

CONVEYANCE DEED

1. Type of Deed : CONVEYANCE DEED
2. Village/ City (Name & Code) :
3. Segment/ Block (Name & Code) : **Tower - ____**
4. Type of Property :
5. Carpet Area : **____(Sq. Mtrs.)**
6. Transaction Value : **Rs. ____/-**
7. Stamp Duty : **Rs. ____/-**
8. Stamp No. & Date :

For St. Patricks Realty Pvt. Ltd.

Authorised Signatory

THIS DEED OF CONVEYANCE is executed on this _____ day of _____ **2025**.

BY

ST. PATRICKS REALTY PRIVATE LIMITED (CIN U45200HR2008PTC037964) (PAN AAMCS1877]), a company registered under the Companies Act, 1956, having its registered office at The Median, Central Park Resorts, off Sohna Road, Sector 48, Gurugram, Haryana-122018 (hereinafter referred to as '**Vendor**', which expression, shall unless contrary to or repugnant to the context mean and include its lawful attorneys and permitted assigns) through its authorized signatory **Mr.** _____ (Aadhaar No: _____), duly authorized vide resolution dated _____;

AND

MLT PROP MART PRIVATE LIMITED, (CIN:U70100HR2017PTC117955) (PAN AAKCM9066F) a company registered under the Companies Act, 2013, having its registered office at The Median, Central Park Resorts, Sector 48, Sohna Road, Gurgaon, Haryana, India, 122018 (hereinafter referred to as "**Landowner/Confirming Party**", which expression, shall unless contrary to or repugnant to the context mean and include its lawful attorneys and permitted assigns) acting through their registered General Power of attorney holder - St. Patricks Realty Private Limited through its authorized signatory **Mr.** _____ (Aadhar no. _____) authorized vide board resolution dated _____;

IN FAVOUR OF

Mr./Mrs./Ms.**S/o/D/o/W/o**..... (PAN No., Aadhar No.) Resident of

(hereinafter individually/jointly, as the case may be, referred to as the '**Vendee**' which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his/ her heirs, executors, administrators, legal representatives, successors and assigns) of the OTHER PART.

For St. Patricks Realty Pvt. Ltd.



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The Vendor, Landowner/Confirming Party and Vendee are hereinafter collectively referred to as “Parties” and individually as a “Party”.

WHEREAS:

- A. The Vendor and the Landowner/Confirming Party are the lawful owners of their respective land, total land admeasuring 3.419 acres situated at revenue estate of village Dhunela, Sector 32, Sohna, District Gurugram (“**said Land**”) and have entered into a registered Collaboration Agreement dated 18.01.2023 bearing vasika no.10792 before the Sub-Registrar Sohna, District – Gurugram (Haryana).
- B. The Promoter and the Landowner has been granted Licence No. 13 of 2024 dated 29.01.2024 for setting up a residential plotted colony over 4.8284 acres in addition to Residential Plotted Colony bearing Licence No. 54 of 2014 dated 20.06.2014, 28 of 2016 dated 23.12.2016, 07 of 2020 dated 29.01.2020 and 104 of 2021 dated 10.12.2021 situated in revenue estate of village Dhunela and Berka, Sector 29,30,32 and 33, Sohna District Gurugram. The Said Land is part of Licence No. 13 of 2024 and as per approved layout plan dated 29.01.2024 the Said Land is earmarked for the purpose of building a commercial colony, comprising of 01 tower containing retail shops and service apartments and the said project shall be known as ‘**The Skylo Tower**’ (“**Project**”);
- C. The Vendor by virtue of the abovementioned Collaboration Agreement and General Power of Attorney executed by the Landowner/Confirming Party in favour of the Vendor, dated 18.01.2023 bearing vasika no. 162 registered before the Sub-Registrar, Sohna, the Vendor is empowered and competent to develop, market and sell commercial units being retail shops and service apartments of various sizes, specifications and locations constructed over the said Land and receive monies, give receipts, execute conveyance deed and other documents etc. as may be necessary to give effect to the aforesaid purpose. The said Project is located within a larger township named as Central Park Flower Valley (“**Complex**”) situated at village Dhunela, Sector 32, Sohna, District Gurugram.
- D. The Vendee is interested in purchasing retail shop/service apartment bearing no., Block, having carpet area of **square mtrs.** (_____ **Sq. Ft.**)

For St. Patricks Realty Pvt. Ltd.

