

THIS DEED OF CONVEYANCE ("Conveyance Deed") is made on this _____ day of _____ at Gurugram, Haryana.

BY & BETWEEN

M/s. S.V Infra Management Solutions Private Limited, (CIN No. U39000DL2025PTC447215) (PAN - ABCQS0479K), a company incorporated under the provisions of the Companies Act, 2013, having its registered office at 34, Babar Lane, Bengali Market, Central Delhi, New Delhi-110001 (hereinafter referred to as the "**VENDOR**" which expressions shall, unless repugnant to the context or meaning thereof, include its successors authorized signatory/ies and assigns) through its duly Authorized Signatory Mr. _____ vide Board Resolution dated ____.

IN FAVOUR OF

Mr./Ms./Mrs. _____ (PAN: _____ & AADHAAR: _____) S/W/D/o Mr. _____, R/o _____ (hereinafter referred to as the "**VENDEE**") which expression shall include their heirs, executors, administrators, legal representatives, permitted assigns and all those claiming through her/him/them.

WHEREAS the **Vendor** is the absolute & lawful owner of the land admeasuring 4.65625 Acres (18843.175 square meters) comprised in Khasra Nos. Rect. No. 37, Killa No. 21 (07K-07M), 22/1 (0K-17M), 22/2 (7K-10M), Rect. No. 38, Killa No. 25/2 (0-19), Rect. No. 43, Killa No. 5/1 (8K-7M), 5/2 (0K-5M), Rect. No. 44, Killa No. 1/1 (0K-1M), 1/2 (0K-15M), 1/3 (7K-0M), 2/1 (1K-18M), 10/1 (2K-0M), 27 (0K-6M) situated in the Revenue Estate of Village- Dhanwapur, Sector-104, Gurugram Manesar Urban Complex, Gurugram, Haryana ("**Said Land**") vide sale deed dated 06.05.2024 registered as documents no. 1853, Book No.1, Vol. No. 287 at Page 84.25 at the office of the Sub-Registrar, Kadipur, Gurugram (Haryana). The Said Land has been granted license for the purpose of development of residential colony/ multistoried apartment(s) under the TOD Policy and the said project shall be known as "**LEVANTE Residences**" ("**Project**");

AND WHEREAS the **Vendor** has registered the Project i.e. **LEVANTE Residences** under the provisions of The Real Estate (Regulation and Development) Act, 2016 read with the Real Estate (Regulation and Development) Rules, 2017 for the State of Haryana with the Haryana Real Estate Regulatory Authority at Gurugram on [____] under registration No. [_____].

AND WHEREAS the **Vendee** had applied for allotment of a residential apartment in the **Project** & pursuant where to, the **Vendee** was allotted the residential apartment bearing no. [____], having **Carpet Area** of [____] sq.mtr. [____] sq.ft.] Super area sq.mts.(sq.ft.) on [____] floor in tower no. ("**Building**"), located in the revenue estate of Village- 104, Gurugram (Haryana) along with right to use parking slot bearing no.(s),, as permissible under the applicable laws and right in the common areas ("**Common Areas**") as defined under Rule 2(1)(f) of **Rules, 2017** of the **State** (hereinafter referred to as the "**Said Apartment**" more particularly described in **Schedule-I** and the floor plan of the **Said Apartment** is annexed hereto and marked as **Schedule-III**) and an agreement for sale dated [____] was executed between the Parties hereto ("**Agreement**").

AND WHEREAS the **Vendee** had demanded from the **Vendor** and the **Vendor** had allowed the **Vendee**, inspection of site/layout/building plans/completion plans, ownership record of the **Said Land** and all other documents relating to the title, competency and all other relevant details and the **Vendee** has confirmed that he/she is fully satisfied in all respects with regard to the right, title and interest of the **Vendor** in the **Said Land**. The **Vendee** has agreed that there shall be no further investigation/objections by him/her in this regard and further that the **Vendee** is fully satisfied with the competency of the **Vendor** to execute this **Conveyance Deed**.

AND WHEREAS the **Vendee** agrees & acknowledges that this **Conveyance Deed** is confined & limited in its scope only to the **Said Apartment** along with the parkings and other rights and obligations of the **Vendee** as specifically set out in this **Conveyance Deed**.

