

Draft

Consideration	:
Stamp Duty	:
Stamp No. & Date	:
Stamp Issued By	:
Unit No.	:
Tower	:
Project	: Tulip MELROSE, Sector-70, Gurugram
Vendee(s) PAN No	: 1)
	: 2)
Vendor PAN No	: ABEFP2358P

CONVEYANCE DEED

This Conveyance Deed is made, entered and executed at Gurugram (Haryana) on this _____ day of _____ in the year 2025.

BY

M/s. **Premium Infratech LLP** , registered under the provisions LLP Act 2008, having its registered office at 1204 12th Floor, Indra Prakash Building, 21 Barakhamba Road, New Delhi-110001, through its duly authorized representative Mr. _____ S/o. Sh. _____ R/o _____, vide LLP's Resolution passed by its designated partners dated _____, hereinafter referred to as "**Developer / Vendor**" which expression unless contrary and repugnant to the context or meaning hereof shall mean and include its successors, permitted assigners, representatives etc. of the **One Part**.

For PREMIUM INFRA TECH LLP

Authorised Signatory

IN FAVOUR OF

Mr./Mrs./Miss. _____ S/o/D/o/W/o Sh. _____ and Mr./Mrs. _____
_____ S/o/W/o/D/o. Sh. _____ R/o. _____
_____ and Mr./Mrs. _____
S/o/W/o/D/o. Sh. _____ R/o. _____ (In case of
Different Address) hereinafter referred to as the "Vendee(s)", which expression
unless contrary & repugnant to the context or meaning hereof shall mean and
include its/their legal heirs, successors, nominees, representatives etc. of the Other
Part.

AND WHEREAS

- A. The Developer/Vendor entered into an arrangement dated _____ with the recorded owners of Land (**Land Owners**) Piece and parcel of Land measuring 7.50 Acres comprised in Village Badshahpur in Sector-70, District Gurugram Rectangle No.57, Killa No. 23 area (6-0), 24/1 area (1-9), 24/2/2 area (2-18), 25/2 area (3-1), 16 area (8-0), 24/2/1 area (1-13), 25/1 area(2-19), 17/12/1(4-0) Rectangle No.77 Killa No.10/2 (7-10), 11/1 (4-0), 11/2/2 (1-11), 12 (8-0), 13 (8-0), 14 (7-8), 16 (7-9), 17 (8-0), 18 (8-0), 20 (8-0), 23 (6-18), 24 (6-18), 25 (6-18), Rectangle No.58 Killa No.21/1 area (1-1), 20 area (8-0), 19/2/1 area (4-9), 19/2/2 area (2-9), 22/1 area(2-0) 21/2/1 area(4-19), Rectangle No.82 Killa No.4 area (8-0) **Total comprising of approximately 7.50 Acres.**, hereinafter referred to as "**Project Land**" for the development and construction of **Group Housing Colony(ies) & other buildings as part & parcel of the scheme** there upon the **Project Land** after obtaining the requisite sanctions, approvals, permissions, licenses etc. from the Competent Authorities.
- B. That the **aforesaid Arrangement** inter alia conveys that all the costs, expenses, fees, charges etc. required to be incurred either in obtaining the said requisite approvals, licenses, sanctions permissions etc. or for the construction, provisions of facilities, services etc. to the **Group Housing Colonies** upon the "**Project Land**" shall be borne and payable by the **Vendor/Developer** and the areas defined & determined vide terms of the said arrangement shall be distributed/shared amongst the **Land Owners** and **Vendor/Developer** in a pre-decided ratio as envisaged & conveyed thereof.
- C. That the **ibid arrangement** further empowered & authorized the developer/vendor to book, allot, sell the residential flats/apartments and other areas that fall into its share and to enter into agreements to sell, deals, negotiations, provisional allotment, receive consideration, issue receipts

For PREMIUM INFRA TECH LLP

towards received considerations, sign and execute agreement, conveyance deed, Sale/Assignment Deeds etc. along with the unidentified, impartible and undefined interest in the lands falling underneath the building/tower wherein the said flats/units are located at the terms and conditions to be determined by the Vendor /Developer in its sole discretion thereof.

