

SALE DEED OF **UNIT No.** ____ ON ____ **Floor OF Tower** ____ SITUATED IN THE
SCHEME CALLED SAMANVAY WEST PARK,
registered under the RERA Application, **vide No.**

: SHREE :

Sale Deed of the Immovable Properties for Rs. _____

in words (Rupees _____ Only).

WHEREAS on this ____ Day of Month-_____ of Year- _____ :

Mr. _____ Aged _____ Years Occupation _____, Residing at
_____, Having PAN: _____, Having AADHAR No : _____

hereinafter referred to as "the Allottee/s / Purchaser/s" of the FIRST PART.

AND

Samanvay Homes, a Partnership Firm, having PAN: AEDFS4079N having its Head Office Opp. C.M.Patel Farm, Near D.P.S School, Besides Vicenza Highdeck, Kalali, Vadodara, Gujarat-390012 and on behalf of the said Partnership Firm, its Managing Partner, Mr. ANKUR ATISH PAREKH, Hindu Inhabitant, Aged about 33 Years, Occupation Business, (hereinafter referred to as "the Promoter/Land Owner") of the SECOND PART.

AND

- 1) Mr. Prajapati Manojbhai Ramanbahi, aged about Adult Years, occupation Business & Farmer, having PAN: ACWPP0613N, residing at A 1 & 2 Shivalay Duplex, Adj to Rami Vidhlaya Laxmipura Gorti Road, Vadodara.
- 2) Mr. Prajapati Dhruvi Manojbhai, aged about Adult Years, occupation Business & Farmer, having PAN: FBTPP2490G, residing at A 1 & 2 Shivalay Duplex, Adj to Rami Vidhlaya Laxmipura Gorti Road, Vadodara.
- 3) Mr. Prajapati Shivam Manojbhai, occupation Business & Farmer, having PAN: PAN: ACWPP0613N, residing at A 1 & 2 Shivalay Duplex, Adj to Rami Vidhlaya Laxmipura Gorti Road, Vadodara.
- 4) Mr. Prajapati Shilpaben Manojbhai, aged about Adult Years, occupation Business & Farmer, having PAN: AKGPP4836K, residing at A 1 & 2 Shivalay Duplex, Adj to Rami Vidhlaya Laxmipura Gorti Road, Vadodara.

who will be hereinafter, in this Sale Deed referred to as the Vendor - Land Owner or We, which expression mean and include, the Land Owner/s themselves, their legal heirs, successors, assignees, executors, administrators, Partners, etc. of the THIRD PART.

WHEREAS by virtue of Development Agreement dated 18TH day of June, 2021 & rectification deed dated 29th July 2021 executed between Mr. Prajapati Manojbhai Ramanbahi, Miss. Prajapati Dhruvi Manojbhai, Mr. Prajapati Shivam Manojbhai & Mrs. Prajapati Shilpaben Manojbhai (hereinafter referred to as "the Original Owner") and the Promoter. (hereinafter referred to as "The Development Agreement"), the Original Owner granted to the Promoter development rights to the piece or parcel of Non- Agricultural - Freehold land of Moje Village Ankodia , the land bearing Block No.606 & 607/1 F.P No 127 of T.P Scheme No 1 of Gorwa- Ankodia admeasuring 5281 Sq. Meters, in the Registration District & Sub-District of Vadodara, therein hereunder written (hereinafter referred to as "the project land") and to construct thereon building/s in accordance with the terms and conditions contained in the Development Agreement;

AND WHEREAS the Promoters are having development rights of the project land/s and are entitled and enjoined upon to construct Buildings on the Project Land;

Whereas for the said unit an Agreement to Sale was executed between parties having registered No _____ dated _____.

