

Zone No:
URBAN AREA

Sale Deed of Flat/Shop with undivided share in land.

Consideration Amount: **Rs - (Rs Only).**
Government valuation: **Rs - /- (Rs only).**
Stamp duty paid: **Rs - /- (Rs only).**

(Deed of declaration has been executed and registered on _____ at sr no _____)

This sale deed of duplex with undivided share in land executed on this _____ day of _____ 2020 between

M/s. Siddharth Developers through one of the Partner

Shri _____ Age: _____ yrs, Occp: Business, r/o _____
& Dist Akola. (PAN:- _____),

Akola, Tq

As POA for **Satish Champalaji Jain and Suresh Bherulaji Jain** by way of document dt _____ registered at sr no _____. (For the purpose of this deed, hereinafter referred to as EXECUTANTS/VENDORS)

The **Vendor**, herein after referred to as PARTY NO 1, which expression shall mean and include his legal heirs, representatives, successors, assigns, etc.

AND

_____, age: _____ yrs, Occp: _____ r/o _____, Akola, TQ & Dist Akola.
(PAN: _____) (For the purpose of this deed, hereinafter referred to as EXECUTEE/VENDEE/PURCHASER)

The **Purchaser**, Herein after referred to, as PARTY NO 2, which expression shall mean and include his legal heirs, representatives, successors, assigns, etc.

WHEREAS the party no 1, is entitled to execute the present agreement on the basis of Agreement to sale, Development agreement and POA dt _____, at sr no _____, executed by Satish Champalaji Jain and Suresh Bherulaji Jain, who are owner and possessor of the below described property, and there by possess the right to sale and enter in to agreement of sale of the property more particularly described as under:

All that piece and parcel of the land within Mauje – Kaulkhed, Tq. and Dist Akola, Plot no 5, from Sr no 18/3, admeasuring 380 Sq mt, and Plot no 4, from Sr no 18/2, admeasuring 394.80 Sq mt, amalgamated plot no 8/2/34/32/A/4/5, admeasuring 775 Sq mt, (726 Sq mt in actual) boundaries are as under:-

Towards East	:	Plot no 5 from Sr no 18/2,
Towards West	:	Plot no 4 from Sr no 18/3,
Towards North	:	40 ft road,
Towards South	:	12 ft service lane.

WHEREAS, the party no 1 has constructed a scheme by name and style as "_____" as per construction sanctioned map, which is approved by the AMC, Akola on 6.8.2020. The party no 1 is constructing 16 (Sixteen) flats and 5(Five) Shops more particularly described in Deed of Declaration executed by party no 1, and registered on _____ at sr no _____.

WHEREAS, the party no 2 has inspected and selected flat/Shop no ____, more particularly described as under:

All that piece and parcel of the land within Mauje – Kaulkhed, Tq. and Dist Akola, Plot no 5, from Sr no 18/3, admeasuring 380 Sq mt, and Plot no 4, from Sr no 18/2, admeasuring 394.80 Sq mt, amalgamated plot no 8/2/34/32/A/4/5, admeasuring 775 Sq mt, (726 Sq mt in actual), Flat/Shop no ____, on _____ floor, having Super built up area admeasuring ____ sq mts, with undivided share in plot, admeasuring ____ sq mt, bounded as under.

To the East :

To the West :

To the North :

To the South :

WHEREAS, the party no 2 is satisfied by the documents of the property, such as sanctioned map, DOD, record of right, RERA Certificate, etc and the site and size of the flat/shop and also the amenities as given in the DOD, and has agreed to purchase the flat/shop as described above. And the party no 1 has agreed to sale the same to party no 2, on following terms and conditions.

1. That the flat/shop no ____, selected by the party no 2 shall be a unit in “_____”, and that the terms and conditions and contentions in the DOD shall be binding on the party no 2.
2. The party no 2 has agreed to purchase the above described flat/shop for valuable consideration of Rs _____/-, (Rs _____ only). Out of the said consideration, the party no 2 has paid Rs _____/-, (Rs _____ only), to party no 1. The balance amount of consideration has been paid by the party no 2, as under:
3. The party no 2 agrees that the amount of consideration is fixed on the basis of cost of building construction material as on date of execution of this deed and includes the cost of built up area in common areas of stair case, landing, passage etc.
4. Nothing in these presents shall be construed to confer the party no 2 any right, title, interest, of any kind or nature in the plot or building or any part there off, except the specific right to flat/shop given under this deed, and within the four corners of the same.
5. The party no 2 shall be entitled for all the common facilities and amenities, along with other co-owners. The party no 2 shall have right of approach to his/her flat/shop as provided in common.
6. The party no 2 agrees, to enjoy all the common facilities and amenities, such as water, electricity, etc in common with other co-owners. The party no 2 also agrees to pay proportionate common maintenance charges of such common facilities and amenities.
7. The party no 2 shall have to pay for the cost of installation of electric meter, water connection, and other extra facilities, which are not given and specified in the DOD, and not provided by the party no 1. The party no 2 shall pay the due deposit, charges for installation of electric meter in his/her name as may be levied by MSEDCL.
8. The party no 2 agrees to use the described flat/shop, for his/her own use, without causing any hardship or annoyance to other co-owners.