Authorised Signatory

(hereinafter referred to as the said “Unit) in the Project along with right to use the ____ Covered Car Parking bearing no. ____ in the said Projectas per plan annexed hereto.

- E. The Vendee has demanded from the Vendor and the Vendor has allowed the Vendee inspection of the site, plans, ownership record of 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 on which the said Unit is situated and has understood all limitations and obligations of the Vendor in respect thereof. The Vendee has further inspected the said Unit and is satisfied with the specifications, facilities, fittings, fixtures, amenities, quality of construction, and carpet area of the said Unit and has no objections with respect to the same. The Vendee is also fully satisfied with the competency of the Vendor to execute this Conveyance Deed.
- F. The Vendee acknowledges that the Vendor has readily provided all information / clarifications as mentioned hereinabove and the Vendee is not influenced by advertisement, sales plan and various representations made by selling agents, brokers but has verified the information provided by Vendor and exercised his/her own prudence, judgment and due diligence in deciding to purchase the said Unit.
- G. The Vendee has before execution of this Conveyance Deed inspected the said Unit as per the Agreement for Sale dated (hereinafter referred to as “**Agreement**”) and hereby records its satisfaction thereto.
- H. The Vendee has confirmed to the Vendor that he/she is purchasing the said Unit with full knowledge and understanding of all laws, rules, regulations, notifications etc. applicable to the Project and the said Unit in particular and the terms and conditions contained in the Agreement and this Conveyance Deed and that he/she has clearly understood all his rights, duties, responsibilities, obligations thereunder and undertakes to comply with the same.
- I. The Vendor, relying on the confirmations, representations and assurances of the Vendee to faithfully abide by all the terms, conditions and stipulations contained in this Conveyance Deed has agreed to sell the said Unit to the Vendee on terms and conditions appearing hereinafter.

For St. Patricks Realty Pvt. Ltd.

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NOW THEREFORE, THIS CONVEYANCE DEED WITNESSETH AS UNDER:

1. That, in consideration of a sum of Rs. _____ (**Rupees** _____ **Only**) paid by the Vendee to the Vendor, the receipt of which is hereby acknowledged by the Vendor, the Vendor both hereby sell, convey and transfer the said Unit having Carpet Area _____ **Square Meters** (_____ **Sq. Ft.**) as described in the **SCHEDULE OF PROPERTY** hereunder along-with its title and peaceful possession absolutely unto the Vendee, free from all encumbrances, charges, liens, lis-pendens, litigation etc. and the Vendee has agreed to hold, enjoy and alienate the same on the terms and conditions written hereunder.
2. That the Vendee has clearly understood and agreed that common/ general areas of the Project shall be as per declaration by the Vendor in the deed of declaration under the provisions of Haryana Apartment Ownership Act, 1983 with respect to the said Project (hereinafter referred to as "**Deed of Declaration**").
3. That the Vendee shall not have any independent title or interest in the common area and facilities of the Project and shall have only right of ingress and egress and right to use common facilities and common areas in the manner and to the extent as would be absolutely essential for beneficial enjoyment of the said unit without causing nuisance or annoyance to the other occupants of the Project. All such areas which are not charged from the Vendee and not included in the Deed of Declaration shall exclusively belong to the Vendor and the Vendee shall not claim any right thereon.
4. The Vendee agrees that all land forming part of the said Land, on which construction is or will be permissible with the sanction of the competent authorities shall not form a part of common or general areas of the said Unit/Building/Project and the ownership whereof shall continue to remain with the Vendor as the same has not been included in the sale price paid by the Vendee to the Vendor in this Conveyance Deed. The Vendor at its absolute discretion has excluded such land from the definition of Common /General Areas and Facilities while filing Deed of Declaration for the Project under the provisions of Haryana Apartment Ownership Act, 1983. It is clarified that the community centre/club is not a part of the common areas of the Project. It is agreed by the Vendee that club membership charge, if any paid by the Vendee as per agreed terms is only towards the

