

SALE DEED

Sale Deed of Row unit no..... in **Prasad Nagar**, Situated at Kanchanwadi, within Municipal limits of Aurangabad, the stamp, value of Rs...../- and Consideration is Rs...../- Zone. 6.106 @ 28,100/- Per Sq.Mt.

This sale Deed is executed today on day of August 2016 at Aurangabad, between,

M/s. Prasad Construction, PAN-AARFP-1395-C a partnership firm, having its office at Shop No 07.Hariom Complex, Mayur park, Harsul, Aurangabad.

Through Partner

Mr.Abhay Shankar Jawale

Age :-36 Years, Occ:-Business,

[Hereinafter called as **OWNERS/VENDORS** which expression shall mean and include all its present and future partners, their legal heirs and successors legal representatives, executors, administrators and assignees].

INFAVOUROF

Name :-

Age:.....years Occu. :

R/o:-

(Hereinafter called as **ROW-UNIT PURCHASER** which expression shall mean and include all his/her heirs, successors, legal representatives, executors, administrators and assignees)

WHEREAS, the property Plot No.72 admeasuring 206.10 sq.mt. & Plot No.73,74 &75 admeasuring 186.00 sq.mt. each situated at Gut No.13, Kanchanwadi, within Municipal Limits of Aurangabad is owned and possessed by the owner. That the owner purchased the above property under registered Sale Deed bearing no. AGG-1-2661 dated 27/04/2016 registered at the office of Sub-registrar Aurangabad and accordingly name of owner came to be recorded in revenue record owned and possessed by the owner which is specifically described in Schedule-A herein under.

ANDWHEREAS, the Owner/Vendor decided to develop above property and accordingly they prepared plan and got building permission from Aurangabad Municipal Corporation. Plot No. 72 to 75 are amalgamated and Municipal Corporation has passed order of amalgamation vide letter No.427,dt.28/04/2015 and the construction over the said Plots is being carried out as per the construction permission granted by the Municipal Corporation of Aurangabad by permission No.32/2015-16,file No.728/17/2014-15,dt 02/05/2015.

ANDWHEREAS, Declaration U/Sec. 2-A of Maharashtra Apartment ownership Act came to be executed and registered on bearing registration no. /2016 at the office of Sub-Registrar, Aurangabad and, thereby the proposed building nomenclature as **“PRASAD NAGAR”** is submitted to the provisions of Maharashtra Apartment ownership Act 1970.

AND WHEREAS Row-Unit purchaser has gone through all the above referred documents and Row-Unit purchaser has agreed to purchase the Row-Unit No..... admeasuring Sq.Mt. Built-up Area, Sq.Mt. Super Built-up Area, on Ground+ Stilt + Stilt First Floor and which is specifically described in Schedule-B.

ANDWHEREAS the Owners/Vendors completed the construction and particularly, Row-Unit under sale and which is specifically described in schedule- B hereunder, and therefore, this sale deed is being executed on the following terms and conditions

1. That, the Owners/Vendors sold the Row-Unit No..... admeasuring Sq.Mt. Built-up Area, Sq.Mt. Super Built-up Area, on Ground+ Stilt + Stilt First Floor and which is specifically described in Schedule-B as per specification in Schedule C of the agreement for the total consideration of Rs...../- (Rupees), and Row-House Purchasers has paid entire consideration amount of Rs...../- (Rupees) as under:-

Sr	Cheque No.	Date	Amount	Bankers
		Total		

As such the Owners/Vendors received the entire consideration amount of Rs...../- (Rupees), and the Owners/Vendors hereby acknowledge the receipt of the same and there remain no dispute for the same.

2. The Owners/Vendors has delivered the physical possession of the Row-Unit described in the Schedule B to the purchaser and the purchaser can use and enjoy the same as an absolute owner and possessor of the same without any obstruction either by Developer, owner, their family members, agents or any third party.

3. That the Owners/Vendors hereby undertakes that the property under sale is free from all types of encumbrances and it is not subject to any mortgage, lease, lien nor any type of charge is created by the Owners/Vendors on the same. The Owners/Vendors did not avail any loan from any financial institution or Govt. or Bank or Private person on the same.

4. That, the Owners/Vendors has paid the total taxes and charges of the Row-Unit under sale to the Government and local authorities up to the date of possession after getting possession of Row-Unit purchaser will be bound to pay the same and as such there are no dues in this respect. If, any dues on this count are found before possession, the Owners/Vendors will pay the same.

