

**SALE DEED**

**OF**

**Sub Plot No.61**

MADE AT DHANDHUKA (AHMEDABAD)

On \_\_\_\_\_, day of \_\_\_\_\_, 2025

**BETWEEN**

**THE VENDOR:**

**RSC Realty.**

**ONE PART**

Regi. Address: 904, 9<sup>th</sup> Floor, Signature-I, Opp. Andaz Party Plot, Nr. Adani Gas Pump, S. G. Highway, Makarba, Ahmedabad Gujarat 380051.

**PAN No: ABEFR9312F.**

**Through its Authorized Partner**

**Ramrajsinh Shambhubha Chudasama.**

**PAN No: BCXPS5622J**

**AADHAR No: \*\*\*\* \*5952**

Age-38, Male, Indian Inhabitant, Indian Citizen.

**Address:** Bavaliyari, Ahmedabad, Gujarat 382455.

Hereinafter called "**THE VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, legal representatives, executors and successors) of the One Part.

AND

**THE PURCHASER:** **Harshika Dhariwal.**

**OTHER PART**

Age-20, Female, Indian Inhabitant, Indian Citizen.

**PAN No: JBAPD3238K.**

**AADHAR No: \*\*\*\* \*0584.**

**Address:** House No. 28, GH 104 C, Sector-20, Panchkula, Haryana 134109.

Hereinafter called "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, legal representatives, administrators and successors and nominees) of the Other Part.

WHEREAS the Vendors are seized and possessed of or otherwise well and sufficiently entitled to an immoveable property being a Non-agricultural Land for Residential purpose situate, lying and being at Rojka (sim), Taluka Dhandhuka, in the Registration District and Sub District Ahmedabad, New Block/Survey No.1109 (Old Survey No.755), admeasuring about 12677 Sq. mtrs, equivalent to 15161.70 sq. yards(approx.) as per the plan passed by applicable authority with opinion no. NABP/Rojka/Dhandhuka/2025/61, dated 08/01/2025 (From Sub Plot No.1 to Sub Plot No.65) and a part from that Sub Plot No.61, admeasuring about 135.74 sq. mtrs (Carpet Area), 217.54 sq. mtrs (Super Built-up Area), equivalent to 260.17 sq. yards, together with undivided share admeasuring about 81.80 sq. mtrs, equivalent to 97.83 sq. yards in common plots, common roads (hereinafter called the "Said Plot") of the Said Scheme known or described as "**ROSE VALLEY**", more particularly described in the **First Schedule hereunder written** (hereinafter called the "Said non-agricultural land").

AND WHEREAS the Vendor, has purchased the above non-agricultural land from its old owners Bababa widow of Abhesinh Mangalsinh, Yogendrasinh Abhesinh, Dharmendrasinh Abhesinh, Mahipalsinh Abhesinh, Bhagirathsinh Abhesinh and the sale deed was registered at sub registrar office Dhandhuka, Registration District Ahmedabad with registered serial number 9569 dated 13/11/2024 (Revenue Entry No: 9596, Dated 18/11/2024). Earlier old owners Bababa widow of Abhesinh Mangalsinh, Yogendrasinh Abhesinh, Dharmendrasinh Abhesinh, Mahipalsinh Abhesinh, Bhagirathsinh Abhesinh have received the

