

THIS SALE DEED (Deed) is made and executed at Amritsar, Punjab on this day of ____/____/20____

BETWEEN

M/s Veer Colonisers & Builders Pvt Ltd (having CIN No. U70101PB2002PTC025637) and PAN AABCV6432D, a company registered under the provisions of the Companies Act, 1956, and having its registered and corporate office SCO No 48-50 Veer Enclave, GT Road, Bypass, Khankot, Amritsar-143001, Punjab being represented by, authorized signatory _____ (Aadhar No.) Resident of _____ authorized vide board resolution dated _____, (hereinafter referred to as the **"Vendor"**, which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors-in-interest and assigns, of the ONE PART.

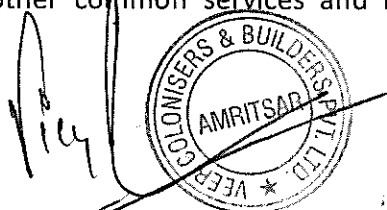
AND

_____ hereinafter individually/jointly, as the case may be, referred to as the **"Vendee"**), which expression shall unless repugnant to the context or meaning thereof, shall mean and include his/her/their respective legal heirs, legal representatives, successors and assigns, of the OTHER PART.

The Vendor and the Vendee shall hereinafter collectively be referred to as the Parties and individually as a Party.

WHEREAS:

- A. The Vendor, vide sale/conveyance deed(s) registered as documents no i.e. Vasika no.____, Book no.____, Volume no.____, Page no.____ dated _____ at the office of the Sub-Registrar, Amritsar-2, is the absolute owner of [khasra no. _____] situated at Village _____ Tehsil and District _____, _____ (**"Said Land"**).
- B. Amritsar Development Authority (**"ADA"**) granted a license bearing no. **LDC-ADA/2019/41 dated 14-06-2019** to the Vendor for setting up a residential colony. Accordingly, the Vendor has developed a residential colony under the name and style of **"Veer Gardens (5.75 Acres)"** on the Said Land, consisting of several plots, of different dimensions and sizes, along with other common services and facilities (Project), in



accordance with the aforesaid license, approvals/ sanctions obtained from the concerned regulatory authorities.

- C. The Vendee had applied for a plot in the Project and has been allotted a Plot No. _____ having area of _____ Sq. yds. bearing Khasra No. _____ min situated at colony "Veer Gardens (5.75 Acres)" Village _____ Tehsil and District _____, measured and bounded as under:

ON THE EAST (Plot No. _____) : _____ Feet

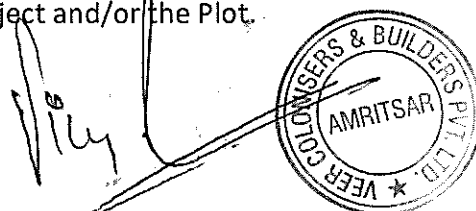
ON THE WEST (Plot No. _____) : _____ Feet

ON THE NORTH (Plot No. _____) : _____ Feet

ON THE SOUTH (_____) : _____ Feet

in the Project (hereinafter referred to as the "Plot") for the consideration and on the terms and conditions contained in the Agreement for Sale dated _____ vide Document No. _____ ("Said Agreement")


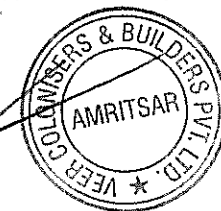
- D. The Vendee acknowledges that, the Vendor have furnished all information, clarifications etc., as demanded by Vendee with regard to the Project and the Plot and the Vendee have executed the Said Agreement with the Vendor after having carried out the detailed due diligence including but not limited to perusal of title deeds, approvals, sanctions and other documents with respect to the Project including the Plot and all other documents relating to competency of the Vendor to convey the said Plot to the Vendee. The Vendee confirms that having carefully reviewed and inspected the above mentioned documents and information, he/she/it is fully satisfied with regard to the right, title and interest of the Vendor in the said Plot and the Project and the Vendee further acknowledges that the Vendee has done the site inspection and satisfied himself/herself/itself with physical and other condition with regard to the Plot. The Vendee has relied solely on his/her/its own judgment and investigation while deciding to execute this Deed. That there is no other oral or written representation or statement, made either by the Vendor or any person claiming under them, which may be considered to be part of this Deed.
- E. The Vendee undertakes that it shall be bound by all the conditions and the stipulations imposed by ADA and other competent authority(ies) in respect of the Project and/or the Plot.



