

SALE DEED
(DEED OF CONVEYANCE)

Apartment / Flat No. ----- with complete construction admeasuring -----
Sq.Mtrs. of Carpet Area on ----- Floor of ----- Tower of “SHREE
TWO” project which has been constructed on non-agricultural 3329.00 Sq.
Mtrs. bearing Block No. 26, Old Survey No. 27 which has been covered in
VUDA T. P. Scheme No. 2 (Bhayli No.2) and allotted original Plot No. 4,
Final Plot No. 54 of village Bhayli, Taluka and District Vadodara.

Sale Price Rs. -----

Stamp Duty @ 4.9 % Rs. -----

RERA Registration No.
PR/GJ/VADODARA/VADODARA/Others/RAA04817/080219

This SALE DEED (Deed of Conveyance) is made and executed at Vadodara
on this ____/____/20____ (____ day of _____ Month in the year Two
Thousand _____) and _____ day BY AND BETWEEN:

THE PARTY OF THE FIRST PART / SELLER / PROMOTER :

M/S. SHREEJI INFRA a partnership firm having its place of business at
‘Shreeji House’, Plot No. B-1/1, Behind Hallmark, Sterling City, Bopal,
Ahmedabad-380058 (PAN No. ADSFS6312C) and represented by its
managing partners:

1. KANDARP BHAKTARAJ BRAHMBHATT, aged about 37 years, occupation business, residing at : 777, Sardar Chowk, MotibhagoL, Bhayli, Vadodara, Gujarat-391410, PAN No. AJKPB6768P, Aadhaar No. 9135 8311 1145;
2. RAHULKUMAR BABUBHAI MALANI, aged about 30 years, occupation business, residing at : Near Bus Stand, Village: Ambardi, Taluka Savar Kundla, Dist. Amreli, Gujarat-364522, PAN No. AUZPM9881A, Aadhaar No. 7482 4450 9826;
3. JAYDEV CHHAGANBHAI ARDESHANA, aged about 33 years, occupation business, residing at : 6, Alka Society, Opp. Akota Water Tank, Productivity Road, Vadodara-390020, PAN No. AFSPA7335M, Aadhaar No. 7699 0068 6055;
4. SHREEJI SPACELINKS PRIVATE LIMITED a company registered under the Companies Act and having its registered office at: Shreeji House, B-1/1, Sterling City, B/h Hallmark, Bopal, Taluka Daskroi, District: Ahmedabad-380058, PAN No. AATCS4735J, represented by its authorized Director MAYANKBHAI HARSHKANTBHAI RUPARELIA, aged about 31 years, occupation Business, residing at Shreeji House, B-1/1, Sterling City, Behind Hallmark, Bopal, Taluka Daskroi, District: Ahmedabad-380058, PAN No. AINPR0597G, Aadhaar No. 8413 6390 0631;

hereinafter referred to as “Seller” or “Promoter” of the One Part, which expression shall, unless repugnant to the meaning or context thereof, mean and include the Promoter Firm and its partners and their legal heirs, assigns, executors, legal representatives, etc.

AND

PARTY OF THE SECOND PART / PURCHASER(S) / ALLOTTEE(S):

1. SHRI ----- , aged about----- years, occupation -----, (PAN No. -----),
 2. SMT. ----- , aged about----- years, occupation -----, (PAN No. -----),
- Both residing at: ----- ;

hereinafter referred to as “Purchaser(s)” or “Allottee(s)” which expression shall, unless repugnant to the meaning or context thereof, mean and include the PURCHASER(S) himself / herself / themselves and his/her/their legal heirs, assignees, representatives, executors etc.

