

SHREE RANG PEARL

BLOCK NO. _____

FLAT NO. _____

SALE DEED

(Draft copy)

PARTY NAME: 1. _____
2. _____

KAAVYARATNA GROUP
GANDHINAGAR

SALE DEED

.....

This sale deed of the property of Unit / Flat Apartment No. situated on Floor in Block No. Having Carpet area Sq. Meters and Builtup area Sq. Meters with undivided proportionate land share of Sq. Meters (which can not be sale separately at anytime) towards the property amongst the Flats / Shops in the scheme named **"SHREE RANG PEARL"** duly sanctioned by Gandhinagar Urban Development Authority and constructed on residential/commercial purpose N.A. land (Project land) of old tenure admeasuring about 7892 Sq. Mtrs. of Final Plot No. 93 of Draft T.P.S. No. 5 (Kudasan-Randesan-Dholakuva-Indroda) allotted in lieu of land admeasuring 12141 sq.mtrs. of Block No. 233+234 paiki 9 (Old Block No. 233+234 paiki 22) of Village Randesan, Taluka-Gandhinagar, within Registration District & Sub District of Gandhinagar is executed at total sale consideration price of Rs. on the day of Month of the year

.....

Party of the First Part/Vendor/Promoter:

SHREE RANG HOUSING CORPORATION

(PAN NO. ACIFS 4351 A)

A partnership firm duly registered under the provision of The Indian Partnership Act, having its address at: 5, Shivam Bungalows, Jodhpur, Satelite, Ahmedabad – 380015 through its Administrative Partner Mr. SURESHBHAI KANTILAL PATEL Aged adult, Religion-Hindu, Occupation-Business residing at D-402, Shree Rang Aroma, GIFT City Road, Near: Shahpur Bridge, Randesan, Gandhinagar - 382009.

(Herein after referred to as "the Vendor" / "The Promoter" and/or "Party of the First Part" in this agreement for sale which expression shall unless repugnant to the context or meaning thereof mean and include the said firm and its present and from time to time directors, administrators and their heirs, executors, and assignees etc.) of the FIRST PART.

The party of the Second Part/Vendee/Purchaser/Allottee:

.....

PAN No.

Aged years, Religion-Hindu, Occupation -

Residing at

(Herein after referred to as "the Purchaser" / "Allottee" /"Vendee"/ "You member" and/or "Party of the Second Part" in this agreement for sale which expression shall unless repugnant to the context or meaning thereof mean and include the purchaser/vendee and his/her heirs, executors, and administrators etc.) of the SECOND PART.

: Whereas :

1. The residential / commercial N.A. land of old tenure admeasuring about 7892 Sq. Mtrs. of Final Plot No. 93 of Draft T.P.S. No. 5 (Kudasan-Randesan-Dholakuva-Indroda) allotted in lieu of land admeasuring 12141 sq.mtrs. of Block No. 233+234 paiki 9 (Old Block No. 233+234 paiki 22) of Village Randesan, Taluka-Gandhinagar, within Registration District & Sub District of Gandhinagar is in the sole independent ownership, occupation, possession of the vendor firm i.e. Shree Rang Housing Corporation. (Hereinafter referred to as "the said land" in this sale deed).
2. (i) That the said land was purchased by Shree Rang Housing Corporation from its previous landlords 1. Pramukhbhai Dahyabhai Patel, 2. Nareshbhai Punjiram Patel & 3. Sureshbhai Kantilal Patel by way of Reg. Sale Deed No. 2530 dtd. 18.2.2016. Since then the said Shree Rang Housing Corporation became the sole and absolute owner, occupier and possessor of the said land. An entry pertaining to the same is entered in revenue record vide Entry No. 3132 dtd. 25.2.2016, which is certified on 11.4.2016.

(ii) That prior to 1965 the said land bearing Revenue Survey No. 233+234 showed in the revenue records as Governmental waste land.