Moreover, _____ situated on the _____ **Floor** of **Tower** _____ the Scheme named as **‘Samanvay WEST Park’** is been sold to you, the Party of First Part. And accordingly, at the instance & consent of the Party of the Second Part the Property described hereunder in the Schedule, has been sold to you, the Party of First Part for the Sale consideration of **Rs. _____/-** in words **(Rupees _____ Only)**. And the sum of **Rs. _____/-** in words **Rupees _____ Only** has been received by the Party of the Second Part from the Party of the First Part as per below mentioned schedule,

SCHEDULE

Amount	Cheque No.	Date	Details of Bank

As mentioned in the above Payment Schedule, We, the Party of the Second Part has received the Basic Sale-Consideration Amount from you, the Party of the First Part. Out of the aforesaid Sale Consideration, you, the Party of the First Part has paid Rs. _____/- in words Rupees Zero Only by post-dated cheques and therefore you, the Party of the First Part have full responsibility to get that post-dated cheques cleared on the dates which is given to us, the Party of the Second Part.

-: SCHEDULE OF THE IMMOVABLE PROPERTY SOLD :-

In the Registration District & Sub-District Vadodara, at Moje Village Ankodia, the Non-Agricultural Land bearing Block No 606 & 607/1, Gorwa- Ankodia Town Planning Scheme No. 1, Final Plot No. 127, admeasuring 5281 Sq. Meters exists and for the said land, the Vadodara Urban Development Authority (VUDA) has issued the Building Permission (Raja Chitthi), vide No. UDA/PLAN-4/PERMISSION/45/2020 dated 19/08/2021. for construction of the Scheme named as " SAMANVAY WEST PARK" formed of Residential Flats & Commercial Units.

Out of the same, a said unit _____ situated on ____ **Floor of Tower** _____ of the Scheme named as " **SAMANVAY WEST PARK**" is hereby sold to you, the Party of the Second Part. The RERA Carpet Area of _____ situated on the _____ Floor of **Tower** _____ is admeasuring about ____ **Sq. Meters**, Balcony 1 is admeasuring about ____ **Sq Meters**, Balcony 2 is admeasuring about ____ **Sq Meters**, Terrace Area admeasuring about ____ Sq Meters & Wash Area is admeasuring about ____ **Sq Meters**. **And for the above-mentioned unit Total Proportionate Undivided portion of Land is ____ Sq Meter.**

The said Immovable Property is bounded as under :-

Towards East:

Towards West:

Towards North:

Towards South:

The Party of the First Part has been allotted parking space bearing No. ____ situated at _____ Level as opted and selected by we the Party of the First Part. For ____ parking **Rs. ____/- (Rupees ____ Only).**

The District Collector, Vadodara has issued the Non-Agricultural Permission, vide Order No. 626/19/02/020/2019 dated 14/08/2019 and converted the land bearing Block No 606 of Moje Village Ankodia, for Non-Agricultural purposes.

The District Collector, Vadodara has issued the Non-Agricultural Permission, vide Order No. 1170/19/02/020/2019 dated 11/10/2019 and converted the land bearing Block No 607/1 of Moje Village Ankodia, for Non-Agricultural purposes.

Accordingly, said Immovable Property as described in the Schedule of the Property is sold to you, the Party of the First Part, with rights for coming and going, with rights of disposal of water and with all the rights acquired by us in the said Property. The Party of the First Part shall have rights of unused F.S.I. of the Unit sold by the present Sale-Deed and the same shall be used and utilized by Allottee, as per the provisions of Law. Now, The Party of the Second Part & Party of Third Part and their legal representatives Partners and heirs has now no Rights, Title and Interest in the said Property and you, the Party of the First Part and your heirs, legal representatives became sole and absolute owner/s and occupant/s of the said Property and are entitled to mortgage, sell, gift etc. the said Property and are entitled to use and utilize the said Property as per your choice.

The Party of the Second Part & Party of Third Part has not created any charge of any nature over the said Property in any manner. The said Property is free from all encumbrances and the Titles to the said Property are clear and marketable and on giving you, the Party of the First Part, this trust and assurance, this Property is sold to you, the Party of the First Part. Moreover, except we, the Party of the Second Part, there is no partner, co-partner, claimant, creditor or heir over this Property nor it is under any type of attachment etc. also.