- F. The Vendee further confirms that after the execution of the Deed, the Vendee shall not raise any issue/ dispute with respect to any aspect of the Plot including but not limited to the location, size, boundaries, development of Plot and sale consideration paid (as mentioned herein) against the Plot at any time in future. The Vendee further confirms that the execution of this Deed discharges the Vendor/Confirming Parties of all their obligations, whether oral or written and express or implied, towards the Vendee.
- G. The Vendee has examined the Plan, design and specifications of the said Colony and has agreed that the Vendor may effect such variation and modifications therein, as may be necessary or as it may deem appropriate and fit in the best interest of the said Colony or as may be done / directed by any competent authority. The necessary change/ alterations may involve change in the number of Plots/ location, area or dimensions of the said Plot.
- H. The Vendee after its complete satisfaction as to the title and rights of the Vendor in the Plot, had requested the Vendor to convey the Plot unto the Vendee and based on such request the Vendor is conveying the Plot unto the Vendee on the terms and conditions stated herein below.

NOW, THEREFORE, THIS SALE DEED WITNESSETH AS FOLLOWS:

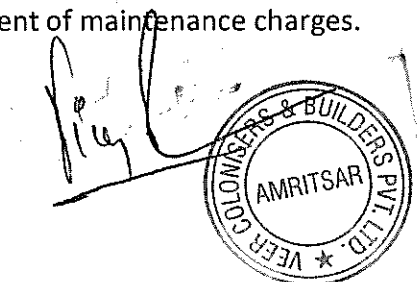
1. That in consideration of the amount of **Rs. _____/-** (Rupees _____ Only), and the Vendee agreeing to observe and perform all the terms and conditions herein contained and as contained in the Said Agreement, referred in the recitals hereinabove, and undertaking to pay such further amount, as may at any time heretoafter become payable in terms of the Said Agreement and this Deed, the Vendor, by virtue of this Deed, doth hereby sell, convey, assure, assign and transfer to the Vendee the Plot, being **Plot No. _____ having area of _____ sq. yds. bearing Khasra No. _____ min situated at colony " _____ " Village Naushehra Tehsil and District Amritsar-2**, including all rights, liberties, privileges, benefits, advantages, appurtenances and easements attached thereto, whatsoever necessary for the enjoyment of the Plot, to have and to hold the same unto and to the use of the Vendee and his/her/their legal heirs, legal representatives, successors-in-interest and assigns, absolutely and forever subject to the exceptions, reservations, conditions, stipulations and covenants hereinafter contained.
2. Out of the aforesaid total sale consideration, an amount i.e., **Rs. _____/-** (Rupees _____ Only), has been paid by the Vendee

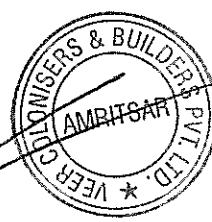
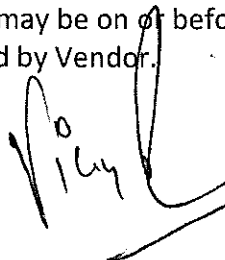
to the Vendor, the receipt whereof the Vendor hereby admits and acknowledges before the Sub-Registrar, Amritsar, after deducting an amount equivalent to 1% of the aforesaid total sale consideration i.e. Rs. ___N/A____/- (Rupees ___N/A____) is tax deducted at source as prescribed under the applicable law, and deposited with the income tax authorities. The details of payment are as follows:

Sr. No.	Date	Cheque No.	Amount	Bank
1.				
	Total			

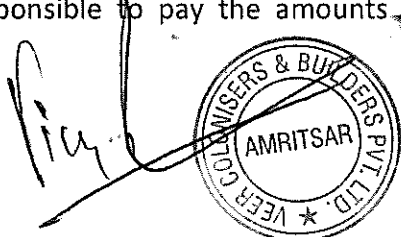
3. The Plot hereby sold, conveyed and transferred under this Deed is free from all sorts of encumbrances, liens or charges, transfers, easements, liens, attachments of any nature whatsoever and the Vendor has unencumbered, good, marketable and transferable rights / title in the Plot to convey, grant, transfer, assign and assure the same unto the Vendee in the manner aforesaid.
4. The vacant and peaceful possession of the Plot is being delivered to the Vendee simultaneously with the signing of this Deed, and the Vendee confirms having satisfied himself/herself/themselves as to the area and dimensions of the Plot, and the Vendee shall have no right to raise any complaint or claim in respect of the same, hereafter.
5. The Vendee shall have ownership rights in respect of the Plot sold herein and shall have no claim, right, title or interest of any nature or kind whatsoever, in the common areas of the said colony including community and commercial facilities or open spaces etc developed or to be developed by Vendor in the Project. The Vendee or any other person(s) claiming through the Vendee shall not be entitled to bring any action for partition or division of the said areas and facilities, or any part thereof. The Vendee shall only have the right of ingress/egress, in respect of open spaces, and/or any of the common area in the said Colony. The Vendee hereby agrees and confirms that the Vendee shall not create any blockages, elevations, constructions in the common area and shall indemnify the Vendor for any losses and damages to the Vendor for any of his acts of omission or commissions in this regards. It is hereby clarified that the use of such Common Areas within the Project shall always be subject to the covenants herein and timely payment of maintenance charges.