(iii) That thereafter as per Resolution No. Land/1666/21490/Z dated 16/03/1996 of the Revenue dept; GOG followed by Collector, Gandhinagar vide his order No. C.B. LAND/33 dated 11/04/1966 the said land bearing Revenue Survey No. 233+234 PAIKI (i.e. Revenue Survey No. 233+234 PAIKI 22) admeasuring A 3-00 G allotted to AMBARAM GOBARBHAI in "New and Undivided Tenure Land". The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. under serial No. 121 on 05/07/1966 duly certified by the concerned revenue authority.

(iv) That after on death of the said Ambaram Gobarbhai on 19/06/1999 the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs viz. (1) Amthiben Wd/o. Ambaram Gobarbhai (2) Babubhai Ambaram (3) Dahyabhai

Ambaram (4) Dasharathbhai Ambaram (5) Rameshbhai Ambaram (6) Manjulaben Ambaram (7) Kokilaben Ambaram (8) Bhikhiben Wd/o. Natvarbhai Ambaram (9) Mukeshbhai Natvarbhai (10) Ashokbhai Natvarbhai and (11) Vijaykumar Natvarbhai. The entry to that effect was entered in the revenue records of mutation entry book of the village Form No. 6 under serial No. 895 on 20/08/2000 duly certified by the concerned revenue authority on 11/07/2001.

(v) That thereafter said land bearing Revenue Survey No. 233+234 PAIKI (i.e. Revenue Survey No. 233+234 PAIKI 22) admeasuring 12141 Sq. meters was converted into Old Tenure Agricultural land subject to payment of the premium prize at the time of the Non Agricultural Use of the said land as per order No. LAND/Old Tenure/S.R.No. 106-2003, dated 09/10/2003 of the Mamlatdar, Gandhinagar. The entry to that effect was entered in the revenue records of mutation entry book of the village Form No. 6 under serial No. 1059 on 14/10/2003 duly certified by the concerned revenue authority on 14/11/2003.

(vi) That thereafter as per order No. P.O./Jamin/Vashi.2012/2010, dated 07/01/2011 of the Prant Officer, Gandhinagar the said land was given Block No. 233+234 Paiki 9 in lieu of Block No. 233234 Paiki 22 and area thereof was fixed to the extent of 12141 Sq. meters. The entry to that effect was entered in the revenue records of mutation entry book of the village Form No. 6 under serial No. 2375 on 27/01/2011 duly certified by the concerned revenue authority on 08/03/2011.

(vii) That thereafter on death of the said Amthiben Wd/o. Ambaram Gobarbhai on 28/07/2014, hence her name was deleted from the revenue record concerned. The entry to that effect was entered in the revenue records of mutation entry book of the village Form No. 6 under serial No. 2921 on 09/09/2014 duly certified by the concerned revenue authority on 13/11/2014.

(viii) That thereafter said (1) Babubhai Ambaram (2) Dahyabhai Ambaram (3) Dasharathbhai Ambaram (4) Rameshbhai Ambaram (5) Manjulaben Ambaram (6) Kokilaben Ambaram (7) Bhikhiben Wd/o. Natvarbhai Ambaram (8) Mukeshbhai Natvarbhai (9) Ashokbhai Natvarbhai and (10) Vijaykumar Natvarbhai has been sold and conveyed the said land bearing Block No. 233+234 Paiki-9 admeasuring 1214 Sq.meters to (1) Pramukhbhai Dahyabhai Patel (2) Nareshbhai Punjiram

Patel (3) Sureshbhai Kantilal Patel by Deed of Conveyance dated 23/03/2015 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 3867. The entry to that effect was entered in the revenue records of mutation entry book of the village Form No. 6 under serial No. 2996 on 23/03/2015 duly certified by the concerned revenue authority on 30/04/2015.

(ix) That in the mean time the said land bearing Block No. 233+234 Paiki 9 admeasuring 12141 Sq. meters covered within the limit of Preliminary Town Planning Scheme No. 5 (Kudasan-Randesan-Dholakuva-Indroda) and Final Plot No. 93 was given and area thereof fixed to 7892 Sq. meters instead of 12141 Sq. meters.