- D. That on the pretext of the terms as encapsulated therein the ibid Arrangement, the Vendor/Developer secured an additional license no. 156 of 2024 dated 17.11.2024 vide its office Memo no. LC-5256/JE(RK)-2024/35330 dated 20.11.2024 for the development of the Project Land as detailed vide "Para A" hereinabove. Post securing the desired License, the Vendor/Developer secured the desired RERA Registration no. _____ dated _____ from the Haryana REAL Estate Authority and proceeded with the development of the Project Land in the pre-planned manner strictly based upon sanctioned Building Plans. Post development, the Vendor Developer has now secured the mandatory Occupancy Certificate vide official memo no. _____ dated _____ and initiated the process of conveying and assigning of final proprietary rights in the flats and other areas fall in its share in favor of the allottee(s) herein Vendee.
- E. That the **Land Owners** have authorized **Vendor/ Developer** or its nominee to transfer/convey on their behalf their interest in the land to its prospective purchasers of flats and other areas in the said Complex/colony, falling in the share of **Vendor/Developer**.
- F. That on the application of the allottee/vendee the **Developer/Vendor** has agreed to sell to the **Vendee(s)**, a residential Flat out of its share of areas of the said tower/ Complex, bearing Flat No. _____ with carpet area admeasuring _____ Sq. ft. _____ Sq. meters approximate) on _____ Floor in Tower No. _____, in the said Complex consisting of _____ Bedrooms, _____ Drawing cum Dining room, _____ Kitchen, _____ toilets & _____, in the Said Tower/Complex known as "Tulip TOD 2" situated in the Revenue Village of Badshahpur, Sector-70, Gurugram along-with proportionate interest of user of common areas and facilities in the building and proportionate undivided, unidentified and impartible interest in the land underneath the building in which the Flat is located.
- G. The **Vendee(s)** after having satisfied itself, with the facts aforesaid and having inspected all the relevant records relating to the title of the Land and various approvals thereof has agreed to purchase the said Flat for the consideration

and terms stipulated herein this **Conveyance Deed** and on the specific assurance that the **Vendor/Developer** is fully competent to sell the said Flat;

H. The **Vendor/ Developer** pursuant to the aforesaid is desirous of executing this "**Conveyance Deed**" of the flat in favor of the **Vendee(s)**;

NOW THEREFORE THIS CONVEYANCE DEED WITNESSETH AS FOLLOWS:

- 1(a) That subject to the exceptions, reservations, conditions and covenants contained herein to be observed and in consideration thereof a sum of Rs. _____/- (**Rupees** _____ **only**) already paid by the **Vendee(s)** to the **Vendor / Developer**, the receipt whereof the **Vendor/ Developer** do hereby admit and acknowledge. In view thereof, the **Vendor/ Developer** do hereby agree to sell, transfer, convey, assure and assign unto the **Vendee(s)**, the residential Flat bearing no. _____ admeasuring carpet area _____ Sq. ft. (_____ Sq. meters approximately) on _____ Floor in Tower _____ comprised of _____ Bedrooms with attached toilets, one Drawing cum Dining room, one Kitchen & balconies, more fully described as per **Annexure A**, (hereinafter referred to as the "**Said Flat**"), located in the scheme namely "**Tulip TOD2** " situated at Sector-70, Revenue Village-Badshahpur, Gurugram(Haryana) hereinafter referred to as "**Complex**")
- (b) That the **Vendor/Developer** has reserved along with the **Said Flat** Car Parking space(s) in the basement within the project to be held and used exclusively by the **Vendee(s)** as an integral and inseparable part of the said Flat. The parking space(s) shall neither be treated as an independent legal entity nor it be alienated independently of the Flat;
- (c) That the said tower shall always be known as "**Tulip TOD2**" and the said name shall never be altered/modified by **Vendee(s)** and / or jointly by the **Vendee(s)** and owners of the other flats in the Scheme;
- (d) The aforesaid transfer/assignment of the said flat has been made, in pursuance to the provisions of Haryana Apartment Ownership Act, 1983, by the **Vendor/Developer** share along-with proportionate undivided, unidentified and impartible share in the land underneath the building/Tower in which the **Said Flat** is located, together with proportionate, indivisible and unidentified rights of enjoyment in the common areas and facilities including right to use all ways, paths, passages, easements, and appurtenances whatsoever attached to the **Said Flat** to have, hold and enjoy the same unto the **Vendee(s)**, absolutely and forever.