5. That the purchaser will be bound to be the member of the association and they will have to pay the membership fees and also have to pay regular subscription of the Association of the purchaser will also liable to pay his share in the common expenses on account of maintenance of the all row-houses as a whole and common spaces,, sweeping, cleaning and lightening and coloring of common areas. That the Row-Unit purchaser also liable to pay in addition to above amount and consideration amount Vat @ ... %, Service taxes @ % of unit cost and any other taxes as applicable time to time.

6. That, the Row-Unit purchaser will not be able to sell the said Row-Unit to any third party unless, they clears the total dues of the Association

and the monthly subscription and dues of the Association will always to be dammed to be charged on the Row-House.

7. That, the Row-Unit purchaser will be liable to pay all the Municipal Taxes attributable to the Row-Unit under sale, whether assessed separately or not.

8. That the Row-Unit purchaser will use and occupy the Row-Unit under sale in such a fashion that no obstruction or interference will be caused to the occupier of the adjacent Row-Unit in the said project either by his own conduct or any person visiting to him.

9. That, the Row-Unit purchaser will use the Row-Unit under sale in such a fashion that no damage will be caused to the RCC structure of the building, common walls, drainage line, electricity line, water line etc.

10. That, the Row-Unit purchaser will not store any article of explosive nature in the Row-Unit under sale.

11. That the purchaser hereby agreed that in case in future FSI of plots has increased by Municipal Corporation or due to any reason same will be utilise that FSI will be of Owners/Vendors only, either raise construction or sale as it is to third party.

12. That the purchaser also be liable to pay all the expenses required for the execution and registration of the conveyance deed in his favour and also share money deposits in respect of the Association, MSEB connection charges as well as contribution for SLC.

13. That, the Row-Unit purchaser became the absolute owner of the Row-Unit under sale and accordingly, he can mutate his name in Revenue Record or Municipal Record and the Owners/Vendors have no objection for the same.

14. That Row-Unit Purchaser personally verified the material used for construction of Row-Unit under sale and also all amenities provided there in and he is satisfied fully with the area of Row-Unit under sale, quality of material work and amenities and total construction and consideration is as

per the agreement. As such purchaser has no complaint about quality of construction and consideration.

SCHEDULE –A

All that piece and parcel of the said plots bearing No. 72 to 75 situated Gut No.13, totally admeasuring 764.10 sq. mtr. along with the construction there upon, and situated at **Kanchanwadi** within municipal limits of Aurangabad, out of limit of the Municipal Corporation, Aurangabad.

The said plots are bounded as follows:-

Towards East	:	Plot No. 76,
Towards West	:	9.0 Mtr. Wide Road
Towards North	:	7.5 Mtr. Wide Road
Towards South	:	Open Space of layout

SCHEDULE- B

All that part and parcel of Row unit No..... admeasuring Sq.Mt. Built up Area (..... Sq.Mt. Super Built-up area) on Ground+Stilt +Stilt First Floor, as unit cost consisting rooms and WC, Bath on in PRASAD NAGAR constructed on above property, bounded by:

EAST	:	
WEST	:	
NORTH	:	
SOUTH	:	

Situated at Kanchanwadi, Tq. & District Aurangabad

SCHEDULE- C

SPECIFICATIONS OF CONSTRUCTIONS

STRUCTURE	:	RCC framed structure.
WALLS	:	All walls in 6” brick.
PLASTER	:	Internal plaster in neeru finish and external sand face plaster.
LIVING ROOM	:	Designer False ceiling and Staircase with S.S.Railing upto first floor.
DOORS	:	Main door Wooden Frames & flush door with decorative laminate & safety latch other doors waterproof flush door with one side laminate.
KITCHEN OTTA	:	Kadappa with Granite Top with SS Sink.
PLUMBING	:	Concealed G.I. type with C.P. Fittings.
FLOORING	:	In all rooms 2X2 Vitrified tiles. Anti skid flooring in Bath Room & W.C.

GLAZED TILES : In W.C. & Bath Room 18X12 Designer Glazed Tiles up to 7'

WINDOWS : Powder coated aluminum three track sliding windows with safety M.S. Grill. With Green marble window seal only on bottom.

ELECTRIFICATIONS : In Concealed electrification of copper wiring room 3.5 points in each room and power point in kitchen, bedroom and bathroom. All bed rooms have AC point arrangement.

PAINTING : Acrylic Oil bond Distemper from inside and cement paint from outside, white wash to seiling, oil paint to doors and window grills.

LOFT : One Loft in each Bed Room & Kitchen.

**IN WITNESSTH WHEREOF, THIS SALE DEED IS EXECUTED ONND
DAY OF AUGUST, 2016 AT AURANGABAD.**

OWNER /DEVELOPER/VENDOR

M/s. Prasad Construction

Through Partner

Mr. Abhay Shankar Jawale

FLAT PURCHASER

WITNESSES