AND WHEREAS the **Vendee** acknowledges and confirms that the description and reference of the entire **Project** given by the **Vendor** is only to acquaint the **Vendee** with regard to the location of the **Building/Said Apartment** in **Project** and is not intended to convey to the **Vendee** any impression of any right, title or interest in any land(s) falling outside the **Said Land**.

AND WHEREAS the **Vendee** has relied on his/her own judgment and investigation while purchasing the **Said Apartment**. The **Vendor** hereby disclaim to have made any representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, except those mentioned in this **Conveyance Deed**. No oral or written representations or statements shall be considered to be part of this **Conveyance Deed** and this **Conveyance Deed** read with the **Agreement** are self-contained & complete in all respects.

AND WHEREAS the Parties hereby confirm that they are signing this Conveyance Deed with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project.

AND WHEREAS the **Vendor** is the owner of the **Said Apartment** and no one besides the **Vendor** has title to the **Said Apartment** and the **Vendor** is competent to execute this Conveyance Deed in favour of the **Vendee**.

AND WHEREAS the construction of the **Said Apartment** has been completed & the Occupancy Certificate has been granted by the competent authority. The **Vendee** has been put in possession of the **Said Apartment** and being fully satisfied, has no claim of any nature whatsoever and the **Vendee** confirms that the **Carpet Area** of the **Said Apartment** is [____] sq. mtr. (_____) sq. ft. & Super Area [____] sq. mtr. (_____) sq. ft.

Definitions

For the purpose of this Conveyance Deed, unless the context otherwise requires:-

- (a) **“Act”** means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016).
- (b) **“Government”** means the Government of the State of Haryana;
- (c) **“Rules”** means the Real Estate (Regulation and Development) Rules, 2017 for the State of Haryana and as amended from time to time.
- (d) **“Section”** means a section of the Act.

Interpretation

Unless the context otherwise requires in this Conveyance Deed:

- a. the use of words importing the singular shall include the plural and vice versa;
- b. reference to any law shall include such law as from time to time enacted, amended, supplemented or re-enacted;
- c. reference to the words “include” or “including” shall be construed without limitation;
- d. reference to this Conveyance Deed, or any other agreement, deed or other instrument or document shall be construed as a reference to this Conveyance Deed or such agreement, deed or other instrument or document as the same may from time to time be amended, varied, supplemented or novated.

NOW THEREFORE, THIS

DEED OF CONVEYANCE WITNESSETH AS FOLLOWS

S:

1. In accordance with the terms & conditions contained in this Conveyance Deed & in consideration of the **Total Price** paid by the **Vendee** & received by the **Vendor** (as per details mentioned in the Payment Schedule-II hereunder), the **Vendor** doth hereby sell, convey, assign and transfer unto the **Vendee** by way of sale, the **Said Apartment** for residential usage and the right to exclusive use the parking more fully described in the **Schedule-I** hereunder) along with the undivided proportionate interest and right to use the common areas & facilities within the **Project** free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the **Said Apartment** or in any way appended therewith usually held as part and parcel thereof.
2. And now it shall be lawful for the **Vendee** for all times hereafter to enter upon the **Said Apartment** and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the **Vendors** subject to the terms and conditions of this **Conveyance Deed**. The **Vendor** agree that they shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the **Vendee**, make, acknowledge, execute and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the **Said Apartment** unto the **Vendee** in the manner mentioned in this **Conveyance Deed**. The **Vendor** covenant that this **Conveyance Deed** is executed in all its entirety and that the **Vendor** has received full **Total Price** of the **Said Apartment**.
3. The **Vendee** confirms and acknowledges that the Total Price of the **Said Apartment** based on the carpet area is Rs. _____ (Rupees _____) only, which includes the unit price and applicable taxes.
4. The **Vendee** confirms that subject to the terms & conditions of this **Conveyance Deed**, the **Vendor** have conveyed to the **Vendee** only the following rights with regard to the **Said Apartment**;
 - i) exclusive ownership of the **Said Apartment** for residential usage along with the parkings;
 - ii) undivided proportionate interest and right in the Common Areas as provided under Rule 2(1)(f) of Rules, 2017 of the State of Haryana in the

Project/

Said Land only, and the **Vendee** shall use the common area as harmoniously along with other occupants, maintenance staff, etc. without causing any inconvenience or hindrance/annoyance to them. It is clarified that the **Vendor** shall hand over the Common Areas to the association of allottees/competent authorities after duly obtaining the occupation certificate/completion certificate from the competent authority, as the case may be, as provided under Rule 2(1)(f) of Rules, 2017 of the State.