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- (e) That the price of the Flat does not include stamp duty & any other incidental and/or allied charges payable towards the execution of the Conveyance Deed, Interest Free Maintenance Security Deposit (IFMSD), proportionate charges payable towards Safety instruments/ security deposits, the charges required to be payable for any other amenities/service specifically claimed such as power back up charges and other charges accrued towards the utilization of amenities/facilities of the common area(s) etc. Any other impositions or levies imposed/levied by any Govt. or Local Authorities and/or Agencies from time to time and all other charges and/or levies if not specifically defined/mentioned vide terms of the Agreement, however, levied and/or imposed vide any relevant Rules, Acts or Notifications, correspondence/communications etc. shall be payable proportionately by the Vendee(s) on demand by the Vendor/Developer.
- (f) Vendee(s) also understands that any charges/levies/impositions/taxes etc. in any form whatsoever, neither imposed nor it could be claimed by the Developer/Vendor due to its non-imposition or for any other reasons whatsoever during the subsistence of the transaction or otherwise as the case may be, the same could be claimed later by the **Vendor/Developer** from the Vendee(s) subject to its clarification towards any such claim. It may be called for in terms of any Notification/correspondences/orders/directions etc. of any competent Authority/Agency/ local /Govt./State/Central Bodies etc. or else-wise.
- (g) Vendee(s) do/does understand(s) that actual consumption of electricity as per reading recorded in the meter within the said Flat shall be payable in terms of the rates fixed vide Tariff rates of the State Agency i.e. DHBVN from time to time. Tariff charges inter-alia include energy charges, Fuel surcharges, electricity duty charges and any other levy/surcharge/cesses charged by DHBVN from time to time. Vendee is under an obligation to pay fixed charges as per load norms charges fixed by DHBVN. The sanctioned load per Flat is ____ KVA (excluding diversity factor as DHBVN Norms) rate for fixed charges is Rs. ____/- per KVA.
- (h) The fixed charges (as above) are payable irrespective of the fact whether the said Flat remained occupied or not occupied during the month and it has no relation with the units of electricity consumed within the said Flat. The rates mentioned above are as on date and are subject to change and will be charged accordingly. Besides above, Vendee(s) shall be bound to pay applicable taxes thereof.

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- 2(a) The **Vendor/Developer** hereby confirms and acknowledges the receipt of the sale consideration in respect of the **Said Flat** paid by the **Vendee(s)** to the **Developer/Vendor** and there is nothing due, subject to (refer clause e to h) hereinabove or any other dues/taxes/levies etc. contemplated elsewhere herein this Instrument and/or contemplated therein the transactional documents extended and entered within the parties, from the **Vendee(s)** towards the sale consideration in respect of the **Said Flat** and the **Vendor/Developer** do hereby acquit, release and discharge the **Vendee(s)** in respect of the same;
- (b) That the said consideration amount is exclusive of the any other charges levied against the Complex, as on the date of execution of this **Conveyance Deed**. However, as a consequence of Government, Statutory or Local Authorities either imposes any charge retrospectively or retroactively and enhances the charges already levied and/or levying any additional charges in respect of services, facilities, infrastructure, project etc. provided or to be provided then the enhanced or fresh levies shall be payable additionally by the **Vendee(s)** proportionately to the area of the **Said Flat**;
- (c) That the **Vendor/Developer** is entitled to charge GST (Goods and Sales Tax) as applicable in Haryana upon this transaction. In case the Central/State/Local Authorities/Bodies/Agencies decide to impose any fresh and/or additional tax/levies/impositions on this transaction and/or on business activities of the Vendor/ Developer on any given date (with retrospective/retroactive effect) the **Vendee** shall be liable to pay the same on pro rata basis to the **Vendor/Developer** as and when demanded failing which the **Vendor/Developer** shall be entitled to recover it along with interest calculated @15% per annum.
- (d) That as per the existing norms, the **Vendor/Developer** has to keep the license issued by the DGTCP for development of **Group Housing Colony(ies)**, valid till the issuance of the completion certificate for the project in all respects. The renewal fee paid either for validation of license or any other permissions shall be payable additionally by the **Vendee** to the **Vendor/Developer** on demand proportionally to the area of the **said flat**.
- (e) That at present the fire safety measures in the common areas of the Building/Complex have been provided where ever required, as per the existing fire safety code/regulations and charges therefore are included in the sale consideration of the said Flat. If, however, due to any subsequent legislation(s), Government Regulation, order or directive, the **Vendor/Developer** is required to undertake/install any further fire safety measures, the additional cost in

respect thereof shall also be payable on demand by the Vendee(s) to the Vendor/Developer, proportionate to the area of the said Flat;

(f) That in case of non-payment of any charges by the Vendee(s) as stated above or elsewhere in this Conveyance Deed/transactional documents to the Vendor/Developer, the amount demanded shall be treated as primary lien upon the said Flat, in favor of the Vendor/Developer, to the extent of said unpaid demanded amount.

3(a) That the "other area than the carpet area" i.e. super area shall be the sum of Carpet Area of the Said Apartment and the area covered by the external walls, areas under services shafts, exclusive balcony or verandah and/or exclusive open terrace area, area under walls, columns, balconies, decks, pergolas and lofts etc. and half the area of common walls with other premises / Apartments and its pro-rata share of Common Areas in the Complex and Common Area shall mean all such parts / areas in the said Complex which the Buyer(s) shall use by sharing with other occupants of Complex including lift lobbies, lift shafts, lift wells, lift rooms, electrical shafts, fire shafts and plumbing shafts on all floors, common corridors and passages, staircases, munties, service area including but not limited to lift machine rooms, electrical panel room, overhead water tanks, underground water tanks, circulation areas, refuge areas, boundary walls, security posts, security fire control rooms & pump rooms, projections and architectural features, any other common constructed areas not mentioned hereinabove etc. It is specifically made clear that the computation of Super Area of the Said Apartment does not include the following:

- i) Sites for Convenient Shopping Center.
- ii) Sites/Building/Amenities like Schools etc. in the Group Housing Colony.
- iii) Dwelling Units for Economically Weaker Sections.
- iv) Roof/top terraces.
- v) Covered / Open Car Parking Area within / around Buildings for Buyers / visitors.
- vi) Community Hall provided therein the Complex/Group Housing.
- vii) Land parcels reserved for future expansion etc.

Super Area wherever it has been mentioned is fundamentally to assess maintenance charges to be payable by the Vendee and vendee is under an obligation to discharge its obligations towards timely payment of maintenance charges to be worked out by the nominated agency. The super area computed for the given flat is _____ Sq ft. (_____ Sq mtrs. approximately)

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- (b) That notwithstanding the fact that a portion of the common area has been included for the purpose of calculating the super area of the said Flat, it is made clear that it is only the covered area of the said Flat to which the **Vendee(s)** shall have the exclusive right and the inclusion of the common areas in the computation does not confer any exclusive title thereon to the **Vendee(s)**;
- (c) That the **Vendee(s)** shall have no specific right in the land underneath the building except to the undivided/unidentified and impartible rights in land proportionate to the area in the building in which the said Flat is located;
- 4(a) That vacant and physical possession of the **said Flat** has already been handed over by the **Vendor/Developer** to the **Vendee(s)** herein who has fully satisfied himself with the Construction, workmanship and various installations like Electric works, Sanitary Fitting, Water and Sewerage connections, measurements etc. which have been agreed to between **Vendee(s)** and the **Vendor/Developer** for all intent & purposes.
- (b) That the **Vendee(s)** upon taking possession of the **said Flat** has left with no claims against the **Vendor/Developer** as to any item of works, materials, quality of work, workmanship and installations in the **said Flat** and/or on any other ground, in any manner, whatsoever. The **Vendee(s)** is/are entirely satisfied in this regard.
5. That the **Vendor/Developer** reserves with it all the rights to carry out further construction/development upon areas reserved for future expansion, the balance **Project Land and/** or any other land adjoining the project, acquired by the **Developer/Vendor** at a later date and/or may utilize the applicable FAR/TDR of said adjoining lands on the project land as per its sole discretion. The **Vendor/Developer** shall be entitled to connect the electric, water, sanitary, power back-up, drainage fittings, piping etc. on the additional towers, structures raised, with the existing such facilities/installations of the Complex. The residents of new construction shall be entitled to use all the facilities provided in the Scheme. The **Vendee(s)** irrevocably consents to this. For all intent & purposes the additional construction shall be considered as a part of the existing Scheme/Complex. All additional constructions shall entirely belong to the **Vendor/Developer**.
6. That except for the said Flat herein agreed to be sold and the necessary easementary rights pertaining thereto, all the residuary rights in the building and the Scheme such as open spaces, common area, limited common areas, corridors, passage, staircases, common services, lifts, fixture, terrace etc. shall

continue to vest with the **Vendor/Developer** till such time as the same are not allotted, sold or otherwise transferred to any particular Flat Owner(s) and/or handed over to any Municipal or Government Authorities or to the Association of Flat Owners constituted under the Haryana Apartment Ownership Act, 1983 as may be required.