That, prior to procure/obtain the Completion Certificate from Vadodara Urban Development Authority (VUDA)/Vadodara Mahanagar Palika, as per prevailing provisions of Law, Tax for the period for One (1) Year for the said property is to be deposited by you, the Party of the First Part in Vadodara Urban Development Authority (VUDA)/Vadodara Mahanagar Palika. Thus it's your responsibility to deposit that amount in Vadodara Urban Development Authority (VUDA)/Vadodara Mahanagar Palika.

You, the Party of the First Part is/are now entitled to transfer this Property and mutate in your name in the Records of Vadodara Urban Development Authority (VUDA)/Vadodara Mahanagar Palika and Records of Vadodara City Survey Office & other Government & Semi-Government Offices as required, on the basis of this Sale Deed and for that we, the Party of the Second Part & Party of the Third Part hereby bind to give consent, statements and signature, whenever required by you, the Party of the First Part.

That the name of the whole Scheme is given as "SAMANVAY WEST PARK" and that shall remain permanent. And we, the Party of the Second Part, has formed this Scheme, containing totally Two (2) Towers, along with Ground Floor & Basement Parking.

As demarcated in the Approved Plan of the scheme known as, "SAMANVAY WEST PARK", all the 6 Meters wide internal roads shall be use & utilize only by all the Residential owners in common. Moreover all the Residential unit owners / members will have common right to drive their vehicles and also to take connection/s of the Water, Drainage, Gas, Telephone etc. from the lines laid down for the same. And no or any member shall have any right to raise any objection or create any obstruction at the time of taking connections from that laid lines. Moreover, whatever the expenses regarding the said internal road like, cleanliness, repair & maintenance, any Government & Semi Government Taxes etc. expenses shall be paid by you, the Party of the First Part proportionately.

As demarcated in the approved Lay-Out Map / Plan of the said Scheme, all Common Plots and all the common amenities provided in that common plots by the Party of Second Part, shall be use and utilize only by all the residential unit owners in common.

Moreover all the maintenance work of the underground electricity line installed for the said Scheme shall be carried out by all the members of the said Scheme at their own risk & cost and for the same, we, the Party of the Second Part will not be responsible for any kind of cause & causes caused and subject to this condition only, you, the Party of First Part has purchased the said property.

We the party of First Part have provided / given Entry/Exit i.e. 9 Meters Entry/Exit from 12.00 Meters T. P. Road which are exclusively only for Residential Apartment Unit Holders. Thereof Commercial Unit Holders cannot use and utilize all the above mentioned entries in common and we the Party of the First Part agrees for same.

It is also agreed between the Parties that normal & reasonable structural repairs shall be done by the Party of the Second Part till 05 Years (Five Years) from the date of Sale Deed, except damage caused by the natural disaster such as Earthquake, Fluid, Acts of God etc. and subject to this condition only, you, the Party of First Part has purchased the said Property.

That for the Facilities of the total 2 (Two) Towers, situated in the said Scheme, We, the Party of the Second Part are going to provide staircase, common passage, common light fitting, overhead water tanks etc. That for the maintenance and payment of Government & Semi-Government Taxes for these common facilities & amenities to be provided, one or more Association/s is to be formed and you, the Party of the First Part have to become member of

the concern Association compulsorily and are required to pay the proportionate maintenance charges and with fulfilment of this condition only, the Property described in the aforesaid Schedule is hereby sold to you, the Party of the First Part. As per RERA, developer must hand over accounts and management of project to Association of allottees within 180 days of receiving the Occupation Certificate from competent authority. If allottee/s, Party of First Part fails to be part of Association, developer will form association as his convenience and hand it over to any allottee. It is expressly agreed by Party of First part that Separate Associations will be formed by Commercial and residential unit owners and you, party of First Part bound to be member of Association of Residential unit owners. Commercial and Residential Unit Owners Associations will maintain their separate amenities accordingly. Street lights opposite to Flats will be maintained by Association of Residential unit owners only.

