

## CONVEYANCE DEED

Property No. : SCO PLOT NO.....  
Project : Signature Global SCO-II88A, Gurugram  
Type of Deed : Conveyance Deed  
Type of Property : Commercial Plotted Colony,  
Area of Plot Value : Rs. .... /-(Rupees.....only)  
Stamp Duty : Rs. .... (Rupees.....only)  
E-Stamp No. and date : .....

THIS deed of conveyance ("Conveyance Deed") is made and executed at -Gurugram on this \_\_\_\_day of \_\_\_\_\_, 2022,

**BY**

**M/S JMK Holdings Pvt. Ltd** (CIN No. U70109DL2013PTC255232) (PAN- AADCJ1349P), a Company registered under the Companies Act, 1956, having its registered at 13TH Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, Delhi 110001 and its corporate office at Ground Floor, Tower A, Signature Towers, South City 1, Gurugram, Haryana - 122001, [Hereinafter called the "**PROMOTER/VENDOR**" which expression shall mean and include its successors in business, representatives, nominees and permitted assigns] through its/ their Authorized Signatory \_\_\_\_\_ (Aadhaar No. \_\_\_\_\_) who has been authorized to sign and execute the Agreement for sale vide board resolution dated \_\_\_\_\_

**AND**

**M/S Yohaana Buildcon LLP**, an LLP incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office & Corporate Office at 326, Third Floor, C-1/3, Luxmi Tower, Naniwala Bagh, Azadpur, Delhi 110033, hereinafter referred to as the "**OWNER/CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors in business, representatives, nominees and permitted assigns) through its Special Power of Attorney holder \_\_\_\_\_ (Aadhaar No. \_\_\_\_\_) who has been authorized to sign and execute the Agreement for sale vide Special Power of Attorney dated 18/08/2021 registered as document no. 48 at the office of the Sub Registrar, Harsaru

**In Favour of**

Mr./Ms. \_\_\_\_\_, (Aadhar No. \_\_\_\_\_) son of \_\_\_\_\_, aged about \_\_\_\_\_ years, residing at \_\_\_\_\_ (PAN No. \_\_\_\_\_)

**(For joint applicant if any)**

Mr./Ms. \_\_\_\_\_, (Aadhar no. \_\_\_\_\_) son / daughter of \_\_\_\_\_, aged about \_\_\_\_\_, residing at \_\_\_\_\_ (PAN \_\_\_\_\_),

hereinafter called the "**Vendee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her legal heirs, executors, administrators, successors-in-interest and permitted assigns) of the **OTHER PART**.

The Vendor and the Vendee are hereinafter collectively referred to as the "**Parties**" and individually as the "**Party**".

## **DEFINITIONS AND INTERPRETATIONS:**

For the purpose of this Agreement, unless the context otherwise requires, -

1. "**Agreement**" means Builder Buyer Agreement (BBA)/ already executed between the parties including amendments/ratifications thereto if any;
2. "**Allottee**" means and includes the person in whose favour an SCO PLOT has been allotted in the project namely SCO-II\_Sector88A, Harsaru situated in Sector 88A ,Gurugram Haryana and the agreement had been executed by the Vendor and further has paid total sale consideration;
3. "**Apartment Ownership Act**" shall mean the Haryana Apartment Ownership Act, 1983 including any statutory enactments, amendments or modifications thereof and any other rules, regulations or bye-laws framed thereunder;
4. "**Common Areas**" shall mean all such parts/areas which have been specified in the Deed of Declaration/Schedule I of this deed and which the Allottee(s) shall use on a shared, non-exclusive basis with other Allottee(s) of the Project.
5. "**Deed of Declaration**" shall mean the deed of declaration (including any amendment thereto) filed or to be filed under the Apartment Ownership Act with regard to the said shop/Project before the concern Authority
6. "**Completion Certificate** " means the certificate, or such other certificate, by whatever name called, issued by the competent authority certifying that the real estate project has been developed according to the sanctioned plan, layout plan and specifications, as approved by the competent authority under the local laws:
7. "**SCO Plot** means Shop Cum Office Plot in a project namely ... SCO-II\_Sector88A, Harsaru situated in Sector 88A ,Gurugram Haryana as sanctioned in Layout Plans.
8. Words and expressions used in this conveyance deed but not defined and defined in the agreement shall have the same meanings respectively assigned to them in the agreement.
9. Any reference to the singular shall include the plural and vice-versa;
10. Any references to the masculine, the feminine and the neuter shall include each other;