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membership of the club/community center and such charge is neither towards the cost of club/community center nor for any of its facilities and amenities (as per Deed of Declaration filed) and the Vendee shall pay the separate usage charges for using such club/community center and its facilities and amenities and the relevant terms/clauses of the Agreement for Sale with respect to the club/community center, its usage charges and its conditions etc. shall stand incorporated herein.

5. The Vendee has been allotted ____ covered car parking bearing no. ____ as reserved car parking space, and the Vendee has agreed that such reserve car parking space shall be an essential and integral amenity of the Unit and the Vendee undertakes not to sell/transfer/deal with the reserve car parking space independent of the said Unit. The Vendee also agrees that the basement in the building shall not form part of common areas unless any portion thereof was or is specifically included in the Deed of Declaration filed/to be filed by the Vendor under the Haryana Apartment Ownership Act, 1983. The Vendee agrees that car parking space is an essential and integral amenity of the Unit and is not an independent legal entity/property detached from the Unit or capable of being dealt within its right. The Vendee undertakes not to sell / transfer / deal with his/her reserve car parking space independent of the Unit. The Vendee undertakes to park his vehicle in the reserve car parking space allotted to him/her and not anywhere else in the Project/Complex. It is specifically made clear and the Vendee agrees that any other area shall not be used for parking of his/her vehicle.
6. That, the Vendee also agrees to pay in proportion to the carpet area of the Unit all government charges, rates, tax or taxes of all and any kind by whatsoever name called, whether levied now or in future, as the case may be, effective from the date of taking over physical possession of the Unit. In the event of any increase in such charges whether prospective or retrospective (whether before or after the Conveyance Deed has been executed) the same shall be payable by the Vendee alongwith applicable GST in proportion to the carpet area of the said Unit.
7. That the Vendee has paid its pro-rata share of External Development Charges (EDC), Internal Development Charges (IDC), etc. as a part of cost of the said Unit on the basis of the determination of the said charges as levied by the Government of Haryana at the time of issue of license or subsequent to issue of license pertaining to the Project. The Vendee has further agreed to bear and pay on demand from the Vendor his pro-rata share of any

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additional demand and other charges alongwith applicable GST as may be hereafter levied or enhanced by the Government with retrospective effect.

8. That the possession of the said Unit has been handed over by the Vendor to the Vendee. The Vendee has inspected the said Unit before taking its possession and found the same in good and satisfactory order and is fully satisfied with the amenities, specifications, facilities, fittings, fixtures, carpet area and other areas of the Unit. The Vendee undertakes not to raise any objection or claim against the Vendor with regard to any defect in construction, area and plan of the said Unit in any manner whatsoever. The Vendee shall have no claim against the Vendor in respect of any item or work in the said Unit which may be alleged not to have been carried out or completed or for any design, specifications, building materials used or for any other reason whatsoever. However, any inherent structural defects that are brought to the notice of the Vendor within a period of 5 (five) years from the date of offer of possession shall be remedied by the Vendor. Provided that, 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. The Vendee shall be entitled to use and occupy the said Unit without any interference from the Vendor subject, however, to the terms, conditions and stipulations contained herein.

