

Non Judicial



# Indian-Non Judicial Stamp Haryana Government



Date : 09/04/2021

Certificate No. G0I2021D2494



GRN No. 69062418



Stamp Duty Paid : ₹ 69500  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

## Seller / First Party Detail

Name: Signatureglobal developers Pvt ltd

H.No/Floor : 1308/13f

Sector/Ward : Na

LandMark : Gopal das bhawan 28

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 99\*\*\*\*\*99



## Buyer / Second Party Detail

Name : Pragati

H.No/Floor : 1026

Sector/Ward : 81

LandMark : Synera

City/Village: Gurugram

District : Gurugram

State : Haryana

Phone : 99\*\*\*\*\*99

Purpose : conveyance deed

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Pragati

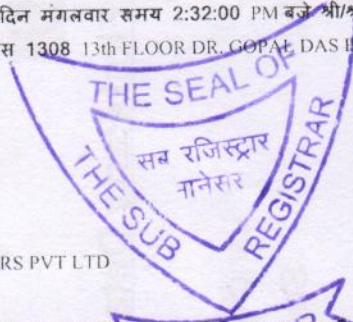
प्रलेख नं:449

दिनांक:13-04-2021

डीड संबंधी विवरण	
डीड का नाम CONVEYANCE URBAN AREA WITHIN MC	
तहसील/सब-तहसील Manesar गांव/शहर Huda Sectors	स्थित Sec 81
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर	पंजीकृत कॉलोनी
पता : Village Nakhnaula, Sector 81, Manesar	
भवन का विवरण	
भूमि का विवरण	
निवासीय	568 Sq. Feet
धन संबंधी विवरण	
राशि 2316500 रुपये	कुल स्टाम्प ड्यूटी की राशि 115825 रुपये
स्टाम्प नं : G012021D2494	स्टाम्प की राशि 69500 रुपये
रजिस्ट्रेशन फीस की राशि 12500 रुपये	E.Challan:69062284
DeficiencyStampno: G0M2021D1826	DeficiencyGrmo: 76440535
Drafted By: C P BATHEJA ADV GGM	पेस्टिंग शुल्क 3 रुपये
	DeficiencyAmt: 46400
	Service Charge:200

यह प्रलेख आज दिनांक 13-04-2021 दिन मंगलवार समय 2:32:00 PM बजे श्री/श्रीमती/कुमारी SIGNATUREGLOBAL DEVELOPERS PVT LTDthru ANIL KUMAROTHER निवास 1308 13th FLOOR DR. GOPAL DAS BHAWAN 28 BARAKHAMBA ROAD NEW DELHIद्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता  
SIGNATUREGLOBAL DEVELOPERS PVT LTD



उप/सयुक्त पंजीयन अधिकारी (Manesar)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 13-04-2021  
SIGNATUREGLOBAL DEVELOPERS PVT LTD

उप/सयुक्त पंजीयन अधिकारी ( Manesar )

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी PRAGATI पत्नी CHANDRODAY KUMARहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने भरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी SURENDER पिता HEERA निवासी H.NO 539 GGM व श्री/श्रीमती/कुमारी HASIR पिता ASLAM निवासी RAIPUR SOHNA ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 13-04-2021

उप/सयुक्त पंजीयन अधिकारी( Manesar )

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 13/04/2021

Certificate No. G0M2021D1826



Stamp Duty Paid : ₹ 46400  
(Rs. Only)

GRN No. 76440535



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Signatureglobal Developers Pvt ltd  
H.No/Floor : 1308/13f Sector/Ward : Na LandMark : Gopal das bhawan  
City/Village : New delhi District : New delhi State : Delhi  
Phone: 98\*\*\*\*\*88



**Buyer / Second Party Detail**

Name : Pragati  
H.No/Floor : 1026 Sector/Ward : 81 LandMark : Synera  
City/Village: Gurgaon District : Gurgaon State : Haryana  
Phone : 98\*\*\*\*\*88

Purpose : conveyance deed

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

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Pragati

Reg. No.

Reg. Year

Book No.

449

2021-2022

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विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- thru ANIL KUMAROTHER SIGNATUREGLOBAL DEVELOPERS PVT LTD

क्रेता :- PRAGATI

गवाह 1 :- SURENDER

गवाह 2 :- HASIR

प्रमाण पत्र



प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 449 आज दिनांक 13-04-2021 को बही नं 1 जिल्द नं 276 के पृष्ठ नं 156 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1296 के पृष्ठ संख्या 97 से 99 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 13-04-2021

उप/सयुंक्त पंजीयन अधिकारी( Manesar )

## CONVEYANCE DEED

Property No. : Flat No-1026  
Project : SYNERA, Sector 81, Gurugram  
Type of Deed : Conveyance Deed  
Type of Property : Residential  
Carpet Area : 568. Sq. ft.  
Value : Rs. 23,16,500/- (Rupees Twenty Three Lakh Sixteen  
Thousand Five Hundred only)  
Stamp Duty : Rs.116000/- (Rupees One Lakh Sixteen Thousand  
Only)  
E-Stamp No. and date : GT07202102494 09/04/2021