11. Headings to Sections, parts and paragraphs of annexures and annexures are for convenience only and do not affect the interpretation of this Deed;
12. The words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;
13. Any reference to the phrase '*handing over the possession of the said SCO Plot*', '*taking over the possession of the said SCO Plot*' or any similar phrase shall mean (i) actual physical handover of the possession of the said SCO Plot in favour of the Vendee, or (ii) expiry of the period, for taking the possession of the said SCO Plot by the Vendee, as prescribed in the Possession Letter, whichever is earlier.

**WHEREAS:**

1. The Owner has purchased 3.428 acres of land in the revenue estate of Village Harsaru, District-Gurugram, Sector-88AS, , Haryana under diverse sale deeds details given below

The Sale deed is duly registered in the office of Sub-Registrar bearing document no. 2352 dated 28-07-2021
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executed in its names, and duly registered with the sub-registrar, Gurugram, Haryana. The said Land is mutated in the revenue records in the name of the Vendor and the Vendor has the absolute rights to deal with the said Land, carry out development, construction, sell, transfer or lease in any manner whatsoever as may deem fit to the Vendor.

2. The Vendor has obtained the license for setting up of an Commercial Plotted Colony on the said land, for allotment and sale of the SCO Plots in terms of Commercial plotted colony policy, 2018 vide licence no. 69 of 2022 dated 27.05.2022 and renewal thereof, if any granted. The said License were granted under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 ("**Act**") and Haryana Development and Regulation of Urban Areas Rules, 1976 ("**Rules**") upon the conditions mentioned therein.
3. The details of the said Land are as under:

**Detail of land owned by Yohaam Buildcon LLP**

Village	Rect. No	Kiila No	Area (K-M)
Harsaru	87	13min	0-2
		14	8-0
		15	8-0
		16	8-0
		18min	1-7.5
		23/lmin	1-19
		<b>Total</b>	<b>27-8.5</b>
		<b>Or 3.428 Acres</b>	

- The Vendor has got the Layout Plans approved from Department of Town and Country Planning (DTCP) vide Memo No. \_\_\_\_\_ and revised layout plan, if any for the above Commercial plotted colony on the said Land.
- The Project comprises of 55 SCO plots in terms of the Commercial plotted colony policy. The Vendor has registered the Project under the provisions of the Real Estate Act 2016 with the Haryana Real Estate Regulatory Authority at Gurugram vide Registration No. RC/REP/HARERA/GGM/\_\_\_\_\_ dated \_\_\_\_\_.
- The Vendee represents and confirms that it has examined, prior to the date hereof, the copy of the said RERA Certificate along with all the documents pertaining to the project, project Lands and the Vendee has also caused the said RERA registration document and those documents have been examined in detail by its advocates and planning as well as architectural consultants. It has also examined all documents and information submitted by the Vendee to the concerned Haryana Real Estate Regulatory Authority as required by the Act and the Rules framed thereunder and has understood the documents and information in all respects.
- The Vendee has shown interest in the Project and applied for allotment of a SCO Plot vide Plot no \_\_\_\_\_, which was allotted to the Vendee vide allotment letter dated \_\_\_\_\_ in .....
- Pursuant to the said application, the SCO Plot bearing No. \_\_\_\_\_, -details of which are more specifically provided in Schedule II (hereinafter referred as SCO Plot) was allotted to the Vendee vide in terms of the Application and on other terms and conditions appearing in the duly executed agreement including the payment plan opted by the Vendee.
- , The Completion Certificate has been obtained from DTCP, vide Memo no. .... dated .....
- That Vendor has raised final demand upon the Vendee after the receipt of Completion certificate and offered the possession of the SCO Plot subject to payment of total sale consideration in terms of the agreement.

