring 6116 Sq. Mt., known as ‘Satyamev Royal’, Block No. G of scheme situated on 2ND floor of Flat No. 203 , the property with construction, admeasuring _____ Sq. Mtr., i.e. **155.00 Sq. Yd.** (super built-up) and it will be hereinafter referred to in this Sale Deed as ‘the said property’.

First of all, name of Jivabhai Fumtabhai was running as independent owner and possessor of the Survey No. 652 in revenue record during the year 1934.

Thereafter, Owner and possessor of Survey No. 652 – Jivabhai Fumtabhai sold his land, bearing Survey No. 652, to Andaji Detarji by oral agreement. The entry thereof has been made, vide Entry No. 2297 in the revenue record on 24/2/1935.

Thereafter, as Andaji Detarji died intestate on 8/10/1953, as his legal lineal heirs, joint names of Manaji Andaji and Gabhaji Andaji have been entered vide Entry No. 4455 in the revenue record on 26/1/1954.

Thereafter, co-owner and co-possessor of land, bearing Survey No. 652, Shri Manaji Andaji died intestate on 19/2/1963. Therefore, as his legal lineal heirs, joint names of Ataji Manaji, Sendhaji Manaji, Kuskiben Manaji and Gajribai wd./o Manaji Andaji were entered on succession right in the revenue record. The entry in this regard has been made, vide Entry No. 5182, in the revenue record on 27/9/1963.

Thereafter, co-owner and co-possessor of land, bearing Survey No. 652, Shri Ataji Manaji died intestate. Therefore, as his legal lineal heirs, joint names of Prahladji Ataji, Ishwarji Ataji, Sajanben Ataji and Satiben Wd./o Ataji Manaji were entered on succession right in the revenue record. The entry in this regard has been made, vide Entry No. 8256 in the revenue record on 18/9/1990.

Thereafter, co-owner and co-possessor of land, bearing Survey No. 652, Shri Gabhaji Andaji died intestate. Therefore, as his legal lineal heirs, joint names of Lalaji Gabhaji, Gandaji Gabhaji, Khodaji Gabhaji, Chhotaji Gabhaji, Shantaben Gabhaji and Laxmiben Wd./o Gabhaji Andaji were entered on succession right in the revenue record. The entry in this regard has been made, vide Entry No. 8379 in the revenue record on 10/4/1991.

Thereafter, co-owner and co-possessor of land, bearing Survey No. 652, Shri Sendhaji Manaji died intestate. Therefore, as his only legal lineal heir, name of Ratilal Sendhaji was entered on succession right in the revenue record. The entry in this regard has been made, vide Entry No. 8380 in the revenue record on 10/4/1991.

Thereafter, co-owner and co-possessor of land, bearing Survey No. 652, Shri Lalaji Gabhaji died intestate. Therefore, as his legal lineal heirs, joint names of Mukeshbhai Lalaji, Shaileshbhai Lalaji, Maheshbhai Lalaji and Sajanben Wd./o Lalaji Gabhaji were entered on succession right in the revenue record. The entry in this regard has been made, vide Entry No. 10289 in the revenue record on 1/9/2005.

Thereafter, co-owner and co-possessor of land, bearing Survey No. 652, Gajriben Wd./o Manaji Andaji died intestate. Therefore, her name has been removed, vide Entry No. 8381 in the revenue record on 10/4/1991.

Thereafter, Prahladji Ataji and Ishwarji Ataji, sold land, bearing Survey No. 652 admeasuring 2352 Sq. Mtr. out of total admeasuring 9409 Sq. Mtr., to Mobatji Mangaji Thakor and Amratji Mangaji Thakor by registered Sale Deed. This Sale Deed has been registered at Sr. No. 11049 in the office of the Sub Registrar, Gandhinagar on 6/10/2009. By admitting and accepting aforesaid Sale Deed, Prahladji Ataji, himself and as guardian of minor Parbatji Prahladji and Bipin Prahladji, Ishwarji Ataji, Jagaji Prahladji, Ratilal Sendhaji, Kushkiben Manaji, Satiben Wd./o Ataji Manaji and Sajanben Ataji have executed deeds of acceptance. These Acceptance Deeds have been registered, vide Sr. Nos. 11052, 11564 and 11690 on 6/10/2009, 14/10/2009 and 15/10/2009 respectively in the office of the Sub Registrar, Gandhinagar. The entry in this regard has been made, vide Entry No. 11932, on 7/12/2009 in the revenue record.