(x) That thereafter said Agricultural Land bearing Block No. 233+234 Paiki 9, T.P.S. No. 5 (Kudasan-Randesan-Dholakuva-Indroda) and Final Plot No. 93 admeasuring 7892 Sq. meters converted into Old Tenure Agricultural land on payment of premium price for Non Agricultural use as per Order No. CB/Ganot/Vashi.3596 to 3603/2015 dated 29/06/2015 of the Collector, Gandhinagar. The entry to that effect was entered in the revenue records of mutation entry book of the village Form No. 6 under serial No. 3045 on 08/07/2015 duly certified by the concerned revenue authority on 05/10/2015.

3. That the Collector of Gandhinagar by its Order No. CB/Jamin/B.Kh./S.R.18/15/Vashi-23837 to 23850/2015 dtd. 22.9.2015 granted N.A. permission for residential & commercial purpose of said land. An entry pertaining to the same is entered in revenue record vide Entry No. 3078 dtd. 30.9.2015, which is certified on 31.12.2015.
4. That the Gandhinagar Urban Development Authority (GUDA) by its Order No. PRM/Randesan/02/01/2016/1671/2017 dtd. 18.4.2017 granted Development Permission for the said land and also approved the lay-out plans.
5. AND WHEREAS on demand from the Purchaser / Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Messrs The Grid, Ahmedabad and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016

(hereinafter referred to as "the said Act") and the Rules and Regulations made there under and the Allottee is satisfied in respect of the same. Following listed documents have been verified by the Allottee and is satisfied in respect of the same.

- Authenticated copies of Certificate of Title issued by the advocate of the Promoter.
 - Authenticated copies of Project Land Village Forms VI and VII and XII on which the Apartments are to be constructed.
 - Authenticated copies of the plans of the Layout as approved by the Gandhinagar urban Development Authority.
 - Authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are done on the said project.
 - Authenticated copies of the plans and specifications of the Apartment purchased by the Allottee has been annexed and marked as Annexure – A.
 - Completion certificate / Build to use certificate of GUDA for the project.
6. a. The party of the second part has purchased from the Promoter and the Promoter has sold to the Allottee the Unit / Flat / Apartment No. ____ situated on the ____ floor of Block No. of the scheme constructed and named as **SHREE RANG PEARL** whose Carpet area comes to ____ Sq.mtrs ("carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment) and Builtup area comes to Sq.Mtrs. of that property with the undivided land whose distribution can not be made separate into pieces at any time of about ____ Sq. Mtrs. together with such land (Hereinafter referred to as "the said unit" in this Agreement, which is more particularly described in the Schedule - A hereunder) at the total sale consideration of Rs. (Amount in words: Rs. Only) including Rs. being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities

which are more particularly described in the schedule annexed herewith (Schedule – B).

In addition to above the Allottee has paid an additional amount under various heads as under.

b. The Allottee has paid towards purchase of balcony having area admeasuring sq.metres forming part of the apartment from the Promoter for the consideration of Rs. /-.

c. The Allottee has paid towards purchase of wash area balcony having area admeasuring sq.metres forming part of the apartment from the Promoter for the consideration of Rs. /-.

d. The Allottee has paid towards purchase of open terrace having area admeasuring sq.metres forming part of the apartment from the Promoter for the consideration of Rs. /-.

The total aggregate consideration amount for the apartment mentioned herein above from sub clause 6b to 6d thus Rs. /-

Hence, the Grand Total of Sale consideration is Rs./- (Basic sale consideration: Rs. (sub clause 6a) plus additional amount of sub clause from 6b to 6d of Rs./-).

The total sale consideration as mentioned above has been paid by the purchaser as per the following details.

Sr. No.	Cheque No.	Date	Bank Detail	Amount in Rs. Ps.
1				

return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any, changes or modifications 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.