9. That the Vendee shall not change and make any structural additions or alterations in or to the said Unit or the Building or any part thereof. The Vendee hereby covenants with the Vendor that, he at his own cost, shall keep the said Unit, its walls and partitions, sewers, drains, pipes and appurtenances thereto or belonging thereto, in good and tenable repair and maintain the same in a fit and proper condition. The Vendee shall ensure that the support, shelter etc. of the Building or pertaining to the Building, in which the said Unit is located, is not in any way damaged or jeopardized. He shall neither himself do, nor permit or suffer anything to be done in any manner to the Building or any part thereof, the staircases, lifts, shafts and common passages, compound or anything connected with or pertaining to the Building which would violate any rules, regulations and bye-laws of the municipal authority or any law for the time being in force, or any rule or notification issued by the local or other statutory Authority. The Vendee shall be responsible for any loss or damage arising out of breach of any of these conditions.

For St. Patricks Realty Pvt. Ltd.

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10. That the Vendee covenants with the Vendor to use the said Unit only for commercial purposes and not to use the said Unit or permit the same to be used for purposes other than commercial purposes as per the applicable laws in this regard or use for any purpose which may or is likely to cause nuisance or annoyance to occupiers of other units in the said Building/Project/Complex or for any illegal or immoral purposes or to do or suffer anything to be done in or about the said Unit which tend to cause damage to any flooring or ceiling of any unit above, below or adjacent to the said Unit or in any manner interfere with the use thereof or of space, passage or amenities available for common use.
11. That the Vendee hereby covenants with the Vendor that he/she shall comply with and carry out, from time to time, all the requirements, requisitions, demands and repairs which are required to be carried out in compliance of rules and regulations or directives of the Development Authority/ Municipal Authority/ Government or any other competent Authority in respect of the said Unit at his own cost, and the Vendee shall keep the Vendor indemnified, secured and harmless against all costs and consequences and all damages, arising on account of non-compliance with the said requirements, requisitions, demands and repairs etc. after the taking over the possession of the Unit.
12. That, with respect to the said Building / said Project, in which the said Unit is located, the Vendor being owner of the said Building/said Project and being the Grantor, has the obligation to submit a declaration under the provisions of Haryana Apartment Ownership Act, 1983 regarding said Building/said Project vide a Deed of Declaration. The Vendee after understanding the provisions of this clause and comprehending the implications thereof, expressly agree and assure the Vendor that the uniform computed value of the said Unit along with parking space as may be specified by the Vendor in the above Deed of Declaration, for the limited purposes of implementation/application of the Haryana Apartment Ownership Act, 1983 only shall be conclusive and binding on the Vendee and is absolutely independent of the said Unit along with parking space as specified in this Conveyance Deed for purposes of conveyance and/or as may be taken hereafter due to any sale transaction, taxation or otherwise. The common areas in the Project, except the limited common area and facilities (if any) attached to and reserved for any other unit in the Project, shall be common to all occupants of the Project/Building whether already erected or which are under construction or proposed to be erected in the Project.

For St. Patricks Realty Pvt. Ltd.

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13. That the Vendee hereby undertakes and assures that all the occupants under him shall abide by all laws, rules and regulations relating to the Haryana Apartment Ownership Act 1983, or any other law as applicable to the said Unit, the terms and conditions contained in this Conveyance Deed, and any rules or regulations laid down by the Maintenance Agency/association of allottees/Vendor of the Project. The Vendee shall sign, execute and register the requisite Deed of Apartment, undertaking etc. in order to abide by the provision of the Haryana Apartment Ownership Act, 1983. The Vendee also agrees and undertakes that he/she shall have no objection to any limited common areas and facilities being attached to and reserved for other units to the exclusion of the said Unit.
14. The Vendor or the Maintenance Agency (appointed by the Vendor) as the case may be shall maintain and upkeep the common area & facilities, spaces, sites etc. until the same are transferred/assigned to the association or society of allottees, subject to the terms and conditions contained in this Conveyance Deed in the Deed of Declaration of the Project under the Haryana Apartment Ownership Act 1983, and the Rules made thereunder.
15. That the Vendee, if resident outside India, shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, rules, regulations, circulars etc. of the Reserve Bank of India, and other applicable laws, rules and regulations including that of remittance of payment(s) and for acquisition of the immovable property in India. The Vendee shall furnish the required declaration in Vendor's prescribed format.
16. That the Vendee agrees and undertakes that, any time before or after taking possession of the said Unit, he shall have no right to object to the Vendor constructing or continuing with the construction of the other building(s) or structures adjoining to or otherwise in the site earmarked for the Project or outside the Project in the event the same is allowed by the competent authorities or under any applicable laws. However, while making such construction of other building(s), if any, as and when permissible, the Vendor shall endeavor to ensure the convenience of the occupants of the Building/Unit. The Vendee agrees that the Vendor shall have the right to enclose/boundary the construction site of under construction building(s) for safety and security reasons.

