

## CONVEYANCE DEED

1. Type of Deed : CONVEYANCE DEED
2. Village/ City (Name & Code) : Sector \_\_, Sohna
3. Segment/ Block (Name & Code) : -----
4. Unit Land (Sq. Yard/ Kanal/ Marla/ Acre) : -----
5. Type of Property : RESIDENTIAL PLOT
6. Area : **Sq. Meters.**
7. Transaction Value : **Rs. /-**
8. Stamp Duty : **Rs. /-**
9. Stamp No. & Date :

**THIS DEED OF CONVEYANCE** is executed on this \_\_\_\_\_ day  
of \_\_\_\_\_,

**By**

**ST. PATRICKS REALTY PRIVATE LIMITED** (CIN U45200HR2008PTC037964), 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 '**Promoter**', (which expression, shall unless contrary to or repugnant to the context mean and include its lawful attorneys and permitted assigns) through its authorized signatory \_\_\_\_\_, duly authorized vide resolution dated \_\_\_\_\_;

**AND**

**MLT Propmart Private Limited**, (CIN:U70100HR2017PTC117955) 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**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) acting through its registered General Power of attorney holder - St. Patricks Realty Private Limited through its authorized signatory Mr. \_\_\_\_\_ (Aadhar no. \_\_\_\_\_) authorized vide board resolution dated \_\_\_\_\_);

The Promoter and the Landowner shall hereinafter be collectively referred to as "**VENDOR**" being party of the **FIRST PART**.

**IN FAVOUR OF**

**M/s**, Residence of , PAN No. , Aadhar No.

**AND**

, Residence of , PAN No. , Aadhar No.

**AND**

, Residence of , PAN No. , **Aadhar No.**

(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) being party of the **OTHER PART**.

**WHEREAS:**

- A. The Promoter and the Landowner own and possess land admeasuring **4.8284** acres approximately situated in revenue estate of village Dhunela, Tehsil Sohna, Gurugram, Haryana (hereinafter referred to "**said Land**"). The Promoter and the Landowner have executed two Collaboration Agreements dated 18.01.2023 and 18.05.2023 registered vide vasika nos. 10792 and 1948 respectively before the Sub-Registrar, Sohna, Gurugram. The Promoter and the Landowner have further entered into a Supplementary Collaboration Agreements dated 17.06.2025 and 15.10.2025 duly registered vide vasika no. 3437 and 9115 respectively before the Sub-Registrar, Sohna, Gurugram for development of said land as a residential plotted colony. The Landowner has also executed General Power of Attorney registered in favour of the Promoter vide vasika nos. 162 and 19 dated 18.01.2023 and 29.05.2023 respectively, before the Sub-Registrar, Sohna. The Promoter by virtue of the ownership and collaboration agreements and registered General Power of Attorney is empowered and competent to develop, market and sell plot of various sizes, specifications and locations and receive monies, give receipts, execute conveyance deed and other documents etc. as may be necessary to give effect to the aforesaid purpose.
- B. The Vendor has obtained License No. **13 of 2024** from the Director, Town and Country Planning, Haryana ("**DTCP**") for the development of the said Land as a residential plotted colony. The said Land is being developed as a part of an integrated township consisting other residential plots, independent floors, group housing colony and commercial areas collectively known as Central Park Flower Valley ("**Colony**").
- C. The Vendor has developed the Residential Plotted Colony Known as "**Central Park Flower Valley Phase IV**" on the said Land (hereinafter referred to as said "**Project**") after obtaining all the required approvals.

- D. The said Project is registered with the Haryana Real Estate Regulatory Authority, Gurugram under registration no. \_\_\_\_\_ of \_\_\_\_\_.
- E. The Vendee approached the Vendor for purchase of a residential plot bearing no. \_\_\_\_, Block \_\_, **having area of \_\_\_\_\_ square yards (\_\_\_\_\_ Sq. Mtrs.)** in the said Project (hereinafter referred to as the said "**Plot**") as per plan annexed hereto.
- F. 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 and the Landowner in the said Land on which the said Plot is situated and has understood all limitations and obligations of the Vendor in respect thereof. The Vendee has agreed that he/she has no objection in this regard. Further the Vendee is fully satisfied of the competency of the Vendor to execute this Conveyance Deed. The Vendee has further inspected the said Plot and is fully satisfied with the specifications, facilities, and area of the said Plot and has no objections with respect to the same.
- G. The Vendee acknowledges that the Vendor has readily provided all information / clarifications as mentioned hereinabove and the Vendee is not just influenced by advertisement, sales plan and various representations made by selling agents, brokers but has also verified the information provided by Vendor and relied on and exercised his/her own independent prudence, judgment and due diligence in deciding to purchase the said Plot.
- H. The Vendee has before execution of this Conveyance Deed inspected the Plot as per the Agreement for Sale dated \_\_\_\_\_ (hereinafter referred to as "**Agreement for Sale**") and hereby records its complete satisfaction thereto.
- I. The Vendee has confirmed to the Vendor that he/she is purchasing the said Plot with full knowledge and complete understanding of all laws, rules, regulations, notifications etc. applicable to the said Plot, Project, and Colony and the terms and conditions

