ZONE NO.5.232/83

SALE DEED OF RESIDENTIAL FLAT ALONGWITH PROPORTIONATE UNDIVIDED SHARE OF LAND

Stamp Duty Rs ...../-

Total Consideration Rs. ..... /-

(Rs. ..... only)

THIS DEED OF SALE is executed at Akola on this Day of .....2017.

BETWEEN

PARTY NO.1 **Shri. Ravikant Balkrushna Thakre** aged above 52 yrs., occ Business R/o Tapdiya Nagar, Akola Tq. Dist. Akola Pan No. AEAPT7744Q (hereinafter referred by or repugnant to the context deemed to mean and include the successors in interest of the sellers and assigns of the one part.)

AND

PARTY NO. 2	**1. .....**
(Flat purchaser)	Aged about ... yrs, Occ. .....
	Pan no. .....
	R/o. .....

(Hereinafter called as the buyer which expression shall unless excluded by or repugnant to context deemed to mean and include his heirs, executors, administrators, and permitted assigns of the other part.)

That the GRANTOR owns and possesses the following described plot the detailed description of the property is as under- Mouje Malkapur Layour plot no.10, out of Survey no/Gat no. 18/9 (as per Talathi record) 18/1 (as per Sale deed) situated in the area popularly known as Congress Nagar near S.T colony Malkapur Akola Tq. Dist. Akola within the limits of Akola Municipal Corporation. The Grantor has acquired plot described above by virtue of registered sale deed no. 3328/2013 on dtd. 02.07.2013 admeasuring 5019 sq.ft. i.e. 466.3 Sq. mtr. duly registered before the sub registrar office Akola is executed by Smt. Sunanda Padmakar Deshpande R/o Congress , Akola Tq. Dist. Akola

S.No.	Amount	ch./DD no.	Date	Bank
1.				
2.				
3.				

Total Rs. ...../- (Rs. ..... only) That the party no.1/ Grantor has completed the construction of the Flat he has received the total consideration of **RS. ...../- (Rs. ..... only)** And party no.1 hereby acknowledge the same in consideration of the same the Vendor Party No. 1 hereby convey all rights title and interest of said flat along with proportionate undivided share of land and also vacant possession of the said flat of Party No.2 The vendor Party No.1 hereby convenient with the purchaser that :

1. The party no.2 shall mutate in his name in the convening record for which the vendor party No.1has no objection and vendor party No. 1 will provided all relevant document for that purpose.

2. This purchaser shall liable to pay all taxes like property tax, Ground tax, Water tax, Service tax, value added tax as may be levied by the state and central government. Or any other authority after the possession and date of purchase of the said flat as an when such taxes become due and such payment shall be effected within 6 day of demand and purchaser exclusively liable for the payment there of.

3. The vendor party no.1 hereby declare that he has not created any charge over the said property nor transferred the same to anybody in any manner and the said property is free from all encumbrances and if found the vendor party No.1 will pay the same.

4. The Party no.1 has delivered the possession of the flat to the party no. 2 and the party no.2 satisfied himself in respect of the quality of the construction correctness of the area of the said flat and amenities provided by party no.1 of the flat and he has no grievance in respect of the construction correctness of the area of the said flat and amenities and he will not put any grievance in future.

5. Nothing contained presents shall be construed to confer upon the party no.2 any right, title or interest of any kind whatsoever into of over the said plot or building or any part thereon except the right given to him / her under this agreement.

including the display of advertisements and sign boards and the party no.2 shall not be entitled to raise any objection or to claim any charges, compensation or damages on the ground on inconvenience or any other ground whatsoever.

13. So for as the promises in the said flats are not separately assessed for municipal council taxes and water taxes, the party no.2 shall pay proportionate share of the water taxes and municipal & revenue taxes and other common like tube well and electric expenses, outgoings on the building on the basis of divided share or the area of the Apartment agreed to be acquired by the party no.2 and every unit holder shall deposit Rs. 50,000/- to society for common outgoing or as decided by the flat owners.

14. The party no.2 shall maintain at his own costs the flat agreed to be acquired by him in the same good condition, state and order in which it would be delivered to him and shall abide by all laws, by-laws and regulation of the Government, Akola Municipal Corporation or any other authorities and local bodies and shall attend, answer and be responsible for all acts and violations of any of the conditions or by laws and shall observe and perform all the terms and conditions in this agreement.

The apartment purchaser hereby declared that it has gone through the by laws of the Association of the apartment owners of "**SHRI VITTHAL RUKMINI APARTMENT NO. 9**" and hereby further declared that the apartment purchaser shall always abide by the rules and regulations of the "**SHRI VITTHAL RUKMINI APARTMENT NO. 9**" apartment owners association and by laws of the "**SHRI VITTHAL RUKMINI APARTMENT NO. 9 CONDOMINIUM**"

15. The Apartment purchaser shall use that Apartment or any part thereof or permit the same to be used of purpose of Residence only.

16. The Apartment purchase hereby agrees that he will not throw dirt, rubbish, rages, garbage or other refuge or permit the same to be thrown from the said Apartment in the compound or any portion of the said land and the building in which that apartment is situated.

21. THE APARTMENT PURCHASER shall abstain from doing any act. Deed or thing which would cause annoyance , inconvenience or obstruction to other apartment owners in the said columns, beams, walls, slabs, or RCC pardis or other structural members in the said Apartment purchaser only shall be responsible and liable for the consequences thereof. In future if the Apartment purchaser desires to make changes in the internal wall & construction he/she shall be allowed to make changes as per Sanction plan only and Grantors written permission.

22. The Apartment purchaser hare by agrees & declares that he will not to obstruct in future the development and construction work of the project at any time, for any reason and in any way.

23. IT IS ALSO UNDERSTOOD AND AGREEED BY AND BETWEEN THE PARTIES here to that the terrace space in front of or adjacent to the Apartment in the said building. If any shall belong exclusively to respective purchaser of the terrace with Apartment and such terrace spaces are intended for the exclusive use of the respective terrace Apartment purchaser the said terrace shall not be enclosed by the apartment purchaser till the permission in writing is obtained from the concerned local authority and the grantors or the society, or as the case may be the Limited Company and also Apartment purchaser shall not be change any exterior elevation, changes at any cost.

24. The purchaser shall not dry or hand cloths in the outer side of the balconies.

25. The measurement of the family unit/ flat is sale in carpet area means all internal area of room including balcony, passage, washroom, bathroom, and any other projection etc. excluding wall thickness, saleable, built up area include all the outside walls half of the partition wall and proportionate share of staircase lift area duct water tank, parking etc. This saleable built up area is calculated as mention in the deed of declaration of this building.

26. The party no.2 shall not use premises of permit the same to use for any purpose, which may or is likely to cause nuisance or annoyance to the occupants of other premises of the building or to the owner or the occupants of the neighboring properties or any illegal and immoral purposes.

To the East -

To the West -

To the North -

To the South -

IN WITNESS WHEREOF, this deed of sale of Flat is executed by and between the parties at Akola on this ..... day of ..... 2017 in presence of undersigned witnesses.

WITNESSES:

1)..... .....

Shri. Ravikant Balkrushna Thakre

2)..... .....