- A. Whereas the land bearing old Survey no. 27, Block no. 26 admeasuring 0-47-55 Hectare-Are-Sq.Mtrs. situated in village Bhayli, Taluka and District Vadodara originally belong to Mathurbhai Govindbhai and on his death the name of his son Desaibhai Mathurbhai was entered in revenue record by mutation entry no. 576 dated nil. Thereafter, Patel Desaibhai Mathurbhai had died on 09-10-1984 and the names of his legal heirs (1) Hasmukhbhai Desaibhai and (2) Kamlaben widow of Desaibhai Mathurbhai were entered in revenue record by way of succession by mutation entry no. 8273 dated 02-12-1984. Thereafter, Kamlaben widow of Desaibhai Mathurbhai Patel had died on 25-04-1989 and her name was removed from revenue records by mutation entry no. 10346 dated 15-06-2005.
- B. And whereas thereafter Patel Hasmukhbhai Desaibhai had through his power of attorney holder Bhaktaraj Jethalal Brahmbhatt sold 2166 Sq. Mtrs. of land out of total 4755 Sq. Mtrs. of land of the said block no. 26 to Desai Rajubhai Mangalbhai by registered sale deed no. 208 dated 08-01-2007 and name of Desai Rajubhai Mangalbhai was entered in revenue record by mutation entry no. 10769 dated 17-01-2007.
- C. And whereas thereafter Patel Hasmukhbhai Desaibhai had through his power of attorney holder Bhaktaraj Jethalal Brahmbhatt sold 2589 Sq. Mtrs. of land out of total 4755 Sq. Mtrs. of land of the said block no. 26 to (1) Jatin Anupam Tarkas, (2) Ashita Jatin Tarkas and (3) Bhavnaben Anupam Tarkas by registered sale deed no. 5748 dated 17-12-1996 new no. 2009 dated 05-03-2007. Thereafter Ashita Jatin Tarkas and Bhavnaben Anupam Tarkas had released their rights from the said land in favour of Jatin Anupam Tarkas by registered released deed no. 2996 dated 16-03-2008. Thereafter name of Jatin Anupam Tarkas was entered in revenue record by mutation entry no. 11232 dated 04-04-2008.

- D. Thereafter Jatin Anupam Tarkas had sold 2589 Sq. Mtrs. of land to Bhaktaraj Jethalal Brahmbhatt by registered sale deed no. 4544 dated 31-03-2008 and name of Brahmbhatt Bhaktaraj Jethalal was entered in revenue record by mutation entry no. 11278 dated 12-05-2008.
- E. Thereafter Desai Rajubhai Mangalbai had died on 22-10-2009 and the names of his legal heirs (1) Desai Lataben Rajubhai, (2) Desai Niravkumar Rajubhai and (3) Desai Ravikumar Rajubhai were entered in revenue record by way of succession by mutation entry no. 12089 dated 27-05-2010. Thereafter (1) Desai Lataben Rajubhai, (2) Desai Niravkumar Rajubhai and (3) Desai Ravikumar Rajubhai had sold 2166 Sq. Mtrs. of land to Bhaktaraj Jethalal Brahmbhatt by registered sale deed no. 96 dated 01-02-2013 and the name of Bhaktaraj Jethalal Brahmbhatt was entered in revenue record by mutation entry no. 13273 dated 02-02-2013. Thus, on the basis of registered sale deed no. 4544 dated 31-03-2008 and another registered sale deed no. 96 dated 01-02-2013 Brahmbhatt Bhaktaraj Jethalal has become lawful owner and occupier of the said entire land admeasuring 0-47-55 Hectare-Are-Sq.Mtrs. of the said block no. 26 of village Bhayli, Taluka and District Vadodara.
- F. The said land is situated in Residential Zone R-1 as per Zoning Regulations of Vadodara Urban Development Authority effective from 18-01-2012. The said land bearing block no. 26 admeasuring 4755 Sq. Mtrs. has been covered in Town Planning Scheme No. 2 (Bhayli no. 2) of Vadodara Urban Development Authority and has been allotted original plot no. 4 and final plot no. 54 admeasuring 3329 Sq.Mtrs. The District Collector of Vadodara has granted permission for non agricultural use for residential purpose of the said 3329 Sq. Mtrs. of land of final plot no. 54 vide his order bearing no. NA/SR/584/2016-17 and no. Land-D/Section-65/WS/6073 to 6081/16 dated 23-09-2016.
- G. And whereas the Original land owner Shri Bhaktaraj Jethalal Brahmbhatt has sold the said land to M/s. SHREEJI INFRA i.e. the present promoters by registered sale deed. No. 13781 dated 23-08-2018. The name of promoter has been entered in revenue records on the basis of the said sale deed by mutation entry no. 16214 Dated 06-09-2018. At present the said land is

standing in the name of promoter in revenue records. The promoters M/s. SHREEJI INFRA is lawful owner and occupier of the said property. The title of the said property is clear and marketable.