- 7(a) That the **Vendee(s)** agrees to be abide by all Laws, Bye-laws, Rules and Regulations of the Haryana State Government, the Local Bodies and conditions of License and bilateral agreements governing or relating to the Flat/ Complex, and shall be responsible / liable for all defaults, violations or breaches of any of the conditions of approvals and/or rules and regulations as may be applicable. The **Vendee(s)** also agrees to be abided by the terms of the Haryana Apartment Ownership Act, 1983 and Haryana Development and Regulation of Urban Areas Act and its rules as applicable from time to time;
- (b) That the **Vendee(s)** shall not use the **said Flat** or permit the same to be used for purpose other than residential, or for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of other flats or for any illegal or immoral purposes and shall not do or suffer anything to be done in or about/around the **said Flat** which may tend to cause damage to any ceiling or flooring of any floor below, above or in any manner interfere with the use thereof or of spaces, passages corridors, lifts, lobbies or amenities available for common use;
- (c) That the **Vendee(s)** shall keep the Flat in good repair at all times and shall not make any additions/alterations in the **said Flat** without permission from the **Vendor/Developer** and /or concerned authorities nor shall demolish any walls including load bearing walls, or cause damage to or nuisance in the Flat or the Scheme in any manner as may affect the safety of the structure of the buildings or of any installations. The **Vendee(s)** shall be liable for any losses, damages as may be caused on account of breaches;
- (e) That the **Vendee(s)** shall not put up any name plate, sign board, neon sign, publicity or advertisement material, hanging of clothes, etc. in the common areas, facade of the building and shall 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, with a view to maintain uniform aesthetics;
- (f) That the Vendee shall be strictly prohibited to use washing machines or throw any kind of waste water in the balconies of his/their flat which may lead to choking of lines flowing there from down under from the assigned balconies with flat and may further lead to seepage in the lower flats down under. The said

outlets in the balconies are specifically meant for free flowing of the accumulated rain water therefrom down under for harvesting purposes only.

- (g) Vendee(s) is strictly prohibited not to cover the balconies attached with flats and Vendee assures that it shall remain open to the sky. Vendee has been made to understand that the attached balconies of said flat shall not be covered with any kind of sheets either aluminum or else-wise sheets which may either termed as temporary or perpetual construction at any times. Any such temporary or permanent construction shall be subject to demolition and that too squarely at the cost and expense of the Vendee since it spoils the facades of the Tower and complex in general.
- (h) The Vendee(s) shall neither sub divide the said flat nor shall join the same with the adjoining the said flat.
- (i) Vendee(s) understands that, if at any times, Vendee wishes to cause any repairs, renovations/alterations etc. within and of the allotted flat, in that event, Vendee shall obtain the requisite explicit permission beforehand from the concerned authorities and every such proposed repairs/renovations/alterations etc. shall be caused within the strict compliance & parameters of said explicit permission that too under active supervision of an expert for all intent & purposes. Vendee shall ensure that the proposed repairs/renovations/alterations shall not cause any kind of damage to the adjoining flats, load bearing walls and to the structure of the Complex in any manner, whatsoever and howsoever, and if it appears to be so, the liability of vendee accrue forthwith.
- Notwithstanding to the foregoing as above and without prejudice hereto that the said express permission and renovations/repairs/alterations, if caused and effected by the Vendee and any mishap/contingency occurs shall held the said delinquent vendee squarely & exclusively liable for such acts. However, the development as pointed out vide clause (f) hereinabove is independent clause and shall have an impact which have altogether different consequences.
- (j) That the Vendee(s) shall use Light Emitted Diode **Lamps (LED)** for internal lighting of the said flat so as to conserve electric energy.

8. That the said Project Land under the scheme includes parcels earmarked for construction of Developer's/Vendor's other schemes, flats for Economically Weaker Sections (EWS), and certain facilities like nursery School(s), Convenient Shopping Center etc. and other buildings constructed / to be constructed thereon. The Vendee(s) shall have no claim to such parcels of land in the scheme and / or the buildings thereon and these are not within the scope or purview of this

Conveyance Deed, although some of the services have been planned for common use of resident of all the Scheme(s)/complex developed/to be develop upon the entire Project Land.