contained in this Conveyance Deed and that he/she has clearly understood all his rights, duties, responsibilities, obligations hereunder and undertakes to comply with the same.

- J. 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 Plot to the Vendee on terms and conditions appearing hereinafter.

**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 hereby sells, conveys and transfers the said Plot as described in the **SCHEDULE OF PROPERTY** hereunder absolutely unto the Vendee free from all encumbrances, charges, liens, lispendens, litigation etc., who shall be sole and exclusive owner of the said Plot and has agreed to hold, enjoy and alienate the same on the terms and conditions written hereunder.
2. It is expressly agreed to and understood by and between the parties to this Conveyance Deed that the Vendee shall not have any specified or independent interest in the common areas of the Colony and no claim of any nature shall ever be made by Vendee in this respect. However, the Vendee shall have the right of ingress and egress and right of use of such common facilities and common areas on a non-exclusive basis in the manner and to the extent as would be absolutely essential for beneficial enjoyment of the said Plot and in a manner that does not cause any nuisance or disturbance to the other occupants of the Colony.
3. 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 and the ownership whereof shall continue to remain with the Vendor. It is specifically clarified that the club/community centre shall

not be part of the common or general areas of the said Plot, Project, or Colony. It is agreed by the Vendee that the club membership charges (if opted) paid by the Vendee as per the agreed terms is only towards the membership of the club and such charge is neither towards the cost of construction/development of the club nor for any of its facilities and amenities and the Vendee shall pay separate usage charges for such club and its facilities and amenities and further execute a club membership agreement which shall contain detailed terms and conditions for the usage charges and conditions for membership and use of the club.

4. The Vendee undertakes to park his vehicle in his/her Plot only and not anywhere else in the Colony. It is specifically made clear and the Vendee agrees that no other area shall be used for parking of his/her vehicle or the vehicles of any guests or visitors of the Vendee.
5. That, the Vendee also agrees to pay in proportion to the area of the Plot 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 of physical possession of the said Plot. 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 in proportion to the area of his/her Plot.
6. 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 Plot 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 said Project. The Vendee has further agreed to bear and pay on demand from the Vendor his pro-rata share of any additional demand and other charges as may be hereafter levied or enhanced by the Government with retrospective effect.
7. That the vacant and peaceful possession of the said Plot has been handed over by the Vendor to the Vendee prior to execution and registration of this Conveyance Deed. The Vendee has inspected and measured the said Plot before taking its

possession and found the same in good and satisfactory condition as per the agreed terms of the Agreement for Sale. The Vendee shall have no claim against the Vendor in respect of the said Plot. The Vendee shall be entitled to use, occupy and construct the building (as per approved building plan) on the said Plot without any interference from the Vendor subject, however, to the applicable bye laws, terms, conditions and stipulations contained herein, guidelines of the maintenance agency of the Project or any other terms and conditions elsewhere agreed.

8. That Vendee shall complete the construction on the said Plot and obtain the occupation certificate from appropriate statutory authority within a period of 5 years from the date of offer of possession of the said Plot to the Vendee. In case the Vendee fails to complete the construction and obtain the occupation certificate of constructed building on the said Plot within the specified period as mentioned under this clause, the Vendee shall be liable to pay late construction charges of Rs. 200/- (Rupees Two Hundred Only) per square meter per month to the Vendor along with any fines, fees, penalties etc. that may be imposed on the Vendor or the Landowner by any competent authority due to default by the Vendee of this clause.
9. That the Vendee covenants with the Vendor to use the said Plot and house thereupon, if constructed, only for residential purposes and not to use the said Plot or permit the same to be used for purposes other than residential purpose or use for any purpose which may or is likely to cause nuisance or annoyance to occupiers of other Plots/houses/units in the Colony or for any illegal or immoral purposes or in any manner interfere with the use thereof or of space, passage or amenities available for common use.
10. 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 or any rules or guidelines of the Vendor/maintenance agency/association of allottees in respect of the said Plot and constructed house thereon at his/her own cost, and the Vendee shall keep the Vendor and Landowner 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 Plot.