For St. Patricks Realty Pvt. Ltd.


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17. That, even after execution and registration of this Conveyance Deed, the Vendor shall continue to have, as before, the right to construct and pass on the additional FAR as and when available/permissible by the concerned Authority, to the next adjoining phase/ area, if any, planned in the future. The Vendor undertakes to take all such steps to minimize the disturbance, if any, to the occupants of the Building. The Vendor shall be entitled to connect the electricity, water, sanitary and drainage fittings on the additional structures with the existing electricity, water, sanitary and drainage sources, but at its own cost. The Vendee hereby gives consent to the same and agrees that he/she shall not either himself/herself or as member of any association /society etc. raise any objection to such connection or claim any reduction in price of the said Unit and/or any compensation or damages on the ground of inconvenience or on any other ground, whatsoever.
18. That the Parties to this Conveyance Deed agree that the zoning and layout of the Project are subject to change if approved by the concerned statutory authorities in compliance of the applicable laws, rules, regulations, circular and notifications issued by the appropriate government. The parties to this Conveyance Deed also agree that the Vendor shall have the right to achieve the maximum FAR available to the Vendor subsequent to such changes in the zoning, layout and building plans.
19. That the Vendee has purchased the Unit in a multistoried Building/ Project and the Building alongwith the Project and common areas are to be maintained properly for their full and proper utilization. The Vendor has appointed a Maintenance Agency to look after the maintenance and upkeep of the common areas, services, and facilities of the Project and the Vendee shall regularly pay to the Maintenance Agency, the maintenance and service charges, as determined by the Maintenance Agency as from time to time. The payment of maintenance charges by the Vendee to the Maintenance Agency or association/society of allottees as the case may be, shall be based on and in proportion to the area of the Unit. The rate of maintenance charges shall be fixed before the delivery of the possession and shall be increased from time to time, by the Maintenance Agency depending upon the total maintenance costs of the common areas and services in the Project. The decision of the Maintenance Agency in this respect and on the costs of maintenance shall be final and binding on all the Vendee/occupants of the Unit. These charges shall be paid by Vendee on monthly intervals or on such period in advance as the Maintenance Agency may decide in this regard. The Vendee also undertakes to pay pro-rata share of capital expenditure incurred or to be incurred on replacement of common

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fixed equipment, plant and machinery in the Project. Provided that, if the Vendee fails and/or neglects to pay his share of maintenance and replacement charges for such common facilities and common services as provided in these presents, the Vendee or anyone else lawfully claiming through or under the Vendee shall not be entitled to make use of such common facilities and services and shall further be liable to pay delay payment interest on the unpaid amount at the rate specified in the maintenance agreement to be executed by the Vendee with the Maintenance Agency till such time complete payment of the maintenance charges and replacement charges along with interest is made by the Vendee. The Vendee understands and accepts that the regular payment of such maintenance and replacement charges is a condition precedent for making use of such common facilities and services. Similarly, if the Vendee commits breach of any of the covenants herein or rules/bye laws/ provisions made for the residents of the Project, the Vendee shall have no right to use the common facilities and services until and unless such breach is rectified and the Maintenance Agency are assured by the Vendee that the breach of covenants would not be repeated by the Vendee or by any other persons lawfully claiming through or under the Vendee.