5. The **Vendee** confirms that the **Vendee** has not paid any amount towards any other lands, areas, plots, facilities and amenities outside the **Said Land/Project** and as such, the **Vendee** shall have no right or interest in the same and the same are specifically excluded from the scope of this **Conveyance Deed**. Accordingly, the **Vendor** have made it clear and the **Vendee** has understood & agree that the **Vendee** shall have no ownership thereof and the ownership of other lands, areas, plots, facilities and amenities outside the **Said Land/Project** shall vest solely with the **Vendor**, their associate companies, their subsidiaries and they shall have sole right and absolute authority to deal with the same in any manner including creation of rights in favour of any other party by way of sale, transfer, lease, joint venture, collaboration or any other mode including transfer to government, semi-government, any other authority, body, person, institution, trust and/or any local body(ies).
6. The **Vendee** confirms and undertakes that the **Vendee** shall be liable to pay all government rates, tax and cesses or levies of all and any kind by whatever name called, whether paid or payable by the **Vendor** and or their contractors (including sub-contractors) and/or levied or leviable now or in future by the government, municipal authority or any other governmental authority on the **Said Apartment/Project/Said Land**, as the case may be, as assessable or applicable from the date of the Occupation certificate, as the case may be, and handing over possession of the **Said Apartment**. The **Vendee** further agrees that if the **Said Apartment** is not assessed separately, then it shall pay the same on pro-rata basis as determined and demanded by the **Vendor**, which shall be final and binding on the **Vendee**. If the **Said Apartment** is assessed separately, the **Vendee** shall pay directly to the competent authority on demand being raised by the competent authority.
7. The **Vendee** confirms that the parking

slot(s) are inseparable from the Said Apartment and the same forms an integral part of the **Said Apartment**. The **Vendee** confirms that the **Vendee** has no right to sell/transfer or deal with the parking slot(s) independent of the **Said Apartment**. The **Vendee** undertakes to park his/her vehicle in the parking slot(s) and not anywhere else in the **Building/Project**. The **Vendee** has been made aware and has consented that the parking slot(s) shall automatically be cancelled in the event of cancellation, surrender, relinquishment, resumption, re-possession etc. of the **Said Apartment** under any of the provisions of this **Conveyance Deed**, as per applicable

law. All clauses of this **Conveyance Deed** pertaining to use, possession, cancellation etc. of the **Said Apartment** shall apply *mutatis mutandis* to the parking slot(s).

8. The **Vendee** acknowledges & confirms that the **Vendee** has read & understood the **Act** and **Rules** and the implications thereof in relation to the various provisions of the **Conveyance Deed** and the **Vendee** is in full agreement with the provisions of this **Conveyance Deed** in relation to the **Act** and **Rules** & all applicable laws & shall comply as & when applicable & from time to time with the provisions of the **Act** and **Rules** or any statutory amendments or modifications thereof or the provisions of any other law(s). Further the **Vendee**, individually & collectively, undertakes to take all necessary steps to ensure compliance with any act which may become applicable to the **Project** in future, and to execute all necessary documentation to ensure compliance thereof.

The **Vendee** agrees and understands that all land(s) other than usage of land(s) earmarked as public roads only for use of general public falling outside the periphery/boundary of the **Said Land/Project** i.e. **LEVANTE Residences** are clearly outside the scope of this **Conveyance Deed** and the **Vendee** shall have no right of any nature whatsoever in such lands.

9. The **Vendee** undertakes to do all acts, things, deeds including present himself as may be required for the execution & registration of the deed of apartment in respect of the ownership of **Said Apartment** along with the parking slot(s) as the **Vendor** so desire to comply with the provisions of the Haryana Apartment Ownership Act, 1983, and the RERA Act and Rules thereof. The **Vendee** undertakes to join/has joined the **Association** formed under the Haryana Apartment Ownership Act, 1983, and the RERA Act and Rules thereof and pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary for this purpose.