Thereafter, Ratilal Sendhaji sold land, bearing Survey No. 652 admeasuring 2352 Sq. Mtr. out of total admeasuring 9409 Sq. Mtr., to Mobatji Mangaji Thakor by registered Sale Deed. This Sale Deed has been registered, vide Sr. No. 17392 in the office of the Sub Registrar, Gandhinagar on 1/12/2008. By admitting and accepting aforesaid Sale Deed, Prahladji Ataji, himself and as guardian of minor Parbatji Prahladji and Bipin Prahladji, Ishwarji Ataji, Jagaji Prahladji, Ratilal Sendhaji, Kushkiben Manaji, Satiben Wd./o Ataji Manaji and Sajanben Ataji have executed deeds of acceptance. These Acceptance Deeds have been registered, vide Sr. Nos. 11052, 11564 and 11690 on 6/10/2009, 14/10/2009 and 15/10/2009 respectively in the office of the Sub Registrar, Gandhinagar. The entry in this regard has been made, vide Entry No. 11933, on 7/12/2009 in the revenue record.

Thereafter, Gandaji, Khodaji Gabhaji, Chhotaji Gabhaji, Shantaben Gabhaji, Dahiben Gabhaji, Sajanben Wd./o Lalaji Gabhaji, Mukesh Lalaji, Shaileshji Lalaji and Maheshji Lalaji sold land, bearing Survey No. 652, admeasuring 4705 Sq. Mtr. out of total admeasuring 9409 Sq. Mtr. towards eastern side, to Jayantibhai Sakalchand Patel and Narayanbhai Keshavlal Patel by registered Sale Deed. This Sale Deed has been registered, vide Sr. No. 2342 on 16/2/2010 in the office of the Sub Registrar, Gandhinaar. The entry in this regard has been made, vide Entry No. 12061 in the revenue record on 23/2/2010.

Thereafter, Mobatji Mangaji Thakor sold land bearing Survey No. 652, admeasuring 2352 Sq. Mtr. out of total admeasuring 9409 Sq. Mtr., to Nimitbhai Pramukhbhai, Nareshkumar Punjiram, Vijaybhai Naranbhai, Naranbhai Manibhai and Vijaybhai Naranbhai (HUF) by registered Sale Deed. This Sale deed has been registered, vide Sr. No. 11436 on 17/6/2010 in the office of the Sub Registrar, Gandhinagar. The entry in this regard has been made, vide Entry No. 12656, in the revenue record on 29/11/2010.

Thereafter, Mobatji Mangaji Thakor sold land bearing Survey No. 652, admeasuring 2352 Sq. Mtr. out of total admeasuring 9409 Sq. Mtr., to Nimitbhai Pramukhbhai, Nareshkumar Punjiram, Vijaybhai Naranbhai, Naranbhai Manibhai and Vijaybhai Naranbhai (HUF) by registered Sale Deed. This Sale deed has been registered, vide Sr. No. 11433 on 17/6/2010 in the office of the Sub Registrar, Gandhinagar. The entry in this regard has been made, vide Entry No. 12657, in the revenue record on 29/11/2010.

Thereafter, due to inclusion of land, bearing Survey No. 652, total admeasuring 9409 Sq. Mtr., in T.P. Scheme No. 9 (Vasna Hadmatiya – Sargasan – Uvarsad – Tarapur - Vavol), the Final Plot No. 109 has been allotted to the same and the area thereof was fixed to 6116 Sq. Mtr.

Thereafter, vide Order No. CB / Land / N.A. / S.R. 90 / 10 / Vashi. 20466 to 20481/2010 dated 28/9/2010 of the District Collector, Gandhinagar, non-agricultural permission has been given to land of Final Plot No. 109, total admeasuring 6116 Sq. Mtr., for residential and commercial purpose.