- B. The land bearing Block No. 26 admeasuring 4755 Sq.Mtrs. as per revenue records has been covered in VUDA T.P. Scheme No. 2 (Bhayli No. 2) and has been allotted original Plot No. 4 and Final Plot No. 54. As per the records of T.P. Scheme the measurement of the said Final Plot No. 54 is 3329 Sq.Mtrs.

The District Collector of Vadodara has granted permission for non agricultural use for residential purpose of the said 3329 Sq. Mtrs. of land of final plot no. 54 vide his order bearing no. NA/SR/584/2016-17 and no. Land-D/Section-65/WS/6073 to 6081/16 dated 23-09-2016. The Vadodara Urban Development Authority (VUDA) has approved building plan for the proposed construction in the said land and has given development permission vide Raja Chitthi No. UDA/Plan-4/1015646/2018 dated 7/1/2019 for carrying construction in the said land. The land owner-cum-developer / promoter M/S. SHREEJI INFRA has organized a scheme / project in the name of SHREE TWO for construction of 48 residential flats in the said land.

- C. As per approved building plans, the promoter has constructed Tower-A to Tower-F (total 7 towers) in the project named "SHREE TWO" having Basement (parking) + Ground Floor (parking + common amenities) + First Floor to Seventh Floor (6x7x2=84 flats/units) + Stair Cabin (here specify number of Basements/podiums/stilt and upper floors). There are two flats on each floor in all the floors of level 1 to 7 of all the six towers/buildings in the said project.
- D. The Vadodara Urban Development Authority has issued Plinth Checking Certificate bearing No. ----- dated ----- for construction of the said project. The Vadodara Urban Development Authority Occupation Certificate bearing No. ----- dated ----- in respect of the construction of the said project. The promoter has also provided and given common amenities which were promised by the promoter.
- E. AND WHEREAS the Promoter has proposed to develop the Project Land by constructing thereon a residential scheme or project of flats and/or apartments and related infrastructure by utilizing available Floor Space

Index (FSI) as at present. Such Project is known or described as “Shree Two”, (Hereinafter referred to as the “Project” or “Scheme”). Design and drawings of the same have been prepared by the Promoter.

- F. As per the said approved plans, the said Residential Building/Scheme is completed in all respects and necessary Building Use Permission has been issued by _____ dated _____ bearing No._____.
- G. Thus, the Seller cum Promoter is the lawful owner of the said land and has carried out the construction of the said project.
- H. And whereas the seller cum promoter has issued Allotment Letter dated ----- in favour of the allottee(s) / purchaser(s) for the said Apartment / Flat No. ----- . And whereas the seller cum promoter has executed a registered Banakhat (Agreement to sell) No. ----- dated ----- in favour of the allottee(s) / purchaser(s) for the said Apartment / Flat No. --- ----- . The allottee(s) / purchaser(s) has/have made payment of the entire amount of sale consideration for the said apartment / flat and hence the promoter / seller has executed this sale deed in furtherance to the said allotment letter and registered Banakhat (Agreement to Sell).
- I. And whereas the Seller cum Promoter has sold the Apartment / Flat No. ---- ----- admeasuring ----- Sq.Mtrs. of Carpet Area constructed on ----- Floor of “SHREE TWO” project to the Purchaser(s). The Seller cum Promoter has received payment of sale consideration from the purchaser(s). Therefore the Seller cum Promoter hereby executes this SALE DEED in favour the Purchaser(s) on the following terms and conditions. The Apartment / Flat sold by this sale deed is more particularly described in the schedule annexed hereinafter and it is referred to as “the said Apartment / Flat” or "the said property" in the sale deed for the sake of brevity.
1. The Seller cum Promoter hereby assures to the Purchaser(s) that the Seller cum Promoter is the legal owner of the said land and has organized and constructed the said “SHREE TWO” scheme in the said land. That no other person or institution has any claim, right, title, interest or encumbrance in the said Apartment / Flat. The title of the said Apartment / Flat is clear and

marketable. However, if any defect is found in the title of the said property then the Seller cum Promoter and purchaser will jointly remove the same at their cost.

