



Indian-Non Judicial Stamp
Haryana Government



Date : 13/12/2023

Stam No. GOM2023L1078

No. 110264080



Stamp Duty Paid : ₹ 293300
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Signatureglobal Homes Private limited

H.No/Floor: Gf

Sector/Ward: Nil

LandMark: Signature tower south city 1

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 97*****40

Buyer / Second Party Detail

Name: Nancy Dhunna

H.No/Floor: 3/442

Sector/Ward: Na

LandMark: Falak compound marris road

City/Village: Aligarh

District: Aligarh

State: Uttar pradesh

Phone: 97*****40



Purpose: CONVEYANCE DEED

11984

15-12-2023

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

CONVEYANCE DEED

Property No. : 5-A101C-1F
Project : Signatureglobal Park V
Type of Property : Residential
Carpet Area : 640.03 Sq. ft. (59.45 sq. mtrs)
Value : Rs. 4886769/- (Rupees. Forty Eight Lakhs Eighty Six Thousand Seven Hundred Sixty Nine Only)
Stamp Duty : Rs. 293300/- (Rupees. Two Lakhs Ninety Three Thousand Three Hundred Only)
E-Stamp No. & date : GOM2023L1078 dt. 13.12.2023

THIS deed of conveyance ("Conveyance Deed") is made and executed at District- Gurugram on this 15 day of Dec, 2023,

BY

Independent Floor No 5-A101C-1F Project Name Signature Global Park V Page- 1 - of 16

प्रलेख क्र.:11984

मुद्रण दिनांक 15/12/2023 01:07 PM

पंजीकरण 1-

वसीका संबंधी विवरण

वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC

तहसील/सब-तहसील- सोहना

गांव/शहर- Sohna

स्थित- All New Sector in Sohna

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

पंजीकृत कॉलोनी

पता : Signature global park 1,2,3,4,5

धन संबंधी विवरण

राशि- 4886769 रुपये

कुल स्टाम्प शुल्क- 244338 रुपये

स्टाम्प नं- GOM20231.1078

स्टाम्प का मूल्य- 293300 रुपये

रजिस्ट्रेशन फीस- 25000 रुपये

EChallan:110264188

वेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- C P BHATEJA ADV

सेवा शुल्क- 200

भूमि का विवरण

निवासीय

640.03 Sq. Feet

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 3TES4VMI

प्रॉपर्टी नं- 5-A101C-1F

मालिक- Signature global Homes Pvt lid

पता- Signature global park 1,2,3,4,5

यह प्रलेख आज दिनांक 15-12-2023 दिन शुक्रवार समय 1:02:00 PM बजे श्री/श्रीमती/कुमारी MS SIGNATUREGLOBAL HOMES PVT LTD द्वारा VINEKOTHER निवास GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीयन अधिकारी Sohna

MS SIGNATUREGLOBAL HOMES PVT LTD

प्रलेख में वर्णित क्षेत्र नगर एवं शारीय 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 शारीय 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 15-12-2023

संयुक्त उप पंजीयन अधिकारी Sohna

MS SIGNATUREGLOBAL HOMES PVT LTD

प्रलेख में वर्णित क्षेत्र नगर एवं शारीय 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 15-12-2023

संयुक्त उप पंजीयन अधिकारी Sohna

M/s. Signatureglobal Homes Private Limited CIN No. U70100DL2008PTC176641-a company incorporated under the provisions of Companies Act, 1956 or 2013 (as the case may be) having its office at Ground Floor, Signature Towers, South City 1, Gurugram - 122001 acting through natural individual as its authorized signatory Mr. Vinck (Aadhar Card No 514474690401) son of Mr. Ravinder Yadav aged about 24, residing at 1290/22/5, Patel Nagar, Gurgaon, Haryana-122001, (PAN BEXPV9380L), duly authorized vide resolution 20th, January, 2022 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

Ms. Nancy Dhunna (Aadhar No. 9608 2802 3831) D/O Mr. Ashok Dhunna, aged about 40, residing at 3/442 Falak Compound Marris Road Behind Indian Bank Koil Allgarh Uttar Pradesh- 202001, (PAN No. BHQPD1762G),

herein after 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".