Thereafter, we – First Party purchased non-agricultural land of Final Plot No. 109, total admeasuring 6116 Sq. Mtr. allotted to Survey No. 652, total admeasuring 9409 Sq. Mtr. on account of inclusion of said survey number in T.P. Scheme No. 9 (Vasna Hadmatiya-Sargasan-Uvarsad-Tarapur-Vavol), from Jayantibhai Sakalchand Patel, Narayanbhai Keshavlal, Nimitbhai Pramukhbhai, Nareshkumar Punjiram, Vijaybhai Naranbhai, Naranbhai Manibhai and Vijaykumar Naranbhai (HUF) by registered sale deed. The said sale deed has been registered, vide Sr. No. 20758, in the office of the Sub Registrar, Gandhinagar on 16/12/2010. The entry in this regard has been made, vide Entry No. 12733, in the revenue record on 27/12/2010.

Thereafter, vide letter No. P.R.M./Uvarsad/1031/12/10/ 3871/11 dated 15/3/2011 of the Junior Town Planner, Gandhinagar, plan of non-agricultural land of Final Plot No. 109 of T.P. Scheme No. 9, admeasuring 6116 Sq. Mtr., was approved.

Thus, on the basis of aforesaid facts, we-First Party have become owner and possessor of non-agricultural land of Final Plot No. 109, total admeasuring 6116 Sq. Mtr. allotted to Survey No. 652, total admeasuring 9409 Sq. Mtr. on account of inclusion of said survey number in T.P. Scheme No. 9 (Vasna Hadmatiya-Sargasan-Uvarsad-Tarapur-Vavol).

Thereafter, as per approved plan and non-agriculture permission, we have launched scheme of flats and shops in the name of 'Satyamev Royal' in the said entire land.

You – Second Party – contacted us – First Party to purchase the said property as described in following Appendix and after negotiation, we- First Party- have decided to sell the said property for Rs. **1944000** (Rupees **Nineteen Thousand Forty Four Thousand only**.)

) to you – Second Party. Accordingly, by accepting sale price of the said property on following details from you-second party, we- First Party sell the said property with acquittance to you by this Sale Deed and we- First Party have handed over peaceful, vacant and direct possession of the said property to you-second party and you have taken over the same.

:- Details of Consideration :-

Rs. _____/- _____
Rs. _____/- _____
Rs. _____/- _____
Rs. _____/- _____

Thus, you- second party have paid amount of Rs. **1944000.00** (Rupees **Nineteen Thousand Forty Four Thousand only**.) towards total to us – First Party and we have received the said amount of total price of the land and construction, wherein amount of maintenance is included. We – First Party admit the receipt thereof and made you – Second Party free from its responsibility and in lieu thereof, the vendor has sold the property described in the following appendix to the vendee. The direct possession of the said property has been handed over today to you.

You – second party have no ownership right or consumption right on the common terrace situated on all blocks situated in the said scheme. Only we – First Party will have ownership right of common terrace. Therefore, we – First Party will be entitled to use the common terrace as per our will in future and if any extra FSI is available in future, the ownership thereof will be ours (First Party) and we – First Party will be entitled to give the common terrace to any one on lease or rent and we – first party – will have consumption right on permanent basis in using the common terrace for coming and going and bringing goods, ladder, lift, common passage and internal road, etc., wherein you – second party will not have to raise any kind of dispute or objection.

Henceforth, the vendee is entitled to use, settle, sell, exchange, mortgage and gift the property described in the appendix, forever and if anything is found from the said property, it would be in the luck of the vendee and the vendor, the present and the then partners, administrators, office-bearers, members of partnership firm or our descendants, guardians, heirs, etc., have no right, claim and share in therein.

We – vendor have paid up all kind of taxes, Government or semi Government, viz. Government tax, Panchayat tax, light bill, etc. for the said property till this date. Now, all kind of taxes, levies, etc. (after the period of date of sale deed) are to be paid by you – vendee.