6. The Vendee agrees and undertakes that any further increase in the development Charges, or any other taxes, charges, cess, etc., on account of development of any scheme, is charged/levied, by whatever name called, by ADA and/or any competent authority(ies), at any time (including with retrospective effect) after this Deed has been executed, the Vendee undertakes to pay such development charges and any such taxes, charges/cess etc., directly to the ADA and/or any competent authority(ies) or to the Vendor, as may be demanded.
7. The Vendee shall not use or allow to be used the Plot for any purpose other than residential, or in a manner that may cause nuisance or annoyance to other plot owners in the Project.
8. The Vendee shall ensure that during construction on the Plot, the laborers employed for such construction do not encroach on any area outside the Vendee's Plot and shall not damage the main service lines/common area/amenities in the Project. In the event any main service lines/common area/amenities are damaged by the Vendee during the construction over the Plot, the Vendee shall be liable to pay cost and charges for the restoration of such damages.
9. The Vendee or any person claiming through them shall not be entitled to subdivide the Plot or amalgamate the same with any other adjoining plot(s). In case of joint Vendee(s), each Vendee's share in the Plot shall always remain undivided, unidentified and impartible and none of them shall be entitled to claim partition of the same.
10. It is hereby agreed and acknowledged by the Vendee that the provision of essential services in the Project will be done by the Vendor or a separate agency appointed for this purpose by the Vendor (hereinafter referred to as the "**Maintenance Agency**"). The Vendee hereby agrees to purchase the Plot on the specific understanding that his/her right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter, billed by the Maintenance Agency and performance by the Vendee of all his/her obligations in respect of the terms and conditions specified by the Maintenance Agency or the association of plot owners from time to time.. In this regard, the Vendee agrees and undertakes to sign and execute a separate agreement for maintenance (hereinafter referred to as the "**Maintenance Agreement**") with the Vendor or the Maintenance Agency, as the case may be on or before the date taking possession of the Plot as suggested by Vendor.

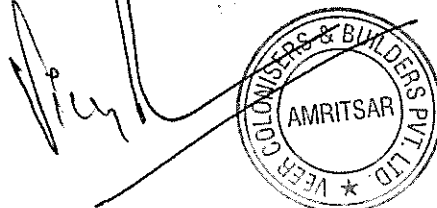


11. The Vendee agrees and undertakes to abide the terms and conditions of the Maintenance Agreement and to pay promptly all the demand, bills, charges as may be raised by the Vendor / Maintenance Agency from time to time. In case Vendee fails to pay maintenance bills, other charges on or before due date, the Vendee shall not have the right to avail the maintenance service as may be provided by the Vendor / Maintenance Agency, in the Project.
12. The Vendee shall be entitled to sell, mortgage, lease, gift, exchange or otherwise part with possession of the Plot hereby conveyed to any person(s), subject to the terms contained herein and shall obtain a No-Objection / No-Due Certificate as regards clearance/payment of outstanding maintenance charges and other dues, from the Vendor or the Maintenance Agency concerned with maintenance of Common Areas of the Project, as the case may be.
13. All the conditions contained herein and the obligations arising hereunder in respect of the Plot / Project shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchaser(s) / transferee(s) of the Plot and/or the building constructed thereon, as the case may be, as the said obligations go along with the Plot for all intents and purposes. Whenever the title of the Vendee in the Plot is transferred, in any manner whatsoever, the transferee(s) shall be bound by all covenants and conditions contained in this Deed, Said Agreement and the Maintenance Agreement and he/she/ they be liable and answerable in all respects thereof.
14. The Vendee confirms and undertakes that the Vendee shall be liable to pay and discharge all existing or future rents, rates, taxes (municipal tax, property tax, GST, wealth tax, firefighting tax, water tax, sewerage tax, other annual taxes), charges, cess, levies, fees, impositions and assessments of every description, statutory or otherwise, which are now or may at any time, hereafter or retrospectively, be assessed, levied, charged, determined or imposed by the ADA, municipal authority or any other Government Authority(ies) upon the Said Land / Plot / Project, as the case may be, which may be assessed or made applicable from the date of booking of the Plot. So long as the Plot is not separately assessed, the Vendee agrees to pay on pro-rata basis such dues, demands, charges, taxes, liabilities, as determined and demanded by the Vendor/Maintenance Agency, which shall be final and binding upon the Vendee. The Vendee shall be responsible to pay the amounts to the Vendor /

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Maintenance Agency / concerned authority(ies), as the case may be, for obtaining utility/ services connections to the Plot like electricity, sewer, water, etc., including security deposits for sanction and release of such connection charges pertaining thereto. The Vendee shall also be responsible to pay to various government / private authorities / Vendor / Maintenance Agency all charges pertaining to consumption of electricity, water, and other utility services on construction of the building on the Plot.

