

DRAFT CONVEYANCE DEED

1. Nature of Document : Conveyance Deed
2. Project : SOBHA Crescent Phase-1
: Sector-63A, village Behrampur, Tehsil Wazirabad, Gurugram
Haryana State
3. Type of Property : Residential Unit/Apartment
4. Unit No : Unit No
5. Carpet Area : Sq. ft. (in square meters)
6. Total Sale Consideration : Rs./-
7. Stamp Duty paid : Rs./-
8. Registration Fee Paid : Rs./-
9. Stamp No/Date : dated
10. Stamp issued by : e-stamp, Gurugram, (Haryana)

THIS DEED OF CONVEYANCE (“**Conveyance Deed**”) is made and executed at Gurugram, Haryana on this the ____ day of ----- 202 _____.

BY AND BETWEEN

M/s SOBHA LIMITED, (CIN- **L45201KA1995PLC018475**) a Company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at Sarjapur, Marathahalli, Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bangalore-560 103 and Regional Office at 5th Floor, Rider House, Plot No-136P, Sector-44, Gurugram-122 003, Haryana State, (PAN No- AABCS7723E), acting through its authorised signatory _____ (Aadhaar No- _____) duly authorized vide Board Resolution dated DD.MM.YYYY, and _____ (Aadhaar No- _____) before the sub-registrar office hereinafter referred to as “**the Promoter**” (which term or expression, shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and assigns) being Party of the **FIRST PART**;

AND

1. **G. P. Realtors Private Limited (CIN U70100HR2006PTC047811)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at IREO Campus, Sector-59, Near Behrampur, Gurugram 122101, Haryana (hereinafter referred to as the “**Landowner-1/GPRL**”).
2. **Mews Conbuild Private Limited (CIN U45400DL2007PTC162767)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Residential Complex, West Delhi, New Delhi 110015 (hereinafter referred to as the “**Landowner-2**”).
3. **Panoply Propbuild Private Limited (CIN U45400DL2007PTC165831)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at C-4, 1st Floor Malviya Nagar, South Delhi, New Delhi, 110017 (hereinafter referred to as the “**Landowner-3**”).
4. **Commander Realtors Private Limited (CIN U45400DL2007PTC165831)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at C-4, 1st Floor Malviya Nagar, South Delhi, New Delhi, 110017 (hereinafter referred to as the “**Landowner-4**”).
5. **Fiverivers Township Private Limited (CIN U45200DL2007PTC160345)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Residential Complex, West Delhi, New Delhi 110015 (hereinafter referred to as the “**Landowner-5**”).

6. **Fiverivers Developers Private Limited (CIN U45200DL2007PTC160345)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Residential Complex, West Delhi, New Delhi 110015 (hereinafter referred to as the “**Landowner-6**”).
7. **Yule Propbuild Private Limited (CIN U45400DL2007PTC164731)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at 305, 3rd Floor, Kanchan House, Karampura Residential Complex, West Delhi, New Delhi 110015 (hereinafter referred to as the “**Landowner-7**”).
8. **IREO PRIVATE LIMITED (CIN U70101DL2004PTC125163)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at C-4, 1st Floor Malviya Nagar, South Delhi, New Delhi, 110017 (hereinafter referred to as the “**IPL**”).
9. **IREO GRACE PRIVATE LIMITED (CIN U70200DL2010PTC202572)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at C-4, 1st Floor Malviya Nagar, South Delhi, New Delhi, 110017 (hereinafter referred to as the “**IGPL**”).
10. **GLS INFRA TECH PRIVATE LIMITED (CIN: U70200HR2012PTC065342)**, a company incorporated in India and validly existing under the Companies Act, 2013, and having its registered office at 707, 7th Floor, JMD Pacific Square Sector – 15, Part -II, Gurugram, Haryana-122001 (hereinafter referred to as “**GIPL**”) hereinafter “**Owner-1**” to “**Owner-7**” collectively referred to as “**the Land Owners**” and IPL, IGPL & GIPL collectively referred to as the “**Companies**”. The Landowners and Companies are collectively referred to as the “**Confirming Parties**”.

The Confirming Parties are acting through their Authorized signatory as a nominee of M/s Sobha Limited, duly authorized vide Deed of Registered General Power of Attorney dated 12.07.2024, registered in the office of Sub-Registrar Gurugram as document bearing registration no. 366 executed by **Mr. Vipul Dagar** on behalf of Landowner 1, IPL and IGPL authorized vide board resolution dated 01.07.2024 passed by Constituents 1, 8 and 9 of the Confirming Party, **2. Mr. Virender Singh** on behalf of Landowner 2 to 7 vide board resolution dated 01.07.2024 passed by Constituents 2 to 7 of the Confirming Party and **3. Mr. Pankaj Sharma** on behalf of GIPL authorized vide board resolution dated 06.02.2024 passed by Constituent 10 of the **Confirming Party** (which term or expression, unless repugnant to the context unless excluded by or repugnant to the subject or context hereof, shall mean and include the successor in title, and their successors, representatives, nominees and permitted assigns) being Party of the **FIRST PART**

AND

Mr./Mrs./Ms. _____, Son of/Daughter of/Wife of _____, Aged about _____ years, R/o _____, Aadhaar Card No. _____ (PAN No. _____) and Mr./Mrs./Ms. _____, Son of/Daughter of/Wife of _____, Aged about _____ years, R/o _____, Aadhaar Card No. _____ (PAN No. _____); hereinafter referred to as “**the VENDEE(S)**”, which expression shall, where the context so admits, include, his/her/it’s/their respective heirs, legal representatives, successors-in-interest, successors-in-office, assigns, predecessor, executors and administrators, etc.,) of the **THIRD PART**;

The “**Promoter**”, and the “**Confirming Parties**” are collectively referred to as “**the VENDORS**”. The “**VENDORS**” and the “**VENDEE(S)**” shall hereinafter individually be referred to as the “**Party**” and collectively as the “**Parties**”.

WHEREAS:

- A. The Landowners are the absolute and lawful and joint owners of all that piece and parcel of land admeasuring 95 Kanal 19.5 Marla (Approx~11.9968 acres) situated in the revenue estate of village Behrampur, Sector - 63A, Gurugram-Manesar Urban Complex along with all easement rights therein, which is hereinafter referred to as “**Project Land/Said Land**”. The Project Land and its layout is more particularly described in Schedule—and Schedule ---hereto
- B. The Promoter has entered into a Development Agreement (DA) dated 12.07.2024 registered as document No. 7325 at the office of Sub-Registrar Wazirabad, Gurugram, with the Confirming Parties to sell, market, develop and construct the Residential Colony (Under NILP Policy-2022) on the said land.
- C. The Director General of Town and Country Planning, Chandigarh, Haryana State, (hereinafter referred to as “**DTCP**”) has granted the approval/sanction to develop a residential colony vide License No. 57 of 2025 dated 17.04.2025 (hereinafter referred to as “**the License**”) for setting up a residential colony on the Said Land under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975, and the Rules made thereunder to the Vendors. Subsequently, the zoning plan for the residential project, was approved by the Directorate, Town and Country Planning Department (“**DTCP**”), Chandigarh, Haryana vide Memo No.ZP-1270/PA(DK)/2025/43355 dated 14.11.2025.
- D. Pursuant to the Collaboration Agreement, the Confirming Parties have irrevocably constituted and appointed/nominated the Promoter as their attorney vide registered Power of Attorney dated 12.07.2024, as document bearing Registration No.366/2024-25 (“**GPA**”) in the office of

the Sub-Registrar Wazirabad, Gurugram for developing, constructing, marketing and selling of the residential colony on the Said Land and to do such acts, things and deeds as may be incidental and necessary for the same. The Project Land is being developed in four phases viz phase 1,2,3 & 4 respectively.

- F.** In terms of the aforesaid License and approvals, the Promoter has developed the Tower 3 & Tower 4 in Phase -1 of the Project together with amenities, other common areas and facilities and landscaping on the Said Land named as “**SOBHA Crescent Phase-1**” (hereinafter referred as the “**Project**”), in accordance with the sanctioned layout plan/ demarcation/ zoning/ site plan/ building plan/or any other requisite approval on the basis of the guidelines issued by the DTCP/Haryana Urban Development Authority.
- I.** The VENDEE(S) after inspecting the Said Land, verification of the ownership/title records/documents of the Said Land, and all other documents relating to the approvals, licenses, NOC’s, Plans, Sanctions etc., granted by DTCP, DTP and other concerned authorities in favour of the VENDORS and after fully satisfying himself/herself/themselves with the scheme of development and the afore stated facts and documents, the VENDEE(S) applied through application/booking form dated for allotment of a unit and the VENDORS allotted the Residential Unit bearing No. [•], on Floor No. [•] in Building No. [•] having Carpet Area (In Sq. meters) in the Project (hereinafter referred to as “**Unit**”). The description of the said Unit has been annexed and marked as **Schedule-II**.
- J.** The Promoter and the VENDEE(S) executed an Agreement for Sale dated with respect to the Unit. The layout plan of the Unit and specification are annexed as **Schedule-III** and **Schedule-IV** respectively.
- K.** The Promoter has completed the construction of the Unit in the Project as per the details submitted during registration with HARERA (Gurugram) and has also obtained the occupation certificate vide memo No. _____ dated DD.MM.YYYY (“**Occupation Certificate**”) issued by DTCP, Town & Country Planning Department, Chandigarh, Haryana certifying the completion of the construction of the said Unit. The VENDEE(S) have, after due inspection of the Unit and satisfied with the construction of the Unit and its quality, Carpet Area, specifications, and workmanship, taken possession of the Unit without any objection and/or dispute. The VENDEE(S) have further requested the Promoter to execute the conveyance deed of the said Unit in his/her/their favor.
- L.** In terms of the aforementioned Collaboration Agreement and the GPA, the Promoter is fully entitled to execute the present Conveyance Deed of the Unit along with rights in the common areas as defined under Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development)

Rules, 2017 (“**HARERA Rules**”) and under the provisions of the Real Estate (Regulation and Development) Act, 2016 (“**RERA**”) of the Project.

- L. The Parties hereby confirm that they are signing this Conveyance Deed with full knowledge of all the laws, rules, regulations, notifications, etc., applicable in the State and related to the Serviced Residence/Shop/Office Space/Unit/ Project.
- O. The VENDEE(S) have gone through all the terms and conditions of this Conveyance Deed and understood the mutual rights and obligations detailed herein.

NOW THEREFORE, THIS CONVEANCE DEED WITNESSETH AS FOLLOWS:

DEFINITIONS: -

In this Conveyance Deed, unless repugnant or contrary to the context, the following capitalized words shall have the meanings ascribed to them below:

- i. “**Agreement for Sale**” shall mean an agreement for sale dated _____ entered into by and between the VENDORS and the VENDEE(S) for purchase of the Unit along with the undivided interest in the land.
- ii. “**Apartment Ownership Act**” shall mean the Haryana Apartment Ownership Act, 1983 and the Haryana Apartment Ownership Rules, 1987 framed there under as amended from time to time.
- iii. “**Applicable Laws**” means and includes Real Estate (Regulation and Development) Act, 2016 and its allied rules, any other applicable Central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments/modification thereto, any government notifications, circulars, office orders, directives etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Conveyance Deed or thereafter.
- iv. “**Association**” shall mean association of allottees/owners of the residential Units, formed in accordance of the applicable provisions of the Apartment Ownership Act and the Rules made thereunder.
- v. “**Carpet Area**” shall have meaning as ascribed to it in the Act and/or Rules framed thereunder and shall mean the net usable floor area of a Unit, excluding the area covered by external walls, areas under services shafts, exclusive balcony appurtenant to a Unit for exclusive use of its owners or verandah area and exclusive open terrace area appurtenant to the Unit for exclusive use of its owner, but includes the area covered by the internal partition walls of the Unit.
- vi. “**Common Areas and Facilities**” shall have the same meaning as defined in the HARERA Rules of 2017 and declared as per Deed of Declaration of the Project registered by the VENDORS under Apartment Ownership Act.

- vii. **Limited Common Areas & Facilities** means areas and facilities in the Project on which Promoter can create exclusive rights in favour of third party(ies) for use and to the exclusions other owners/allottees in the Project which includes right to use parking areas, building roof top/terrace of the building, surrounding open to sky areas etc.
- viii. **“Maintenance Charges”** shall mean all costs, charges, fees etc. by whatever name called, including but not limited to requisite security deposit, periodic maintenance charges, sinking funds etc., payable by the VENDEE(S) to the Promoter, Association or Maintenance Agency, as the case may be, for the right to use Common Areas and Facilities and Limited Common Areas and Facilities (if any) in the Project and applicable to the Unit and does not include the charges for actual consumption of utilities in the Unit, which shall be charged on actual consumption basis.
- ix. **“Unit”** shall mean the residential Unit No. _____ on the _____ floor of the tower --- in the Project, having Carpet Area of _____ square meters / _____ Sq. Ft., along with all rights, title, interest, and benefits attached thereto, as per applicable laws which has been more specifically described in **Schedule-II** hereto.

1. CONVEYANCE

In consideration of the payment of entire sale consideration of (Rs. _____/- (Rupees _____ Only) (**“Sale Consideration”**) and the statutory and other charges by the VENDEE(S) to the Promoter and in consideration of the adherence to and compliance with various terms, conditions, covenants and obligations of the VENDEE(S) stated in the Agreement for Sale and also in this Conveyance Deed, the VENDORS does hereby sell, convey and transfer the Unit bearing No. _____ having Carpet Area of _____ square meters / _____ Sq. Ft. as delineated/demarcated in **Schedule-II and Schedule-III** hereto in the Project together with proportionate share of common areas, facilities, amenities in favour of the VENDEE(S) absolutely, forever and free from all encumbrances, along with proportionate undivided interest in the Said Land.

2. SALE CONSIDERATION AND CHARGES

- 2.1 The Sale Consideration and the statutory and other charges as applicable as on the date hereof have been paid by the VENDEE(S) to the Promoter, the receipt of is hereby admitted and acknowledged by the Promoter before the witnesses attesting hereunder.
- 2.2 The VENDEE(s) hereafter shall be liable to pay municipal taxes, house/ property tax, fire-fighting tax, water & electricity charges, or any other tax/fee or cess as applicable and when levied by a local body or authority/department. These taxes, fees, cesses etc. shall be paid by

the VENDEE(S) irrespective of the fact whether the maintenance is carried out by the Promoter or its nominee or any other body or Association of all or some of the Unit owners.

- 2.3 That the VENDEE(S) has /have paid his/her/their pro-rata share of the External Development Charges (“EDC”)/Infrastructure Development Charges (“IDC”) for the said Unit based on the determination of the said charges as levied by the Government of Haryana. If at any time post the date of execution of this Conveyance Deed, there is any upward change in the statutory charges due to enhancement in government and statutory dues/taxes/cess/charges/ Goods and Service tax (“GST”), property tax etc. under the Applicable Laws and/or due to any change/amendment/ modification to the Applicable Laws, including but not limited to, upward revision of EDC/IDC or if the VENDORS are required to bear additional cost or pay some additional statutory charges, increase of deposits/charges for supply of electricity and water, cost of additional fire safety measures, or outgoings of any kind or nature including but not limited to enhancing connectivity to the Project; whether prospectively or retrospectively, then the VENDEE(s) shall be liable to pay the said additional charges to the Promoter on pro rata basis to be determined solely by the Promoter. The VENDEE(s) agrees and confirms to pay the same to the Promoter as and when demanded by the Promoter and vice versa. In case Promoter is constrained to provide any additional facility or perform any additional work in the Project as mandated by the Applicable Laws/ directions of the Competent Authority, then VENDEE(S) shall bear the additional cost on pro rata basis along with other allottees/owners/occupiers of the Project and shall pay the same to the Promoter as and when demanded by the Promoter. The Promoter undertakes and agrees that while raising a demand on the VENDEE(S) for increase in the development charges, cost/fees/levies etc. imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect.
- 2.4 In case of any default by the VENDEE(S) as stated above, the VENDEE(S) shall keep the VENDORS and all other person (s)/other occupant(s) in the Project indemnified, secured and harmless against all costs and consequences and damages arising on account of such default.

3. HANDOVER OF THE UNIT AND CONSTRUCTION AT THE PROJECT:

- 3.1 The construction of the Unit has been completed and the occupation certificate in respect of the said Unit has been obtained from the Competent Authority. The Promoter and/or its agents or contractors shall be entitled to carry on the remaining work, including further and additional construction work on the Project including the areas adjoining/near to the building/tower in which the Unit is located. The construction of the remaining areas may continue throughout the day or night as may be permitted by the concerned authority with support of the required staff and the labour/machinery. If any inconvenience, hardship, disturbance or nuisance is caused to the VENDEE(S) during the said works or construction, the VENDEE(S) shall not object to or obstruct the execution of such work or construction nor claim any compensation and/or damages

from the Promoter in this regard. The VENDEE(S) shall not hold any payment due to the Promoter /Maintenance Agency/Operator owing to the above stated ongoing construction.

4. HANDOVER OF POSSESSION OF THE UNIT:-

4.1 The Promoter has handed over the vacant, physical and peaceful possession of the Unit to the VENDEE(S). The VENDEE(S) acknowledges to have taken over the vacant, peaceful and physical possession of the same after a detailed inspection and has fully and completely satisfied herself/ himself/themselves on all material aspects including but not limited to quality of construction, workmanship, materials used in construction, plumbing, electric, fixtures and fittings, locking devices, doors, windows, tiles and other items in the Unit are as per the specifications stated in **Schedule-IV** hereto. The Unit is delineated/demarcated in the lay-out plan/sketch set out in **Schedule-III**. On and from the date of execution of this Conveyance Deed, the VENDEE(S) shall not be entitled, at any time thereafter, to raise any dispute, objection, or contention whatsoever in this regard except structural defects. Further, from the date of execution hereof, the VENDEE(S) shall be liable to bear and pay the proportionate charges of all outgoings/charges in respect of the said Unit as may be levied by the Promoter or Association or Maintenance Agency as the case may be, together with all rates, taxes, cesses, assessments, betterment charges, levies etc. under the Applicable Laws.

4.2 The VENDEE(S) hereby declares and confirm that they have no claims against the VENDORS in relation to the said Unit in the Project and hereby confirms that the VENDORS have fully complied with all their obligations towards the VENDEE(S) under the Agreement for Sale referred to hereinabove, to the complete satisfaction of the VENDEE(S), and hereby discharge the VENDORS from all their obligations under the said Agreement for Sale, without any limitations.

5. REPRESENTATIONS, COVENANTS AND OBLIGATIONS OF THE VENDEE(S):-

The VENDEE(S) hereby agrees, confirms and covenants to the VENDORS as under-

5.1 Upon taking over possession of the Unit the VENDEE(S) shall, after obtaining all permissions, approvals etc. as may be required and at their own costs and expenses, carry out the Fit outs/interior works in the Unit, as per its requirement and use. All such works in respect of Fit-outs/interior works in the Unit will be done in compliance of the relevant Applicable Laws and approvals, as permitted by the Promoter/Association/Maintenance Agency, as the case may be, and upon payment of charges, if any, as may be levied by the Maintenance Agency/Association. The VENDEE(S) shall ensure and undertakes that all such fit outs done internally within the Unit shall not pose any nuisance to the other occupants/purchasers/residents and also protect against fire, pollution or health hazards, noise, etc. in the Project.

- 5.2 The VENDEE(S) has inspected all documents/papers as available with the Promoter in relation to the Project, including but not limited to the title documents, sanctioned building plans, occupation certificate and other approvals obtained from the government authorities and the present Conveyance Deed is being executed by him/her/them after being fully and completely satisfied about the respective rights, title and interest possessed by the VENDORS over the same and quality of construction at the Project and after having full knowledge of the Applicable Laws. The VENDEE(S) is completely aware of and has understood all limitations/obligations/restrictions (if any) of the VENDORS in respect thereof and confirms that she /he/they shall nor raise any objection whatsoever in this respect in the future.
- 5.3 5.3 The VENDEE(S) shall use the Unit as per the provisions of this Conveyance Deed, Deed of Declaration, Agreement for Sale and shall neither use the same for any purpose which is non compliant of the building norms nor for any unauthorized purpose. The VENDEE(S) shall also undertake that the Unit shall not be used for any illegal/immoral activities. The VENDEE(S) undertake not to carry, operate any business, vocation which would in any manner damage the VENDORS's goodwill or reputation. The VENDEE(S) shall not make any structural alterations to the said Unit and/or effect any change/s to the internal layout plan or elevation and shall not enclose the balconies/terraces attached to the said Unit. The VENDEE(S) while carrying on the interior works within the said Unit shall not cause any nuisance/ annoyance to the occupants of other Unit holders in the Project and shall not use the common areas or open spaces for dumping materials/debris etc. The VENDEE(S) shall strictly observe the rules, regulations, restrictions that may be generally/specifically imposed/prescribed by the Promoter or the agency appointed by them for the maintenance of all common areas and facilities while carrying on the interior decoration work within the said Unit.
- 6.4 The VENDEE(S) shall not seek partition or division or separate possession of the undivided share in the Said Land and the said Unit.
- 6.5 The VENDEE(S) shall not store in the Unit or bring into the Project any goods or articles of hazardous, combustible or dangerous nature or that are so heavy as to damage the construction or structure of the Project, or which is objected to by the Promoter or the Association/Maintenance Agency. If any damage is caused to the Unit, Common Areas or to the Project on account of any act, negligence or default on the part of the VENDEE(S) or its employees, agents, servants, guests, or invitees, the VENDEE(S) shall be liable and responsible for the consequences thereof, including the obligation to pay for the rectification of loss and/or damage caused as may be levied by the Promoter, Association, Maintenance Agency, as the case may be, whose decision in this regard shall be final and binding on the VENDEE(S).
- 6.6 The VENDEE(S) shall neither cause nor permit to cause any structural alteration or modification to the Unit, including but not limited to changes to the superstructure, floors, ceilings, walls, beams, columns, shear walls, or any other load-bearing or structural components. The

VENDEE(S) shall further not remove any walls, alter the position of any doors or windows, or increase the area of the Unit by enclosing any balcony or portion thereof, or by making any additions or extensions to the exterior of the Unit, whether temporary or of a permanent nature. The VENDEE(S) acknowledges that the building within the Project has been constructed using a shear wall structural system. The VENDEE(S) further understands and agrees that any demolition, puncturing, alteration, or modification of the existing shear walls, or the addition or installation of any new concrete or masonry structure or partition within the Unit, may compromise the structural stability and safety of the building. Accordingly, the VENDEE(S) shall not undertake or permit any such activity under any circumstances. The VENDEE(S) shall also not change the colour scheme of the outer and inner walls or paintings of the exterior side of the doors and windows etc. of the Unit. The VENDEE(S) shall, only with the prior written consent of the Promoter, Association/ Maintenance Agency fix safety grills on the windows of the Unit, of such design as the Promoter may specify (so as to obtain uniformity of design in the Project). In the event such deviations are caused without a prior written consent of the Promoter, Association/Maintenance Agency; then the Association/Maintenance Agency shall be entitled to remove, at the cost and risk of the VENDEE(S), all such grills which may have been fixed at the Unit together with any decorations, alterations, additions or improvements in the Unit made by the VENDEE(S) in contravention to the provisions of this Conveyance Deed. The VENDEE(S) shall not fix or erect sunscreens or weather shades, whether temporary or permanent, on the exterior of the said Unit in any manner whatsoever. The VENDEE(S) agrees and confirms that in the event the VENDEE(S) fails to comply his/her/their obligations as stated in this clause the same shall be at the sole responsibility, risk, cost and consequence of the VENDEE(S) and the VENDEE(S) indemnifies and keep indemnified the Promoter towards all losses, damages, costs, fines etc. which Promoter/Land Owners/Companies may incur because of aforesaid non compliance of his/her/their obligations by the VENDEE(S).

- 6.7 The VENDEE(S) permit the Promoter/Association and/or the Maintenance Agency and his/her/their representatives, surveyors, architects, agents etc. at all reasonable times to enter into and upon the Unit or any part thereof to view, inspect and examine the state and condition and make good anything necessary to be attended to within a reasonable time from the date of receipt of written notice from the Promoter Association/Maintenance Agency. Provided however, that in case of emergency the Promoter/Association and/or the Maintenance Agency and their representatives, surveyors, architects, agents etc. may enter into or upon the Unit at any time during the day or night. Any refusal of the VENDEE(S) to give such right shall be deemed to be a violation of this Conveyance Deed and Promoter/Association/Maintenance Agency shall be entitled to take such actions as it may deem fit.
- 6.8 The Project shall always be known as **“SOBHA Crescent Phase-1”** and their name shall not be changed by anyone including the VENDEE(S) or his lessees/occupant(s)/ transferee(s)/

assignee(s)/Association etc. However, the name of the Project may be changed at the sole discretion of the Promoter and the VENDEE(S) shall not be entitled to raise any objection/hindrance on the same. The VENDEE(S) and the Association shall not be entitled to change the name of the Project, buildings/towers without written consent of the Promoter. It is further agreed by the VENDEE(S) that the association of the brand name “**SOBHA**” (in its registered logo form) or a combination of words with prefix as “**SOBHA**” (“Brand Name”) shall at all times be subject to the sole control of the Promoter. It is agreed and accepted by the VENDEE(S) that the Brand Name shall always be used in the form in which it is registered with the concerned authorities and the color combination, the design; the appearance shall not be changed under any circumstances, unless Promoter has itself informed in writing about any change in the logo/Brand Name. The Brand Name will be associated with the total lands including Project, the building/tower, as well as the Association, unless a different mutual understanding is arrived between the Promoter and the Association. It is further agreed that the Association shall not, under any circumstances, be construed as a license or any other interest granted to any person in the Brand Name and all intellectual property rights in and arising out of or connected with the Brand Name and ownership of the Brand Name shall at all times vest in and be held exclusively by the Promoter. The VENDEE(S) further agrees not to use the Brand Name and/or any intellectual property in the Brand Name in any manner and for any purpose whatsoever except as otherwise permitted by the Promoter.

- 6.9 The VENDEE(S) may affix name plates/name boards only at the designated areas and of such sizes as per the relevant Applicable Laws and as may be previously approved in writing by the Association/Maintenance Agency, as the case may be. The VENDEE(S) agrees to obtain a prior written approval from the Association / Maintenance Agency, as the case may be, in respect of format, type, design, size, colour, material and lettering of the aforesaid sign board/name plates, etc. The VENDEE(S) shall not change the colour scheme of the outer walls or paint of the exterior side of the doors & windows etc. of the Unit.
- 6.10 The VENDEE(S) hereby covenants with the VENDORS to pay to the VENDORS from time to time and at all times the amounts which the VENDEE(S) is liable to pay as agreed under this Deed, and to observe and perform all the covenants and conditions contained in the aforesaid. The VENDEE(S) shall be liable to pay for the electricity & water consumption charges for the Unit as per the bills raised by the government authorities or Promoter or the Maintenance Agency or Association from time to time.
- 6.11 The VENDEE(S) hereby agrees to comply with, from time to time, all the requirements, requisitions, provisions etc. of all the Applicable Laws as may be in force and/or come into force in respect of the Project, including but not limited to the execution and registration of the Deed of Apartment (as required under the provisions of the Apartment Ownership Act).

- 6.12 That as per terms of the license, occupation certificate, building plan approval and environmental clearance it is mandatory for the Promoter to install LED fittings for energy conservation. After handover of the possession of the Unit, it is the sole responsibility of the VENDEE(S) /Association to comply with such provision. The VENDEE(S) hereby undertake to comply with the same and he/she/they shall be solely responsible and liable for violations, if any, of the provisions of law of the land and applicable rule, regulation or direction by the competent authority; and the VENDEE(S) agrees to indemnify the Promoter for any liability or penalty on that behalf.
- 6.13 The VENDEE(S) hereby consents that the Promoter may and shall always continue to have the right to place/erect hoarding/s on the Project, of such nature and in such form as the Promoter may deem fit and the Promoter shall deal with such hoarding spaces as its sole discretion and the VENDEE(S) agree/s not to dispute or object to the same. The Promoter shall be liable to pay any municipal tax if any for putting up the hoarding(s).
- 6.14 The VENDEE(S) agrees and acknowledges that Promoter shall continue to have the exclusive rights over the Limited Common Areas & Facilities and shall have exclusive rights to use the same for such purpose as the Promoter may deem fit including but not limited to the installation and operation of antenna, satellite dishes, communication towers, place, or erect signboards/hoardings etc., either directly or through a third party. The VENDEE(S) further agrees and undertakes that the VENDEE(S) will not create any hindrance/ obstruction to the exclusive right of the Promoter on the Limited Common Areas & Facilities. The VENDEE(S) understand that the Promoter shall deal with Limited Common Areas & Facilities, as its sole discretion, and shall not be liable to pay any fees/charges for creating exclusive rights on Limited Common Areas of the Project except municipal/statutory taxes payable to the concerned Authority.
- 6.15 The VENDEE(S) has/have agreed that all the terms and conditions of the Agreement for Sale /allotment letter or written communication in respect of transaction contemplated herein, shall be binding upon the VENDEE(S) and the VENDEE(S) agrees to adhere to the same in future as well to the extent applicable and further undertake to pay the maintenance charges etc., to the Promoter/Maintenance Agency/Operator as the case may be. In case the aforesaid terms and conditions of Agreement for Sale are in repugnance to the terms of this deed then the latter shall prevail.

7. FORMATION OF ASSOCIATION AND MAINTENANCE OF THE PROJECT:-

- 7.1 The VENDEE(S) shall become members of the Association as and when formed.
- 7.2 That the VENDEE(S) hereby undertakes to abide by all laws, rules and regulations relating to the Act, or any other law as applicable to the said Unit.
- 7.3 The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance by the Association or the competent authority, as the case may be. However, till such time the Association take possession of the said Common Areas

and Facilities/essential services as envisaged in this deed or prevalent laws governing the same, the Promoter has the right to appoint one or more agency for undertaking the maintenance services in the Project (“**Maintenance Agency**”) as it may deem fit. The Promoter or the Maintenance Agency has the right to recover applicable maintenance charges and other charges on offer of possession of the said Unit.

7.4 The VENDEE(S) shall be liable to pay maintenance charges periodically, as may be intimated by the Promoter/Association from time to time. Any delay in payment of maintenance charges etc., the same shall be debited from the Maintenance Security Deposit (“**MSD**”).

7.5 The VENDEE(S) shall bear the expenses which are common in nature and not attributable to any Unit in particular but relates to the maintenance of the entire Project in general. The VENDEE(S) shall be liable to pay maintenance charges as determined by the Promoter or its appointed Maintenance Agency or Association from time to time for maintaining the Common Areas and Facilities.

7.6 The VENDEE(S) hereby agrees and undertakes to pay the regular maintenance charges, power backup charges and any other charges specific to the Unit as demanded by the Promoter/Maintenance Agency, Goods and Service Tax (GST) or any other tax, cess, duty etc. applicable thereon, towards the security, maintenance, upkeep, common area power and power backup, landscaping, water charges, AMC costs, maintenance of personnel, repairs towards normal wear & tear, building/project insurance costs etc. (“**Common Area Maintenance Expenses**”) in respect of the Unit and the entire Project within 15 [Fifteen] days of issuance of the invoice by the Promoter/Maintenance Agency to avail uninterrupted services. In the event of any delay in payment of the maintenance charges, the same shall be debited from the Maintenance Security Deposit (“**MSD**”). Notwithstanding the above, non-payment of any of the charges within the time specified shall also disentitle the VENDEE(S) to the enjoyment of common area services and facilities within the Project. The VENDEE(S) agrees and consents to the above arrangement and will not question the same in any manner. The said MSD shall be retained by the Promoter/Maintenance Agency or its nominee. The MSD shall be used for Common Maintenance Expenses (as defined hereinabove) including repairs of capital equipment, AMC and up-keep, including indirect expenses, service charges etc. In case the MSD earned is inadequate, the Promoter/Maintenance Agency shall call for shortfall amount from the VENDEE(S) to meet the maintenance expenses and VENDEE(S) shall pay the same as and when demanded. The provisions of clause _____ of the Agreement for Sale shall stand incorporate in this Conveyance Deed and be applicable for the common area maintenance.

7.7 All returned/dishonored cheques submitted for payment of the maintenance charges shall be subject to legal action under the provisions of the Negotiable Instruments Act, 1881 or any

amendment/modification thereof apart from civil action for recovery of the amount. The Promoter/Association /Maintenance Agency shall be entitled to recover bank charges or Rs.1,000/- (Rupees One Thousand Only), or such other amount as may be prescribed/increased from time to time, in addition to the bill amount.

- 7.8 The VENDEE(S) agree that the MSD may be increased from time to time on account of the increase in the cost of maintenance services, and the VENDEE(S) agrees to pay such increase within 15 [fifteen] days of demand by the Promoter/ Association /Maintenance Agency.
- 7.9 The Promoter/Maintenance Agency shall provide water and electricity supply to the Unit either through private resources or Government Authority/agencies till the municipal water connection and supply is not provided by the municipal corporation. The VENDEE(S) shall pay the proportionate charges and cost of such supply of the water on proportionate basis. The VENDEE(S) shall also make payment of necessary deposits, charges for the same including payment towards usage of regular supply of electricity at applicable rates to the Promoter/Maintenance Agency. As and when any Plant & Machinery within the Project including but not limited to DG sets, electric sub-stations, firefighting equipment, pumps, STP, WTP, OWC any other plant and equipment of capital nature etc. require replacement, up-gradation, additions etc. in the Project, the cost thereof shall be contributed by the VENDEE(S), on proportionate basis. The Promoter/Association or the Maintenance Agency shall have the sole authority to decide the necessity of such replacement, up-gradation, additions etc. including its timings or cost thereof and the VENDEE(S) agrees to abide by the same.
- 7.10 In addition to the VENDORS, Maintenance Agency has right of unrestricted usage of all Common Areas and Facilities of the Project for providing necessary maintenance services, the VENDEE(S) agrees to permit the VENDORS/Maintenance Agency/Operator to enter into the Unit or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect, repair, alteration, cleaning, and in connection with the obligations and rights under this Deed, including but not limited to electricity, water or for repairing/changing wires, gutters, pipes, drains, etc. in the Unit or the defects in an adjacent Unit. Any refusal of the VENDEE(S) to give such right to entry will be deemed to be a violation of this Deed and the VENDORS shall be entitled to take such actions as it may deem fit.
- 7.11 The VENDEE(S) has agreed and acknowledged that access to all telecommunication services such as IPTV, telephone, voice intercom, voice intercom high speed data/ broadband CCTV, security surveillance, Common Area Wi-Fi shall be exclusively through already installed infrastructure in the said Project by the Promoter. The VENDEE(S) agrees and covenants that VENDEE(S) shall not avail the telecommunication services of any other service provider other

than already provided in the said Project. The VENDEE(S) has agreed and acknowledged that Promoter has explained, and the VENDEE(S) has understood the operating arrangements of the above referred infrastructure and that the same forms an integral part of common maintenance services.

- 7.12 As mentioned hereinabove, the Promoter shall be entitled to continue with the construction and use the additional FAR as and when available/permissible by the competent authority, to the remaining area of the Promoter. The Promoter shall be entitled to connect the electricity, water, sanitary and drainage by integrating the other phases with the existing facilities by extending the connections of electricity, water, sanitary and drainage sources and the VENDEE(S) shall not have any objection for such integration and the VENDEE(S) gives his/her/their express consent thereto. The Promoter has unfettered and complete right of way and means to access over, along and under all the internal access roads in the Project at all times for the purpose of installing, repairing and maintaining ancillary structures and amenities situated in the Project.
- 7.12 In order to maintain security in the Colony/Building/Project, the Promoter /Maintenance Agency/Association shall be free to restrict the entry of any third party into the building/tower/Project, whom it considers undesirable at the outer gate itself.
- 7.13 That the structure of the building/s in the Project may get insured by the Promoter/ Maintenance Agency/Association as referred to above against fire, earthquake and any other natural calamities etc. However, the VENDEE(S) may at his/her/their cost and expense may obtain Insurance Policy/ies in respect of the interiors, fittings, fixtures, electric and electronic equipment's and other movables kept inside the Unit. The proportionate cost of insurance of the building structures in the Project shall be recovered from the VENDEE(S) and the VENDEE(S) hereby agrees to pay the same without delay or demur. The VENDEE(S) shall not do or permit to do any act or thing which may render the insurance of any part of the Project, void or voidable or cause increased premium to be paid for the same. Any incremental cost because of the act of the VENDEE(S) shall be borne by the VENDEE(S) alone.
- 7.14 That the VENDEE(S) agree/s to pay on demand, taxes of all and any kind whatsoever, whether levied or leviable now or in future, on the Said Land and/or on buildings, as the case may be, effective from the date of handing over possession of the said Unit, so long as each Unit is not separately assessed for such taxes for the Said Land, the same shall be payable and be paid by the VENDEE(S) in proportioned share of the Unit being conveyed to him/her/them in terms of this Conveyance Deed. The Promoter or any other agency shall make such payment, as the case may be, and the same shall be conclusive, final and binding upon the VENDEE(S).
- 7.15 The car parking spaces provided are for the benefit of all the buyers/owners/occupants of the Unit in the Tower/Building of the Sobha Crescent Phase-1 Project. The right of allotting

specific car parking space to the individual Unit's VENDEE/s vests with the Promoter. The parking area allotted and earmarked for the VENDEE/s by the Promoter is binding on the VENDEE/s and the VENDEE/s agree to receive the same without any objections. The parking space earmarked to the VENDEE/s is for exclusive use and enjoyment by the VENDEE/s and the VENDEE/s shall not have the right to put up any construction in the parking space or enclose the same or use/convert it for any purpose other than as car parking space. The VENDEE/s agree and acknowledge that, he/she/they shall park their cars/vehicles only at the specific car parking spaces specifically allotted to him/her/them and not at any other place. The VENDEE/s shall not have any objection for the Promoter in allotting the covered/mechanical/staked/open/uncovered car parking spaces in favour of other apartment owners in the said Project. The VENDEE/s further agree and acknowledge that, other than use of the same, they shall not have any power or authority to transfer/sell/alienate the same other than with the apartment. In addition, thereto the VENDEE/s shall not allow the use of the car parking space designated/earmarked to the Unit for use and enjoyment of the same by any person who does not own or occupy any Unit in the said Project.

- 7.16 The VENDEE(S) undertakes to park his vehicle in the parking areas as allocated by the aforesaid agency and not anywhere else in the Project. The Allottee(s) hereby acknowledges and agrees that the Promoter shall be entitled to shift/relocate the car parking space(s) to any other location in the said Project;
- 7.17 The VENDEE(S) understands and acknowledges that the service areas in the basement of the said Building/Tower in the Project and/or anywhere else in the said Project which are reserved/earmarked by the Promoter for services, use by maintenance staff earmarked by the Promoter to services including but not limited to, electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment etc., shall not be used by the VENDEE(S) for parking or any other purpose, of any nature whatsoever. The liability to pay for the maintenance and upkeep charges as may be levied from time to time by the Promoter/Maintenance Agency/Agency on such service areas shall be the responsibility of and payable by the VENDEE(S). Any violation of this condition shall be a breach of this Agreement by the VENDEE(S).

8. INDEMNITY:-

- 8.1 The VENDEE(S) undertakes to indemnify and keep the VENDORS, other occupants/Unit holders and Maintenance Agency and its officers/employees fully indemnified and hold harmless from and against any actions, suits, claims, proceedings, damages, liabilities, losses, expenses or costs faced, suffered, inflicted or incurred by the VENDORS, other occupants/Unit holders and/or the Maintenance Agency, as consequence of breach of any of the terms and

conditions of this Conveyance Deed or non-compliance with Applicable Laws or for any of its representations or warranties not being found to be true at any point of time or any other act or omission on the part of the VENDEE(S) or on the part of his/he/their personnel and/or representatives. It is agreed that the VENDEE(S) shall be responsible for the failure to comply with the obligations herein and for the occurrence of any hazard within the Unit due to misconduct and/or negligence of the VENDEE(S) or otherwise. In such an event, the VENDEE(S) shall keep and hold the VENDORS fully indemnified for the quantum of loss, penalty caused or borne by the VENDORS, claims or demands raised on the VENDORS due to such misconduct and/or negligence on the part of the VENDEE(S) or otherwise. VENDEE(S) also confirm/s that post execution of this Conveyance Deed, his/her/their/its account with the VENDORS stands settled and there are no pending claim(s) whatsoever against the VENDORS.

- 8.2 That the VENDEE(S) hereby further covenants with the VENDORS that he/she/they shall comply with and carry out, from time to time, all the requirements, requisitions, demands and repairs which are required to be complied with in regard to any rules and regulations or directives of the concerned development authority/ municipal authority/ Government or any other competent authority or the Association/Maintenance Agency/company appointed for maintenance of the Project and the Said Land and the VENDEE(S) shall keep the VENDORS saved, harmless and indemnified against all costs, damages, losses, consequences and damages etc. that may arise on account of non-compliance with the said requirements, requisitions, demands and repairs etc.

9. OWNERSHIP TRANSFER BY THE VENDEE(S):-

- 9.1 Upon execution and registration of this Conveyance Deed, the VENDEE(S) is entitled to transfer the Unit in favour of any third party as per Applicable Laws.
- 9.2 Before concluding any sale or transfer of ownership of the Unit to the third party, the VENDEE(S) shall be required to (i) pay all outstanding dues of Maintenance Charges and other charges as may be notified by the Promoter or Association or Maintenance Agency, as the case may be, at that time, and (ii) obtain a no dues certificate from the Promoter/Association/Maintenance Agency in this regard.

10. DEFECT LIABILITY: -

- 10.1 It is agreed by the Parties that in case of any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per this Deed relating to such development is brought to the notice of the Promoter by the VENDEE(S) within a period as prescribed under Applicable Laws from the date of handing over possession, it shall wherever

possible be rectified by the Promoter without further charge, within the time period as laid down under the Applicable Laws.

10.2 The Promoter shall not be liable, including but not limited to, in case of the following:

- (a) Structural defects caused or attributable to the VENDEE(S) (including but not limited to any transferee(s) and/or any person claiming under them) including by carrying out structural or architectural changes from the original design attributes, demolition, dismantling making openings, removing or re-sizing the original structural framework, putting excess or heavy loads or using the premises other than for its intended purpose.
- (b) Structural defects caused by accidental breaking of fire or any kind of explosion of gas cylinder etc.
- (c) Structural defects induced by Force Majeure Events, such as war, flood, act of God, explosions of any kind by terrorists etc.
- (d) Structural defects occurring in Unit has undergone unauthorized civil renovations by the VENDEE(S) (including but not limited to any transferee(s) and/or any person claiming under them).
- (e) Structural defects due to wear and tear of whatsoever nature.