The vendor gives hereby further assurance and undertaking to the vendee that our rights, titles and interest regarding the property described in the following appendix, are clear and marketable and we have not mortgaged, sold, gifted, assigned or transferred any portion thereof to anyone by agreement, guarantee, surety, Banakhat, Bana Chit or any other way and we have not raised any encumbrance or charge of any dues on any portion of the said property and nobody is having any kind of right, claim, interest or share on the said property.

You – second party have got all legal documents regarding the plan of the said scheme, N.A., titles, etc. verified through your Advocate and after fully satisfying with all legal documents of the scheme, you – vendee have purchased the said property by this Sale Deed.

You have fully verified the site position of the said property, quality of construction and measurement of construction. You – second party have no objection or dispute regarding quality of construction, materials used in the construction, place of construction and measurement and you – second party have measured the said property and by understanding calculation of super built-up, you have purchased the said property today by this registered Sale Deed.

You – second party have not to erect any rough or concrete construction on the margin land situated in the flat and shop situated in the said scheme and not to distribute the margin land by fragmentation. All flat and shop holders will have to jointly form service society for maintenance and common tax for all flats and shops at their cost and it is compulsory for every shop holder to become member of the said service society and it is also compulsory for them to behave as per resolutions of society, rules-regulations and instruction of the society. It is compulsory for you to give common contribution for maintenance. If you fail in doing so, the office-bearers of the service society will be entitled to recover such maintenance amount from you.

The construction has been made as per approved plan in the said property. Therefore, you – second party have not to make addition and alteration in the construction and not to make any change in alleviation outside the scheme.

For making entry revenue in your name (second Party) at your expense after execution of sale deed of the said property, if necessity of our signatures is arisen wherever, we – first party have to make our signatures.

We – first party have assigned Xerox copies of all legal documents regarding the said property to you – second party today.

All expenses regarding this sale deed, viz. stamp duty, registration fee, advocate fee, typing fee and misc. expenses, etc. have been borne by you – second party.

APPENDIX

Registration District Sub District and Taluka: Gandhiagar, situated in sim of moje Uvarsad Village, allotted to Survey No. 652, total admeasuring 9409 Sq. Mt., due to inclusion of said survey number in T.P. Scheme No. 9 (Vasna Hadmatiya-Sargasan-Uvarsad-Tarapur-Vavol), constructed on non-agricultural land of Final Plot No. 109, admeasuring 6116 Sq. Mt., known as ‘Satyamev Royal’, Block No. G of scheme situated on 203 floor of Flat No. 203, the property with construction, admeasuring _____ Sq. Mtr., i.e. **155.00 Sq. Yd.** (super built-up) and not saleable admeasuring _____ Sq. Mtr. land will be hereinafter referred to and boundaries thereof are following.

East:-

West:-

North:-

South:-

Thus, we- vendor have willingly and intelligently executed this Sale deed after understanding and reading the same without any kind of pressure, which is/would be binding, acceptable and admissible to us – first party-vendor and the present and the then partners, administrators, members of partnership firm and our descendants, guardians, heirs, executors, etc.

Today, i.e. _____ day of _____ month, 2015

First Party – Vendor :-

Shri Gayatri Builders

On behalf of mentioned Partnership Firm,

the Administrator – Partner,

Vijaybhai Naranbhai Patel, _____

He has made signature in presence

Of following two witnesses.

1

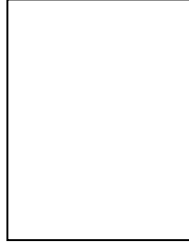
2

Schedule of Section 32(A) of Registration Act-1908

VENDOR : FIRST PART

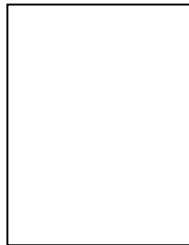
Shri Gayatri Builders

On behalf of mentioned Partnership Firm,
the Administrator – Partner,



.....
Vijaybhai Naranbhai Patel

VENDEE : SECOND PART



.....
CHETANABEN MANUBHAI PATEL