agricultural land being old survey no 755 from inheritance. (Revenue Entry No: 4472, dated 11/06/2010). Thereafter all the owners decided to sale & conveyed the said agricultural land to Virbhadrasingh Jitubha Chudasama and the agreement to sale without possession was registered at sub registrar office dhandhuka with registered serial number 1798 dated 11/07/2024. Thereafter co-owner Bababa widow of Abhesinh Mangalsinh applied to collector of Ahmedabad to convert the said agricultural land into non-agricultural which was accepted & ordered by collector of Ahmedabad vide order no 4018/07/11/020/2024 dated 06/09/2024. (Revenue Entry No: 9430, dated 06/09/2024, certified on 26/09/2024). Since then, the said non-agricultural land came into ownership of RSC Realty. Thereafter Authorized Partner of RSC Realty Mr. Ramrajsinh Shambhubha Chudasama applied for plan pass for residential plots and the plan was passed by Applicable Authority Ahmedabad, with opinion no NABP/ Ratanpur/ Dhandhuka/ 2024/2245 dated 13/12/2024. Thereafter Virbhadrasingh Jitubha Chudasama who earlier registered the agreement to sale without possession, had cancelled the agreement which was registered at sub registrar office dhandhuka vide registered serial number 570 dated 20/02/2025.

AND WHEREAS the Vendor, also agreed to sell the said non-agricultural land to the Purchaser with clear, marketable and transferable title and actual, physical, vacant and peaceful possession, at or for the total price of Rs.5,20,340=00 (Rupees Five Lacs Twenty Thousand Three Hundred Forty only). The said amount of consideration has been paid to the Vendors in the manner as stated in the **Second Schedule hereunder written.**

AND WHEREAS the Vendor has represented to the Purchaser that the Said Non-Agricultural Land of Residential purpose absolutely belong to them in their capacity as aforesaid and their title to the Said non-agricultural land is clear, marketable, free from all encumbrances and reasonable doubts. No persons other

than the Vendor has any claim, share, right, title and interest in the Said non-agricultural land or any part/s thereof.

AND WHEREAS the Purchaser has requested the Vendor to execute the Deed of conveyance for the same being these presents.

A. NOW THIS INDENTURE WITNESSETH THAT In consideration of the Land contained hereinabove and in further consideration of the sum of Rs.5,20,340=00 (Rupees Five Lacs Twenty Thousand Three Hundred Forty only). paid by the Purchaser to the Vendor (the payment and receipt whereof, the Vendor, do and each of them doth hereby admit and acknowledge and of and from every part thereof forever acquit, release and discharge the Purchaser), being the amount of sale consideration of the Said non-agricultural land paid to the Vendor as stated above, the Vendor, do and each of them doth hereby sold grant, convey, transfer and assure unto the Purchaser all and singular the Said non-agricultural land, more particularly described in the **First Schedule hereunder written**, together with courts, yards, areas, compounds, ways, sewers, ditches, fences, trees, standing crops drainages, water-courses, plants, lights, liberties, privileges, easements, rights of way, profits, advantages and all and every rights, members and appurtenances whatsoever to the Said non-agricultural land hereditaments and premises or any part thereof now or at any time heretofore usually held, used, occupied, and enjoyed therewith or reputed or known as part or member thereof and to belong to or be appurtenant thereto AND ALL THE ESTATE, right, title, interest, possession, benefit, claim and demand whatsoever at law and in equity of the Vendor in, to, out of or upon the Said non-agricultural land, or any part thereof TO HAVE AND TO HOLD all and singular the Said non-agricultural land hereby sold, granted, conveyed, transferred and assured or intended or expressed so to be with their and every of their rights, members and appurtenances (Hereinafter collectively called "THE SAID PREMISES") UNTO AND TO THE USE

and benefit of the Purchaser absolutely forever SUBJECT TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Gram Panchayat, GUDA or any other public body or authority by the Purchaser in respect thereof.

**B.** AND the Vendor, do and each of them doth hereby, covenant with the Purchaser THAT:

- (I) The Said Premises is their self-acquired property and their title to the said premises is clear, marketable and transferable, free from all encumbrances and reasonable doubt. No person other than the Vendor has or have any claim, share, right, title or interest in upon or to the Said Premises.
- (II) AND THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, Through, under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary, THEY, the Vendor now has in themselves good right, full power and absolute authority to sell, grant, convey, transfer and assure the said premises hereby sold, granted, conveyed, transferred and assured or intended so to be unto and to the use and benefit of the Purchaser.
- (III) AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess, cultivate and enjoy the said premises hereby sold, granted, conveyed, transferred and assured with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for his own use and benefits for any purposes whatsoever, without any suit, lawful eviction, interruption, claim, objection and demand whatsoever from or by the Vendor or by any person or persons lawfully or equitably claiming by from under or in trust for them.