Moreover, the management of the undivided common area/s shall be done by the said Association as well as all the payment of Electricity Bills, Municipal Taxes, Government and Semi Government taxes etc. for these facilities provided are to be paid from the maintenance charge collected by the Association. And if in future such maintenance charges are found insufficient to be paid by any of the Association, then in that case, the Association may collect additional amount from all the concern members and in that case, you, the Party of the First Part have to pay such amount if demanded by the Association, without fail and with this specific condition only, the said Unit is hereby purchased by you, the Party of the First Part.

Moreover, it is expressly and irrevocably agreed by the Party of First Part that, in case of unsold units, no amount of maintenance charges or deposit will be payable by developer / land owner, the party of Second Part to Non Trading Corporation / Association nor any dispute will be raised for collection of any maintenance for unsold units but whenever such unsold units will be sold to intended buyer, amount of maintenance deposit and monthly maintenance charge will be paid to Association of Building /Non Trading Corporation directly by the buyer from the date of taking possession of the unit.

The Party of the First Part or any other owner of the said Scheme has no right to make any kind of changes in the frame structure and in the elevation and colour of any Tower of said Project. Moreover, you, the Party of the First Part will not have any right to make or put any kind of projection items, beneath or above the external walls of the Property sold to you, the Party of the First Part.

That the facilities of common passages, staircase, O.T.S. and other common facilities shall be used and utilized for the purpose for which are made for. The Party of the First Part shall have

no right to put any article or obstruction or can make any pucca or kachcha construction in the common passages, staircase or O.T.S. space.

Moreover, you, the Party of the First Part, either individually or jointly with the rest of the unit owners of the said Tower shall not make any kind of construction or make the Common Space dirty intensely and shall not park the vehicle in the manner which may cause obstruction to anyone.

Moreover, in the parking space situated on the front side of the Commercial Building, is reserved only for Commercial Unit Owners of the said Scheme, you, the Party of the First Part will have no right to park your vehicle in front of Shops and will not use Commercial Building's parking space and binding to that condition only, the Property described in the aforesaid Schedule is hereby sold to you, the Party of the First Part.

To maintain the Unit at the own cost of Party of the First Part, in good and tenantable repair and condition from the date that of possession of the said unit is taken and shall not do or suffer to be done anything in or to the Building / Tower in which the Unit is situated which may be against the Rules, Regulations or By-Laws or change/alter or make addition in or to the Building / Tower in which the Unit is situated and the Unit itself or any part thereof without the consent of the Local Authorities, if required.

We the promoter will execute a registered conveyance deed in favor of the allottee along with the undivided proportionate title in the common areas to the association of the allottees or the competent authority, as the case may be, and may be, to the allottees and the common areas to the association of the allottees or the competent authority, as the case may be, under this section shall be possession to the allottees in terms of sub-section (1), it shall be the authority, as the case may be, as per the local laws: Provided that, in the and plans, including common areas, the association of the allottees or the occupancy certificate.

THE PROMOTER SHALL NOT HAVE ANY CLAIM OVER F.S.I., ADDITIONAL F.S.I AND TERRACE RIGHTS AFTER BUILDING USE PERMISSION HAS BEEN OBTAINED, SUCH RIGHTS IF ANY WILL BE ENCLOSED BY SOCIETY OF BUYERS .

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Gujarat Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable 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 applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

Not to store in the Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Building/Tower in which the Unit 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 Tower in which the Unit is situated, including entrances of the Tower in which the Unit is situated and in case any damage is caused to the Tower in which the Unit is situated or the Unit on account of negligence or default of the Party of the First Part in this behalf, the Party of the First Part / Allottee shall be liable for the consequences of the breach.