THIS deed of conveyance ("Conveyance Deed") is made and executed at Manesar, District-Gurugram on this 13 day of 04, 2021,

BY

**SIGNATURE GLOBAL DEVELOPERS PRIVATE LIMITED - U70109DL2012PTC241901** (formally known as M/s. Manira Developers Private Limited) -a company incorporated under the provisions of Companies Act, 1956/2013 as the case may be presently having its registered office at 1308, 13<sup>th</sup> Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi-110001 acting through its authorized signatory Mr. Avil Kumar (Aadhar Card No. 509513435320) duly authorized vide resolution dated 23/06/2020 passed by its Board of Directors (hereinafter referred to as the "Vendor") which expression shall unless repugnant to the context hereof mean and include their respective successors, representatives, nominees and assigns) being the party of the **FIRST PART**.

In Favour of

**MRS. PRAGATI (Aadhar No-2710 8903 2572) W/o Shri CHANDRODAY KUMAR** aged about 40 years, residing at **BEHTI, MAANSHAH, BEHTI, MANSHAH, SITAPUR, BHETHRA MADHAV, UP-261203 (PAN No. BFCPP7958C)**

hereinafter called the "Vendee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her legal heirs, executors, administrators, successors-in-interest and permitted assigns) of the **SECOND PART**.

The Vendor and the Vendee are hereinafter collectively referred to as the "Parties" and individually as the "Party".

**DEFINITIONS AND INTERPRETATIONS:**

Apartment No -1026/ Project Name ... SYNERA, Sector 81 Page - 1 - of 19

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For the purpose of this Agreement, unless the context otherwise requires, -

1. "Agreement" means flat buyer's agreement already executed between the parties including amendments/ratifications thereto if any;
2. "AHP" means the Affordable Housing Policy, 2013 along with rules and regulations as amended on the date of this deed.
3. "Allottee" means and includes the person in whose favour an apartment has been allotted in the project namely Synera situated in Sector 81, Gurugram Haryana and the agreement had been executed by the Vendor and further has paid total sale consideration;
4. "Apartment Ownership Act" shall mean the Haryana Apartment Ownership Act, 1983 including any statutory enactments, amendments or modifications thereof and any other rules, regulations or bye-laws framed thereunder;
5. "Common Areas" shall mean all such parts/areas which have been specified in the Deed of Declaration/Schedule I of this deed and which the Allottee(s) shall use on a shared, non-exclusive basis with other Allottee(s) of the Project.
6. "Deed of Declaration" shall mean the deed of declaration (including any amendment thereto) filed or to be filed under the Apartment Ownership Act with regard to the said apartment/Project before the concern Authority
7. "Occupancy Certificate" means the certificate as issued against any of the buildings constructed/to be constructed in the Project individually or collectively by the concerned Authority granting permission to occupy a building in the project;
8. "Building/Tower" means building/tower in a project namely Synera situated in Sector 81, Gurugram Haryana as sanctioned in building plans.
9. Words and expressions used in this conveyance deed but not defined and defined in the agreement shall have the same meanings respectively assigned to them in the agreement.
10. Any reference to the singular shall include the plural and vice-versa;
11. Any references to the masculine, the feminine and the neuter shall include each other;
12. Headings to Sections, parts and paragraphs of annexures and annexures are for convenience only and do not affect the interpretation of this Deed;
13. The words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;
14. Any reference to the phrase '*handing over the possession of the said Apartment*', '*taking over the possession of the said Apartment*' or any similar phrase shall mean (i) actual

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physical handover of the possession of the said Apartment in favour of the Vendee, or (ii) expiry of the period, for taking the possession of the said Apartment by the Vendee, as prescribed in the Possession Letter, whichever is earlier.

**WHEREAS:**

1. The Vendor has purchased 5.0 acres of land in the revenue estate of Village Nakhdoula , Sector 81, Haryana, Gurugram, Haryana under diverse sale deeds details given below

The Sale deed is duly registered in the office of Sub-Registrar, Manesar, Gurugram, Haryana in Book No. 1, Zild/Volume No. 226 at page no. 39 bearing Pralekh/ document no1749 dated 17-10-2014 year 2014-15

executed in its names, and duly registered with the sub-registrar, Gurugram, Haryana. **The said Land is mutated in the revenue records in the name of the Vendor.**

2. The Vendor had obtained the license for setting up of an Affordable Group Housing Colony on the said land, for allotment and sale of the apartments in terms of Affordable Housing Policy, 2013 as amended up-to-date ("AHP") vide licence no. 63 of 2014 dated 07/07/2014 vide Endst. no. LC -3054—JE(VA)-2014/15071 dated 10.07.2014. The said License was granted under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 ("Act") and Haryana Development and Regulation of Urban Areas Rules, 1976 ("Rules") upon the conditions mentioned therein.
3. The details of the said Land are as under:

LICENCE NO.	Village	RECTANGLE NO	KILLA NO.	T.AREA K-M	AREA TAKEN K-M
LICENCE NO. 63 OF 2014	Nakhdoula	18	14/1	6-8	6-8
		23	23	8-0	8-0
			24/1	4-0	4-0
			8/2	2-0	0-6
			3	8-0	8-0
		18	17	8-0	8-0
			8/1	6-0	5-6
				<b>G.</b>	<b>40-0 or 5.0</b>