2. After execution of sale deeds of all flats/units of the said project in favour of members and after transfer of proportionate share in undivided common land of the said project in favour of the members or association of members, there shall remain no rights with the seller cum developer which may adversely affect the rights of the allottee(s) / purchaser(s).
3. The Seller cum Promoter has sold the said Apartment / Flat to the Purchaser(s) for a sale consideration of Rs. ----- (Rupees ----- Only). The Seller cum Promoter has received the amount of sale consideration from the Purchaser(s) by way of the following cheques / RTGS / NEFT transactions. The Seller cum Promoter hereby acknowledges the receipt of the entire sale consideration.

Name of Bank	Cheque No.	Date	Amt. Rs.
		Total Rs.	

4. The Purchaser(s) has/have obtained a loan from ----- Bank for purchasing the said Apartment / Flat. And at the request of the Purchaser(s) the said Institution / Bank has paid certain sum to the Seller cum Promoter. The Seller cum Promoter has adjusted the said payment towards the sale consideration. The Purchaser(s) alone shall be responsible for the repayment of the said loan.
5. The Seller cum Promoter has handed over the actual, physical, vacant and peaceful possession of the said Apartment / Flat to the Purchaser(s) on ----- and the Purchaser(s) has/have received the possession. Henceforth

the Purchaser(s) has/have become entitled to possess and enjoy the said Apartment / Flat as lawful owner.

6. The Seller cum Promoter has sold the said Apartment / Flat with proportionate rights for the use of common water connection and common drainage connection. The Seller cum Promoter has sold the said Apartment / Flat along with the proportionate share in the undivided common land of the said project, allocated parking space and common facilities of the complex / scheme and also along with all legal and equitable rights and easements. All such common lands of the scheme shall be held jointly by all the members of the said scheme and all the members shall have proportionate share in the said undivided land. Such proportionate share is to be calculated on the basis of the carpet area of respective Apartment / Flat. But the member shall not be entitled to claim partition or separation of his/her/their undivided share in the said land.
7. All the members shall be entitled to the common use and enjoyment of common amenities/facilities like common roads, allocated parking space for one car in common parking area in basement or ground floor, lifts, stair case, water facility, security facility, sweeper facility, etc. and shall have to pay proportionate share in the maintenance charges for the same. All the members of the said scheme shall have to form an association / society / committee for the management and maintenance of the said scheme / buildings. All apartment/flat holders shall have to compulsorily become members in such association / society / committee and shall observe the rules and regulations of the same and shall pay proportionate common maintenance charges.
8. The Seller cum Promoter and promoter have paid the property taxes, electricity bills, water charges, and all other taxes, charges, bills and dues of Government, Semi-government and Local institutions and authorities pertaining to the said Apartment / Flat and proportionate share in the common taxes and charges till the date of this sale deed. However, if any such dues have remained outstanding till the sale deed then the Seller cum Promoter will have to pay the same. The Purchaser(s) shall pay all such

future taxes, charges, bills, etc and proportionate share in the common taxes and charges from the date of this sale deed.

9. The Purchaser(s) has/have become legal owners of the said Apartment / Flat and as such have become entitled to own and possess the said Apartment / Flat and have also become entitled to deal with and dispose of the said Apartment / Flat by way of sale, lease, mortgage, exchange, gift or in any other manner and to execute necessary deeds and documents for the same.
10. The Purchaser(s) shall not make any internal changes in the construction of the said Apartment / Flat without obtaining prior permission from the concerned government authority, semi-government authority, local authority, association/society of the project and developer/promoter of the said project. The Purchaser(s) shall not make any changes or alteration in the RCC frame structure. The Purchaser(s) shall not make any changes or alteration in the internal construction of the said unit apartment/flat whereby any damage is likely to cause to the RCC frame structure, stability and strength of the said building. The Purchaser(s) shall not make any changes in the elevation and outer look of the said building. All the Purchaser(s) / members of the said building / scheme shall occupy and use their premises / units with co-operation and unity and shall not do any act which may cause harassment and/or nuisance to other occupants and members in the said building / scheme. The developers have given the name "SHREE TWO" to the said scheme and the Purchaser(s) / members shall not be entitled to change the name of the said scheme.
11. The Purchaser(s) have become entitled to get the said Apartment / Flat transferred in their name in revenue records of the said property and also in the records of the Gujarat Electricity Board, Madhya Gujarat Vij Company Ltd, City Survey Office, Village Panchayat Office, Association of the said scheme and in the records of all other offices, institutions and departments of the Government, Semi Government and Local Authorities. The Seller cum Promoter shall give full co-operation to the Purchaser(s) for this purpose. The Purchaser(s) alone shall bear all the expenses for such transfers.
12. The Seller cum Promoter and promoter has handed over the photostat / zerox copies of the title deeds and statutory permissions and other relevant