11. The Vendee, prior to paying the balance sale consideration, has examined the said SCO Plot, relevant documents including the final area audit certificate issued by the architect and having fully satisfied itself and , paid balance sale consideration as such it has paid Rs.\_\_\_\_\_ [Total paid amount]\_\_\_\_\_/ - (Rupees.\_\_\_\_\_ [Total paid amount]\_\_\_\_\_ only) as a total consideration ("**Total Consideration**") for the said SCO Plot
12. The Vendee further confirms that it has verified the description and physical condition of the said Project and SCO Plot and/or the size, dimensions, etc. of the said SCO Plot and any other physical characteristics thereof such as electrical fitting and switches etc, the services to be provided by the Vendors, the facilities/amenities to be made available to the Vendee in terms of the agreement.
13. The Vendee hereby acknowledges and confirms that the final Plot area (SQ.mts).....& Plot area (SQ. Yards).....
14. Thereafter the Vendor has scheduled to handover the actual physical possession of the SCO Plot to the Vendee as per terms of the agreement and Vendee also confirms the taking over the actual physical possession at the time of execution of the present deed pursuant to the offer of possession letter.
15. The Vendee hereby also assures, represents and warrants to the Vendor that it shall comply with the terms hereof and all the applicable laws and statutory compliances with respect to the said SCO Plot , pay charges as may be levied in terms of the User Charges Cum Operating Cost Agreement / Maintenance Agreement / Occupant Manual executed by the Vendee and shall not interfere or object to any proposed balance construction to be raised thereon as per FAR and density available now or in future and relying on all the assurances, representations and warranties made herein by the Vendee, the Vendor has agreed to enter into this Deed.
16. The Vendee has solely relied on his/her own judgment and investigation in this regard before deciding and/or agreeing to execute this Deed and the Vendee further confirms that no oral or written representations or statements made by any Party shall be valid or shall be considered to be part of this Deed with respect to the description, workmanship, specification of the SCO Plot, quality of the construction, infrastructure availability etc as this Deed not only being self-contained and complete in itself in these respects but Vendee also has examined, verified and confirmed these aspects.

**NOW THEREFORE in furtherance to receipt of the total sale consideration, the Parties are executing this Conveyance Deed for recording the sale, conveyance and transfer on ownership basis said individual SCO Plot , absolutely and forever, in favour of the Vendee on the terms and conditions mutually agreed by and between the Parties which is contained in this Conveyance Deed as under:**

- 1(a) That subject to the exceptions, reservations, conditions and covenants contained herein to be observed and in consideration of the total sale consideration already paid by the Vendee to the Vendor, the receipt whereof the Vendor do and acknowledge, the Vendor do hereby transfer, convey, assure and assign unto the Vendee on ownership basis said individual SCO Plot absolutely and forever free from all encumbrances with proportionate, undivided, ..
- (b) That the Commercial Plotted Colony shall always be known as "SCO-II\_Sector88A" and the said name shall never be changed by Vendee and/or jointly by owners or the registered association of allottee/owners.
- 2(a) The Vendor hereby confirms and acknowledges the receipt of the Total Consideration in respect of the said SCO Plot paid by the Vendee to the Vendor and that there is nothing due from the Vendee towards the sale consideration in respect of the said SCO Plot.
- (b) That the Vendee has paid his/her pro-rata share of the cess, taxes including but not limited to GST. The Vendee has further agreed to additionally pay, on demand, the proportionate share of any additional amount on account of taxes or development charges payable to the competent authority and/or increase in any other charges/fee/tax/cess etc which may be levied or imposed by the competent authority with retrospective effect to the Vendor. The Vendor undertakes and agrees that while raising a demand on the Vendee for such increased in taxes or development charges, cost/ charges/ fees/ levies etc. imposed by the competent authorities, it shall enclose the said notification/ order/ rule/ regulation to that effect along with the demand letter being issued to the Vendee.
- (d) That the Vendee, if residing outside India shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ("FEMA"), the Reserve Bank of India Act, 1934 ("RBI Act") and the rules and regulations framed thereunder and any 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 as may be prescribed in this regard. The Vendee shall be solely responsible for any failure to comply with the applicable FEMA provisions, RBI Act and/or any rules or guidelines made thereunder. The Vendee shall indemnify and keep and hold the Vendors and its directors/employees/associates, etc. fully indemnified and harmless against any losses, damages, impositions or liabilities, including but not limited to any statutory liability, claim, action, penalties, charge, costs, expenses, etc. due to such failure.
- 3(a) That it is made clear to the Vendee that they shall be entitled to the ownership rights in the Project and rights of usage only as specified below:
  - (i) The Vendee shall have ownership of the said SCO Plot.