- 9(a) That the **Vendor/Developer and / or its nominee Maintenance Agency** shall look after the maintenance and upkeep of the common areas and facilities in the **said Complex** and the **Vendee(s)** hereby agrees to pay maintenance charges, security deposit, contribution towards sinking / replacement fund as may be demanded by the **Vendor/Developer** or the **Maintenance Agency**. The **Vendor/Developer** or the **Maintenance Agency** shall be entitled to withdraw itself from maintenance activities on notice to flat owners in the Scheme and to hand over the same to any Authority or a Body / Association of the Flat Owners in terms of the Haryana Apartment Ownership Act, 1983 as may be applicable;
- (b) That the **Vendee(s)** shall be under obligation bound to execute a separate **Maintenance Agreement** with the **Vendor/Developer** and/or the **Maintenance Agency**, if not already executed, with regard to terms and conditions of maintenance of the Scheme and shall be bound by the rules & regulations of the **Maintenance Agency**. The said **Maintenance Agreement** shall, inter alia, define the scope of maintenance of various services & facilities in the Scheme and the charges payable by the Vendee in respect thereof;
- 10(a) That the **Vendor/Developer** hereby assures the **Vendee(s)** that they have absolute title with all rights, full powers and absolute authority to grant, convey, transfer, assign and assures the **said Flat** hereby conveyed, transferred, assigned and assured unto the **Vendee(s)** absolutely and that the **said Flat** is free from all encumbrances, charges, liens etc. The **Vendee(s)** has also satisfied itself with regard to the above and shall not make any further requisition or objection whatsoever;
- (b) That the **Vendor/Developer** shall indemnify and keep indemnified the **Vendee(s)** from and against all demands, claim, losses that may be suffered by the **Vendee(s)** arising on account of any defect in the title of the **Vendor/Developer** to the **said Flat**.
11. That the **Vendee(s)** shall be liable to pay property tax and all rates, taxes, GST 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 Flat or project** irrespective of the fact that the **Vendee(s)** has not been enjoying the benefit of the **said Flat**. Till the Flat is individually assessed to property tax or any other charges or taxes any nature whatsoever

as aforesaid by the authorities, the **Vendee(s)** shall be liable to pay to the **Vendor/Developer** or to the **Maintenance Agency** on demand, such taxes / charges whether levied now or in future on the land / buildings of the Scheme, proportionate to the area of the Flat.

12. That the **Vendee(s)** shall be entitled to get the Flat transferred and mutated in its own name as owner in the revenue records or with any other concerned authority on the basis of this Conveyance Deed or its true copy without any further act or consent of **Vendor/Developer**. However, if the **Vendee(s)** transfers the Flat to a third party then the transferee shall be bound by the terms and conditions of this Conveyance Deed and all other agreements, deeds, undertakings etc. executed between **Vendor/Developer** and **Vendee(s)**; and **Maintenance Agreement** executed between the **Maintenance Company** and **Vendee(s)** along with all related/incidental/ancillary transactional documents executed in this regard.
13. That, if any of the provisions, of this Conveyance Deed shall be determined to be void or unenforceable under Real Estate (Regulation & Development) Act, 2016 or under any applicable law for the time being in force, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Conveyance Deed and to the extent necessary to confirm to Real Estate (Regulation & Development) Act, 2016 or under any applicable law for the time being in force and the remaining terms of this Conveyance Deed shall remain valid and enforceable as such.;
14. That the transactional documents signed and executed during the subsistence of the transaction shall also form part and parcel of this conveyance deed and be read in contrast with this deed.
15. That all costs of stamp duty, registration fee and other miscellaneous / incidental expenses on the execution and registration of this **Conveyance Deed** shall be borne and paid by the **Vendee(s)**.

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:

The **Conveyance Deed** has been drafted by:

Witnesses:

For **PREMIUM INFRA TECH LLP**

For **Premium Infra Tech LLP**

Authorized Signatory
(Vendor/Developer)

Mr./Mrs. _____

1. (Vendee(s))

Mr./Mrs. _____

2. (Vendee(s))

Annexure - A

1. Floor plan of the floor on which the aforesaid Flat is situated along with demarcation of the said Flat.

Annexure - B

1. Layout plan of the Apartment.

For PREMIUM INFRA TECH LLP

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