To carry out at his / her / its own cost all internal repairs of the said Unit and maintain the Unit in the same condition, state and order in which it was delivered by the Party of Second Part to the Party of First Part and shall not do or suffer to be done anything in or to the Tower in which the said Unit is situated or the said Unit 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 Party of the First Part committing any act in contravention of the above provision, the Party of the First Part will be responsible and liable for the consequences thereof to the concerned Local Authority and/or other Public Authority.

You the Party of the First Part shall refer electrical and plumbing drawings to carry out any Physical Modification or Repairing work in kitchen & bathroom/s. If any damage is done to electrical and plumbing line during any work in kitchen & bathroom/s it is sole responsibility of You the Party of First Part. You the Party of the First part shall not dump garbage, sanitary pads, condoms, vegetable waste, or any other item which can block drainage lines in kitchen & bathroom. If drainage lines are blocked due to above mentioned reasons it is sole responsibility of You the Party of the First part to pay for expenses related to repair and refitting blocked drainage lines. Bath fittings and taps provided by we the Party of The Second part are equipped with foam flow technology. Purchaser/s shall clean the flow net regularly by themselves. Promoter/s will not provide any plumber to Clean the net after the possession. You the Party of The First Part shall check their unit entirely before possession, Once possession is given promoter shall not be responsible for any faults created by in appropriate

Use Done by you the Party of First part. During internal colour work, furniture work, false ceiling work of your unit if any electrical line, plumbing line, tiles, doors, aluminium section, walls, windows, window glasses or any other things provided by promoter is damaged then it will be sole responsibility of You the Party of The First Part and expenses related to any repairs or replacements shall be done by You the Party of The First Part. In case of any damage of aluminium section or glass provided in windows after possession it will be sole responsibility of You the Party of The First Part to replace or repair it at their own cost. Electrical accessories, C.P Fittings, Locks etc provided by Promoter are under warranty, for any work related to repair or replacement related to above mentioned things You the Party of The First Part shall contact on phone number of agencies provided by the Promoter. Facilities and Appliances provided in common areas provided for common use shall be used in appropriate manner by all the unit Holders, if any damage is done to common facilities it will sole responsibility of purchaser/s or society to repair or replace it at their own cost. Purchaser/s shall carry out internal work in their unit without disturbing or damaging other Unit members of the apartment. If any damage is don't to property of other unit members then purchaser/s shall be liable to pay expenses against such damage. Water bore, starter, electrical panel, D.G Set etc should be operated by appointed Unit member/s of the society after giving them appropriate Operational knowledge. If any damage is done by unauthorized Person or children while operating above mentioned things then expenses related to repair or replacement should be carried out by society or association. Electrical fittings such as street light, parking light etc are provided with warranty any replacements of such items shall be done on expense of society once warranty period is over. Terrace cabins and Lift rooms shall be used in appropriate manner, once the use is done door should be locked/closed appropriately by purchaser/s. If door are not locked or closed and it is damaged then repair or replacement should be done by society or association. If any problem or clashes arise then it is sole responsibility of society or association. After society is handed over to association it will sole responsibility of association to maintain society and amenities provided by promoter.

Not to demolish or cause to be demolished the said Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said unit is situated and shall keep the portion, sewers, drains and pipes in the Unit 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 Tower in which the Unit 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 Unit without the prior written permission of the Party of Second Part and/or the Society / Association.

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 Tower in which the said Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the Insurance.

Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the project land and the Tower in which the Unit is situated.

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 Unit by the Party of the First Part for any purposes other than for purpose for which it is sold.

The promoter shall not have any claim on FSI, additional FSI and terrace rights after occupation certificate has been obtained. Such rights if any will be owned by Association of allottees.

We the promoter will execute a registered conveyance deed in favor of the allottee along with the undivided proportionate title in the common areas to the association of the allottees or the competent authority, as the case may be, to the allottees and the common areas to the association of the allottees or the competent authority, as the case may be, in a real estate project, and the other title documents pertaining thereto within specified period as per sanctioned plans as provided under the local laws: Provided that, in the absence of any local

law, conveyance deed in favour of the allottee or the association of the allottees carried out by the promoter within three months from date of issue of occupancy certificate. (2) After obtaining the occupancy certificate and handing over physical responsibility of the promoter to handover the necessary documents and plans, including common areas, to the association of the allottees or the competent authority, as the case may be, within thirty days after obtaining the settled the dispute amicably, which shall be referred to the Gujarat Real Estate

or the competent authority, as the case may be, under this section shall be possession to the allottees in terms of sub-section (1), it shall be the authority, as the case may be, as per the local laws: Provided that, in the and plans, including common areas, the association of the allottees or the occupancy certificate. THE PROMOTER SHALL NOT HAVE ANY CLAIM OVER F.S.I., ADDITIONAL F.S.I. BUYERS . Any dispute between parties shall be settled amicably. In case of failure to Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under If any provision

of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable 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 applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

The Party of the First Part shall observe and perform all the Rules and Regulations which the Society or Association 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 Tower and the Unit/s therein and for the observance and performance of the Building Rules, Regulations and By-laws for the time being of the concerned Local Authority and of Government and other Public Bodies. The Party of the First Part shall also observe and perform all the stipulations and conditions lay down by the Society / Association regarding the occupancy and use of the Unit in the Tower and shall pay and contribute regularly and punctually towards the Taxes, Expenses or other Out-Goings in accordance with the Terms of this Deed.

Within 15 days after notice in writing is given by the Promoter to the Allottee that the Unit is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Unit) of outgoings in respect of the project land and Building/s 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. ____/- (Rupees _____ Only) per month towards the outgoings till Association is not formed. 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 agree(s) to pay the maintenance charges as Rs. ____/- (Rupees _____ Only) per month to association of Allottees after promoter hands over management and accounts of SAMANVAY WEST PARK to Association of Allottee. Further the Association of the Allottee may change monthly

maintenance charges as and when required and the Allottee agrees to pay the same against the outgoings of the maintenance of the Society.

As you, the Party of the First Part were in requirement to get executed the Sale Deed of the Property sold to you and get registered and for that reason only We, the Party of the Second Part and Party of Third Part have executed this Sale Deed in favour of you, the Party of the First Part but the physical possession of the said property is not been handed over to you, the Party of the First Part.

Moreover, at present there is no electric light connection in the said Unit, which is been sold to you by way of this Sale Deed and hence it is agreed between you, the Party of the First Part and us, the Party of the Second Part that the Possession of the Unit sold to you, the Party of the First Part will be handed over to you, only after One Month on availability of electric light connection and binding to this condition only, the Unit as described in the aforesaid Schedule is sold to you, the Party of the First Part.

Moreso, it is expressly agreed by the Purchaser that, if there is any delay on account of procedure or administration of the Vadodara Urban Development Authority (VUDA)/Vadodara Mahanagar Palika, the Party of the Second Part or Party of the Third Part shall not be responsible to get water, electricity and drainage connection to the unit as they are only facilitator. These obligations are beyond the scope of Party of the Second Part & Party of the Third Part.

The expenses of this Sale Deed like Stamp Duty & Registration Fees are to be borne by you, the Party of the First Part. And moreover whatever the GST (Goods & Service Tax), T.D.S. or any other Government Taxes arise to be paid in future in respect for the purchase of the said Property, is also to be borne by you, the Party of the First Part.

Moreover, a sum of Rs. _____/- (Rupees _____ Only) for the Interest Free Maintenance Deposit are also to be paid by you, the Party of the First Part before the execution of this Sale Deed to us, the Party of the Second Part. And as per the Stamp Act, if any additional Stamp Duty is levied in future, it would be the liability of the Party of the First Part to pay the same with penalty.