15. The Vendee shall at all times duly perform and observe all the covenants and conditions which are contained in this Deed and the Said Agreement. The Vendee shall also abide by and be liable to observe all the rules framed by the Vendor / Maintenance Agency and all laws, bye-laws, rules and regulations stipulated by the ADA, municipal, local and other government or statutory bodies and shall commence construction on the said plot after obtaining necessary sanctions and approvals from the Competent Authority and shall alone be responsible for any non-compliance or breach thereof and shall keep the Vendor / Maintenance Agency and other occupiers of the Project indemnified and harmless against all costs, action, consequences, damages & penalties, arising on this account.
16. The Vendee shall be entitled to obtain electricity connection from the concerned authority(ies) at his/her own cost and shall pay the charges for consumption thereof.
17. The Vendee shall maintain and insure the Plot at its own cost and expenses. The Vendee shall not, in any manner, litter, pollute or cause nuisance in the adjoining areas and ensure proper garbage and refuse disposal.
18. The Vendee shall not, in any manner whatsoever, cause damage to or encroach upon any part of the Project, Common Areas, limited use areas, other plots, etc., and shall also have no right to use the facilities and services not specifically permitted to be used. All unauthorized encroachments or temporary/permanent constructions carried out in the Common Areas or on any part of the Project etc., by the Vendee or any damage caused to the Common Areas or any space, areas etc., shall be liable to be removed/rectified at the sole cost and expenditure of the Vendee.
19. The Vendee acknowledges and confirms that the infrastructure facilities provided by the Government in the Project are beyond the control of the Vendor and the Vendee shall not have a right to raise

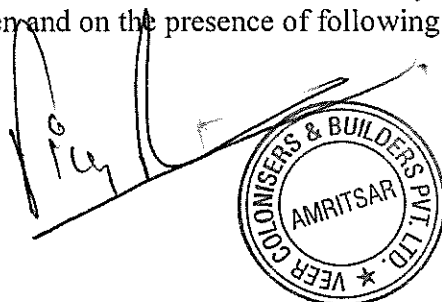


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any claim or dispute against the Vendor in respect of the facilities provided by the government or any other statutory authorities.

20. The Vendor reserves the sole and absolute right to add further areas to the said Colony and/or to develop such added areas and/or to develop the unused areas and/ or common areas in accordance with necessary sanctions as and when obtained by the Vendor and the Vendee shall have no right of objection or reservations, whatsoever in this regard.
21. The common areas and facilities shall remain under the control of the Vendor whose responsibility will be to maintain and upkeep the said spaces, sites until the same are transferred/ assigned to any other body or bodies or to the designated maintenance agency as may be so decided by the Vendor.
22. The Vendee agrees and undertakes that the Vendee shall not, at any time before or after taking possession of said Plot or after execution of the sale deed has any right to object to the Vendor or any other plot owner to construct or to develop other Plots in the vacant lands and/ or carrying out the construction/ modification of other building or plots. The Vendee has understood and agrees that he either individually or jointly or through anybody, will not institute and pursue any litigation or suit to seek injunction in any manner whatsoever against the Vendor, plot owners and / or their agents from developing and constructing the said Colony in any manner whatsoever.
23. The Vendee shall indemnify, defend and hold harmless the Vendor against any and all actions, proceedings, third party claim or any losses, costs, charges, penalties, expenses or damages incurred and suffered by or caused to the Vendor/ Maintenance Agency / other occupants of the Project, by reason of any breach, non-observance, non-performance of the conditions contained herein and/or due to non-compliance with any rules & regulations and/or non-payment of municipal taxes, levies, charges and other outgoings.
24. The stamp duty, registration fee and other all incidental charges required for execution and registration of this Deed have been borne by the Vendee. Any deficiency in the stamp duty as may be determined by the Sub-Registrar/concerned authority along with consequent penalties or deficiency, as may be levied in respect of the Plot, shall be solely borne by the Vendee alone.

IN WITNESS WHEREOF the Vendor and the Vendee have hereunto set their hands, the day, month and the year first above written and on the presence of following witness:



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SIGNED AND DELIVERED BY THE WITHIN NAMED:

Vendee:(including the joint Vendee)

Signature _____

Name:

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Vendor

Signature (Authorised Signatory) _____

Name :

Witness:

Name_____ Address_____ Signature _____

Name_____ Address_____ Signature _____