11. That the common areas, amenities and facilities in the Colony shall be common to all occupants of the Project.
12. That, the Vendee hereby undertakes and assures that all the occupants under him shall abide by all laws, rules and regulations relating to any law as applicable to the said Plot.
13. The Maintenance Agency shall maintain and upkeep the common area & facilities, spaces, sites etc. until the same are transferred/assigned to the association or society of plot owners, subject to the terms and conditions contained in this Conveyance Deed.
14. 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 and other applicable laws including that of remittance of payment(s) and for acquisition of the immovable property in India. The Vendee shall furnish the required declaration in Vendor's prescribed format.
15. That the Vendee agrees and undertakes that, any time before or after taking possession of the said Plot, he shall have no right to object to the Vendor constructing or continuing with the construction of any other building(s) or structures on the said Land or any adjoining land to the said Land. 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 Vendee undertakes to not raise any objections or dispute or claim any damages, compensation, costs etc. due to such construction or in the event of any services, facilities, amenities, common areas etc. of the Central Park Flower Valley township being extended to the allottees of the construction raised in the said Land or the adjoining land at any point of time in the future.

However, while making such construction of other building(s), if any, as and when permissible, the Vendor shall ensure that all applicable licenses, approvals and permits from the competent authorities have been obtained by the Vendor. 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.

16. That, the Vendor shall be entitled to connect the electricity, water, sanitary and drainage fittings on the other plots and areas outside the Project 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 shall not either himself or as member of any association /society etc. raise any objection to such connection or claim any reduction in price of the said Plot and/or any compensation or damages on the ground of inconvenience or on any other ground, whatsoever.

17. 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.

18. That, the Vendee has purchased the said Plot in a Project and common areas, facilities and amenities of the Project are to be maintained properly for their full and proper utilization in the interest of all the residents of the Project. Therefore, 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 Vendor or the Maintenance Agency appointed by the Vendor, the maintenance and service charges, as determined by the Vendor or the Maintenance Agency as the case may be, from time to time, who shall look after the maintenance and up-keep of the common areas, services and facilities failing which the electricity and water connection of the said Plot and the house, if any upon it, shall be liable to be disconnected and access/enjoyment to the common area be restricted. The Vendee shall pay the maintenance charges to the Vendor/Maintenance Agency or the association of allottees/society as the case may be, in proportion to the area of the Plot. The rate of maintenance charges shall be increased from time to time, by the Vendor / Maintenance Agency depending upon

the total maintenance costs of the common areas and services in the Project and the overheads. The decision of the Vendor or of the Maintenance Agency in this respect on the costs of maintenance shall be final and binding on all the Vendee/occupants of the Plot. These charges shall be paid by Vendee on monthly intervals or on such period as the Vendor/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 fixed equipment, plant and machinery in the Colony. 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 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 Colony, the Vendee shall have no right to use the common facilities and services until and unless such breach is rectified and the Vendor/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.

19. 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 on pro-rata basis the maintenance charges of such common areas and facilities as per bills as raised by the said Vendor/Maintenance Agency in accordance of the Maintenance Agreement, irrespective of whether the Vendee is in occupation of the Plot 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 such amount of Interest Free

Maintenance Security Deposit (IFMSD) as may be required from time to time. The Vendee hereby unconditionally authorizes the Vendor to appropriate the IFMSD towards non-payment of maintenance bills including any applicable delay payment interest thereon by the Vendee and the Vendee hereby undertakes to make good the shortfall in the IFMSD resulting from such appropriation immediately on demand made by the Vendor to the Maintenance Agency. It is clarified that in no event shall the Vendee be entitled to claim refund of the IFMSD amount. 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/Maintenance Agency shall have no responsibility and liability for maintenance of the Project from the date of such handover/takeover to such society/association.

20. That in order to maintain security in the Colony, the Vendor and the Maintenance Agency shall be free to restrict the entry of any outsider into the Colony, whom it considers undesirable at the outer gate itself. In case of insistence, the security staff of the Colony 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 Plot/house and assume the responsibility of escorting them out as well. The Vendee shall be solely responsible for the conduct and behavior of such persons while they are inside the Colony. 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.