20. Notwithstanding anything contained herein, the Vendee agrees that for the purposes of the maintenance of the common areas and facilities, the Vendee shall, enter into a tripartite Maintenance Agreement with the Vendor and / or its nominated Maintenance Agency and the Vendee undertakes to pay in advance on pro-rata basis the maintenance charges of such common areas and facilities as per bills as raised by the said Maintenance Agency in accordance of the Maintenance Agreement, irrespective of whether the Vendee is in occupation of the Unit or not. In order to secure due payment of maintenance bills and other charges raised by the Maintenance Agency, the Vendee has deposited and shall always keep deposited with the Vendor and/or Maintenance Agency the Interest Free Maintenance Security Deposit (IFMSD) as may be revised from time to time. In case maintenance of the Project is handed over to and/or taken over by any association/society, then such association/society shall undertake the maintenance of the Project and the Vendor and/or Maintenance Agency shall have no responsibility and liability for maintenance of the Project from the date of such handover/takeover to such society/association.
21. That in order to maintain security in the Project, the Vendor and the Maintenance Agency shall be free to restrict the entry of any outsider into the Building/ Project/Complex, whom

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it considers undesirable at the outer gate of Project or the Complex itself. In case of insistence, the security staff of the Building will be at liberty to call upon the Vendee/lawful tenant/occupant to come to the gate and personally escort the outsider from the gate to his Unit and assume the responsibility of escorting them out and of their conduct and behaviour while inside the Building/Project/Complex. The security services will be without any liability of any kind upon the Vendor/Maintenance Agency. Security costs will be part of the Maintenance Charges.


22. That the structure of the Building may be got insured by the Vendor or through its nominated Maintenance Agency against fire, earthquake and any other natural calamities etc. on behalf of the Vendee but anything inside Unit shall be got insured by the Vendee himself/herself at his/her own cost. The cost of such insuring the building structure shall be recovered by the Vendor/Maintenance Agency/Association from the Vendee as part of service charges/Maintenance charges. The Vendee shall not do or permit any other person to do any act or thing which may render the insurance of Building or any part of the said Building, void or voidable or which may result in increasing the premium to be paid for the same.
23. That the Vendee agrees and binds himself to pay regularly on demand to the Vendor/nominated Maintenance Agency for (a) insurance premium (b) all other rates, taxes, levies, impositions and outgoings that may from time to time be levied against the said Land and/or Building/Project including water & electricity charges and (c) outgoings for the maintenance and management of the Building/Project, the lifts, common lights and other outgoings such as collection charges, charges for watchmen, sweepers and maintenance of accounts incurred in connection with the Project as also levy for replacement of the machinery and equipment installed and used for the purpose common use of all owners/residents of Project.
24. That, the Vendee agrees to pay on demand taxes of all and any kind whatsoever, whether levied or leviable now or in future and whether with retrospective effect or prospective effect, on the said Land and/or Building/Project, as the case may be, effective from the date of allotment of Unit and so long as each unit is not separately assessed for such taxes for the said Land and/or Building/Project, the same shall be payable and be paid by the Vendee in proportion to the area of his/her Unit. The Vendor or any other appointed

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agency shall make such apportionment, as the case may be, and the same shall be conclusive, final and binding upon the Vendee.