- (IV) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever either already or hereafter had, made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim, by, from, or under or in trust for them.
- (V) AND FURTHER THEY, the Vendor having lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby sold, granted, conveyed, transferred and assured or any part thereof by, from, under or in trust for them, the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for better, further and more perfectly and absolutely sold, granting, conveying, transferring and assuring the Said Premises unto and to the use of the Purchaser as shall or may be reasonably required by the Purchaser, his heirs, legal representatives, executors, successors or assigns or his counsel in law for assuring the said premises and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchaser in manner aforesaid.
- (VI) AND THAT they the Vendor shall and will from time to time and all times hereafter save and defend all the legal, beneficial and equitable rights and interests of the Purchaser in the Said Premises and also the ownership and possessory right of the Purchaser therein against all claim, demand, suit, proceedings, cost, charges and expenses those may be raised initiated or

made by any person whomsoever including the past owners and they, the Vendor shall be liable and/or responsible for the same.

**C.** NOW THIS INDENTURE FURTHER WITNESSETH that in consideration of the aforesaid non-agricultural land and as per covenant for further assurances contained hereinabove, the VENDOR hereby irrevocably authorize, nominate, constitute and appoint the Purchaser, in their (Vendor') name and on their (Vendor') behalf and in all and every other capacities in which it may have or can be said to have in law, fact or equity share, right or interest in the Said non-agricultural land, to do, execute and perform all acts, deeds, matters and things as the nature and circumstances may require or the Purchaser may deem fit for more properly, legally, absolutely vesting the Said non-agricultural land, more particularly described in the schedule hereunder written, in his favor as intended or expressed to be herein, including to execute and register further and other assurance, agreements, supplementary writing, rectification regarding any matter or thing herein, papers and writings AND FURTHER to appear before the office of the appropriate Sub Registrar and also to admit execution thereof and to do all acts, deeds, matters and things as may be necessary or proper for registration thereof, AND FURTHER to commence, carry on or defend all actions, suits or other proceedings touching the Said non-agricultural land or any part thereof and to appear and represent in any court and before all judicial, revenue, municipal, town planning, or other authorities whatsoever and if the said Purchasers think fit to compromise, refer to arbitration, submit to judgment, discontinue or become non suited in any action, suit or proceedings and to declare and affirm all complaints, written statements, affidavits, petitions and other necessary pleadings AND FURTHER to examine, adjust and settle all accounts and reckonings with any person or persons whomsoever and to receive the balance if any with respect to the Said non-agricultural Land AND generally to do any act, deed, matter or thing with respect to, touching to or concerning the Said Land AND FURTHER

to delegate all or any of the powers and authorities contained herein to any person or persons whomsoever AND all and every liabilities, responsibilities and consequences, arising on exercise of any of these powers and authorities shall belong to the Purchasers, except as regards covenant for clear and marketable title on the part of the Vendor.

**D.** Said non-agricultural land conveyed hereunder means and include the Said non-agricultural land described in the **Schedule** hereunder written and all share, right, title and interest of the Vendor of any nature and description whatsoever, in the Said non-agricultural land and all rights, members, benefits, easements appurtenances, privileges of every description whatsoever attached or incidental to the Said non-agricultural land.

**E.** ALL taxes, cesses, assessment and all other amount payable in respect of the Said non-agricultural land has/have been paid by the Vendor till date and the same shall hereafter be paid by the Purchaser.

**F.** The Vendor records having put the Purchaser in actual, physical, vacant and peaceful possession of the Said non-agricultural land, simultaneously with the execution hereof.