10. That the **Vendee** confirms and acknowledges having received actual, physical and vacant possession of the **Said Apartment** from the **Vendor** after _____ satisfying himself/herself about the construction and applicable installations like electrification _____ works/sanitary fittings/water/sewerage connection are in good order and _____ condition and that the **Vendee** is fully satisfied and has no complaint or claim in respect of the area of **Said Apartment**, any item of work, material, quality of workmanship, installation etc. therein and has no claim on any account whatsoever in respect thereof. The **Vendee** agrees and confirms that the **Vendor** has completed & discharged all its obligations as detailed under the **Agreement** and this **Conveyance Deed** and the **Vendee** shall have no claim, financial or otherwise, on any account whatsoever against the **Vendor** under/or in respect of the **Said Apartment**.

11. In case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the **Vendor**, relating to such development, is brought to the notice of the **Vendor** within a period of 5 (five) _____ years _____ by _____ the **Vendee** from the date of offer of possession, it shall be the duty of the **Vendor** to rectify such defects without further charge, within ninety days, and in the event of **Vendor** failure to rectify such defects within such time, the aggrieved _____ **Vendee** shall be entitled to receive appropriate compensation in the manner as provided under the **Act**.

Provided that,

- (i) (a) The above-mentioned liability of the **Vendor** shall be limited to structural defects only (quality and workmanship).
 (b) The **Vendor** shall not be liable for any such structural/architectural defect induced by the **Vendee**, by means of carrying out structural or architectural _____ changes from the original specifications/design or any misuse thereof; or any act, omission or negligence or non-compliance of any applicable laws;
- (ii) It is further clarified that the **Vendor** shall not be liable for any defects caused due to normal wear and tear.
- (iii) (a) The **Vendor** shall procure fixtures, fittings, equipment and/or services including but not limited to elevator, power back up equipment's, pumps etc. of standard makes and these shall be

governed by their respective warranties provided by their manufactures/installers. The said warranties of the same shall be made available to the **Vendee**/ Association of Allottees/Association of Owners ("**Association**") by the **Vendor**.

(b) The **Vendor** having procured the items from standard makes, shall not be liable for any defects relating to the same and the same shall be governed by their respective warranties provided by their manufactures/installers and the **Vendor** shall have no liability in this regard.

- (iv) 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 90 (ninety) days having regard to the nature of defect, then the **Vendor** shall be entitled to such additional time period, provided an intimation thereof has been provided to the **Vendee** / the Association / the Maintenance Agency, as the case may be, prior to expiry of the said initial 90 (ninety) days. The **Vendor/Vendee**/ the Association / the Maintenance Agency shall mutually work upon and agree to a reasonable and justifiable additional time period for rectification of such defects. The **Vendee** hereby agrees to such additional time / extension of time.

12. The **Vendee** has deposited & further undertakes to always keep deposited an interest bearing maintenance security ("**IBMS**") for the **Said Apartment** with the **Maintenance Agency/Association**. In case of failure of the **Vendee** to pay the Maintenance Charges or any other charges on or before the due date, the **Vendee** shall not have the right to avail the maintenance services and the **Maintenance Agency/Association** shall have the right to adjust the **IBMS** against such defaults in the payment of maintenance bills. If due to such adjustment, the **IBMS** falls short, then the **Vendee** hereby undertakes to make good the resultant shortfall within 15 (fifteen) days from the date of such adjustment of the principal amount of **IBMS** failing which the **Association/Maintenance Agency** shall have the right to withhold such facilities as may be provided by the **Association/Maintenance Agency** to the **Said Apartment**. The **Vendee** acknowledges and confirms that the **Association/Maintenance Agency** reserves the sole right to modify/revise all or any of the terms of the **IBMS**, Maintenance Agreement, including the

amount/rate of IBMS, etc.