In carrying out the repairs of any Structural Defects;

- (a) The Promoter reserves the right to replace unavailable materials with suitable alternatives without any compromise on the quality of the material, quality of workmanship and the aesthetics of the Unit.
- (b) The Promoter state that many of the materials procured from factories/vendors are subject to variations in tone, grain, texture, colour and other aesthetics features which are beyond the control of the Promoter, they may not be the same as shown in the model Unit samples. This is mostly due to items being manufactured in different lots. Every effort will be made to minimize the variations to the specifications however, there may be variations within natural/ permissible limits.
- (c) The Promoter will ensure that the workmanship of all the works shall be generally in accordance with the general and detailed specifications as mentioned in the Agreement and as per the sanction plans.
- (d) That the Project as a whole has been conceived, designed and constructed based on the commitment and warranties given by the vendors/ manufacturers, wherever applicable, that all equipment's, fixtures and fittings shall be maintained and covered by maintenance/ warranty contracts so as it to be sustainable and proper working condition to continue warranty in the Unit and the common Amenities & Facilities of the Project wherever applicable.

- (e) That the VENDEE(S) has/have been made aware and that the VENDEE(S) expressly agree/s that the regular wear and tear of the Unit includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20 degrees Celsius and which do not amount to structural defects and hence cannot be attributed to either faulty workmanship or structural defect.

11. ORIGINAL TITLE DOCUMENTS: -

The Land Owners on receipt of the completion certificate of the project “**SOBHA Crescent**” from the competent authority, shall in accordance with the Applicable Laws, hand over all the documents of title, licenses, approvals and other documents in respect of the Project to the Association, and the Association shall thereafter retain the same in trust for and on behalf of all allottees/owners of the units in the Project.

12. STAMP DUTY: -

The stamp duty, registration charges, legal expenses and all other miscellaneous and incidental expenses for execution and registration of this Conveyance Deed and any additional stamp duty and registration charges, in the event of the same becoming payable due to change or interpretation of the Applicable Law, notification, order etc. including the stamp duty and registration fee which may be demanded by the Competent Authority due to under valuation of stamp, shall be exclusively borne and paid by the VENDEE(S).

13. SEVERABILITY :-

Any provision of this Conveyance Deed which is prohibited, unenforceable or is declared or found to be illegal, unenforceable or void shall, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Conveyance Deed or affecting the validity or enforceability of such provision in any other jurisdiction.

14. MISCELLANEOUS:-

- 14.1 This Conveyance Deed is the final document for transfer of title of the said residential Unit by the VENDORS in favour of the VENDEE(S). Further, this Conveyance Deed cannot be modified (whether by alteration, addition or omission) otherwise than in writing duly agreed by all the Parties.
- 14.3 The VENDEE(S) acknowledges and confirms that the infrastructure facilities provided/to be provided by the Government outside the Project is beyond the control of the VENDORS and the VENDEE(S) shall not have a right to raise any claim or dispute or make demand against the

VENDORS in respect of the same. The VENDEE(S) shall not withhold any payment/charges owing to the above.

14.4 In case there are joint VENDEE(S), all communications shall be sent by the Promoter to the VENDEE(S) whose name appears first and at the address given by him/her which shall for all purpose be considered as served on all the VENDEE(S) and no separate communication shall be necessary to the other named VENDEE(S).

14.5 The VENDEE(S) confirms that all the obligations arising under this Conveyance Deed in respect of the Unit shall be equally be applicable and enforceable against any and all occupier, tenants, licensees and/or subsequent VENDEE(S), transferee/s of the Unit as the said obligations go with the Unit for all intents and purposes and the VENDEE(S) assures the VENDORS that the VENDEE(S) /he/she/they shall take sufficient steps to ensure the performance in this regard. In case of default from the side of the tenants/licensee etc. VENDEE(S) shall be responsible.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on this conveyance deed on the day, month and year first above mentioned in the presence of the following witnesses:

SIGNED, SEALED AND DELIVERED by the within named
PROMOTER
SOBHA LIMITED
acting through its duly Authorised Person- **VENDORS**

Mr./Ms.

SIGNED, SEALED AND DELIVERED by the within named
LAND OWNERS AND COMPANIES
acting through its duly Authorised Person of
Power of Attorney Holder M/s. SOBHA LTD.,

Mr./Ms.

SIGNED, SEALED AND DELIVERED by the within named **VENDEE(S)**

(.....) (.....)

In the presence of

WITNESSES:

- 1.
- 2.

SCHEDULE-I(a)

DESCRIPTION OF THE LAND

Lands admeasuring – 4.960 acres (20072.376 sq. mtrs) out of the total land admeasuring 11.9968 acres (48549.32713 sq mtrs.) approximately situated in Sector–63A, in the revenue estate of village Behrampur, Gurugram – Manesar Urban Complex Tehsil Wazirabad & Distt Gurugram, Haryana State and comprised in the revenue numbers stated in the table below:

<u>Village</u>	<u>Name of Owner</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area (Kanal-Marla)</u>
Behrampur	G.P. Realtors Private Limited	21	23/2	1-12
		29	2	8-0
			3/2	1-6
	Mews Conbuild Private Limited	21	23/1	1-4
		29	3/1	2-0
			8	1-5
	Panoply Propbuild Private Limited	29	9	7-4
			12	6-15
	Commander Realtors Private Limited 1/16 share, Mews Conbuild Private Limited ½ Share, Fiverivers Township Private Limited 2/5 share and Fiverivers Developers	29	10/1	3-8

	Private Limited 3/80 share			
			10/2	1-0
			10/3	1-12
			10/4	2-0
	Yule Propbuild Private Limited	29	11	8-0
			19	2-16.5
		30	6	9-9
			15	8-0
		29	21	8-0
			22	1-6
		30	17/2	1-2
			24	8-0
			25	8-0
		36	4/1	4-0
Grand Total				95-19.5 or 11.9968 Acres

SCHEDULE-I(b)
LAYOUT PLAN SHOWING LICENSED LAND AND PROJECT

SCHEDULE-II
DESCRIPTION OF THE UNIT

Unit Number	_____
Carpet Area of the Unit (in square meter) and (in square feet)	_____ Square Ft. (_____ Square Meters)
Location	

SCHEDULE-III
LAYOUT PLAN OF THE UNIT

SCHEDULE-IV
SPECIFICATIONS OF THE UNIT