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				<b>TOTAL</b>	<b>Acres</b>
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4. The Vendor has got the building plans approved from Department of Town and Country Planning (DTCP) vide Memo No. ZP990/SD(BS)/2014/28903 dated 24/12/2014 and revised building plan, if any, memo no. for the above group housing colony on the said Land.
5. The Project comprises of several buildings/towers consisting of self-contained independent flats along with common infrastructure, parking sites, and community building (Community Hall, Anganwadi-cum-Creche) in terms of the AHP including commercial building.
6. The Vendor has registered the Project under the provisions of the Real Estate Act 2016 with the Haryana Real Estate Regulatory Authority at Panchkula as registration No 10 of 12013 dated 30.06.2013 vide memo No. HRERA(Reg.)10/12013/38 dated 30<sup>th</sup> June 2013.
7. The Vendee represents and confirms that it has examined, prior to the date hereof, the copy of the said RERA Certificate along with all the documents pertaining to the project, project Lands and has also caused the said RERA registration document and those documents have been examined in detail by its advocates and planning as well as architectural consultants. It has also examined all documents and information submitted by the Vendee to the concerned Haryana Real Estate Regulatory Authority as required by the Act and the Rules framed thereunder and has understood the documents and information in all respects.
8. The Vendee has shown interest in the Project and applied for allotment of an apartment together with affidavit in terms of AHP vide application No 25391
9. Pursuant to the said application, the draw of lots was held in the presence of officials of DTCP/DC, Gurugram and the apartment bearing No. 1026, in Block/Tower 1 having a Carpet Area of 568 sq. ft. on 2<sup>nd</sup> floor and balcony area of 89 sq. ft. together with the earmarked two wheeler open parking site and the pro rata share in the Common Areas -details of which are more specifically provided in Schedule II (hereinafter referred as Apartment) was allotted to the Vendee vide allotment letter dated 11-05-2015 in terms of AHP, the Application and on other terms and conditions appearing in the duly executed agreement including the payment plan opted by the Vendee.
10. Upon completion of the Project, the Occupancy certificate has been obtained from DTCP, vide Memo no. ZP-990/AD(RA)/2019/26308 dated 24-10-2019 and deed of declaration, in compliance of the Apartment Ownership Act, has been duly

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registered vide Vasika No. 5810 dated 31-10-2019 with the office of Sub-Registrar, Manesar, District- Gurugram.

11. That Vendor has raised final demand upon the Vendee after the receipt of occupation certificate and offered the possession of the apartment subject to payment of total sale consideration in terms of the agreement.
12. The Vendee, prior to paying the balance sale consideration, has examined the said Apartment, relevant documents including the final area audit certificate issued by the architect and having fully satisfied itself with the workmanship used in construction along with the Carpet Area of Apartment, paid balance sale consideration as such it has paid Rs.23,16,500/-[Total paid amount]Twenty Three Lakh Sixteen Thousand Five Hundred Only as a total consideration ("Total Consideration") for the said Apartment.
13. The Vendee further confirms that it has verified the description and physical condition of the said Project and Apartment and/or the size, dimensions, etc. of the said Apartment and any other physical characteristics thereof such as bath fittings, sanitary fittings, electrical fitting and switches etc, the services to be provided by the Vendors, the facilities/amenities to be made available to the Vendee in terms of the agreement.
14. The Vendee hereby acknowledges and confirms that the final Carpet area is 568 sq. ft. (52.768 sq.mtrs) approximately.
15. Thereafter the Vendor has scheduled to handover the actual physical possession of the apartment to the Vendee as per the specifications & amenities mentioned in the agreement and Vendee also confirms the taking over the actual physical possession at the time of execution of the present deed pursuant to the offer of possession letter.
16. The Vendee has now desired to get this Deed registered in its favour after fully satisfying themselves as to the constructions, designs and specifications which have been made in accordance with the sanctioned drawings with such modifications as were necessary, as have been agreed to between the Vendor and the Vendee in terms of the agreement.
17. The Vendee hereby also assures, represents and warrants to the Vendor that it shall comply with the terms hereof and all the applicable laws and statutory compliances with respect to the said Apartment, pay charges as may be levied in terms of the User Charges Cum Operating Cost Agreement / Occupant Manual executed by the Vendee and shall not interfere or object to any proposed balance construction to be raised thereon as per FAR and density available now or in future and relying on all the assurances, representations and warranties made herein by the Vendee, the Vendor has agreed to enter into this Deed.

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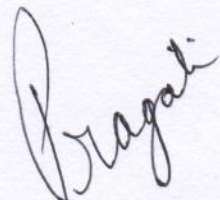
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18. The Vendee has solely relied on his/her own judgment and investigation in this regard before deciding and/or agreeing to execute this Deed and the Vendee further confirms that no oral or written representations or statements made by any Party shall be valid or shall be considered to be part of this Deed with respect to the description, workmanship, specification of the apartment, quality of the construction, infrastructure availability etc as this Deed not only being self-contained and complete in itself in these respects but Vendee also has examined, verified and confirmed these aspects.