21. That the Vendee agrees and binds himself to pay regularly on demand to the Vendor/ its nominated Maintenance Agency taxes, levies, cess, impositions and outgoings that may from time to time be levied against the said Land and/or Plot including water & electricity charges and outgoings for the maintenance and management of the Colony, common lights and other outgoings such as collection charges, charges for watchmen, sweepers and maintenance of accounts incurred in connection with the said Plot, Project or Colony, as also levy for replacement of the machinery and equipment installed and used for common use of all plot owners.

22. 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 or prospective effect, on the said Plot, Land, Project, or Colony effective from the date of allotment of said Plot and so long as each plot is not separately assessed for such taxes, the same shall be payable and be paid by the Vendee in proportion to the area of his/her Plot. The Vendor or any other agency shall make such apportionment, as the case may be, and the same shall be conclusive, final and binding upon the Vendee.
23. That the Vendee shall permit the Vendor and/or the Maintenance Agency and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the said Plot or the construction thereon to view and examine the state and condition thereof and make good anything necessary to be attended to within a reasonable time from the date of receipt of written notice by the Vendee except in case of emergency, when no such notice shall be required for entering into the Plot.
24. That the Vendee agrees not to put up any sign board (other than name plate & Plot No.), neon-light, publicity or advertisement material, banners, defamatory materials etc., on the said Plot or external façade/terrace of the house constructed on the said Plot or anywhere else in the Project or Colony, failing which the Vendor/Maintenance Agency shall have the absolute right to remove such sign board, neon-light, publicity or advertisement material, banners, defamatory materials etc. at the cost of the Vendee along with right to take appropriate legal actions.
25. That the Vendee shall do the construction of the house on the said Plot only as per approved building plans and applicable bye laws within a period of five years from the date of offer of possession. The Vendee shall not use the common area/green area/park/road for storing the construction material and will carry out the construction only during the normal working hours allowed for the construction after covering the Plot in a manner that it should not cause pollution and inconvenience to residents of adjoining plots. The Vendee shall further comply with all the guidelines, rules, and regulations of the Vendor/Maintenance Agency/association of allottees in this regard.

26. 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, performance of the covenants and conditions contained this Conveyance Deed 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.
27. 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 for Sale, which are at variance with the terms and conditions contained in this Deed in which case the terms and conditions contained herein shall prevail. The Vendor shall not be responsible for any loan, lien, mortgage etc. created by Vendee on the said Plot.
28. 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 which shall for all purpose be considered as served on all the Vendee and no separate communication shall be necessary to the other named Vendee.
29. That all stamp duty and registration fee and other incidental expenses has been borne and paid by the Vendee. Any deficiency in the stamp duty as may be determined by the concerned Sub-Registrar along with consequent penalties/deficiencies as may be levied in respect of the said Plot conveyed by this Conveyance Deed shall be borne by the Vendee exclusively and the Vendor shall have no responsibility in this regard.
30. 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 Plot area. It is understood and confirmed by the Vendee that all other land(s), areas, facilities and amenities in the said Colony are specifically excluded from the scope of this Conveyance Deed and the Vendee agrees that he/she shall have no ownership right,

right of usage, title, or interest 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 specifically provided in this Conveyance Deed.

31. 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.

### **SCHEDULE OF PROPERTY UNDER SALE**

ALL THAT piece and parcel of land comprised in the Plot No. \_\_\_\_\_ Block \_\_\_\_\_ admeasuring \_\_\_\_\_square meter ( \_\_\_\_\_**square yds**) in the Colony Mikasa Plots, Central Park Flower Valley PHASE IV, Sohna, Distt Gurgaon, Haryana fully delineated in the plan as **Annexure-I**

Boundaries of Plot: -

**EAST** :  
**WEST** :  
**NORTH** :  
**SOUTH** :

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

Authorized Signatory

**SIGNED, SEALED AND DELIVERED** by

the within named Landowner MLT Propmart Private Limited through its registered General Power of Attorney St. Patricks Realty Private Limited acting through its authorized signatory

Authorized Signatory

SIGNED, SEALED AND DELIVERED by the within named Vendee/s

\_\_\_\_\_  
In the presence of:

WITNESSES:

1. Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

2. Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

**ANNEXURE - 1**

**DESCRIPTION OF THE PLOT**

**PLOT NO.** \_\_\_\_\_

**EAST :**

**WEST :**

**NORTH :**

**SOUTH :**