WHEREAS:

1. The Vendor has purchased 10.53125 acres of land in village Haryahara Sector-36, Tehsil- Sohna, Distt. Gurugram, Haryana (hereinafter referred to as the "Land"), under sale(s) deeds executed in its names, and duly registered with the concerned sub-registrar at Gurugram in Haryana details thereof are given below:

The Sale deed is duly registered in the office of Sub-Registrar in Additional Book No. 01, Volume No. 1556 at page no. 86-90 bearing document no. 5133 dated 06/11/2019

The said Land is mutated in the revenue records in the name of the Vendor and the Vendor has the absolute rights to deal with the said Land, carryout development, construction, sell, transfer or lease in any manner whatsoever as may deem fit to the Vendor.

11984

2023-2024

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी
सोहना

विक्रेता :- thru VINEKOTHER MS SIGNATUREGLOBAL HOMES PVT
LTD _____

क्रेता :- NANCY DHUNNA _____

गवाह 1 :- SONU MALIK _____

गवाह 2 :- AMIT KUMAR _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 11984 आज दिनांक 15-12-2023 को बही नं 1 जिल्द नं 3 के पृष्ठ नं 79.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 66 के पृष्ठ संख्या 17 से 21 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 15-12-2023

उप/सयुक्त पंजीयन अधिकारी सोहना

The Land was earmarked for setting up of plotted colony under Affordable Plotted Housing Policy 2016 Deen Dayal Jan Awas Yojna notified by Government of Haryana vide Notification No. PF-27A/6521 dated 01st April, 2016 and any amendments thereto ("Policy") over an area measuring 10.53125 acres in Village Haryahara, Sector 36, Sohna, Gurugram. It is clarified that Vendor the owner of more than 10.53125 acre of land by virtue of said sale deed however, present project is limited to area measuring 10.53125 acres.

3. The Vendor has obtained License No. 118 of 2019 Dated 12-09-2019 from the office of Director Town and Country Planning, Haryana ("DTCP") for developing the aforesaid Project and also got the project registered under HRERA, Gurugram vide registration no. RC/REP/HARERA/GGM/402/134/2020/18 and RC/REP/HARERA/GGM/414/146/2020/30 with commercial complex and the said project shall be known as "Signature Global Park V." ("Project") layout having drawing DG, TCP- 7380 dated 19.02.2020 of the colony is also approved from the Director Town and Country Planning, Government of Haryana, at Chandigarh ("DTCP"). 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.
4. The details of the said Land are as under:

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ATTACHED
02/11/24

MF

Details of land owned by Ashok Kumar S/o Ram Sarup


Village	Rect.No.	Kila No.	Area (K-M)
Hariahera	46	3/2	5-17
		4/1	3-8
		7/2	3-8
		8	8-0
		13	8-0
		14/1	3-8
		17/2min	3-2
		18/2min	4-9
		19/1min	0-13
		Total	40-5

Details of land owned by Sushil Kumar Chaudhary Rajiv Chaudhary- Shammi Chaudhary and Mathu Devi W/o Balbir Singh

Village	Rect.No.	Kila No.	Area (K-M)
Hariahera	46	4/2	4-12
		5/1	4-16
		6/2	5-0
		7/1	4-12
		14/2	4-12
		15/1	5-0
		16/2	5-0
		17/1	4-12
		25/1/1min	2-17
		Total	41-1

Details of land owned by Narender S/o Ram Sarup

Village	Rect.No.	Kila No.	Area (K-M)
Hariahera	46	5/2 min	0-16
		25/1/2min	2-3
		Total	2-19
Grand Total			84K-5M
			Or 10.53125 Acres


Director
Town & Country Planning
Haryana

- The Project has been developed by the Vendor in accordance with the aforementioned approvals and other sanctions including environment clearance and in terms of the provisions of Affordable Plotted Housing Policy 2016 notified by Government of Haryana vide Town and Country Planning Department notification dated 01-04-2016, (hereinafter referred to as the "Policy").
- The Project comprises of several blocks of plots, buildings consisting of self-contained independent floors along with common infrastructure, in terms of the Policy including commercial building.

Independent Floor No 5-A101C-1F Project Name-Signature Global Park V Page- 4 - of 16

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7. The Allottee(s) had applied to the Vendor for allotment of Independent floor alongwith Car parking, as applicable in the Project vide application No 1000007514.
8. Pursuant to the said Application, an Independent floor/ Floor bearing unit No. 5-A101C-1F, in Block A, ("Said Building") containing Carpet Area of 640.03 Sq. Ft, on 1st Floor and Balcony Area, if any 147.04 Sq. Ft. besides earmarked stilt Parking space No 5-A101C-1F, if any respectively built upon a plot no. A101Plot admeasuring 117.248 Sq., mtrtogether with the pro rata share in the Common Areas ("Said Independent floor"), details of which are more specifically provided in Schedule A, was allotted to the Allottee(s), in terms of the Policy, the Application and on other terms and conditions appearing in the Agreement.
9. The Vendor had obtained the final layout plan, sanctioned plan, specifications and approvals for the Said Independent floor/Floor, plot or building, as the case may be, from the office of DTP Gurugram.
10. 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.
11. Upon completion of development of the Project in respect of affordable plotted colony under DDJAY-2016 over an area measuring 10.53125 acres n Licence No 118 of 2019), completion certificate has been granted vide Memo No.LC-4807-JE(MK)-2022/12184 Dated: 06-05-2022 and upon completion of the construction, the occupancy certificate has been obtained from DTP Gurugram.
12. That Vendor has raised final demand upon the Vendee after the receipt of completion/occupancy certificate and offered the possession of the Independent floor subject to payment of total sale consideration in terms of the agreement.
13. The Vendee, prior to paying the balance sale consideration, has examined the said Independent floor, 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 Independent floor, paid balance sale consideration as such the Vendee has paid Total amount of Rs.5563893/- (Rupees. Fifty Five Lakhs Sixty Three Thousand Eight Hundred Ninety Three Only), as a total consideration ("Total Consideration") for the said Independent floor.

Independent Floor No 5-A101C-1F Project Name-Signature Global Park V Page- 5 - of 16

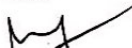
ATTESTED
18/12/22



14. The Vendee further confirms that it has verified the description and physical condition of the said Project and Independent floor and/or the size, dimensions, etc. of the said Independent floor 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.
15. The Vendee hereby acknowledges and confirms that the final Carpet Area of 640.03 Sq. Ft, on 1st Floor and Balcony Area, if any 147.04 Sq. Ft. Built besides earmarked stilt Parking space No 5-A101C-1F if any, built upon a plot no. A101admeasuring 117.248 Sq., mtr.
16. Thereafter the Vendor has scheduled to handover the actual physical possession of the Independent floor 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.
17. 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.
18. 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 Independent floor, pay charges as may be levied in terms of the maintenance Agreement executed by the Vendee ("Maintenance Agreement") and shall not interfere or object to any proposed balance construction, if any 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.
19. 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 Independent floor, 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 on ownership basis said individual Independent floor and exclusive right to only use and occupy Common Area, absolutely and forever,

Independent Floor No 5-A101C-1F Project Name-Signature Global Park V Page- 6 - of 16



- 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 acknowledges, the Vendor do hereby transfer, convey, assure and assign unto the Vendee on ownership basis said individual Independent floor free from all encumbrances absolutely and forever with proportionate, undivided, impartible right to only use the common areas. The Vendor alone shall have the absolute and the sole right to use the area 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 Project shall always be known as "Signature Global Park V," and the said name shall never be changed by Vendee and/or jointly by owners or the registered association of allottee/owners.
- (c) The common areas would be the Passage, Staircase, Mumty area, Dish antenna Areas, Water Tank Area, Corridors, Front Main Gate, Electric Meter Panels, Generators Panels/area (if any), water motor areas, Lift area/space (if any) etc.
- 2(a) The Vendor hereby confirms and acknowledges the receipt of the Total Consideration in respect of the said Independent floor 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 Independent floor.
- (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.
- (d) That the Vendee, if residing outside India shall be solely responsible to comply with the necessary formalities as laid down in applicable law including but not limited to the 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

ATTESTED
10/11/24

comply with the applicable laws including but not limited to FEMA provisions, FEMA Act and/or any rules or guidelines made thereunder. The Vendee shall indemnify, 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 Independent floor only.

(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 Independent floor is situated, harmoniously along with other allottees, occupants, users, staff of Maintenance Agency etc. without causing any inconvenience or hindrance to them. However, the Vendee shall not be entitled to claim partition of its interest in the Common Areas. This clause shall be applicable to the Vendee and all subsequent transferees as well.

(iv) 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 Independent floor 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 Independent floor.

5(a) That the Vendee agrees that in case further construction on any portion of the said Land or said Project 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 Independent floor 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

Independent Floor No 5-A101C-1F Project Name-Signature Global Park V Page-8 - of 16

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...cup and drainage fittings on the additional structure(s)/ storey(s) with such existing facilities / installations without any hindrance from the Vendee.

- (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 that he 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 Independent floor 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 Independent floors or for any illegal or immoral purposes and shall not do or suffer anything to be done in or about the said Independent floor 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.
- (c) 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 Independent floor, Vendee has been allowed to use the open/sit out/green area earmarked, if any for the said

Independent Floor No 5-A101C-1FProject Name-Signature Global Park V Page-9 - of 16

Independent floor for the limited purpose of keeping the same green and maintaining the same. 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 Independent floor Ownership Act as applicable and as per sanctioned drawings only.

The Allottee of the Top (4th) Floor would have exclusive roof access right subject to abide by applicable laws and directions issued by DTCP, MCG etc issued from time to time. However, Allottees of other Floors would have access right to their water Tank etc located at the designated area on the roof. Allottee of other Floors don't have any right to ingress/ egress on the roof of the Building as these rights are exclusively assigned to the owner of Top (4th) Floor.

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 Independent floor 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 Affordable plotted Housing Policy 2016, the Vendor shall provide maintenance services only against the payment of proportionate amount mentioned in the Maintenance Agreement, 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. Upon expiry of the Vendor Maintenance 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 Maintenance Agreement, 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 Maintenance Agreement and shall be bound by the same at all times. The Vendee shall further be

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... responsible to maintain always its Independent floor 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 Independent floor or the staircases, common passages, corridors, compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the said Independent floor and keep the said Independent floor, its walls and partitions, sewers, drains, pipes and appurtenances thereto or belongings thereto in good and tenable repair, and maintain the same in a fit and proper condition and ensure that the tenantable repair, and 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 Independent floor 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 Independent floor. The walls shall always remain common between the said Independent floor and the Independent floor of other Allottees of adjacent Independent floor.

- (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 Independent floor, 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 Independent floor, 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 Independent floor 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.

TESTED
12/1/2024

- (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 Affordable plotted Housing Policy 2016, 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 Independent floor 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 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. The Vendee shall not assign transferor part with the possession of the said Independent floor 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 Independent floor 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

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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 Independent floor effective from the date of handing over possession of the said Independent floor, so long as each Independent floor 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 Independent floor conveyed to him in terms of this Deed. Till the Independent floor 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 Independent floor. 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 Independent floor.
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 Independent floor bears to the total Carpet Area of all the Independent floors in Building/Plot/Project as the case may be.
13. (a) That the Vendee shall be entitled to get the Independent floor 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 Independent floor 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.

ATTESTED
 8/11/24
 [Signature]

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. 


(VENDOR)

Sono Macic

VPO GRANDHA QUIT Rehtak

2. 

(VENDEE)

Amir
Soni



(VENDEE)