NOW THEREFORE in furtherance to receipt of the total sale consideration, the Parties are executing this Conveyance Deed for recording the sale, conveyance and transfer on ownership basis said individual Apartment and exclusive right to only use and occupy the designated Parking Space against the said apartment, absolutely and forever, in favour of the Vendee on the terms and conditions mutually agreed by and between the Parties which is contained in this Conveyance Deed as under:

- 1(a) That subject to the exceptions, reservations, conditions and covenants contained herein to be observed and in consideration of the total sale consideration already paid by the Vendee to the Vendor, the receipt whereof the Vendor do and acknowledge, the Vendor do hereby transfer, convey, assure and assign unto the Vendee on ownership basis said individual Apartment and exclusive right to only use and occupy the designated Parking Space against the said apartment, absolutely and forever free from all encumbrances with proportionate, undivided, impartible right to only use the common areas except for the terraces specifically and exclusively reserved for utilization by the Vendor for installation of utility services. The Vendor alone shall have the absolute and the sole right to use the terraces of the various structures, towers or buildings in the Project which are not included in the Common Areas. The Vendor shall have sole right to give on lease or hire any part thereof for any purpose including installation and operation of antenna, satellite dishes, communication towers, other communication equipment or to use/hire/lease the same for the purpose of advertisement spaces or otherwise and the Vendee shall not have any right to object to or prevent the same.
- (b) That the Vendor has also allotted along with the Apartment usage right for one two wheeler open parking space to be held and used exclusively by the Vendee as an integral and inseparable part of the said Apartment. The parking space shall not be treated as any independent property nor shall it be alienated independently of the said Apartment. The Vendee agrees that above two-wheeler parking spaces allotted shall form part of Apartment as per the deed of declaration filed under Apartment Ownership Act and further amendments thereto.
- (c) That the Project shall always be known as "SYNERA" and the said name shall never be changed by Vendee and/or jointly by owners or the registered association of allottee/owners.

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2(a) The Vendor hereby confirms and acknowledges the receipt of the Total Consideration in respect of the said Apartment paid by the Vendee to the Vendor and that there is nothing due from the Vendee towards the sale consideration in respect of the said Apartment.

(b) That the Vendee has paid his/her pro-rata share of the cess, taxes including but not limited to GST. The Vendee has further agreed to additionally pay, on demand, the proportionate share of any additional amount on account of taxes or development charges payable to the competent authority and/or increase in any other charges/fee/tax/cess etc which may be levied or imposed by the competent authority with retrospective effect to the Vendor. The Vendor undertakes and agrees that while raising a demand on the Vendee for such increased in taxes or development charges, cost/ charges/ fees/ levies etc. imposed by the competent authorities, it shall enclose the said notification/ order/ rule/ regulation to that effect along with the demand letter being issued to the Vendee.

(c) The Vendee shall ensure that fire safety equipment shall be kept functional and subsistent always within the said Apartment and in all Common Areas, as a part of the Association.

(d) That the Vendee, if residing outside India shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ("FEMA"), the Reserve Bank of India Act, 1934 ("RBI Act") and the rules and regulations framed thereunder and any other applicable laws including that of remittance of payment(s) and for acquisition of the immovable property in India. The Vendee shall furnish the required declaration as may be prescribed in this regard. The Vendee shall be solely responsible for any failure to comply with the applicable FEMA provisions, RBI Act and/or any rules or guidelines made thereunder. The Vendee shall indemnify and keep and hold the Vendors and its directors/employees/associates, etc. fully indemnified and harmless against any losses, damages, impositions or liabilities, including but not limited to any statutory liability, claim, action, penalties, charge, costs, expenses, etc. due to such failure.

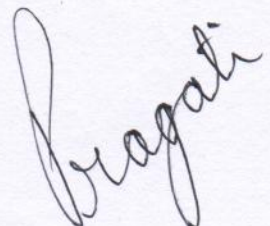
3(a) That it is made clear to the Vendee that they shall be entitled to the ownership rights in the Project and rights of usage only as specified below:

(i) The Vendee shall have ownership of the said Apartment.

(ii) The Vendee shall have undivided interest in the Common Areas within the Project.

(iii) The Vendee shall use the Common Areas within the said Project in which the said Apartment is situated, harmoniously along with other allottees, occupants, users, staff of operating agency etc. without causing any inconvenience or hindrance to them. However, the Vendee shall not be entitled to claim partition of its interest in

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the Common Areas. This clause shall be applicable to the Vendee and all subsequent transferees as well.

- (iv) That The Vendor has made it clear to the Vendee and the Vendee acknowledge that the Vendee shall have no title and absolute interest in the two wheeler parking spaces and other spaces on the surface of the said Project which have not been allotted/sold to Vendee and reserved by the Vendor which shall be dealt with by the Vendor at its own discretion as it shall remain the absolute property of the Vendor till it is sold or conveyed in any manner. The Vendee shall not raise any claim against such unreserved car parking spaces on the surface of the land possessed by the Vendor nor shall the Vendee attempt to use or park its vehicles in unreserved parking spaces. It is made abundantly clear and agreed by the Vendee that no other land(s)/Unreserved parking spaces is/are forming part of the Deed.
- (v) That the usages right in the Common Areas does not confer any separable/ exclusive title or share in the Common Areas and shall be governed as per Haryana Apartment Ownership Act, 1983 and subsequent amendments thereto.
- (vi) That the Vendee understands that additional infrastructure may be required in future to meet the future demands/requirements of the said Project or for complying with the requirements of the electricity department/distribution or supply of energy, in which event; the Vendee acknowledges and agrees to pay additional proportionate share in the installation of the electricity establishment cost.
4. That vacant and physical possession of the said Apartment has scheduled to be handed over by the Vendor to the Vendee herein at the time of execution of the present deed pursuant to the possession letter, and the Vendee hereby confirms having taken over the possession of the same from the Vendor after satisfying himself/herself/themselves that the workmanship used in construction as also the various installations like electrification work, sanitary fittings, water and sewerage connection etc. provided, as shown in accordance with the drawings, designs and specifications as per the Agreement and terms and conditions of booking and the same are in good order and condition and that the Vendee has satisfied himself in respect of the location and final Carpet Area calculations and measurements of the said Apartment.
- 5(a) That the Vendee agrees that in case further construction on any portion of the said Land or said Project or on the terrace becomes permissible, the Vendor shall have the exclusive right to take up or complete such further construction as belonging to the Vendor. It is agreed that in such a situation or with a view to complying with the provisions of the Apartment Ownership Act, the right of the Vendee in the Common Areas and in the said Land underneath the said Project shall stand varied accordingly, without any claims from the Vendee. The Vendor shall be entitled to connect the electric, water, sanitary, power backup and drainage fittings on the additional structure(s)/ storey(s) with such existing facilities / installations without any hindrance

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from the Vendee. That the Vendor shall be the owner of all terrace areas, not being a part of the Common Areas, which have not been transferred.

- (b) The Vendee agrees that if there is any unutilized FAR including due to revised FAR and density norms, Vendor can raise construction over it at a later date and Vendee will have no objection to the same even after the Project has been irrespective of the fact that possession has been handed over. Vendee gives unconditional consent to the Vendor to utilize additional FAR and population density as granted after adopting due process of law and Vendee shall have no objection or claim for any compensation for the same subject to the condition that construction happens as per norms and approved designs and drawings.
- 6(a) That the Vendee agrees to abide by all laws, bye-laws, rules and regulations, conditions of the Central or State Government or the applicable local bodies and shall be responsible or liable for all defaults, violations or breaches of any of the conditions of approvals and/or rules and regulations as may be applicable on the Vendee always. The Vendee also agrees to abide by the terms of the Apartment Ownership Act, as applicable and as amended from time to time and shall keep indemnified the Vendor and its employees for any liabilities or penalty resulting from such violations that may be attributable to the Vendee.
- (b) That the Vendee shall not use the said Apartment or permit the same to be used for purpose other than permitted purpose and/or for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of other apartments or for any illegal or immoral purposes and shall not do or suffer anything to be done in or about the said Apartment which may tend to cause damage to any flooring or ceiling of any floor below, above or in any manner interfere with the use thereof or of space, passages or amenities available for common use in the Common Areas.
- (a) That outer façade of the building shall not be used for the purpose of advertisement and placement of hoardings. With a view to maintain uniform aesthetics of the said Project, the Vendee shall not put up any name plate, sign board, neon sign, publicity or advertisement material, hanging and/or drying of clothes, notice board etc. in the Common Areas or at the external façade of the building or anywhere on the exterior on Common Areas and shall not change the color scheme of the outer walls or painting of the exterior side of the doors and windows including by means of fixing of colored films etc. or carry out any change in the exterior elevation or design. The Vendee shall be entitled to display his/her name plate only at the proper place provided for the said Apartment and in the manner approved by the duly appointed service provider agency or Association (as the case may be). Further, circulating/displaying letters on the notice board or otherwise shall be done with prior approval of Association and after giving proper representation to the Association.

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- (b) That the Vendee shall not keep any hazardous, explosive, inflammable chemicals/ material etc. which may cause damage to the said Project. The Vendee shall always keep the Vendor harmless and indemnified for any loss and damage in respect thereof.
- (e) That the Vendee agrees and undertakes that to ensure uniformity and non-interference with structures, ducting, internal cabling etc. and for general safety, security as well as larger interest of the said Project, the service provider agency or the Association (as the case may be) shall designate, regulate and approve the entry of service providers such as telephone, cable, satellite T.V/Radio, internet, Wi-Fi, wi-max, IP/IT services, general utility services or any other type of services. The Vendee shall take prior written approval of Vendor or service provider agency before laying and /or connecting upon any type of pipes, wires, cables, antenna(s) through Common Areas, common facilities and/or the areas or facilities owned by the Vendor or any electrical, water, battery or generator and the connection shall not be installed without written approval. In case such approval is not taken within 5 years from the date of possession, the Vendor or service provider agency shall be entitled to remove such connections without any compensation or claim and at the cost of Vendee and shall remain indemnified for change of any power points, service points etc. if the same is not brought to its notice.
- 7(a) That in case the Vendee has purchased the ground floor apartment, Vendee has been allowed to use the open/sit out/balcony area/green area earmarked, if any for the said Apartment for the limited purpose of keeping the same green and maintained, the nominees /staff /workmen of the Vendor shall have the rights to enter into or upon the sit out area for the purposes of repairs, inspection and replacement of the service lines passing through the same. No construction whether temporary or permanent, is permitted on the said open/sit-out/balcony area green area. This right of use of the sit-out area shall be subject to the provisions of the Apartment Ownership Act as applicable and as per sanctioned drawings only.
8. That the Vendee shall have no right, title or interest of any kind in the land and building(s) reserved for future exploitation. Further, the Vendee shall not have any claim or right in any commercial premises or commercial building unless an apartment has been allotted in the commercial premises or interference in the operation and management of shop(s), commercial premises, lawns, or community facilities/amenities in the said Project.
- 9(a) The Vendee agrees that in compliance of the DTCP instructions and in terms of the provisions of AHP, the Vendor shall provide maintenance of the affordable group housing only, for a period of five years from the date of grant of occupation certificate i.e. (such period referred to as "Vendor Maintenance Period"). The Vendor shall have the right to provide maintenance services of the Project either directly or indirectly through an agency. The Vendee shall not be required to pay any maintenance fee during the Vendor Maintenance Period. Upon expiry of the Vendor Maintenance

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Period, the Project shall be handed over to the Association. Thereafter, the Association shall have the right to either continue with the service provider agency appointed by the Vendor or appoint a new service provider agency to undertake maintenance services of the Project. After the expiry of Vendor Maintenance Period, the Vendee agrees and undertakes to pay the maintenance fee, from time to time, on such terms and conditions as may be agreed between the Association and maintenance agency.

- (b) That as per the terms stipulated in the Deed and the User Charges Cum Operating Cost Agreement / Occupant Manual, the Vendor or the service provider agency (as the case may be), shall look after the maintenance and upkeep of the Common Areas and shall enter into related agreements for the purposes of supply of electricity, common facilities, and any other agreements as amended from time to time by the Association or service provider agency (as the case may be).
- (c) That the Vendee agrees and confirms that it shall abide by the terms of the User Charges Cum Operating Cost Agreement / Occupant Manual and shall be bound by the same at all times. The Vendee shall further be solely responsible to maintain always its Apartment at its own cost in a good condition and shall not do or suffer to be done anything in or to the Project or the Apartment or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the said Apartment and keep the said Apartment, its walls and partitions, sewers, drains, pipes and appurtenances thereto or belongings thereto in good and tenantable repair, and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Project is not in any way damaged or jeopardized. The Vendee shall also not change the color scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design except with prior written permission of the Vendor. Further, the Vendee shall not store any hazardous or combustible goods in the said Apartment or place any material including flower pots etc. in the common passages or staircase of the said building. The Vendee shall also not remove any wall, including load-bearing wall of the said Apartment. The walls shall always remain common between the said Apartment and the apartment of other allottees of adjacent apartment.
- (d) The Vendee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Vendor. The non-observance of the provisions of this clause shall entitle the Vendor or Association or the duly appointed service provider agency (as the case may be) to enter into the Apartment, if necessary, and remove all non-conforming fittings and fixtures at the cost and expense of the Vendee. The Vendee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
- (e) The Vendee shall keep the said Apartment, the walls and partitions, sewers, drains, pipes and appurtenances thereto belonging in good tenable repair or condition and in particular so as to support, shelter and protect all parts of the Project other than the said

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Apartment and shall abide by all laws, bye laws, rules and regulations of the Government, local/municipal authorities and/or any other authorities and local bodies and shall attend, answer and be responsible for all such deviations, violations or breaches of any such condition or law, bye laws or rules and regulations.

- (f) That the Vendee undertakes not to commence any structural alteration, addition or any other interior work without obtaining prior permission of the Vendor or Association, as the case may be. Even pursuant to grant of requisite permission, the Vendee or the person(s) inducted by the Vendee shall ensure that the interior or any work does not even touch the R.C.C. structure and/ or load bearing walls nor does it cause any hindrance or obstruction to other property owners in the Project. During the course of such interior work, the Vendee or the person(s) inducted in possession in the property shall take all precautions to ensure that no damage is caused to the Common Areas or to other properties in the Project and in such an eventuality, shall be solely liable for providing the entire amount of compensation to the affected party and/or restoration of the damages so caused.
- (g) The Vendee hereby agrees and undertakes to become a member of the Association and to complete all the documentation and fulfill its obligations as may be required under the Apartment Ownership Act and the Real Estate Act 2016 promptly on being called upon.
- (h) Subject to the provision of the Real Estate Act 2016 read with the applicable Rules framed thereunder and the AHP, the Vendee shall have no objection if the Vendor makes any alterations, additions, improvements or repairs whether structural or non-structural, interior or exterior, ordinary or extra ordinary in relation to any unsold premises within the Project or the external façade and the Vendee agrees not to raise objection or make any claim on this account.
- (i) That the Vendee shall not use the said Apartment so as to cause blockade or hindrance to any Common Areas, common passages, veranda or terraces. No Common Areas of the Project will be used by the Vendee for keeping/ chaining pets/ animals, dogs, birds or storage of cycle, motorcycles/wrong/unauthorized parking, nor the Common Areas shall be blocked in any manner whatsoever.
- (j) The Vendee shall not be allowed to do any activity which may be objected to, by the other allottees, occupants such as playing of high volume music, use of loudspeaker, dumping of garbage or any activity which spoils the decorum or decency or beauty of the Project, including defacing of common walls, lifts or throwing or dumping of refuse/garbage which could be subject to fine or penalties as per prevailing and applicable laws/bye laws/occupant manual in the Project.
- (k) The Vendee in its individual capacity as well as the prospective or existing member of the Association as the case may be, hereby confirms and agrees that subject to section 22 of the Apartment Ownership Act in the event of redevelopment of the said Land at any time in future on account of any force majeure events or any catastrophe or for any other

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reason(s) whatsoever, the Vendor shall be offered the right of first refusal for carrying out such redevelopment on the Land. This clause shall be applicable to the Vendee and all subsequent transferees as well.

- 10.(a) That the Vendee shall not assign, transfer, sale or part with the possession of the said Apartment for a period of 1 (one) year from the date of handing over the possession of the Apartment, failing which, a penalty equivalent to 200% of the Total Sale Consideration will be imposed on the Vendee. Such penalty amount will be required to be deposited in the fund administered by the Town and Country Planning Department. Failure to deposit such penalty amount shall result in resumption of the Apartment and its re-allotment in consultation with the Town and Country Planning Department.
- (b) The transfer of apartment through execution of irrevocable General Power of Attorney (GPA) where the consideration amount has been passed to the executor of GPA or any one on his/her behalf, will be considered as sale of the property and same will be counted as breach of terms and conditions. Penal proceedings as per the prescribed provisions above shall be initiated.
- (c) After the expiry of the aforementioned period of 1 (one) year, the Vendee shall not assign, transfer or part with the possession of the said Apartment without obtaining a 'no dues certificates' from the Association or the Vendor as the case may be. In the event of such assignment/ transfer/ sale of the said Apartment of the Vendee, the Vendee shall file transfer permission application along with the proper set of documents to be executed, in the office of Vendor for its record. The transfer shall be subject to clearance of any outstanding dues still pending or recoverable due to any account which may be levied like statutory govt. dues, charges, taxes etc. That the Vendee as well as subsequent transferees of Vendee hereby covenants to observe and perform all the terms and conditions of the booking, Agreement and this Deed to keep Vendor and its agents and representatives, estates and effects indemnified and harmless against the said payments and shall observe and perform the respective terms and conditions of each of the aforementioned documents. The Vendee shall indemnify and keep indemnified the Vendor against any loss and damages that the Vendor may suffer as a result of non - payment, non - observance or non- performance of the said terms and conditions by the Vendee.
- (d) That the Vendee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
11. That the Vendee shall be liable to pay property tax and all rates, taxes, charges, assessments, levies, by whatever name called, assessed or imposed by municipal or other authorities whether levied now or in future in respect of the said Apartment effective from the date of handing over possession of the said Apartment, so long as each Apartment is not separately assessed for such taxes for the said Land and/or said Project, the same shall be payable and be paid by the Vendee in proportion to the Carpet Area of the said Apartment conveyed to him in terms of this Deed. Till the

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Apartment is individually assessed to property tax or any other charges as aforesaid by the authorities, the Vendee shall be liable to pay to the Vendor on demand, such taxes / charges whether levied now or in future on the land / buildings of the Scheme, proportionate to the area of the Apartment. These taxes, fees, cesses etc. shall be paid by the Vendee irrespective of the fact whether the maintenance is carried out by the Vendor or its nominee or any other body or association of all or some of the Apartment.

12. If the Vendee has to make any payment, in common with other allottee(s)/occupant(s) in the Project, the same shall be the proportion which the Carpet Area of the Apartment bears to the total Carpet Area of all the apartments in Project / Complex/Tower, as the case may be.
13. (a) That the Vendee shall be entitled to get the Apartment transferred and mutated in its own name as owner in the revenue records or of any other concerned authority on the basis of this Deed or its true copy without any further act or consent of Vendor. However, if the Vendee transfers the Apartment to a third party, subject to Clause 10 above, then the transferee shall be bound by the terms and conditions of this Deed.

(b) It is categorically agreed by and between the parties that Vendor shall not be liable for rectification of any structural defect or any other defect in workmanship, quality or provision of services or any other obligations in the following circumstances:

- (i) if the same has resulted due to any act, omission or negligence attributable to the Vendee or non-compliance of any Applicable Laws by the Vendee; and
- (ii) the defects that are the result of ordinary wear and tear in due course


Provided that the Vendee understands that there is a fundamental difference between hand over of the building/ constructions or infrastructure services and systems free from defects on the one hand and maintenance of handed over building/constructions or infrastructure services and systems so as to maintain defect free functioning which by its nature is a lifelong process. Accordingly, the continued maintenance of the systems handed over would not be the responsibility of the Vendor, and the Vendor shall not be liable for rectification of any defects therein.