13. The **Vendee** acknowledges that the Association/Maintenance Agency shall have the right to enter into the **Said Apartment** or any part thereof, after due notice in writing and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect in the **Said Apartment** or the defects in the apartment above or below the **Said Apartment**. Any refusal of the **Vendee** to give such right to entry will be deemed to be a violation of the terms of this Conveyance Deed and the Association/Maintenance Agency shall be entitled to take such actions, as they may deem fit.
14. The **Vendee** agrees to execute a maintenance agreement along with other necessary documents, undertakings etc. in the standard format, with the **Association**/ the Maintenance Agency as appointed for maintenance and upkeep of the **Project**.
15. That the **Vendee** agrees & acknowledges & undertakes to pay Maintenance Charges as determined & thereafter, billed by the maintenance agency appointed or the association of allottees (or the maintenance agency appointed by it) or its nominee(s) / competent authority as the case may be. The **Vendee** confirms and undertakes not to raise any objection against payment of Maintenance Charges.
16. The **Vendee** confirms & acknowledges that the **Association** / Maintenance Charges & the maintenance services are more elaborately described in the Maintenance Agreement.
17. In case, the association of allottees fails to take possession of the said essential services as envisaged in the Agreement or prevalent laws governing the same, then in such a case, the Vendor or the developer has right to recover such amount as spent on maintaining such essential services beyond the date of occupation certificate from the **Vendee** on pro-rata basis.
18. The **Vendee** acknowledges & confirms that the infrastructure facilities provided by the Government in the entire sector is beyond the control of the **Association**/ Maintenance Agency and the **Vendee** shall not have a right to raise any claim or dispute against the **Vendor**/ **Association** / Maintenance Agency in respect of the facilities provided by the Government or any other statutory

authorities.

19. The **Vendee** acknowledges that the **Association/Maintenance Agency** may get the **Building** insured against fire, earthquake, riots and civil commotion, militant action etc. on behalf of the **Vendee** and the **Vendee** agrees to pay the cost of the same. However, the contents inside the **Said Apartments** shall be insured by the **Vendee** at his/her own cost. The **Vendee** shall not do or permit to be done any act or thing which may render void or voidable, insurance of any apartment or any part of the **Said Building** or cause increased premium to be payable in respect thereof, for which he **Vendee** shall be solely responsible and liable.
20. The **Vendee** confirms to be solely responsible to maintain the **Said Apartment** at its own cost in a good repair and condition and shall not do or suffer to be done anything in/or to the **Building** 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**. The **Vendee** confirms and undertakes to keep the walls & partitions, sewers, drains, pipes appurtenant thereto, in good and tenantable repair and maintain the same in a fit and proper condition so as to support, shelter and protect the parts of the buildings even other than the **Said Apartment** and to ensure that the support, shelter etc., of the **Building** or pertaining to the **Building**, in which the **Said Apartment** is located, is not in any way damaged or jeopardized 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 conditions or laws, bye-laws or rules and regulations. The **Vendee**, further undertakes, assures & guarantees that he/she would not put any sign-board / name-plate, neon-light, publicity material or advertisement material etc. on the face/facade of the **Building/Project** or anywhere on the exterior of the **Building/Project** or common areas. The **Vendee** shall also not change the colour 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.

Further, the **Vendee** confirms not to store any hazardous or combustible goods in the **Said Apartment** or place any heavy material in the

common passages or staircase of the **Building/Project**. The **Vendee** shall also not remove any wall, including load bearing walls of the **Said Apartment**.

21. The **Vendee** confirms to plan and distribute its electrical load in conformity with the electrical systems installed by the **Vendor**. Then non-observance of the provisions of this clause shall entitle the Maintenance Agency or Association, to enter the **Said Apartment**, if necessary and remove all non-conforming fittings and fixtures at the cost and expense of the **Vendee** apart from the other remedies as shall be available. The **Vendee** shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
22. The **Vendee** undertakes & agrees not to use the Said Apartment for any purpose other than residential use or in a manner that may cause nuisance or annoyance to other apartment owners in the Building or for any commercial or illegal or immoral purpose or to do or suffer anything to be done in or around the Said Apartment which tends to cause damage to any flooring or ceiling or services of any apartment over, below or adjacent to the **Said Apartment** or anywhere in the Project or in any manner interfere with the use thereof or of spaces, passages, corridors or amenities available for common use. The **Vendee** shall indemnify the Association/Maintenance Agency against any penal action, damages or loss due to misuse by the **Vendee**.