10. In future, service society will be established for the maintenance, administration of the whole land and common facilities – amenities of the said scheme and the party of the second part – purchaser and all other members of the said scheme will be required to be entered as a compulsory membership in the said service society. It is the main term and condition of this Agreement. The party of the second part – purchaser will have to observe strictly the laws (acts), sub acts, rules and sub rules and the resolutions from time to time and whatsoever writings or Agreements being executed or to be executed in future, and all the acts and rules and resolutions of the service society. The same is hereby agreed and confirmed by the party of the second part by signing in this Sale deed.
11. The Allottee has paid to the Promoter an amount of Rs./- for meeting all legal costs, charges and administrative expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or

lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Purchaser as follows:

i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report to this agreement and has the requisite rights of executed development upon the project land and also has actual, physical and legal possession of the project land;

ii. The Promoter has lawful rights and had obtained requisite approvals from the competent Authorities to carry out development of the Project;

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law.

vi. The Promoter has the right to execute this Sale deed and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Purchaser under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities. The payment (as applicable after building use permission) as mentioned earlier in this clause after building use permission shall be payable by the purchaser.

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment 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 is

situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Apartment 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 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 building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment 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 Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Apartment 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 or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment 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 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 without the prior written permission of the Promoter and/or the Society or the Limited Company.

v. 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 building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

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

vii. 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 is situated.

viii. 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 Apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

x. The Allottee 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 Apartments 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 Allottee 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 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.

xi. The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings / the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as maintenance deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Promoter executes this Sale deed, he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken such Apartment.

17. **BINDING EFFECT**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter.

18. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with brand provided by the Promoter in the said building and the Apartment as are set out in Annexure 'C', annexed hereto.

19. (i) The Purchaser has taken personal and physical inspection of the said property as to the quantity, quality of materials as also workmanship thereof and has fully satisfied with the same in all respects.

(ii) That the Purchaser is fully satisfied with the basic construction work and confirm that there is no latent or patent defects in the construction and in turn have taken over the actual and physical possession of the said property.

(iii) That the Purchaser further confirm and record that they have no dispute and or compliant and/or grievance of whatsoever nature in respect of the said property and or against the Vendor.

(iv) If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided that the Promoter shall not be liable in respect of any structural 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.

(v) Where ever bought out items (like electrical switches / panels / cables, Sanitary fittings, C.P. fittings, Lift, Pumps, UGVCL fittings, GAS fittings, Doors and windows fittings etc. which have been purchased either from the manufacturer or from their Dealers and which are bearing the manufacturer warranty or guarantee) are installed and require maintenance due to manufacturing defect observed at later stage shall be taken up directly with such suppliers during the

maintenance period wherein the Promoter shall give you the contact numbers of concerned company and shall also take up issues with them jointly.

(vi) That the doors, windows etc. in the said Flat shall be made of wood and are likely to be swollen during monsoon due to humidity/ dampness and thereby can cause some hardship to the Purchaser. It is due to act of nature. The Purchaser shall not be entitled to claim any damages on that ground. Similarly the Purchaser shall also not be entitled to recover any damages due to rusting of fittings etc. which is usual due to monsoon humidity.

(vii) Similarly the leakage of water from the toilets, bathrooms and pantry is also likely to happen in units as from the neighboring and upper units on account of use of Acids for cleanliness, vibration of heavy duty washing machines, hard water etc. resulting to damage to pipelines, tiles and their joints. The chocking of pipe lines may also take place due to dumping of waste cloths and rugs in toilet traps. On account of that Leaked water/moisture is likely to appear on the walls and that may deteriorate the painting and plaster on the walls. Purchaser is aware that water is a substance which is likely to escape on account of above mentioned reasons and in turn resulting into its leakage. Leakage may be due to various other reasons unconnected with the construction defects. If any such leakage is due to construction or workmanship defect shall be rectified by the Promoter.

(viii) Where ever painting is carried out either on walls or RCC surfaces may get damage due to dampness in walls (due to hygroscopic nature of constructional materials) in heavy rainy season which shall not be the ground for damage of paint due to workmanship defects. Same way where ever structural steel sections / pipes / plates etc. are found rusted or wooden members paint found peeled off on account of several reasons not attributed to the Promoter (except quality of work) shall not be the ground for workmanship defect. As such, painting of such items is required to be carried out at regular interval to maintain the same in proper condition by the Purchaser.

20. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/ SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

22. The First part i.e. the vendor shall keep the said property insured for certain period as per government guidelines against fire, war, riot, flood, terrorist act and shall evaluate the same as per the national insurance company or any such institution approved by government and premium for such insurance shall be borne by the purchaser at actual including administrative cost. If any damages caused to the said property by fire or otherwise or the said property destroyed otherwise then in such circumstances the said property will be repaired or reconstructed as the case may be at the earliest and the cost and expenses to be incurred for the same shall be borne by the second party only with claim from insurance company from whom insurance is obtained.

23. All the unit holders of the said scheme have to use the unit only for residential / commercial purpose and except that the unit holders will not use for any other purpose in any circumstances, which is and shall be agreed and acknowledged to the purchaser. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

24. The party of the second part will be entitled to use such all common facilities – amenities in the said scheme like main gate, Security Cabin, internal pucca

roads, street light, water bore, Underground and overhead water tank, pipe lines of the water, gutter lines, lift, passage, staircase, drainage etc. by paying up the amounts whatsoever fixed for the maintenance of the same as a member of the service society subject to the acts, laws, sub laws, rules and regulations, resolutions, decisions by all members of the scheme.

25. All the expenses for execution of Registered Sale Deed like Stamp duty, registration fee, Service tax / GST has been paid by the party of the second part before execution of sale deed.

26. **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts will have the jurisdiction for this Agreement.

SCHEDULE – ‘A’
DETAIL OF APARTMENT AND LAND

The property of Unit / Flat / Apartment No. situated on Floor in Block No. Having Carpet area Sq. Meters and Builtup area Sq. Meters with undivided proportionate land share of Sq. Meters (which can not be sale separately at anytime) towards the property amongst the Flats / Shops in the scheme named “**SHREE RANG PEARL**” duly sanctioned by Gandhinagar Urban Development Authority and constructed on residential/commercial purpose N.A. land of old tenure admeasuring about 7892 Sq. Mtrs. of Final Plot No. 93 of Draft T.P.S. No. 5 (Kudasan-Randesan-Dholakuva-Indroda) allotted in lieu of land admeasuring 12141 sq.mtrs. of Block No. 233+234 paiki 9 (Old Block No. 233+234 paiki 22) of Village Randesan, Taluka-Gandhinagar, within Registration District & Sub District of Gandhinagar.

The four boundaries of the said Unit / Flat / Apartment No. under this sale deed are as under:-

East :

West :

North :

South :

: PHOTOGRAPH OF THE PROPERTY - (1) :

Address of the Property:

Signature of the Vendor: _____

Signature of the Vendee: _____

: **PHOTOGRAPH OF THE PROPERTY - (2)** :

Address of the Property:

Signature of the Vendor: _____

Signature of the Vendee: _____

SCHEDULE- 'B'

Common area & facilities appurtenant to the Premises

1. Security Cabin
2. Common Plot inclusive of Landscape Garden, Senior Citizen sit out, Children Play area, Garden GYM
3. Bore well
4. Underground water tank
5. Over head water tank in each block
6. Single automatic lift in each block
7. Power back up with D.G. set for common lighting and lifts
8. CCTV Camera for common areas
9. Terrace Garden with Barbecue Zone
10. Wi-Fi Zone (Payable)
11. Home Theater
12. Indoor Games
13. Car wash area in basement
14. School Pickup & Drop Zone
15. Yoga room
16. Car parking at Hollow plinth / Basement / Open area
17. Water recharge well
18. Fire Fighting facilities

SCHEDULE- 'C'

FLOOR PLAN OF THE APARTMENT

ANNEXURE -A

(Authenticated copies of the plans and specifications of the Apartment purchased by the Allottee as approved by the concerned local authority)

ANNEXURE –B

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

ANNEXURE -C

SPECIFICATIONS & AMENITIES FOR THE APARTMENT

A. SPECIFICATIONS:

- STRUCTURE:**
 - RCC: Earthquake resistant RCC FRAME STRUCTURE
 - MASONARY: AAC BLOCKS (External – 125 mm thk., Internal – 100 mm thk.)
 - PLASTER: Internal – Single coat Mala Plaster
External – Mala / Tipni plaster
(Basement – No inside Plaster, External – Smooth Plaster)
- FLOORING**
 - LIVING / KITCHEN: Vitrified tiles (800mm x 800mm) of Exxaro / Vermora / Simpolo / Swastik or equivalent
 - BEDROOMS: Vitrified Tiles (600mm x 600mm) of Exxaro / Vermora / Simpolo / Swastik or equivalent
 - BALCONY: Ceramic/Rustic Tiles of standard quality
 - BATHROOMS: Anti-Skid Ceramic Tiles of standard quality
- DOORS:**
 - MAIN DOOR: LAMINATED Pine wood Flush door
 - OTHERS: Pine wood Flush Doors with Oil Paint
- WINDOWS:**
 - ANODIZED ALUMINUM SLIDING WINDOWS of National / Sayona or equivalent (18 mm and 25 mm series)
GLASS: 4 / 5 mm thk. Plain Glass of Saint Gobain / MODI / Indo Aasahi
- TOILETS:**
 - GLAZED//CERAMIC TILES: Upto beam bottom of standard quality

SANITARY WARES: CERA, HINDWARE, SIMPOLO or equivalent.
CP FITTINGS: CERA / HINDWARE / PLUMBER or equivalent.
PLUMBING PIPING: DUTRON / AJAY / ASTRAL or equivalent

• **ELECTRIFICATION:**

CONCEALED WIRING: JAINSON / POLYCAB / HAVELLS / FINOLEX or equivalent
MODULAR SWITCHES: L & T / ABB / SCHNEIDER / ANCHOR or equivalent
MCB DISTRIBUTION PANEL
ELECTRICAL CONNECTION: 3 KW (single phase)

• **COLOUR:**

INTERNAL: PUTTY FINISH (BIRLA WHITE or equivalent)
EXTERNAL: 100% Acrylic paint (Berger/ICI/ASIAN/Nerolac or equiv.)

• **WATER PRROFING:**

BRICKBAT COBA WATERPROOFING IN ALL SUNK SLAB
CHINA MOSAIC / CERAMIC TILES WATERPROOFING ON TERRACE

B. AMENITIES:

1. Intercom
2. Single point DTH connection (without Setup box)
3. Water meter
4. Single Car Parking as per availability in Hollow Plinth / Open area / Basement
5. Gas connection (Single point)

As such, this Sale deed is executed by ALL the parties willingly and cleverly, after reading, thinking, understanding, in full sense of mind, without pressure of anyone else which is and will remain binding to all parties and their heirs, guardians, directors, successors, assignees, nominees, transferees etc.

Place: Gandhinagar.

Date:

Party of the First Part / Vendor

SHREE RANG HOUSING CORPORATION

Through its Administrative Partner

Mr. Suresh Kantilal Patel _____

Witness:

1 _____

2 _____

SCHEDULE AS PER REGISTRATION ACT 32 (A)

Vendor’s Signature	Photograph	Left Hand Thumb Impression
---------------------------	-------------------	-----------------------------------

SHREE RANG HOUSING CORPORATION through its Administrative Partner Mr. Suresh Kantilal Patel

Purchaser’s Signature	Photograph	Left Hand Thumb Impression
------------------------------	-------------------	-----------------------------------