- (ii) The Vendee shall have undivided interest in the Common Areas within the Project.
  - (iii) The Vendee shall use the Common Areas within the said Project in which the said SCO Plot is situated, harmoniously along with other allottees, occupants, users, staff of operating agency etc. without causing any inconvenience or hindrance to them. However, the Vendee shall not be entitled to claim partition of its interest in the Common Areas. This clause shall be applicable to the Vendee and all subsequent transferees as well.
  - (iv) That The Vendor has made it clear to the Vendee and the Vendee acknowledge that the Vendee shall have no title and absolute interest in the parking spaces and other spaces on the surface of the said Project which have not been allotted/sold to Vendee and reserved by the Vendor which shall be dealt with by the Vendor at its own discretion as it shall remain the absolute property of the Vendor till it is sold or conveyed in any manner. The Vendee shall not raise any claim against such unreserved parking spaces on the surface of the land possessed by the Vendor nor shall the Vendee attempt to use or park its vehicles in unreserved parking spaces. It is made abundantly clear and agreed by the Vendee that no other land(s)/Unreserved parking spaces is/are forming part of the Deed.
  - (v) That the usages right in the Common Areas does not confer any separable/ exclusive title or share in the Common Areas and shall be governed as per Haryana Apartment Ownership Act, 1983 and subsequent amendments thereto.
4. That vacant and physical possession of the said SCO Plot has been handed over /scheduled to be handed over by the Vendor to the Vendee herein at the time of execution of the present deed pursuant to the possession letter, and the Vendee hereby confirms having taken over the possession of the same from the Vendor -
- 5(a) The Vendee agrees that if there is any unutilized FAR including due to revised FAR and density norms, Vendor can raise construction over it at a later date and Vendee will have no objection to the same even after the Project has been irrespective of the fact that possession has been handed over. Vendee gives unconditional consent to the Vendor to utilize additional FAR and population density as granted after adopting due process of law and Vendee shall have no objection or claim for any compensation for the same subject to the condition that construction happens as per norms and approved designs and drawings.
- 6(a) That the Vendee agrees to abide by all laws, bye-laws, rules and regulations, conditions of the Central or State Government or the applicable local bodies and shall be responsible or liable for all defaults, violations or breaches of any of the conditions of approvals and/or rules and regulations as may be applicable on the Vendee always. The Vendee also agrees to abide by the terms of the Apartment Ownership Act, as applicable and as amended from time to time and shall keep indemnified the Vendor and its employees for

any liabilities or penalty resulting from such violations that may be attributable to the Vendee.

- (b) That the Vendee shall not use the said SCO Plot or permit the same to be used for purpose other than permitted purpose and/or for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of other SCO Plots or for any illegal or immoral purposes and shall not do or suffer anything to be done in or about the said SCO plot to which may tend to cause damage to any flooring or ceiling of any floor below, above or in any manner interfere with the use thereof or of space, passages or amenities available for common use in the Common Areas.
  - (a) That with a view to maintain uniform aesthetics of the said Project, the Vendee shall not put up any name plate, sign board, neon sign, publicity or advertisement material, , notice board etc. in the Common Areas or at the external façade of the building or anywhere on the exterior on Common Areas and shall not change the color scheme of the outer walls or painting of the exterior side of the doors and windows including by means of fixing of colored films etc. or carry out any change in the exterior elevation or design. The Vendee shall be entitled to display his/her name plate, Sign Board, Neon Sign only at the proper place provided for the saidSCO Plot and in the manner approved by the duly appointed service provider agency or Association (as the case may be). Further, circulating/displaying letters on the notice board or otherwise shall be done with prior approval of Association and after giving proper representation to the Association.
  - (b) That the Vendee shall not keep any hazardous, explosive, inflammable chemicals/ material etc. which may cause damage to the said Project. The Vendee shall always keep the Vendor harmless and indemnified for any loss and damage in respect thereof.
7. That the Vendee agrees and undertakes that to ensure uniformity and non-interference with structures, ducting, internal cabling etc. and for general safety, security as well as larger interest of the said Project, the service provider agency or the Association (as the case may be) shall designate, regulate and approve the entry of service providers such as telephone, cable, satellite T.V/Radio, internet, Wi-Fi, wi-max, IP/IT services, general utility services or any other type of services. The Vendee shall take prior written approval of Vendor or service provider agency before laying and /or connecting upon any type of pipes, wires, cables, antenna(s) through Common Areas, common facilities and/or the areas or facilities owned by the Vendor or any electrical, water, battery or generator and the connection shall not be installed without written approval. In case such approval is not taken within 5 years from the date of possession, the Vendor or service provider agency shall be entitled to remove such connections without any compensation or claim and at the cost of Vendee and shall remain indemnified for change of any power points, service points etc. if the same is not brought to its notice.
8. That the Vendee shall have no right, title or interest of any kind in the land and building(s), if any, reserved for future exploitation..