25. That the Vendee shall permit the Vendor/ Maintenance Agency and their surveyors and agents with or without workmen and others at all reasonable times with reasonable prior notice to the Vendee to enter into and upon the said Unit or any part thereof to view and examine the state and condition thereof and make good anything necessary to be except in case of emergency, when no such notice shall be required for entering into the Unit.
26. That the Vendee agrees not to put up any name or sign board, neon-light, publicity or advertisement material, posters and/or banners of any kind (except as may be authorized by Vendor/Maintenance Agency/Association of allottees), hanging of clothes etc., on the external façade of the Building/Project or anywhere on the exterior of the Building/Project or common areas.
27. That the Vendee also agrees not to change the colour scheme of the outer walls or painting of the exterior side of the doors & windows etc. or carry out any change in the exterior elevation or design.
28. That, the Vendee hereby covenants with the Vendor to pay to the Vendor from time to time and at all times the amounts which the Vendee is liable to pay as agreed under this Deed and to observe and perform all the covenants and conditions contained in this Deed. The Vendee further agrees to keep the Vendor and its agents and representatives, estate and effects, indemnified and harmless against the said payments, and observance and performance of the said covenants and conditions by the Vendee, and also against any loss or damage that the Vendor may suffer as a result of non-payment, non-observance or non-performance of the said covenants and conditions by the Vendee.
29. That, all the terms and conditions of the Agreement for Sale signed by the Vendee(s) shall stand incorporated in this Deed save and except those of the terms and conditions of the said Agreement, which are at variance with the terms and conditions contained in this Deed in which case the terms and conditions contained herein shall prevail.
30. That, in case there are joint Vendees, all communications shall be sent by the Vendor to the Vendee whose name appears first and at the address given by him/her which shall for

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all purpose be considered as served on all the Vendee and no separate communication shall be necessary to the other named Vendee.

31. That, failure of either party to enforce at any time, or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.
32. That all stamp duty and registration fee and other incidental expenses have been borne and paid by the Vendee. Any deficiency in the stamp duty as may be determined by the Sub-Registrar of concerned authority along with consequent penalties/deficiencies as may be levied in respect of the said Unit conveyed by this Conveyance Deed shall be borne by the Vendee exclusively and the Vendor accepts no responsibility in this regard.
33. The Landowner confirms the sale of the said Unit as mentioned in the Schedule Property to the Vendee.
34. It is specifically made clear by the Vendor and agreed by the Vendee that this Conveyance Deed is limited and confined in its scope only to the said Unit. It is understood and confirmed by the Vendee that all other land(s), areas, facilities and amenities in the said Project/Complex are specifically excluded from the scope of this Conveyance Deed and the Vendee acknowledges and agrees that he/she shall have no ownership right, title, interest, or claim in any form or manner whatsoever in such other lands, areas, facilities and amenities. The Vendee further accepts and agrees that the Vendee shall have no right of usage over such land(s), areas, facilities and amenities except as provided under this Conveyance Deed and the restrictions as may be laid down by the Vendor and/or maintenance agency.
35. All the terms and conditions of the Agreement for Sale signed and executed between the Vendor and the Vendee(s) shall be deemed to have been incorporated in this Deed and shall continue to be binding upon the Vendee(s) and its transferee(s).
36. In this Conveyance Deed, reference to the singular includes a reference to the plural and vice versa, and reference to any gender includes a reference to all other genders.

For St. Patrick's Realty Pvt. Ltd.

Authorised Signatory

SCHEDULE OF PROPERTY UNDER SALE

ALL THAT the Retail Shop/Service Apartment No. _____ admeasuring _____ Square Meters (_____ Square Feet) of Carpet Area on Floor _____ in Building/Tower No ___ in the Project along with proportionate, undivided and indivisible right in land underneath the Building in which the said Unit is constructed and situated in the revenue estate of Village-Dhunela, Sector-32, Sohna, District Gurgaon, Haryana fully delineated in the plan as Annexure -I.

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

SIGNED AND DELIVERED by
the within named Vendor St. Patricks Realty Private Limited
acting through its authorized signatory

Authorized Signatory

SIGNED AND DELIVERED by
Landowner through Attorney

Authorized Signatory

SIGNED AND DELIVERED
by the within named Vendee/s

In the presence of:

WITNESSES:

1. Signature: _____

For St. Patricks Realty Pvt. Ltd.

Authorised Signatory

Name: _____

Address: _____

2. Signature: _____

Name: _____

Address: _____

For St. Patricks Realty Pvt. Ltd.



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