That the Party of the First Part has agreed to pay Rs. _____/- (Rupees _____ Only) as the Interest Free Maintenance Deposit by Cheque No. _____ dated _____ of _____ and Rs. _____/- (Rupees _____ Only) as Development Charges, by Cheque No. _____ dated _____ of _____ (Bank), to Promoter – Party of the Second Part. In any circumstances, if any of the cheque, out of all the cheques given returns back without clearing from bank (get Bounced)

then in that case, this said Sale-Deed will be deemed as void & binding to this condition only, the said property is sold to you, the Party of the Second Part. For the said development charges we the Party of the First Part will not demand for any accounts and will not raise any dispute in future for the same.

Other Charges Details

OTHER CHARGES	AMOUNT	CHEQUE NO	DATE	BANK

We the Party of the Second Part will not deposit the Interest Free Maintenance Deposit collected from Allottee/s in separate Bank Account. Promoter will maintain the accounting for same. Promoter will start incurring and paying expenses towards society maintenance after 20 % of possession is fulfilled. Promoter shall handover the maintenance deposit to the association or society after deducting such expenses used towards the maintenance of the society before formation of association. I/We Allottee/s agree that the promoter is not liable to give interest on maintenance deposit given to promoter. Thus the fund handed over to the society by the promoter will be net amount derived as Total amount collected from Allottees less expenditure incurred and paid by Promoter to maintain the community till Association takes handover of the Society.

This Deed of Sale is executed by and between the Parties at Vadodara on this _____ Day _____ Month of Year 2021 and the same shall be binding to the parties and their heirs, administrators, executors etc.

FIRST SCHEDULE

Above Referred to Description of the freehold/leasehold land and all other details.

In the Registration District & Sub-District Vadodara, at Moje Village Ankodia, the Non-Agricultural Land bearing Block No 606 & 607/1, Final Plot No 127 of Gorwa-Ankodia T.P Scheme No 1 admeasuring 5281 sq. meters.

The boundaries of the above mentioned land/s is as follows:

East: Gorwa-Ankodia T.P 1 F.P 128 & 123

West: Gorwa-Ankodia T.P 1, 30 Meter T.P Road

North: Gorwa-Ankodia T.P 1 F.P 227/1, 103 & 83

South: Gorwa-Ankodia T.P 1, 12 Meter T.P Road

The Promoter has organized the Commercial-Residential Scheme namely "SAMANVAY WEST PARK" in respect of the aforesaid lands.

SIGNED AND DELIVERED BY THE WITHIN NAMED LAND OWNER: THIRD PART

Mr. Prajapati Manojbhai Ramanbahi

Miss Prajapati Dhruvi Manojbhai

Mr. Prajapati Shivam Manojbhai

Mrs. Prajapati Shilpaben Manojbhai

WITNESSES:

NAME:

SIGNATURE:

NAME:

SIGNATURE:

**SIGNED AND DELIVERED BY THE WITHIN NAMED Promoter: Samanvay Homes Party
of SECOND PART PROMOTER/CONFIRMING PARTY**

1) -----

Samanvay Homes

WITNESSES:

NAME:

SIGNATURE:

NAME:

SIGNATURE:

PHOTOGRAPHS OF THE IMMOVABLE PROPERTIES SOLD

Unit No. _____, on _____ Floor, of Tower _____ SAMANVAY WEST PARK,

Near Narayan Gardens Ankodia Vadodara.

SCHEDULE AS PER SECTION-32-A OF THE REGISTRATION ACT, 1908

Party of the First Part/Allottee:

Mr.

Party of the Third Part / Land Owners

Mr. Prajapati Manojbhai Ramanbahi

Miss Prajapati Dhruvi Manojbhai

Mr. Prajapati Shivam Manojbhai

Mrs. Prajapati Shilpaben Manojbhai

Party of the Second Part/Promoter -Confirming Party:

1)_____

Samanvay Homes