- 9 (a) That as per the terms stipulated in the Deed the Vendor or the service provider agency (as the case may be), shall look after the maintenance and upkeep of the Common Areas and shall enter into related agreements for the purposes of supply of electricity, common facilities, and any other agreements as amended from time to time by the Association or service provider agency (as the case may be).
- (c) That the Vendee agrees and confirms that it shall abide by the terms of the User Charges Cum Operating Cost Agreement / Maintenance Agreement / Occupant Manual and shall be bound by the same at all times. (d) . The non-observance of the provisions of this clause shall entitle the Vendor or Association or the duly appointed service provider agency (as the case may be) to enter into the SCO Plot, if necessary, and remove all non-conforming fittings and fixtures at the cost and expense of the Vendee. The Vendee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
- (f) That the Vendee undertakes not to commence any structural alteration, addition or any other interior work without obtaining prior permission of the Vendor or Association, as the case may be.
- (g) The Vendee hereby agrees and undertakes to become a member of the Association and to complete all the documentation and fulfill its obligations as may be required under the Apartment Ownership Act and the Real Estate Act 2016 promptly on being called upon.
- (i) That the Vendee shall not use the said SCO Plot so as to cause blockade or hindrance to any Common Areas, common passages, veranda or terraces. No Common Areas of the Project will be used by the Vendee for storage of cycle, motorcycles/wrong/unauthorized parking, nor the Common Areas shall be blocked in any manner whatsoever.
- (j) The Vendee shall not be allowed to do any activity which may be objected to, by the other allottees, occupants such as playing of high volume music, use of loudspeaker, dumping of garbage or any activity which spoils the decorum or decency or beauty of the Project, including defacing of common walls, lifts or throwing or dumping of refuse/garbage which could be subject to fine or penalties as per prevailing and applicable laws/bye laws/ User Charges Cum Operating Cost Agreement / Maintenance Agreement / Occupant Manual in the Project.
- (k) The Vendee in its individual capacity as well as the prospective or existing member of the Association as the case may be, hereby confirms and agrees that subject to section 22 of the Apartment Ownership Act in the event of redevelopment of the said Land at any time in future on account of any force majeure events or any catastrophe or for any other reason(s) whatsoever, the Vendor shall be offered the right of first refusal for carrying out such redevelopment on the Land. This clause shall be applicable to the Vendee and all subsequent transferees as well.

10. (a) The Vendee shall not assign, transfer or part with the possession of the said plotSCO without obtaining a 'no dues certificates' from the Association or the Vendor as the case may be. In the event of such assignment/ transfer/ sale of the said plotof the Vendee, the Vendee shall file transfer permission application along with the proper set of documents to be executed, in the office of Vendor for its record. The transfer shall be subject to clearance of any outstanding dues still pending or recoverable due to any account which may be levied like statutory govt. dues, charges, taxes etc. That the Vendee as well as subsequent transferees of Vendee hereby covenants to observe and perform all the terms and conditions of the booking, Agreement and this Deed to keep Vendor and its agents and representatives, estates and effects indemnified and harmless against the said payments and shall observe and perform the respective terms and conditions of each of the aforementioned documents. The Vendee shall indemnify and keep indemnified the Vendor against any loss and damages that the Vendor may suffer as a result of non – payment, non – observance or non- performance of the said terms and conditions by the Vendee.
- (b) That the Vendee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
11. That the Vendee shall be liable to pay property tax and all rates, taxes, charges, assessments, levies, by whatever name called, assessed or imposed by municipal or other authorities whether levied now or in future in respect of the said SCO Plot effective from the date of handing over possession of the said SCO Plot, so long as each Plot is not separately assessed for such taxes for the said Land and/or said Project, the same shall be payable and be paid by the Vendee in proportion to the Super Area or Carpet Area of the said SCO Plot conveyed to him in terms of this Deed. Till the said SCO Plot is individually assessed to property tax or any other charges as aforesaid by the authorities, the Vendee shall be liable to pay to the Vendor on demand, such taxes / charges whether levied now or in future on the land / buildings of the Scheme, proportionate to the area of the SCO Plot. These taxes, fees, cesses etc. shall be paid by the Vendee irrespective of the fact whether the maintenance is carried out by the Vendor or its nominee or any other body or association of all or some of the SCO Plot
12. If the Vendee has to make any payment, in common with other allottee(s)/occupant(s) in the Project, the same shall be the proportion which the Super area or Carpet Area of the SCO Plot
13. (a) That the Vendee shall be entitled to get the SCO Plot transferred and mutated in its own name as owner in the revenue records or of any other concerned authority on the basis of this Deed or its true copy without any further act or consent of Vendor. However, if the Vendee transfers the SCO Plot to a third party, subject to Clause 10 above, then the transferee shall be bound by the terms and conditions of this Deed.
- (b) It is categorically agreed by and between the parties that Vendor shall not be liable for rectification of any structural defect or any other defect in workmanship, quality or provision of services or any other obligations in the following circumstances:

