

SALE DEED of a Office No. (First Floor.....) on First Floor,-Wing of Building, Constructed on Final Plot No., T. P. Scheme No., for Rs...../-

THIS SALE DEED MADE AT onth day of-..... (Two Thousand) BETWEEN :-

(1), aged about years, Occupation-Business (PAN No.) and
(2)Aged about years, Occupation- Business (PAN No.), both are residing atTa. & Dist., hereinafter called **"The Vendors"** which expression shall unless repugnant to the context or meaning thereof be deemed to include, their heirs, executors, transferees, assignees, administrators, successors, etc.) of the ONE PART and

..... himself & Power of Attorney Holder of, aged about years, Occupation-Business (PAN No.....), residing at Ta. & Dist....., hereinafter referred to as **"The Purchasers"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assignees etc.) of the OTHER PART.

WHEREAS the vendors are absolutely in possession of Office No..... (First Floor.....) admeasuring sq.mts. with undivided share of land % i.e. sq.mtrs. on First Floor,-Wing, on East Side of....., constructed on Final Plot No., T.P.Scheme No. of, Ta.& Dist., more particularly describe in the schedule hereunder written.

WHEREAS the vendors are hereby agree to sell to the purchasers, who agree to purchase the said Office No.-..... (First Floor.....) on First Floor,-Wing, East Side of, hereinafter described in the schedule for consideration of Rs...../- (RupeesOnly) and WHEREAS the purchasers have paid as under :-

Rs./- To the vendors by Cheque No. Of..... Branch,

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Rs./- to the vendors on or before the execution. The vendors do hereby grant, sale, assign, release, convey and assure unto the purchasers for ever a Office No.- (First Floor.....) admeasuring about sq.mtrs. on First Floor,-Wing on Side of situated at, constructed on Final Plot No., T.P.Scheme No.,, in the Registration District and Sub. District more particularly described in the schedule hereunder written.

WHEREAS the vendors do hereby handover the actual and vacant possession of the said Office No.- (First Floor....) on First Floor,-Wing on Side ofhereinafter described in the schedule with all rights, title, interest, easements, ways, right of electricity, water, drainage and all privileges connected with this said OFFICE, now the vendors have no interest, title, rights over this properties. That the purchasers hereafter peacefully hold, use and enjoy, do the business as their own property without any hindrance, interference, claim or demand by or from the vendors or any other person or persons.

AND IT IS HEREBY further declared by the vendors that the said property hereby transferred are free from all encumbrance, charges, claims, including hypothecation or and WHEREAS if any liabilities are found on this properties sold to the purchasers in that case the vendors severally and jointly would be responsible to pay the expenses and that the vendors have not done anything whereby the said properties may be subjected to any attachment or lien or charges whatsoever of any court or person. There is no case, revision, appeal or any proceedings

are pending before any court of law or any Government Authorities or Tribunal. All the titles of said property hereby sold is clear & marketable.

If a building at any time demolish the Purchasers have a right to construct a Office No. (First Floor.....) as sold by this sale-deed.

WHEREAS the vendors have purchased the said properties i.e. Office No. (First Floor.....) on vide Regd. No..... with some condition and right of facilities and amenities provided by building and hereby sold the said properties as the same conditions and right to obtain all facilities and amenities provided by building.

WHEREAS building service co-operative society Ltd., registered under Gujarat Co-Operative Societies Act. 1962 by the members of building for maintenance of said building. The vendors are the member of said society and the purchasers will be a members of said society and strictly obey the rules & regulation of said society and to pay every month maintenance charge to the said society as per the resolution passed by the said society.

WHEREAS the vendors assure and represent that there are no arrears of assessment for the said property sold under this sale-deed and that if there by any due or out-standing upto this day the same will be paid by the vendor. All taxes due hereafter the said properties will be paid by the purchasers.

The Vendors will get mutation made for this sale in the favour of the purchasers in Government records and Municipality records.

The vendors further authorise the government and municipal authorities, to make mutation for this sale in there records in favour of the purchasers even in absences of the vendor on the basis of this sale-deed.

All the expenses of this sale-deed like stamp duty, registrations fees etc. bears by the purchaser. The vendors have no liability of the said expenses.

SCHEDULE OF PROPERTY ABOVE REFERRED TO

A OFFICE No. -(First Floor.....) admeasuring about sq.mtrs. with undevide share of land % i.e. sq.mtrs. or thereabouts having-Side entrance on Floor,-Wing on Side of building constructed on F.P.No., total admeasuring about sq.mtrs. T.P.Scheme No., in the Registration District and sub district, the said properties was constructed before years. The **OFFICE No.....** (First Floor.....) on First Floor,-Wing of building bounded as follows :-

On or towards East By :-

On or towards West By :-

On or towards North By :-

On or towards South By :-

On or towards Upper Side :-

On or towards Lower Side :-

Ground Floor.

IN WITNESS WHERE OF the vendors have hereunto set their hands the day and year first hereinabove written.

**SIGNED AND DELIVERED BY
THE WITHIN NAMED**

1.

2.

WITNESSES :-