**G.** All stamp duty, registration charges and all other out of pocket expenses in respect of these presents have been borne and paid by the Purchaser only.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hand the day and year first hereinabove written.

**:- THE FIRST SCHEDULE ABOVE REFERRED TO: -**

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ALL THAT piece or parcel of Non-agricultural Land for Residential purpose situate, lying and being at **Rojka** (sim), Taluka Dhandhuka, in the Registration District and Sub District Ahmedabad, New Block/Survey No.**1109** (Old Survey No.755), admeasuring about 12677 Sq. mtrs, equivalent to 15161.70 sq. yards(approx.) of the scheme known or described as “**ROSE VALLEY**” as per the plan passed by

applicable authority with opinion no. NABP/Rojka/Dhandhuka/2025/61, dated 08/01/2025 (From Sub Plot No.1 to Sub Plot No.65) and a part from that **Sub Plot No.61**, admeasuring about **135.74** sq. mtrs (Carpet Area), **217.54** sq. mtrs (Super Built-up Area), equivalent to **260.17** sq. yards, together with undivided share admeasuring about **81.80** sq. mtrs, equivalent to **97.83** sq. yards in common plots, common roads (hereinafter called the "Said Plot") and the said plot is bounded as follows; that is to say - on or towards the-

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**Boundaries of (Sub Plot No 61):**

North by : Sub Plot No.60.  
 South by : Sub Plot No.62.  
 East by : Boundary of the project.  
 West by : Internal 7.50 Mt wide road.

**:- THE SECOND SCHEDULE ABOVE REFERRED TO:-**

(The Particulars of payment to the Vendor by the Purchaser)

Rs.10,000=00 Paid to Rsc Realty by Rtgs/Neft/Imps/Cheque, dated 12/02/2025 bearing No.504331149879.  
 Rs.3,25,213=00 Paid to Rsc Realty by Rtgs/Neft/Imps/Cheque, dated 13/03/2025 bearing No.HDFCR52025031399557062.  
 Rs.1,85,127=00 Paid to Rsc Realty by Rtgs/Neft/Imps/Cheque, dated 03/04/2025 bearing No.HDFCR52025040357402566.

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**Rs.5,20,340=00 (Rupees Five Lacs Twenty Thousand Three Hundred Forty only) TOTAL.**

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SIGNED AND DELIVERED )  
 BY THE WITHINNAMED VENDOR: )

**RSC REALTY Through its Authorized Partner**

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**Ramrajsinh Shambhubha Chudasama**

In the presence of: )

1. )

2. )

RECEIVED of and from the Purchaser )

herein, the sum of Rs.5,20,340=00 ) Rs.5,20,340=00

(Rupees Five Lacs Twenty Thousand Three )

Hundred Forty only as particulars given in )

the being the full consideration paid to the )

Vendor in the presence of: ) WE SAY RECEIVED.

**RSC REALTY Through its Authorized  
Partner**

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**Ramrajsinh Shambhubha Chudasama**

**PHOTOGRAPHS OF THE SAID PROPERTY FOR IDENTIFICATION**

**Postal Address of the Property**

Sub Plot No. 61, Village Rojka, Taluka Dhandhuka, (Rose Valley) District and Sub District  
Ahmedabad.

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VENDOR

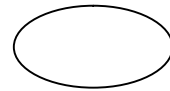
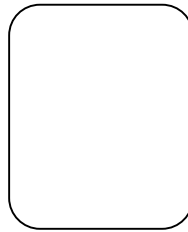
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PURCHASER

**SCHEDULE AS PER SECTION 32(A) OF REGISTRATION ACT.**

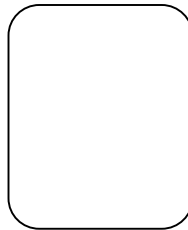
**THE VENDOR**

**RSC REALTY Through  
its Authorized Partner.**



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**Ramrajsinh Shambhubha Chudasama**

**THE PURCHASER**



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**Harshika Dhariwal.**