documents relating to the said entire land of the project to the Purchaser(s) during the course of negotiations of this transaction. The Purchaser(s) has/have inspected and verified such title deeds, documents, papers and statutory permissions and have been satisfied with the same. The original documents of title of the said project land shall remain with the promoter. And the promoter shall allow the purchaser(s) and other members of the said scheme to inspect and make copies of the same at the convenience of the Seller cum Promoter.

13. The Purchaser(s) have inspected the said Apartment / Flat carefully and have been satisfied with the quality of construction work and also been satisfied with the quality of materials used for the construction. The Purchaser(s) hereby confirm and admit that the construction of the said Apartment / Flat has been carried out as per the agreed specifications. The Purchaser(s) have also inspected and tested the electric fittings and other facilities of the said Apartment / Flat and have found the same in good working condition and have been satisfied with the same. Therefore, in future, if something goes wrong with such fittings and facilities or any damage is caused to construction work, then the Purchaser(s) shall have to repair the same at their cost and risk.
14. If within a period of five years from the date of handing over the Apartment/flat to the Purchaser(s) or from the date of completion certificate (which ever period expires first), the Purchaser(s) brings to the notice of the Promoter any structural defect in the Apartment/flat or the building in which the Apartment/flat are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects, then the Purchaser(s) shall be entitled to receive from the Promoter, compensation for such defect or defects on account of workmanship, quality or provision of service which cannot be attributable to the Promoter or beyond the control of the promoter.
15. The Purchaser(s) shall use the said apartment/flat or any part thereof or permit the same to be used only for purpose of apartment/flat or lawful commercial activities and shall not use it or allow to be used it for any other purposes.

16. The Purchaser(s) along with other Purchaser(s) of Apartment/flats, in the building shall join in forming and registering the Society or Association or a limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or association or limited company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser(s), so as to enable the Promoter to register the common organization of Purchaser(s). No objection shall be taken by the Purchaser(s) if any, changes or modification are made in the draft bye-laws, or the memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent authority
17. The Purchaser(s) shall maintain his/her/their apartment/flat/unit at the Purchaser(s)'s own cost in good and tenantable repair and condition from the date that of hand over of possession and shall not do or suffer to be done anything in or to the building in which the apartment/flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the apartment/flat is situated and the apartment/flat itself or any part thereof without the consent of the local authorities, if required;
18. The Purchaser(s) shall not store in the apartment/flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the apartment/flat is situated or storing of which goods is objected to by 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 building in which the apartment/flat is situated, including entrances of the building in which the apartment/flat is situated and in case any damage is caused to the building in which the apartment/flat is situated or the apartment/flat on account of negligence or default of the Purchaser(s)

in this behalf, the Purchaser(s) shall be liable for the consequences of the breach.

19. The Purchaser(s) shall carry out at his/her own cost all internal repairs to the end apartment/flat and maintain the apartment/flat in the same condition, state and order in which it was delivered by the Promoter to the Purchaser(s) and shall not do or suffer to be done anything in or to the building which the apartment/flat is situated or the apartment/flat which may be contrary to the rules and regulation and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser(s) committing any act in contravention of the above provision, the Purchaser(s) shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
20. The Purchaser(s) shall not to demolish or cause to be demolished the apartment/flat 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 apartment/flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the apartment/flat is situated and shall keep the portion, Sewers, drains and pipes in the Apartment/flat 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 building in which the apartment/flat 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 Apartment/flat without the prior written permission of the Promoter and the society or the Limited Company and statutory authorities.
21. The Purchaser(s) shall not to do or permit to be done any act of thing which may render void or voidable any insurance of the project land and the building in which the apartment/flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
22. The Purchaser(s) shall not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment/flat in the

compound or any portion of the project land and the building in which the apartment/flat is situated.