SCO PlotNo ..... / Project Name Signature Global SCO-

- (i) if the same has resulted due to any act, omission or negligence attributable to the Vendee or non-compliance of any Applicable Laws by the Vendee; and
- (ii) the defects that are the result of ordinary wear and tear in due course

Provided that the Vendee understands that there is a fundamental difference between hand over of the building/ constructions or infrastructure services and systems free from defects on the one hand and maintenance of handed over building/constructions or infrastructure services and systems so as to maintain defect free functioning which by its nature is a lifelong process. Accordingly, the continued maintenance of the systems handed over would not be the responsibility of the Vendor, and the Vendor shall not be liable for rectification of any defects therein.

Provided further that in case any such structural defect or any other defect in workmanship, quality or provision of services by the Vendor at the Project, reasonably and in the ordinary course requires additional time beyond the said 30 (thirty) days, then the Vendor shall be entitled to the same, provided an intimation thereof has been provided to the Vendee prior to expiry of the said initial 30 (thirty) days. The Vendee hereby agrees to such additional time / extension of time without being entitled to / making any claim to receive appropriate compensation in the manner as provided under the Act and/or otherwise under the Applicable Laws.

- 14. It is clearly understood and agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the SCOPlot and the Project shall equally be applicable to and enforceable against and by any subsequent purchaser of thePlot, as in case of a transfer, all obligations go along with the Plotfor all intents and purposes.
- 15. That if any of the provisions of this Deed shall be determined to be void or unenforceable under any applicable law, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Deed and to the extent necessary to confirm to applicable law and the remaining provisions of this Deed shall remain valid and enforceable in accordance with the terms and conditions mentioned therein.
- 16. (a) The recitals, annexures and schedules including any representations and warranties form part of and are an integral part of this Deed and shall have the same force & effect as if expressly set out in the body of this Deed being binding on the Parties, and any reference to this Deed shall include any recitals and annexures to it. Any references to Clauses and annexures are to Clauses of and annexures to this Deed. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of the annexures in which the reference appears;
- (b) The Vendee acknowledges and agrees that it shall continue to remain bound by such terms and conditions of the Agreement in relation to the said SCO Plot and such obligation shall be applicable to subsequent transferees of the Vendee as well.

- (c) References to this Deed or any other document shall be construed as references to this Deed or that other document as amended, varied, novated, supplemented or replaced from time to time;
17. That all costs of stamp duty, registration fee and other miscellaneous and incidental expenses on the execution and registration of this Deed have been borne and paid by the Vendee and the Vendee agrees to pay any further demand or deficiency of stamp duty, fee etc. made by the concerned government authority, in future.
18. The rights and obligations of the Parties under or arising out of this Deed including disputes between the Parties shall be construed and enforced in accordance with the Act and rules framed thereunder, .....Commercial Plotted Colony Policy,2018 and other applicable laws of India for the time being in force.

**IN WITNESS WHEREOF the Parties have executed these presents at the place, day, month and year as first above written in the presence of witnesses:**

**Witnesses:**

1. (VENDOR)

2. (VENDEE)

(VENDEE)

## SCHEDULE-I

### Details of Shop-cum-Office Plot

<b>Name of Project</b>	
Plot No. and detail	
Block No	
Area in Sq. mtrs and Sq, Yards	
Address of Plot	