9. The party no 2, shall not be entitled to sub-divide or partition any of the flat/shop, purchased by the present deed.
10. The party no 2 agrees to be abide by the rules and regulations, and by laws of "_____". The party no 2 shall not do or permit to be done any act detrimental to and causing disturbance and annoyance to the other co-owners of "_____". The party no 2 shall not use the flat/shop for any purpose other than for residential purpose.
11. The party no 2 agrees to bear expenses the present execution of sale deed along with the registration charges, stamp duty etc.

SALIENT FEATURES OF SPECIFICATIONS OF CONSTRUCTION OF "_____"

1. CIVIL WORK: R.C.C frame, the building shall be of R.C.C (1:2:4) frame structure with R.C.C floor slab, beams, columns, cantilevered balconies, chajjas, pardi, lintels, etc, as per R.C.C details and designs prepared by qualified structural engineers. All exposed surface of R.C.C work shall be properly hacked and cement plastered with sand faced plaster on external and new finished internally as per the instructions of the engineer.
2. FOUNDATIONS: The foundation depth for columns shall be approved by the structural engineer. Cement concrete in foundation shall be of 1:4:8 and 4" thick mass concrete as directed excavations shall include removing loose boundaries, surface work, shortling pumping out water, etc, filling in sides watering ramming and eating away or spreading surplus earth as directed.
3. PLINTH: the plinth shall be filled up with good clean earth brought from outside if required and properly watered rammed and consolidated.
4. PLINTH-HIGHT: the height of the plinth shall be 2' from the final level of the plot or the road abutting the plot.
5. FLOOR HEIGHT: the height of every floor shall be 10' from top of slab as per drawings.
6. EXTERNAL WALLS: outer walls shall be of 9" thick brick masonry with 1:6 C.C cement mortar or 6" thick hollow cement concrete block masonry. All external faces to be finished with sand faced cement plaster on new finished cement plaster as shown in plans or instructed by the Architect. Inside faces shall be plastered with new finished.
7. INTERNAL WALLS: Internal walls shall be of 4.5" thick brick masonry or hollow cement concrete block masonry WITH 1:4 cement mortar and finished with average 3/4" thick cement plaster with new finished.
8. LOFTS R.C.C: Lofts shall be provided over the baths and W.C.S in kitchen as per plans.
9. FLOORING: All rooms, passages and kitchen shall be paved with Vetrified tiles, flooring of all bathrooms shall be of antiskid tiles.
10. DADOS: a) All bathrooms shall have 12"X 8" colored glazed tiles upto 7 ft height.
b) All W.C.S shall have dados same as above.
11. DOORS: All doors shall be non teak wood frame or concrete block doors frames except the front door, which will be of Teak wood. The panel be flush type with kadi and one tower bolt in side. Except entry door and frame will be teakwood.

12. WINDOWS: Anodized Sliding window with plain glass will be provided.

13. KITCHEN: Built in platform 7" in length with granite stone top with partition for gas sink shall be finished with kadappa stone. One loft will be provided in kitchen and each bed.

14. WATER SUPPLY: Overhead tanks with sufficient capacity, common electric pumps for water supply arrangements. Fresh water supply to kitchen direct from pump water line. Sanitary and plumbing work shall be as per design. On wash basin a pillar tap, one shower point in bath room.

15. ELECTRIFICATION: Electric points will be provided as follows.

Sr no	Rooms	light points	Fan points	plug points	power points
1	living room	2	1	1	1
2	bed room	1	1	1	
3	kitchen room	1	1	1	1
4	bath room	1			1
5	W.C	1			

16. SEPTIC TANKS: Septic tank and its drainage shall be provided including manhole coverd, vent pipes, etc and complete in all respect, as per design.

17. PAINTING: All external surface of the building shall be applied with coats of cement paint as per Architects directions and inside paint with acrylic distemper with putty primer will be provided.

In witness thereof the party no 1 and 2 have put their respective signs, before witnesses on this day of _____ 2020. At Akola, and will be binding on both the parties.

Date:

Party no 1

WITNESSES:

1. _____

2. _____

Party no 2