Provided further that in case any such structural defect or any other defect in workmanship, quality or provision of services by the Vendor at the Project, reasonably and in the ordinary course requires additional time beyond the said 30 (thirty) days, then the Vendor shall be entitled to the same, provided an intimation thereof has been provided to the Vendee prior to expiry of the said initial 30 (thirty) days. The Vendee hereby agrees to such additional time / extension of time without being entitled to / making any claim to receive appropriate compensation in the manner as provided under the Act and/or otherwise under the Applicable Laws.

14. It is clearly understood and agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the

Apartment No -1026/ Project Name ...SYNERA, Sector 81 Page - 14 - of 19

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Apartment and the Project shall equally be applicable to and enforceable against and by any subsequent purchaser of the Apartment, as in case of a transfer, all obligations go along with the Apartment for all intents and purposes.

15. That if any of the provisions of this Deed shall be determined to be void or unenforceable under any applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Deed and to the extent necessary to conform to applicable law and the remaining provisions of this Deed shall remain valid and enforceable in accordance with the terms and conditions mentioned therein.
16. (a) The recitals, annexures and schedules including any representations and warranties form part of and are an integral part of this Deed and shall have the same force & effect as if expressly set out in the body of this Deed being binding on the Parties, and any reference to this Deed shall include any recitals and annexures to it. Any references to Clauses and annexures are to Clauses of and annexures to this Deed. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of the annexures in which the reference appears;
- (b) The Vendee acknowledges and agrees that it shall continue to remain bound by such terms and conditions of the Agreement in relation to the said Apartment and such obligation shall be applicable to subsequent transferees of the Vendee as well.
- (c) References to this Deed or any other document shall be construed as references to this Deed or that other document as amended, varied, novated, supplemented or replaced from time to time;
17. That all costs of stamp duty, registration fee and other miscellaneous and incidental expenses on the execution and registration of this Deed have been borne and paid by the Vendee and the Vendee agrees to pay any further demand or deficiency of stamp duty, fee etc. made by the concerned government authority, in future.
18. The rights and obligations of the Parties under or arising out of this Deed including disputes between the Parties shall be construed and enforced in accordance with the Act and rules framed thereunder, AHP and other applicable laws of India for the time being in force.

IN WITNESS WHEREOF the Parties have executed these presents at the place, day, month and year as first above written in the presence of witnesses:

Witnesses:

1.   
SIO NEERA RAM

  
(VENDOR)

Apartment No -1026/ Project Name ...SYNERA, Sector 81 Page - 15 - of 19

FLNO - 839  
STURGAON



2.

*Pragati*  
(VENDEE)

(VENDEE)

*Hadi S/O Aslam*  
*1210 Raipur Sonua*

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**SCHEDULE-I**  
**RESIDENTIAL PROJECT – \_\_\_\_\_**

**COMMON AREAS**

Common areas mean the right in all such common areas and facilities for use of the vendee within/outside the Project in which the said Apartment is situated.

The list of Common Areas shall be in terms of the Real Estate Act 2016 and the Rules framed thereunder and shall include the following:-

- A. General Facilities for the entire Project:
- (i) Electrical Mechanical services such as:  
Electrical Substation Pump Room, STP
  - (ii) Maintenance Room / Services rooms for the above mentioned systems.
  - (iii) Guard Posts.
  - (iv) Electrical & Mechanical services:
  - (v) Miscellaneous service rooms.
  - (vi) Crèche & multipurpose Common Hall
  - (vii) Children play areas and playing equipment for use and play only.
  - (viii) Lobbies, staircase and corridors .
  - (ix) Landscaped area comprising of lawns, walk ways, footpaths and lighting/services thereof for use only .
  - (x) Service/Maintenance office

The Vendee shall have right in the above Common Areas and general facilities Project

- B. Common facilities for independent units of individual blocks:
- (i) Entrance Lobbies and circulation area at ground floor.
  - (ii) Staircase and munties.
  - (iii) Lifts and Shafts
  - (iv) Lift Lobbies and lighting and Firefighting equipment.
  - (v) Lift Machine Rooms.
  - (vi) Electrical/Plumbing/Fire Control Room/Fire Fighting System.
  - (vii) Lifts and Shafts, Lift Lobbies and Lift Machine Rooms.
  - (viii) Fire hydrants, fire brigade inlet and Fire Stair Cases.
  - (ix) D.G. Room / D.G. Sets as per the maximum actual load achieved by the Project.
- C. Restricted Common Facilities for apartments on same floor:
- i) Fire Hydrants with hose reel and cabinet.
  - ii) Portable Fire Extinguisher.
  - iii) Lift Lobbies.
  - iv) Passages

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- v) Any other facilities of dwelling units as provided under Haryana Apartment Ownership Act, 1983

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SCHEDULE -II

(DESCRIPTION OF THE PREMISES UNDER SALE)

The residential Apartment No.- 1026 on 2<sup>nd</sup> floor admeasuring approx. 568.00 sq. ft. Carpet Area approx. 52.768 sq. mtrs, in the Tower-1, situated in Synera Sector- 81 , Gurugram.

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