23. The Purchaser(s) shall pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment/flat is Situated.
24. The Purchaser(s) shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation 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 building and the Apartment/flats therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser(s) shall also observe and perform all the stipulations and conditions laid down by the Society Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment/flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
25. If any expenses or charges become payable in future towards development charges, betterment charges on implementation of town planning scheme by Vadodara Municipal Corporation then the Purchaser(s) shall have to pay proportionate charges for the same.
26. SEVERABILITY: If any provision/clause of this sale deed shall be determined to be void or unenforceable under the Real Estate (Regulation and Development) Act, 2016 or the Rules and Regulations made there under or the applicable law, as the case may be, then the remaining provisions/clauses of this sale deed shall remain valid and enforceable as applicable at the time of execution of this sale deed.
27. Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority of Gujarat as per the provision of the Real Estate

(Regulation and Development) Act, 2016. Rules and Regulations, there under.

28. The Purchaser(s) alone will bear all the expenses of this sale deed like stamp duty, registration charges, drafting charges, miscellaneous expenses, etc.

-: SCHEDULE :-

: DISCRIPTION OF THE APARTMENT/FLAT SOLD:

Apartment / Flat No. ----- with complete construction admeasuring ----
----- Sq. Mtrs. of Carpet Area as per RERA alongwith Balcony and Wash
area of ----- Sq. Mtrs. and the Built Up Area comes to _____ Sq.
Mtrs. and the Super Built Up Area comes to _____ Sq. Mtrs. situated
on----- Floor of ----- Tower of “SHREE TWO” project which has
been constructed on non-agricultural land admeasuring 3329.00 Sq. Mtrs.
bearing Block No. 26, Old Survey No. 27 which has been covered in VUDA
T. P. Scheme No. 2 (Bhayli No.2) and allotted original Plot No. 4, Final
Plot No. 54 of village Bhayli, Taluka and District Vadodara in the
Registration District Vadodara, Sub-District Vadodara-3 (Akota) in the State
of Gujarat. The proportionate share of ----- Sq. Mtrs. in the common
and undivided land of the said project is also sold with the said unit by this
sale deed. The measurement of the said land was per Revenue Records and
Village Form No. 7/12 was 4755 Sq.Mtrs. and the Revenue Account No.
1783 and Assessment Rs. 4.44 Paise.

The entire land of the project is bounded by as under:

On the East : Final Plot No. 53

On the West : 15 Mtrs. wide T P Road
On the North : Final Plot No. 55
On the South : Final Plot No. 107

The said Apartment / Flat No. ----- is bounded by as under:

On the East : -----
On the West : -----
On the North : -----
On the South : -----

Both the above parties have executed, signed and made this sale deed with their free consent, without fear or force, and with full knowledge of its effects on their respective interest.

SELLER CUM PROMOTER :

M/S. SHREEJI INFRA a partnership firm
represented by its managing partners:

-
1. KANDARP BHAKTARAJ BRAHMBHATT

-
2. RAHULKUMAR BABUBHAI MALANI

-
3. JAYDEV CHHAGANBHAI ARDESHANA

-
4. SHREEJI SPACELINKS PRIVATE LIMITED
a company represented by its authorized Director
MAYANKBHAI HARSHKANTBHAI RUPARELIA

PURCHASER(S) / ALLOTTEE(S):

- 1. Shri -----
- 2. Smt. -----

WITNESSES:

- 1. -----
- 2. -----

Property Photograph-1

Property Photograph-2

Postal Address of property: Apartment / Flat No. -----, Shree Two, Block No. 26, Old Survey No. 27, VUDA T.P. Scheme No.2, FP-55, Bhayli, Vadodara-391410.

Signature of Seller Signature of purchaser(s)

Schedule of signatures, photographs and left hand thumb impressions of the parties as per Section 32-A of The Registration Act.

Signature of seller cum promoter	photograph	thumb impression

Signature of purchaser	photograph	thumb impression

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