The **Vendee** confirms & acknowledges that the **Vendor**/Maintenance Agency/Association shall have the right to give on lease or hire any part of the top roof/terraces above the top floor, unless otherwise Project for installation and operation of antenna, satellite dishes, solar panels, communication tower, other communication equipment or to use/hire/lease the same and the **Vendee** agrees that he/she shall not have a right to object to the same and make any claims on this account.

23. The **Vendee** has understood that his/her rights with regard to the Said Apartment are limited to those mentioned in the Conveyance Deed, and the **Vendee(s)** has not contracted with the **Vendor** for any other right of any nature whatsoever.
24. The **Vendee** acknowledges & confirms that the **Vendee** shall have no right, title or interest in any other lands, facilities and amenities outside the Said Land/Project i.e. **LEVANTE Residences**, and such other lands, facilities and

amenities in the Licensed Land or outside it, are specifically excluded from the scope of this Conveyance Deed. The Vendormay, acquire more lands (to be added to the Licensed Land) and/or be entitled to enhancement in the FAR as maybe allowed by the competent authority from time to time, and the Vendee shall have no objection in this regard.

25. The **Vendee** undertakes that they have no right to make additions or to put up additional structure(s) anywhere in the **Project/ Said Land** after the building plan, specifications, amenities & facilities have been approved by the competent authority(ies) and disclosed, except for guidelines/ permissions/ directions or sanctions by competent authority. The **Vendee** further undertakes that he/she will not act in any manner which may be detrimental to the rights of other occupants/allottees/owners of apartments/units in the **Project**. The **Vendee** fully understands and acknowledges that no sub-division of **Said Land/Said Apartment** is permitted.

26. The **Vendee** confirms that wherever the **Vendee** has to make payment in common with the other apartment owners in the **Building/Project**, the same shall be in proportion with the carpet area of the **Said Apartment**, to the total carpet area of all the apartments in the **Building/Project**.

27. The **Vendee** confirms having borne & paid all expenses for the completion of this Conveyance Deed, including cost of stamp duty, registration & other incidental charges. This Conveyance Deed in respect of the transaction involved herein, is valued for the purpose of stamp duty at **Rs. _____** in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the **Said Apartment** conveyed by this Conveyance Deed shall be borne by the **Vendee** exclusively and the **Vendor** accept no responsibility in this regard.

28. The **Vendee** agrees & confirms that the **Vendor** have completed and discharged all its obligations as detailed under the **Agreement** and this **Conveyance Deed** and the **Vendee** shall have no claim on any account whatsoever against the **Vendor** under/or in respect of the **Said Apartment/Agreement/Conveyance Deed**.

29. The **Vendee** acknowledges that if any clause of this Conveyance Deed shall be determined to be void or unenforceable under any applicable law, such

provision shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Conveyance Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Conveyance Deed shall remain valid and enforceable in law.

30. The **Vendee** confirms that all the obligations arising under this Conveyance Deed in respect of the Said Apartment shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Said Apartment as the said obligations go with the Said Apartment for all intents and purposes and the **Vendee** assures the **Vendor** that the **Vendee** shall take sufficient steps to ensure the performance in this regard.
31. The **Vendee** confirms & acknowledges that all the terms & conditions of the **Agreement** shall be deemed to have been incorporated in this Conveyance Deed save and except the terms & conditions of the Agreement which are at variance with this Conveyance Deed in which case the terms and conditions contained in the Conveyance Deed shall prevail.
32. The **Vendee** confirms and acknowledges that the **Vendee** shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rules, regulations or directions by the competent authority; and that the **Vendee** shall indemnify the **Vendor** for any liability and/or penalty in that behalf.
33. That all the rights & obligations of the Parties under or arising out of this Conveyance Deed shall be construed & enforced in accordance with the Laws of India. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.

For and on behalf of

(VENDOR)

WITNESSES:

1.

2.

Forandonbehalfof

(VENDEE)

SCHEDULE-DESCRIPTION OF THE SAID DEPARTMENT

SCHEDULE II

PaymentSchedule

ReceiptNo.

Date

Amount(Rs
)

SCHEDULE-III

All that **Said Land** on which the **Said Apartment** has been constructed as bounded as under:

North:

South:

East:

West: