



Certificate No. G0V2023F3357

Stamp Duty Paid : ₹ 7000000
(Rs. Only)

GRN No. 103994987

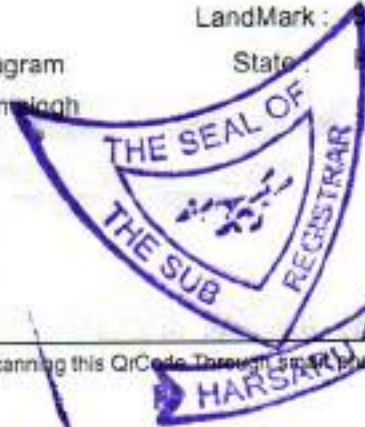
Penalty : ₹ 0
(Rs. Zero Only)**Seller / First Party Detail**

Name: Ora land and Housing Private limited
 H.No/Floor: J10/5 Sector/Ward: 0 LandMark: Dlf city phase 2 m g road
 City/Village: Gurugram District: Gurugram State: Haryana
 Phone: 97*****02

**Buyer / Second Party Detail**

Name: Maninder Singh
 H.No/Floor: 0 Sector/Ward: 0 LandMark: Michali gali village daultabad
 City/Village: Gurugram District: Gurugram State: Haryana
 Phone: 97*****02 Others: Prem Singh

Purpose: Conveyance Deed



The authenticity of this document can be verified by scanning this QR Code through smart phone or on the website <https://regashry.nic.in>

Doc Id: 1LC144B2

CONVEYANCE DEED

Type of Deed	Conveyance Deed
Type of Property	Commercial Plot
Consideration	Rs. 10,00,00,000/-
Stamp Duty	Rs. 70,00,000/-
Stamp Paper Certificate No. & Date	G0V2023F3357 dated 22.06.2023
Plot Area	2472.15 Sq. Mts. (2956.69 Sq. Yds.)
Project	AANANDAM ORA
Location	Sector- 93
Sub-Tehsil, District	Harsaru, Gurugram

ORA LAND & HOUSING PVT. LTD.

Authorised Signatory

वसीका संबंधी विवरण

वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC

तहसील/सब-तहसील- हरसरु

गांव/शहर- हुडा के सेंक्टर

स्थित- Sector 88B, 95, 95A, 95B, 94, 89B, 99A, 90, 91, 92, 93

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

पंजीकृत कॉलोनी

पता : lie 108/ 2022, sector 93, Unapproved Area Hayatpur Part 2

धन संबंधी विवरण

राशि- 100000000 रुपये

कुल स्टाम्प शुल्क- 7000000 रुपये

स्टाम्प नं- G0V2023F3357

स्टाम्प का मूल्य- 7000000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan: 103995238

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- NARESH KUMAR ADV

सेवा शुल्क- 200

भूमि का विवरण

व्यवसायिक

2472.15 Sq. Meters

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- ILCL44B2

प्रॉपर्टी नं- 1

मालिक- ORA LAND AND HOUSING PRIVATE LIMITED

पता- lie 108/ 2022, sector 93, Unapproved Area Hayatpur Part 2

यह प्रलेख आज दिनांक 28-07-2023 दिन शुक्रवार समय 12:52:00 PM बजे श्री/श्रीमती/कुमारी Ora Land and Housing Pvt Ltd thru Jitender Singh OTHER निवास new delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता
Ora Land and Housing Pvt Ltd

उप/संयुक्त पंजीवन अधिकारी (हरसरु)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 28-07-2023

Ora Land and Housing Pvt Ltd

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी Maninder Singh thru Pradeep Kumar OTHER पुत्र Ramesh Kumar Poon Singh thru Pradeep Kumar OTHER पुत्र Ran Ran हरजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने श्रेष्ठ समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अंश अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Shis Kumar Singh पिता Nuthu Singh निवासी Adv Gurugram व श्री/श्रीमती/कुमारी Naveen पिता Mohar pal निवासी Gurugram ने की।

साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 28-07-2023

उप/संयुक्त पंजीवन अधिकारी (हरसरु)

This Conveyance Deed ("Conveyance Deed") is made and executed at Gurugram on this the 28th day of July, 2023

BY

ORA LAND & HOUSING PRIVATE LIMITED, (CIN No. U45200DL8PTC182068), a company incorporated under the Companies Act, 1956 having its registered office at 3/260, Janakpuri, New Delhi (PAN - AABCO0826A), through its Authorized Signatory **Mr. Jitender Singh S/o Sh. Kehri Singh**, duly authorised vide board resolution dated 30.06.2023 (hereinafter referred to as "**Vendor**", which expression shall, unless repugnant to the context thereof, be deemed to mean and include its successors and permitted assigns) of the **First Part**;

IN FAVOUR OF

Mr. Maninder Singh (Pan No. EXHPS1605H & Aadhaar No. 8752-3964-4058)
S/o Sh. Ramesh Kumar
R/o Bichali Gali, Daultabad, Gurugram, Haryana-122006

And

Mr. Prem Singh (Pan No. HHQPS2707N & Aadhaar No. 2913-2998-0479)
S/o Sh. Rati Ram
R/o House No. 65, Vikas Nagar, Bhiwani, Haryana-127021

(hereinafter referred to as "**Vendee**", which expression, unless repugnant to the context, shall mean and include his legal heirs, successors, legal representatives, administrators, executors, nominees and assigns) of the **Third Part**.

The Vendors and the Vendee are hereinafter separately referred to as a '**Party**' and collectively referred to as the '**Parties**'.

WHEREAS:

- A. The Vendor are the absolute owners and in possession of land parcels totally admeasuring approximately 63535.65 square meters i.e., 15.7 acres falling in revenue estate of Village Hayatpur and Wazirpur at Sector - 93 in Tehsil Harsaru & District Gurugram Haryana ("**Said Land**"). The Director, Town and Country Planning, Haryana, Chandigarh ("**DTCP**") has issued license bearing no. 108 of 2022 dated 05.08.2022 and license bearing no. 33 of 2023 dated 16.02.2023 ("**License**") to the Vendors for development of Said Land into a residential plotted colony under Deen Dayal Jan Awas Yojna, 2016.
- B. The Vendor is fully authorized to market and sell the commercial area consisting of 2472.15 Sq. Mts. / 2956.69 Sq. Yds. ("**said commercial area**") in the said land, and to negotiate, sign and execute agreement, conveyance deed

Reg. No.

Reg. Year

Book No.

3203

2023-2024

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru Jitender Singh OTHER Ora Land and Housing Pvt Ltd hy

क्रेता :- thru Pradeep Kumar OTHER Maninder Singh thru Pradeep Kumar OTHER Prem Singh Pradeep Kumar

गवाह 1 :- Shiv Kumar Singh Shiv Kumar Singh

गवाह 2 :- Naveen Naveen

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3203 आज दिनांक 28-07-2023 को बही नं 1 जिल्द नं 65 के पृष्ठ नं 140.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1360 के पृष्ठ संख्या 71 से 72 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 28-07-2023



उप/संयुक्त पंजीयन अधिकारी (हरसरु)

ORA LAND & HOUSING PVT. LTD.

Authorized Signatory

etc., with the prospective purchasers/buyers at the rates and terms and conditions to be determined in its sole discretion and also to receive all payments and issue receipts thereof in its own name.

- C. Accordingly, the Vendor is developing a project known as 'Aanandam Ora' ("Project") on land admeasuring 15.7 acres as residential plotted colony, in accordance with the License and requisite approvals granted by DTCP more specifically demarcated in the site-plan attached hereto and marked as Annexure A.
- D. The Vendor has obtained license and approval of the layout plan or any requisite approval for the Project, as the case may be, from DTCP /other competent authorities. The Vendor agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with Section 14 of the Act (as defined hereinafter) / any other laws of the State of Haryana as applicable. The Vendor further agrees and undertakes that it shall not make any additions and alterations in the specifications and amenities, without the previous written consent of the Vendee as per the provisions of the Act and rules made thereunder or as per approvals /instructions /guidelines of the competent authorities.
- E. The Vendor has registered the Project "Aanandam Ora" under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("Act"), as amended or modified from time to time with the Haryana Real Estate Regulatory Authority, Gurugram on 17.04.2023 under registration no. RC/REP/HARERA/GGM/711/443/2023/55.
- F. The following permissions, sanctions, in-principle approvals for development of the Project has been obtained:
 - a. License no. 108 of 2022 dated 05.08.2022 and license bearing no. 33 of 2023 dated 16.02.2023
 - b. Layout plan/Drawing No. 9015 of 15.7 acres approved dated 16.02.2023;
- G. The Vendor have committed to allocate the said Commercial Area and its achievable FAR in the said land with the Vendee (as defined hereinafter) in the Project for a total sale consideration of Rs. 10,00,00,000/- (Rupees Ten Crores Only) the receipt whereof is hereby acknowledged by the Vendor.
- H. The Vendor is executing this conveyance deed on specific request of the Vendee.
- I. The Vendor has handed over peaceful physical possession of the vacant said commercial area to the vendee and has made it clear to vendee that the Vendor would provide main connection point for sewerage, water line, storm water drain, electricity to the Vendee in said project only uptill the entry of his

commercial area and the internal services of commercial area shall be developed and provided by the Vendee to its customers, in case the Vendee develops the said commercial area on its own. Vendee shall also develop the said commercial area on its own cost after taking all due permissions from the concerned authorities. Vendee has inspected the site and is fully aware of the Physical condition work as on date of executing this conveyance deed and is fully satisfied with the same. Vendee further also assures not to raise any dispute or any claim in future in this regard as the said commercial area has been purchased by the Vendee on "as it is where it is basis".

- J. The Vendee has demanded from the Vendor, and the Vendor has allowed the inspection of the approvals, permissions, sanctions, licenses, layout plans, ownership record of the Said Land, and various other approvals granted by the competent authorities in favour of the Vendors. The Vendee has fully satisfied himself/herself about the rights, title, limitations and interest of the Vendors to construct the Project on the Said Land. The Vendee has relied solely on his/her own judgment and investigation while deciding to execute this Conveyance Deed. That there is no other oral or written representation or statement, made either by the Vendors or any person claiming under them, which may be considered to be part of this Conveyance Deed.
- K. The Vendee hereby agrees and undertakes that it shall be bound by all the conditions and the stipulations imposed by DTCP and other Competent Authority(ies) in respect of the Project and/or the commercial area allocated.
- L. The Vendee has confirmed that prior to signing of the application form for booking the said commercial area, the Vendee had fully satisfied himself/herself/itself/themselves with regard to all information and clarification as required by him/her/it them with regards to purchase of the said commercial area and had not unduly relied upon or been influenced by the sales brochure, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by the Vendor, its selling agents, brokers or otherwise, including but limited to any representation relating to the said commercial area/colony/facilities, to be made available to the vendee/s etc. and also with regard to right/s, title or interest of the Vendor in the said project, in which the said commercial area is situated. Further the Vendee is satisfied on the inspection of title, possession and entitlement of the vendor to sell the said commercial area post inspection of relevant records and documents in this regard. The Vendee has confirmed to the Vendor that they are executing this conveyance /sale deed with knowledge of all laws, rules and regulations, notifications etc. applicable to the said project in general and the aforesaid commercial area in particular and the terms and conditions contained in the conveyance Deed, the Buyer's Agreement with Vendor /developer and that they clearly understood all his rights, duties responsibilities, obligations thereunder;

- M. The Vendee further confirms that after the execution of this Conveyance Deed, the Vendee shall not raise any issue / dispute with respect to any aspect of the commercial area including but not limited to the area, location, size, boundaries, development of Plot and sale consideration paid (as mentioned herein) against the said commercial area at any time in future. The Vendee hereby further confirms that the execution of this Conveyance Deed discharges the Vendors of all their obligations, whether oral or written and express or implied, towards the Vendee.
- N. The Vendee after its complete satisfaction as to the title and rights of the Vendors in the said commercial area, had requested the Vendors to convey the said said commercial area unto the Vendee and based on such request the Vendors are conveying the said commercial area unto the Vendee on the terms and conditions stated herein below.

NOW THEREFORE THIS CONVEYANCE DEED BETWEEN THE VENDOR, CONFIRMING PARTIES AND VENDEE WITNESSETH AS UNDER:

1. That in consideration of Rs. 10,00,00,000/- (Rupees Ten Crores Only) which has been willingly paid by the Vendee to the Vendor in following manner:

Cheque No./RTGS No.	Bank	Date	Amount (in Rs.)
329082	Sarva Haryana Gramin Bank	18.01.2023	1,80,00,000/-
RTGS	RTGS	04.02.2023	1,80,00,000/-
329083	Sarva Haryana Gramin Bank	08.02.2023	1,20,00,000/-
RTGS	RTGS	30.03.2023	1,00,00,000/-
RTGS	RTGS	30.03.2023	50,00,000/-
RTGS	RTGS	12.05.2023	20,00,000/-
RTGS	RTGS	23.05.2023	30,00,000/-
169318	State Bank of India	05.01.2024	1,00,00,000/-
169317	State Bank of India	05.02.2024	1,00,00,000/-
169319	State Bank of India	05.03.2024	1,10,00,000/-

Note: The Vendee confirms that 1% TDS of Rs. 10,00,000/- will be deposited by the Vendee and challan of the same will be shared with the Vendor.

The receipt whereof is hereby acknowledged by the Vendor, the Vendors do hereby grant, convey and transfer unto the Vendee all that piece and parcel of land in said commercial area admeasuring approximately 2472.15 Sq. Mts. / 2956.69 Sq. Yds. situated at "Aanandam Ora", Sector 93, Gurugram, Haryana ("Plot") as shown in site plan annexed herewith as Annexure A, together with all rights advantages, appurtenant to the said commercial area, subject to the exceptions, reservations, conditions and covenants contained herein. The site plan shall be read as part and parcel of this Conveyance Deed. The Vendee is entitled to hold, use and enjoy the said commercial area in the manner permitted by the DTCP without any hindrance or claim from the Vendors, except as mentioned herein.

2. That the Vendors hereby assure the Vendee that the said commercial area is free from encumbrances such as sale, gift, mortgage, attachment, lien etc. and there is no concern for transfer of the said commercial area to the Vendee.
3. That the vacant and actual physical possession of the said commercial area has been handed over by the Vendors to the Vendee and the Vendee has taken over the physical possession of same after a detailed inspection of the said commercial area including but not limited to its area, location, dimensions etc. and the Vendee does not have any objection and is fully satisfied with the same. Since the Vendee has completed the due diligence of the said commercial area to his/her complete satisfaction and therefore the Vendee hereby agrees and undertakes not to raise any dispute / claim whatsoever either in present or in future against the Vendors including but not limited to any compensation for delayed possession etc. The Vendee confirms and agrees that the Vendee shall be fully responsible for the said commercial area including maintaining possession of the said commercial area in a neat and clear manner, lest the Vendor shall get the same done at the cost of the vendee.
4. That the Vendee has examined each and every document including the copy of License and various other documents including but not limited to sale deeds and collaboration agreements (if any) through which, the Vendors have acquired rights, title and interest in the Said Land on which the said commercial area by means of the present Conveyance Deed is being conveyed to the Vendee and is aware that the Vendors are fully entitled to develop and alienate the Said Land in terms of the License and also in terms of their title and holding. After having completely assured himself, the Vendee has executed the present Conveyance Deed which shall be binding between the Parties.
5. That this Conveyance Deed is subject to all laws and notifications and rules applicable to the Project, including terms and conditions of the License(s) granted by DTCP for setting up the Project and undertakings and agreements executed by the Vendor / Confirming Parties with DTCP in this regard. The Vendee has familiarized and satisfied himself/herself with all the aforesaid and other applicable agreements, arrangements, undertakings and conditions, etc. and has completely understood the limitations, conditions, and restrictions related to the Plot / Project.
6. The Vendee hereby agrees and undertakes that he/she shall observe all terms and conditions of this Conveyance Deed, and also those of the License granted to the Vendor / Confirming Parties and shall also abide by all the laws, rules, regulations and policies applicable thereto and in particular, the Haryana Development and Regulation of Urban Areas Act, 1975 or rules as may be imposed by any competent authority including but not limited to Haryana Shehri Vikas Pradhikaran ("HSVP") / DTCP or any other

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Authorised Signatory



- government authority/ local bodies. The Vendee shall at all times be solely responsible and liable for any contravention of laws, rules, regulations and policies and shall commence the construction activity on the said commercial area in consonance with applicable laws and regulations and only after procuring due approvals from competent authorities.
7. That the Vendee hereby agrees and undertakes to complete the construction of the house/building on the said commercial area within 4 (four) years from the date of execution of Conveyance Deed or issue of zoning plan, whichever is later.
 8. The Vendee shall not start construction on the said commercial area without submitting a copy of the plan duly approved by HSVP and/or other competent government authority to Vendor and/or Maintenance Agency. The Vendee shall further ensure that any construction on the said commercial area shall strictly conform to the zoning regulations and plan approved by the competent government authority. In addition thereto, the Vendee further agrees and undertakes to carry out the construction on the said commercial area as per bye laws as prescribed by DTCP/HSVP, Haryana Building Code. The Vendee shall carry out construction on the Plot in terms of the provisions of the Haryana Building Code, 2017 including any amendments thereto and any other applicable laws only. That further the Vendee shall follow all the regulations related to parking norms including open and/or covered to be developed in the said commercial area.
 9. That the upkeep and maintenance of common / open areas and facilities in the Project shall be discharged by the Vendors through a maintenance agency to be appointed by the Vendors ("**Maintenance Agency**") till such time the Project is taken over by the association of vendees or competent authority, as the case may be. However, Vendee shall be obligated to execute a separate common area maintenance agreement in standard format for the said commercial area with the Maintenance Agency ("**Maintenance Agreement**") maintained by the Vendor and strictly adhere to the same and promptly pay all demands, charges, bills etc. raised by the Maintenance Agency from time to time. It is agreed by the Vendor and vendee that separate common maintenance charges shall be payable by the Vendee to the Vendor for project developed by the Vendor as the said commercial area falls under the said land.
 10. The Vendee further agrees and undertakes that prior the start the construction of building on the said commercial area consisting of independent commercial shops, Vendee will take permission from Vendor or Maintenance Agency by submitting the sanctioned building plans and necessary documents in this regard. It is also made clear by Vendor that any sanctions for the construction of the independent shops over the said commercial area shall be done by the Vendee only and Vendor shall not be having any

responsibility for same and the vendee shall keep the Vendor indemnified in this regard in all concerns. The Vendee further assures Vendor that Vendee shall take all necessary approvals from all concerned authorities before commencement of any construction on the said commercial land.

11. That, the Vendee hereby agrees and undertakes that in case the Vendee transfers his/her rights, title and interest in respect of the said commercial area, in favour of any third party (ies) including successors in interest, then in such eventuality the third party (ies) to whom the rights, title and interests are being conferred by the Vendee shall pay an amount as may be determined by the Maintenance Agency towards endorsement charges in favour of such third party(ies).
12. The Vendee understands and acknowledges that it shall not have any right, title or claim of any kind whatsoever in the common areas of the Project and services or in the land earmarked for community facilities such as Milk Booth, Area allocated for Playing activities, community , parks, within the Project/Said Land, save and except as mentioned herein. The Vendors shall remain the owner of all such land, common areas and services within the Project, and the Vendors shall have the sole and absolute authority to deal in any manner with such land, common areas and services till they or parts thereof are mandatorily required to be transferred to Government or Local Authority.
13. That, the Vendee shall have the exclusive ownership right in respect to the said commercial area only. The Vendee doth hereby agrees and confirms that Vendee shall not create any blockages, constructions in violation of building bye-laws and/or outside the said commercial area area and shall indemnify the Vendors for any losses and damages as may be suffered by the Vendors for any of its acts of omission or commissions in this regard.
14. That the Vendee/association of vendee shall not store any hazardous or combustible goods in the Plot or place any heavy material in the common passages. The Vendee / association of vendee shall ensure that they will not create any hindrance by way of locking, blocking, parking or any other manner in right of passage or access or common areas which otherwise are available for free access.
15. That the Vendors reserve the sole right to develop the undetermined areas or left over pockets in the Project/Said Land and shall also have the right to amend without seeking any consent from the Vendee or any third party the layout plan in such manner that it does not affects the location / preferential location, as the case may be, of the said commercial area. The Vendors shall obtain necessary sanctions as may be required and the Vendee shall have no right of objection or reservation, whatsoever in this regard.

16. Prior to the start of the construction on the commercial area, the Vendee shall apply for and obtain from the Vendor a 'Service Certificate'. The Vendee hereby agrees and acknowledges that the Service Certificate shall be issued by the Vendor only upon realization of the Utility Connection Charges (if any), Electricity Infrastructure Augmentation Charges (if any) and IFMSD by the Vendor from the Vendee.
17. The Vendee shall ensure that during construction on the said commercial area, the labourers employed for such construction do not encroach on any area outside the Vendee's said commercial area and shall not damage the main service lines/common area/amenities in the Project/Said Land. In the event any main service lines/common area/amenities are damaged by the Vendee during the construction over the said commercial area, the Vendee shall be liable to pay cost and charges for the restoration of such damages. That upon completion of construction on the said commercial area, the Vendee undertakes to submit to the Vendors a certified true copy of the Completion / Occupancy Certificate. The Vendee agrees that no construction or such other activity will be carried on between sunset and sunrise. Failure on part of the Vendee to comply with the zoning regulations and / or other statutory regulation, the Vendee shall be solely responsible for the same and shall indemnify and hold harmless the Vendor / Confirming Parties of all penalty, compensation etc., in the event of any such claim against the Vendors. The Vendee agrees that he/she shall have to provide rain water harvesting system in his/her Plot boundaries, if provided under rules/by laws
18. The Vendee hereby agrees and undertakes to pay directly to competent authority (ies) or to the Vendor, as the case may be to all taxes, dues, demands, charges, duties, liabilities (including any interest or penalties), if any, levied or leviable retrospectively or prospectively in respect of the said commercial area in the event the said commercial area is assessed separately for such taxes, dues, demands, charges, duties, liabilities etc. In the event any taxes, dues, demands, charges, duties, liabilities are levied or leviable retrospectively or prospectively in respect of the entire Project, by the competent authority (ies) including but not limited to any local body / HSVP / DTCP, the Vendee shall be liable to pay pro-rata share of such taxes, dues, demands, charges etc. in proportion to the Plot area as and when demanded by the Vendor.
19. In the event, any fresh, additional or enhanced charges (including external development charges, internal development charges, etc.), Cess or tax, GST or any other tax by whatever name called (including any interest or penalties) is levied or leviable, after execution of this Conveyance Deed, whether with prospective or retrospective effect, the Vendee agrees to pay in full (if in respect of the Plot), or pro-rata share (if in respect to the entire Project), as the case may be, of such additional taxes, levies or charges imposed, without any

delay, demur or protest. The determination of the pro-rata share of the Vendee shall be done by the Vendor, whose decision in this regard shall be final and binding on the Vendee. All such amount shall be payable on demand, as the case may be, either to the Vendor or the Maintenance Agency, as the case may be. In case the Vendee seeks to challenge the same, the Vendee hereby agrees and undertakes to make the payment of such amount as may be demanded by Vendor and only after making such payment to the Vendor, the Vendee or its nominee or assignee shall be entitled to challenge the demand so raised by the Vendor. The Vendee understands and agrees that any fresh incidence of tax whatsoever including GST, VAT or any statutory demands by whatever name called or any increase on such account (including any interest or penalties), even if it is with retrospective effect, shall be borne and paid by the Vendee.

20. The obligations undertaken by the Vendee in general and specifically those regarding payment of statutory dues, maintenance charges, water and electricity charges shall be irrevocable obligations of the Vendee. The said obligations shall always run with the said commercial area and the building constructed thereupon and be binding on the subsequent transferee(s), successors in interest and any person claiming through Vendee. The Vendee undertakes to disclose these covenants and conditions to any/all its subsequent transferees. The Vendee hereby agrees and undertakes that appropriate recitals to this effect shall be incorporated in the subsequent transfer documents or any document thereby creating any third party rights, title or interests in the said commercial area.
21. The Vendors hereby confirms to the Vendee that the proportionate share of the external development charges and internal development charges with respect to the Plot which is being conveyed stands paid.
22. That, the Vendee shall not use or allow to use the said commercial area for any non-Commercial purpose or residential purpose or any activity that may cause nuisance to other purchasers/occupants of the neighboring plots, etc. The Vendee has undertaken and doth hereby undertakes that the Vendee shall be solely responsible and liable for violations, if any, of any of the provisions of the law of the land and applicable rules, regulations and directions by the DTCP / HSVP or any other competent authority and that the Vendee shall indemnify and keep indemnify the Vendors for any liability and/or penalty in this regard.
23. The Vendors shall lawfully arrange for bulk supply of electrical energy for the Project, subject to availability of the same and in such case, the Vendee herein agrees to abide by all conditions of the sanction of bulk supply including but not limited to waiver of the Vendee's rights to apply for individual / direct electrical supply connection directly from DHBVN/ electricity distribution utilities or any other authority responsible for supply of electrical energy. The

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Vendee also agrees and undertakes to sign, execute and affirm all other documents as may be required by the Vendors from time to time, for the purpose of availing the electricity supply/connection for the Vendee. The Vendee agrees to pay the deposits, charges for bulk supply of electrical energy and any increase thereof, as may be demanded by the Vendors / Maintenance Agency from time to time. It is agreed by the Vendee that the above said charges shall be in addition to the electrical consumption charges, consumption charges shall include meter hire charges, charges for consumption of electricity plus transmission and distribution losses etc. It is further agreed and accepted by the Vendee that the supply of electrical energy shall be subject to availability of the same with the Maintenance Agency, and the Vendee herein shall not claim any loss or damage, whether direct or consequential, from the Vendors, in the event of low/high voltage, low/high frequency, inconsistent or non-availability of the same for reasons beyond the control of the Vendors / Maintenance Agency.

24. The Vendee hereby acknowledges, agrees and confirms that the charges towards maintenance services/ water consumption/ electricity consumption inside the said commercial area and other services etc., shall be billed and recovered on the basis of prepaid metering system and/or, in advance, for every month or for such other duration as the Vendors / Maintenance Agency may deem fit, if applicable. The Vendee hereby undertakes to maintain the sufficient balance in the respective prepaid meters and/ or pay the bills so raised by the Vendors/Maintenance Agency on or before the due date(s) as mentioned in the bills, if applicable.
25. The Vendor has envisaged to provide an electrical demand load of electrical load as per DHBVN norms/guidelines, the price of which is to be paid by the Vendee and is not inclusive in the cost of the said commercial area. It has been clarified that the Total Price is inclusive of only electricity infrastructure charge within the project/Scheme and the Total Price does not include, electricity meter charges, external electrification charges and other electrification charges, as applicable. However, if the Vendee wishes to obtain additional load for said commercial area, the same shall be provided (if available) on payment of additional charges as may be decided by the Vendor in its sole and absolute discretion, and subject to availability.
26. The Vendor shall provide a single feeder for the said commercial area, at one place. The Vendee shall be solely responsible and liable for arranging the meter board(s) (as per his/her requirement) inside the area constructed over the said commercial area, at his/her own costs and expenses. However, the Vendor, at the request of the Vendee, may provide the additional power over and above DHBVN Norms (subject to availability) on payment of such additional charges by the Vendee as may be decided by the Vendor in its sole and absolute discretion.

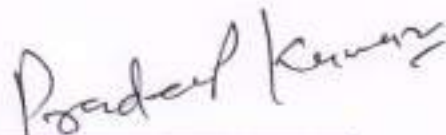
27. In the event the Vendor provides Power back up then the Vendor shall provide dual meter to record electricity consumption readings for both DHBVN and DG supply or meter to record electricity consumption readings for DG supply. That for the Power Back up to be provided (subject to availability) by the Vendor, the Vendee shall be liable to pay to Vendor, the charges as determined by the Vendor. In addition to said charges, the Vendee shall also be liable to pay the operational costs including efficiency losses to Vendor/nominated maintenance agency. It is, however, agreed and accepted by the Vendee herein that the availability of the said power back-up facility, if any shall be subject to regular payment of charges towards the said facility.
28. That the Vendors shall make provisions for common water supply to the Project and Vendee herein undertakes to pay on demand to the Vendors, proportionate share as determined by the Vendors towards providing the same, if applicable. The Vendee further undertakes that it shall never default in payment of water consumption charges as demanded by the Vendors or the Maintenance Agency. The Vendee shall not dig any borewell and shall not use underground water for construction purposes.
29. That for all intents and purposes, singular includes plural and one gender includes the other gender.
30. That the Vendee hereby agrees and undertakes that after execution of this Conveyance Deed the Vendee shall have no objections of any kind whatsoever to the Vendors carrying out the development activities of the vacant land parcels outside the said commercial area of the Vendee. The Vendee further undertakes not to seek any stay, injunction, etc. from any court/authority that may impede/cause hindrance to the Vendors in carrying out said developmental work. That the Vendee has fully understood and agreed that he/she either individually or jointly or through anybody, will not institute and pursue any litigation or suit to seek injunction in any manner whatsoever against the Vendors and/or their agents from developing and constructing the Project in any manner whatsoever.
31. The Vendee hereby indemnifies and undertakes to keep the Vendors, their assigns, nominees, the Maintenance Agency and their directors, officers / employees fully indemnified and harmless from and against any/all the actions, suits, claims, proceedings, damages, liabilities, losses, expenses or costs, consequences of breach by the Vendee of its obligations hereof or under any law as may be applicable or for the time being in force. The Vendee hereby accepts and acknowledges that this indemnity would cover all acts and omissions on the part of Vendee, its personnel, representatives and/or any other person claiming under the Vendee.
32. That the Vendee, after undertaking an independent due diligence of the relevant title documents, is completely satisfied that the Vendor has

transferred a valid and legal title by means of the present Conveyance Deed in favour of the Vendee. The Vendor agrees and confirms that in case due to any unforeseeable, direct or indirect, proximate or remote reasons, any issue arises on the title of the said commercial area so conveyed by means of this Conveyance Deed, the Vendor shall make every effort to get the issue resolved. In case, the issue is not resolved, the Vendee hereby agrees and undertakes that in such a case, the only liability of the Vendor shall be to the extent of money paid by the Vendee to the Vendor and no damages or penalty of any nature shall be payable by the Vendee.

33. The Vendee hereby agrees that the Vendors have not indicated/promised/represented/given any impression of any kind in an explicit or implicit manner whatsoever, that the Vendee shall have any right, title or interest of any kind whatsoever other than those granted in this Conveyance Deed.
34. That in case due to any regulatory changes due to DHBVPN/HVPSNL/EIA / Consent Management by the appropriate Government, the Vendors / Maintenance Agency are required to install any new equipment / enhance the capacity of the existing equipment, the charges for such installation shall be borne by the Vendee in a proportion as may be decided by the Vendors / Maintenance Agency.
35. The Vendee shall be solely and exclusively liable to bear the property tax or any other Government tax by whatever name called (including any interest or penalties thereon) for the said commercial area from the date of the Agreement.
36. The Project shall always be known as "Aanandam Ora" and shall never be changed by Vendee and/or jointly by the Vendee/ and owners of other plots in the 'Aanandam Ora'. The Vendee agrees to use the word "Aanandam Ora" as necessary suffix or prefix in their correspondence address.
37. That the Vendee hereby confirms and acknowledges that the Vendors have fulfilled all the obligations undertaken by them in respect of the said commercial area as per the agreed terms of the Agreement thus, the Vendee hereby discharges the Vendors of all their obligations towards the Vendee and nothing remains due and payable by the Vendors to the Vendee.
38. That, the Vendee has borne all expenses for the execution and registration of this Conveyance Deed including the cost of stamp duty, registration and other lawful incidental charges. Further, the Vendee has also agreed that if there is any shortfall/deficiency/additional levy on the stamp duty or registration charges, as a consequence of any order of government / statutory or other local authority, the same, if applicable, shall also be payable by the Vendee.

39. That all the transferees of the Vendee's interest in the said commercial area hereby being sold shall always be bound by the terms and conditions of this Conveyance Deed. The Vendee shall be bound to inform and disclose this condition to the transferee.
40. That, this Conveyance Deed constitutes the entire agreement among the Parties hereto with respect to the subject matter hereof, and supersedes all prior and contemporaneous correspondence(s), report(s), project report(s), agreement(s), negotiations, discussion(s), representations(s), promise(s), or understandings, both written and oral, among the parties, with respect to the subject matter hereof. The, preamble and recitals to this Conveyance Deed shall form an integral part of this Conveyance Deed.
41. This Conveyance Deed shall be governed by and interpreted in accordance with the laws of India and the courts of Gurugram shall have exclusive jurisdiction in relation to all matters arising out of this Conveyance Deed.

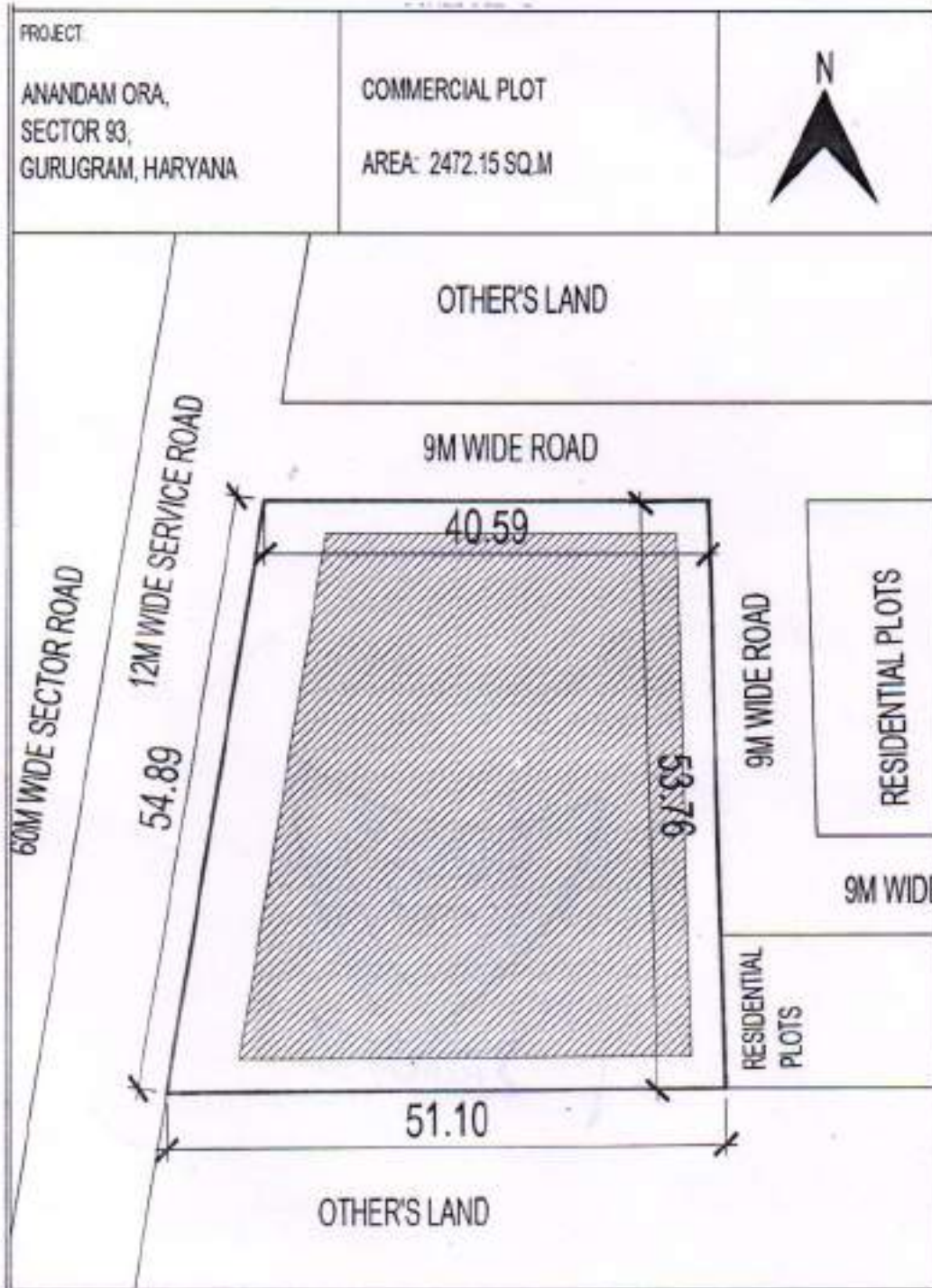
IN WITNESS WHEREOF THE VENDOR, AND THE VENDEE HAVE SIGNED THIS CONVEYANCE DEED AT GURUGRAM, ON THE DATE, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE WITNESSES.

For & on behalf of the ORA LAND & HOUSING PVT. LTD.  Authorized Signatory Authorized Signatory VENDOR	 VENDEE
--	---


Shiv Kumar Singh
Advocate
Distt. Court, Gurugram

Naveen
Naveen S/o Moharpal
V.P.O Baghanzi, Gurugram (HR)

ANNEXURE A SITE PLAN



ORA LAND & HOUSING PVT. LTD


 Authorised Signatory

Page 15 of 15





Certificate No. GOA2023K2256

GRN No. 109016465

Stamp Duty Paid : ₹ 93000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ora land And housing Pvt ltd

H.No/Floor : J10/5

Sector/Ward : 0

LandMark : Dlf city phase 2 m g road

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 99*****15


Buyer / Second Party Detail

Name : Maninder Singh

H.No/Floor : 0

Sector/Ward : 0

LandMark : Bichali gali village daultabad

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99*****15

Others : Prem singh

Purpose : Conveyance Deed



The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://regashry.nic.in>

SUPPLEMENTARY CONVEYANCE DEED

Type of Deed	:	Conveyance Deed
Type of Property	:	Commercial Plot
Consideration	:	Rs. 13,25,000/-
Stamp Duty	:	Rs. 93,000/-
Stamp Paper Certificate No. & Date	:	GOA2023K2256 dated 01-11-2023
Plot Area	:	27.5 Sq. Mts. (32.89 Sq. Yds.)
Project	:	Aanandam Ora
Location	:	Sector- 93,
Sub-Tehsil	:	Harsaru,
District	:	Gurugram

ORA LAND & HOUSING PVT. LTD.

Page 1 of 14

Authorised Signatory

वसीका संबंधी विवरण		
वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC		
तहसील/सब-तहसील- हरसरु	गांव/शहर- हुह्रा के सेंक्टर	स्थित- Sector 88B, 95, 95A, 95B, 94, 89B, 99A, 90, 91, 92, 93
शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर		पंजीकृत कॉलोनी
प्लॉट : lie 108/ 2022, sector 93, Unapproved Area Hayatpur Part 2		
धन संबंधी विवरण		
राशि- 1325000 रुपये		कुल स्टाम्प शुल्क- 92750 रुपये
स्टाम्प नं- GDA/2023K2256		स्टाम्प का मूल्य- 93000 रुपये
रजिस्ट्रेशन फीस- 10000 रुपये	Challan 109017982	वेस्टिंग शुल्क- 3 रुपये
द्वारा तैयार किया गया- NARESH KUMAR ADV		सेवा शुल्क- 200
भूमि का विवरण		
व्यवसायिक		27.05 Sq. Meters
स्थानीय शहरी निकाय संबंधी विवरण		
पॉपटी आईडी- (LCL) 4582	पॉपटी नं- 1	मालिक- ORA LAND AND HOUSING PRIVATE LIMITED
प्लॉट- lie 108/ 2022, sector 93, Unapproved Area Hayatpur Part 2		

यह प्रलेख आज दिनांक 28-11-2023 दिन मंगलवार समय 3:42:00 PM बजे श्री/श्रीमती/कुमारी Ora Land and Housing Pvt Ltd द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

संयुक्त उप पंजीकरण अधिकारी N.T. Harwan

Ora Land and Housing Pvt Ltd

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 28-11-2023

संयुक्त उप पंजीकरण अधिकारी N.T. Harwan

Ora Land and Housing Pvt Ltd

उपरोक्त कता व श्री/श्रीमती/कुमारी Maninder Singh thru OTHER पुत्र Ramesh Kumar Prem Singh Yadav thru Pradeep Kumar OTHER पुत्र Bal Man मालिक है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि केता ने भरे समस्त विकला की अदा की तथा प्रलेख में वर्णित अंतिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Nareesh Kumar पिता Shrichand निवासी Jaly गुप्त व श्री/श्रीमती/कुमारी Krishan पिता Chandu Lal निवासी SONBAT न की। साक्षी सं 1 को हम प्रस्वरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 को पहचान करता है।

दिनांक 28-11-2023

संयुक्त उप पंजीकरण अधिकारी N.T. Harwan

SUPPLEMENTARY CONVEYANCE DEED

This Conveyance Deed ("Conveyance Deed") is made and executed at Gurugram on this the 28th day of Nov, 2023;

BY

ORA LAND & HOUSING PRIVATE LIMITED, (CIN No. U45200DL8PTC182068), a company incorporated under the Companies Act, 1956 having its registered office at 3/260, Janakpuri, New Delhi (PAN -AABCO0826A), through its Authorized Signatory **Mr. Jitender Singh** (Aadhaar No. 9128 9212 8946) S/o Sh. Kehri Singh, duly authorised vide board resolution dated 30.06.2023 (hereinafter referred to as "**Vendor**", which expression shall, unless repugnant to the context thereof, be deemed to mean and include its successors and permitted assigns) of the First Part;

IN FAVOUR OF

Mr. Maninder Singh (Pan No. EXHPS1605H & Aadhaar No. 8752-3964-4058)
S/o Sh. Ramesh Kumar
R/o Bichali Gali, Daultabad, Gurugram, Haryana-122006

And

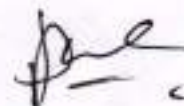
Mr. Prem Singh Yadav (Pan No. HHQPS2707N & Aadhaar No. 2913-2998-0479)
S/o Sh. Rati Ram
R/o House No. 65, Vikas Nagar, Bhiwani, Haryana-127021

(hereinafter referred to as "**Vendee**", which expression, unless repugnant to the context, shall mean and include his legal heirs, successors, legal representatives, administrators, executors, nominees and assigns) of the Third Part.

The Vendors and the Vendee are hereinafter separately referred to as a '**Party**' and collectively referred to as the '**Parties**'.

WHEREAS:

- A. The Vendor are the absolute owners and in possession of land parcels totally admeasuring approximately 63535.65 square meters i.e., 15.7 acres falling in revenue estate of Village Hayatpur and Wazirpur, at Sector - 93, in Tehsil Harsaru & District Gurugram, Haryana ("**Said Land**"). The Director, Town and Country Planning, Haryana, Chandigarh ("**DTCP**") has issued license bearing no. 108 of 2022 dated 05.08.2022 and license bearing no. 33 of 2023 dated 16.02.2023 ("**License**") to the Vendors for development of Said Land into a residential plotted colony under Deen Dayal Jan Awas Yojna, 2016.



Reg. No.

Reg. Year

Book No.

8377

2023-2024

1



विक्रेता



क्रेता



गवाह

उप/संयुक्त पंजीयन अधिकारी
हरसरु

विक्रेता :- thru jitender singh OTHER Ora Land and Housing Pvt Ltd

क्रेता :- thru OTHER Maninder singh thru Pradeep Kumar OTHER Prem singh

Yadav Pradeep Kumar

गवाह 1 :- Naresh Kumar

गवाह 2 :- Krishan

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 8377 आज दिनांक 28-11-2023 को बही नं 1 जिल्द नं 72 के पृष्ठ नं 34.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1565 के पृष्ठ संख्या 66 से 70 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 28-11-2023



उप/संयुक्त पंजीयन अधिकारी हरसरु

- B. The Vendor is fully authorized to market and sell the commercial area consisting of 27.5 Sq. Mts. / 32.89 Sq. Yds. ("said commercial area") in the said land, and to negotiate, sign and execute agreement, conveyance deed etc., with the prospective purchasers/buyers at the rates and terms and conditions to be determined in its sole discretion and also to receive all payments and issue receipts thereof in its own name. That vendor has also sold the area admeasuring 2472.15 Sq. Mts./2956.69 Sq. Yds. in the Project as mentioned herein below and the Conveyance Deed bearing no. 3203 dated 28.07.2023 has been executed and registered before the Sub Registrar, Harsaru, District Gurugram, Haryana
- C. Accordingly, the Vendor is developing a project known as 'Aanandam Ora' ("Project") on land admeasuring 15.7 acres as residential plotted colony, in accordance with the License and requisite approvals granted by DTCP more specifically demarcated in the site-plan attached hereto and marked as Annexure A.
- D. The Vendor has obtained license and approval of the layout plan or any requisite approval for the Project, as the case may be, from DTCP/other competent authorities. The Vendor agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with Section 14 of the Act (as defined hereinafter) / any other laws of the State of Haryana as applicable. The Vendor further agrees and undertakes that it shall not make any additions and alterations in the specifications and amenities, without the previous written consent of the Vendee as per the provisions of the Act and rules made thereunder or as per approvals /instructions /guidelines of the competent authorities.
- E. The Vendor has registered the Project "Aanandam Ora" under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("Act"), as amended or modified from time to time with the Haryana Real Estate Regulatory Authority, Gurugram on 17.04.2023 under registration no. RC/REP/HARERA/GGM/711/443/2023/55.
- F. The following permissions, sanctions, in-principle approvals for development of the Project has been obtained:
- a. License no. 108 of 2022 dated 05.08.2022 and license bearing no. 33 of 2023 dated 16.02.2023;
 - b. Layout plan/Drawing No. 9015 of 15.7 acres approved dated 16.02.2023;
- G. The Vendor have committed to allocate the said Commercial Area and its achievable FAR in the said land with the Vendee (as defined hereinafter) in the Project for a total sale consideration of Rs. 13,25,000/- (Rupees Thirteen Lakhs Twenty Five Thousand Only) the receipt whereof is hereby acknowledged by the Vendor.

- H. The Vendor is executing this conveyance deed on specific request of the Vendee.
- I. The Vendor has handed over peaceful physical possession of the vacant said commercial area to the vendee and has made it clear to vendee that the Vendor would provide main connection point for sewerage, water line, storm water drain, electricity to the Vendee in said project only up till the entry of his commercial area and the internal services of commercial area shall be developed and provided by the Vendee to its customers, in case the Vendee develops the said commercial area on its own. Vendee shall also develop the said commercial area on its own cost after taking all due permissions from the concerned authorities. Vendee has inspected the site and is fully aware of the Physical condition work as on date of executing this conveyance deed and is fully satisfied with the same. Vendee further also assures not to raise any dispute or any claim in future in this regard as the said commercial area has been purchased by the Vendee on "as it is where it is basis".
- J. The Vendee has demanded from the Vendor, and the Vendor has allowed the inspection of the approvals, permissions, sanctions, licenses, layout plans, ownership record of the Said Land, and various other approvals granted by the competent authorities in favour of the Vendors. The Vendee has fully satisfied himself/herself about the rights, title, limitations and interest of the Vendors to construct the Project on the Said Land. The Vendee has relied solely on his/her own judgment and investigation while deciding to execute this Conveyance Deed. That there is no other oral or written representation or statement, made either by the Vendors or any person claiming under them, which may be considered to be part of this Conveyance Deed.
- K. The Vendee hereby agrees and undertakes that it shall be bound by all the conditions and the stipulations imposed by DTCP and other Competent Authority(ies) in respect of the Project and/or the commercial area allocated.
- L. The Vendee has confirmed that prior to signing of the application form for booking the said commercial area, the Vendee had fully satisfied himself/herself/itself/themselves with regard to all information and clarification as required by him/her/it them with regards to purchase of the said commercial area and had not unduly relied upon or been influenced by the sales brochure, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by the Vendor, its selling agents, brokers or otherwise, including but limited to any representation relating to the said commercial area/colony/facilities, to be made available to the vendee/s etc. and also with regard to right/s, title or interest of the Vendor in the said project, in which the said commercial area is situated. Further the Vendee is satisfied on the inspection of title, possession and entitlement of the vendor to sell the said commercial area post inspection



of relevant records and documents in this regard. The Vendee has confirmed to the Vendor that they are executing this conveyance /sale deed with knowledge of all laws, rules and regulations, notifications etc. applicable to the said project in general and the aforesaid commercial area in particular and the terms and conditions contained in the conveyance Deed, the Buyer's Agreement with Vendor /developer and that they clearly understood all his rights, duties responsibilities, obligations thereunder;

- M. The Vendee further confirms that after the execution of this Conveyance Deed, the Vendee shall not raise any issue/ dispute with respect to any aspect of the commercial area including but not limited to the area, location, size, boundaries, development of Plot and sale consideration paid (as mentioned herein) against the said commercial area at any time in future. The Vendee hereby further confirms that the execution of this Conveyance Deed discharges the Vendors of all their obligations, whether oral or written and express or implied, towards the Vendee.
- N. The Vendee after its complete satisfaction as to the title and rights of the Vendors in the said commercial area, had requested the Vendors to convey the said commercial area unto the Vendee and based on such request the Vendors are conveying the said commercial area unto the Vendee on the terms and conditions stated herein below.

NOW THEREFORE THIS CONVEYANCE DEED BETWEEN THE VENDOR, CONFIRMING PARTIES AND VENDEE WITNESSETH AS UNDER:

1. That in consideration of Rs. 13,25,000/- (Rupees Thirteen Lakhs Twenty Five Thousand Only) which has been willingly paid by the Vendee to the Vendor in following manner:

Cheque No./RTGS No.	Bank	Date	Amount (in Rs.)
000568	ICICI	10.03.2024	13,11,750/-

Note: The Vendee confirms that 1% TDS of Rs. 13,250/- will be deposited by the Vendee and challan of the same will be shared with the Vendor.

The receipt whereof is hereby acknowledged by the Vendor, the Vendors do hereby grant, convey and transfer unto the Vendee all that piece and parcel of land in said commercial area admeasuring approximately 27.5 Sq. Mts. / 32.89 Sq. Yds. situated at "Aanandam Ora", Sector 93, Gurugram, Haryana ("Plot") as shown in site plan annexed herewith as Annexure A, together with all rights advantages, appurtenant to the said commercial area, subject to the exceptions, reservations, conditions and covenants contained herein. The site plan shall be read as part and parcel of this Conveyance Deed. The Vendee is entitled to hold, use and enjoy the said commercial area in the manner permitted by the DTCP without any hindrance or claim from the Vendors, except as mentioned herein.

2. That the Vendors hereby assure the Vendee that the said commercial area is free from encumbrances such as sale, gift, mortgage, attachment, lien etc. and there is no concern for transfer of the said commercial area to the Vendee.
3. That the vacant and actual physical possession of the said commercial area has been handed over by the Vendors to the Vendee and the Vendee has taken over the physical possession of same after a detailed inspection of the said commercial area including but not limited to its area, location, dimensions etc. and the Vendee does not have any objection and is fully satisfied with the same. Since the Vendee has completed the due diligence of the said commercial area to his/her complete satisfaction and therefore the Vendee hereby agrees and undertakes not to raise any dispute/claim whatsoever either in present or in future against the Vendors including but not limited to any compensation for delayed possession etc. The Vendee confirms and agrees that the Vendee shall be fully responsible for the said commercial area including maintaining possession of the said commercial area in a neat and clear manner, lest the Vendor shall get the same done at the cost of the vendee.
4. That the Vendee has examined each and every document including the copy of License and various other documents including but not limited to sale deeds and collaboration agreements (if any) through which, the Vendors have acquired rights, title and interest in the Said Land on which the said commercial area by means of the present Conveyance Deed is being conveyed to the Vendee and is aware that the Vendors are fully entitled to develop and alienate the Said Land in terms of the License and also in terms of their title and holding. After having completely assured himself, the Vendee has executed the present Conveyance Deed which shall be binding between the Parties.
5. That this Conveyance Deed is subject to all laws and notifications and rules applicable to the Project, including terms and conditions of the License(s) granted by DTCP for setting up the Project and undertakings and agreements executed by the Vendor/Confirming Parties with DTCP in this regard. The Vendee has familiarized and satisfied himself/herself with all the aforesaid and other applicable agreements, arrangements, undertakings and conditions, etc. and has completely understood the limitations, conditions, and restrictions related to the Plot/Project.
6. The Vendee here by agrees and undertakes that he/she shall observe all terms and conditions of this Conveyance Deed, and also those of the License granted to the Vendor/Confirming Parties and shall also abide by all the laws, rules, regulations and policies applicable thereto and in particular, the Haryana Development and Regulation of Urban Areas Act, 1975 or rules as may be imposed by any competent authority including but not limited to

Haryana Shehri Vikas Pradhikaran ("HSVP")/DTCP or any other government authority/ local bodies. The Vendee shall at all times be solely responsible and liable for any contravention of laws, rules, regulations and policies and shall commence the construction activity on the said commercial area in consonance with applicable laws and regulations and only after procuring due approvals from competent authorities.

7. That the Vendee hereby agrees and undertakes to complete the construction of the house/building on the said commercial area within 4 (four) years from the date of execution of Conveyance Deed or issue of zoning plan, whichever is later.
8. The Vendee shall not start construction on the said commercial area without submitting a copy of the plan duly approved by HSVP and/or other competent government authority to Vendor and/or Maintenance Agency. The Vendee shall further ensure that any construction on the said commercial area shall strictly conform to the zoning regulations and plan approved by the competent government authority. In addition thereto, the Vendee further agrees and undertakes to carry out the construction on the said commercial area as per bye laws as prescribed by DTCP/HSVP, Haryana Building Code. The Vendee shall carry out construction on the Plot in terms of the provisions of the Haryana Building Code, 2017 including any amendments thereto and any other applicable laws only. That further the Vendee shall follow all the regulations related to parking norms including open and/or covered to be developed in the said commercial area.
9. That the upkeep and maintenance of common/open areas and facilities in the Project shall be discharged by the Vendors through a maintenance agency to be appointed by the Vendors ("Maintenance Agency") till such time the Project is taken over by the association of vendees or competent authority, as the case may be. However, Vendee shall be obligated to execute a separate common area maintenance agreement in standard format for the said commercial area with the Maintenance Agency ("Maintenance Agreement") maintained by the Vendor and strictly adhere to the same and promptly pay all demands, charges, bills etc. raised by the Maintenance Agency from time to time. It is agreed by the Vendor and vendee that separate common maintenance charges shall be payable by the Vendee to the Vendor for project developed by the Vendor as the said commercial area falls under the said land.
10. The Vendee further agrees and undertakes that prior the start the construction of building on the said commercial area consisting of independent commercial shops, Vendee will take permission from Vendor or Maintenance Agency by submitting the sanctioned building plans and necessary documents in this regard. It is also made clear by Vendor that any sanctions for the construction of the independent shops over the said commercial area

shall be done by the Vendee only and Vendor shall not be having any responsibility for same and the vendee shall keep the Vendor indemnified in this regard in all concerns. The Vendee further assures Vendor that Vendee shall take all necessary approvals from all concerned authorities before commencement of any construction on the said commercial land.

11. That, the Vendee hereby agrees and undertakes that in case the Vendee transfers his/her rights, title and interest in respect of the said commercial area, in favour of any third party (ies) including successors in interest, then in such eventuality the third party (ies) to whom the rights, title and interests are being conferred by the Vendee shall pay an amount as may be determined by the Maintenance Agency towards endorsement charges in favour of such third party(ies).
12. The Vendee understands and acknowledges that it shall not have any right, title or claim of any kind whatsoever in the common areas of the Project and services or in the land earmarked for community facilities such as Milk Booth, Area allocated for Playing activities, community, parks, within the Project/Said Land, save and except as mentioned herein. The Vendors shall remain the owner of all such land, common areas and services within the Project, and the Vendors shall have the sole and absolute authority to deal in any manner with such land, common areas and services till they or parts thereof are mandatorily required to be transferred to Government or Local Authority.
13. That, the Vendee shall have the exclusive ownership right in respect to the said commercial area only. The Vendee doth hereby agrees and confirms that Vendee shall not create any blockages, constructions in violation of building bye-laws and/or outside the said commercial area and shall indemnify the Vendors for any losses and damages as may be suffered by the Vendors for any of its acts of omission or commissions in this regard.
14. That the Vendee/association of vendee shall not store any hazardous or combustible goods in the Plot or place any heavy material in the common passages. The Vendee / association of vendee shall ensure that they will not create any hindrance by way of locking, blocking, parking or any other manner in right of passage or access or common areas which otherwise are available for free access.
15. That the Vendors reserve the sole right to develop the undetermined areas or left over pockets in the Project/Said Land and shall also have the right to amend without seeking any consent from the Vendee or any third party the layout plan in such manner that it does not affects the location / preferential location, as the case may be, of the said commercial area. The Vendors shall obtain necessary sanctions as may be required and the Vendee shall have no right of objection or reservation, whatsoever in this regard.

16. Prior to the start of the construction on the commercial area, the Vendee shall apply for and obtain from the Vendor a 'Service Certificate'. The Vendee hereby agrees and acknowledges that the Service Certificate shall be issued by the Vendor only upon realization of the Utility Connection Charges (if any), Electricity Infrastructure Augmentation Charges (if any) and IFMSD by the Vendor from the Vendee.
17. The Vendee shall ensure that during construction on the said commercial area, the labourers employed for such construction do not encroach on any area outside the Vendee's said commercial area and shall not damage the main service lines/common area/amenities in the Project/Said Land. In the event any main service lines/common area/amenities are damaged by the Vendee during the construction over the said commercial area, the Vendee shall be liable to pay cost and charges for the restoration of such damages. That upon completion of construction on the said commercial area, the Vendee undertakes to submit to the Vendors a certified true copy of the Completion/Occupancy Certificate. The Vendee agrees that no construction or such other activity will be carried on between sunset and sunrise. Failure on part of the Vendee to comply with the zoning regulations and/or other statutory regulation, the Vendee shall be solely responsible for the same and shall indemnify and hold harmless the Vendor /Confirming Parties of all penalty, compensation etc., in the event of any such claim against the Vendors. The Vendee agrees that he/she shall have to provide rain water harvesting system in his/her Plot boundaries, if provided under rules/by laws
18. The Vendee hereby agrees and undertakes to pay directly to competent authority(ies) or to the Vendor, as the case may be to all taxes, dues, demands, charges, duties, liabilities (including any interest or penalties), if any, levied or leviable retrospectively or prospectively in respect of the said commercial area in the event the said commercial area is assessed separately for such taxes, dues, demands, charges, duties, liabilities etc. In the event any taxes, dues, demands, charges, duties, liabilities are levied or leviable retrospectively or prospectively in respect of the entire Project, by the competent authority(ies) including but not limited to any local body/HSVP/DTCP, the Vendee shall be liable to pay pro-rata share of such taxes, dues, demands, charges etc. in proportion to the Plot area as and when demanded by the Vendor.
19. In the event, any fresh, additional or enhanced charges (including external development charges, internal development charges, etc.), Cess or tax, GST or any other tax by whatever name called (including any interest or penalties) is levied or leviable, after execution of this Conveyance Deed, whether with prospective or retrospective effect, the Vendee agrees to pay in full (if in respect of the Plot), or pro-rata share (if in respect to the entire Project), as the

case may be, of such additional taxes, levies or charges imposed, without any delay, demur or protest. The determination of the pro-rata share of the Vendee shall be done by the Vendor, whose decision in this regard shall be final and binding on the Vendee. All such amount shall be payable on demand, as the case may be, either to the Vendor or the Maintenance Agency, as the case may be. In case the Vendee seeks to challenge the same, the Vendee hereby agrees and undertakes to make the payment of such amount as may be demanded by Vendor and only after making such payment to the Vendor, the Vendee or its nominee or assignee shall be entitled to challenge the demand so raised by the Vendor. The Vendee understands and agrees that any fresh incidence of tax whatsoever including GST, VAT or any statutory demands by whatever name called or any increase on such account (including any interest or penalties), even if it is with retrospective effect, shall be borne and paid by the Vendee.

20. The obligations undertaken by the Vendee in general and specifically those regarding payment of statutory dues, maintenance charges, water and electricity charges shall be irrevocable obligations of the Vendee. The said obligations shall always run with the said commercial area and the building constructed thereupon and be binding on the subsequent transferee(s), successors in interest and any person claiming through Vendee. The Vendee undertakes to disclose these covenants and conditions to any/all its subsequent transferees. The Vendee hereby agrees and undertakes that appropriate recitals to this effect shall be incorporated in the subsequent transfer documents or any document thereby creating any third party rights, title or interests in the said commercial area.
21. The Vendors hereby confirms to the Vendee that the proportionate share of the external development charges and internal development charges with respect to the Plot which is being conveyed stands paid.
22. That, the Vendee shall not use or allow to use the said commercial area for any non-Commercial purpose or residential purpose or any activity that may cause nuisance to other purchasers/occupants of the neighboring plots, etc. The Vendee has undertaken and doth hereby undertakes that the Vendee shall be solely responsible and liable for violations, if any, of any of the provisions of the law of the land and applicable rules, regulations and directions by the DTCP/HSVP or any other competent authority and that the Vendee shall indemnify and keep indemnify the Vendors for any liability and/or penalty in this regard.
23. The Vendors shall lawfully arrange for bulk supply of electrical energy for the Project, subject to availability of the same and in such case, the Vendee herein agrees to abide by all conditions of the sanction of bulk supply including but not limited to waiver of the Vendee's rights to apply for individual / direct electrical supply connection directly from DHBVN/ electricity distribution





utilities or any other authority responsible for supply of electrical energy. The Vendee also agrees and undertakes to sign, execute and affirm all other documents as may be required by the Vendors from time to time, for the purpose of availing the electricity supply/connection for the Vendee. The Vendee agrees to pay the deposits, charges for bulk supply of electrical energy and any increase thereof, as may be demanded by the Vendors/Maintenance Agency from time to time. It is agreed by the Vendee that the above said charges shall be in addition to the electrical consumption charges, consumption charges shall include meter hire charges, charges for consumption of electricity plus transmission and distribution losses etc. It is further agreed and accepted by the Vendee that the supply of electrical energy shall be subject to availability of the same with the Maintenance Agency, and the Vendee herein shall not claim any loss or damage, whether direct or consequential, from the Vendors, in the event of low/high voltage, low/high frequency, inconsistent or non-availability of the same for reasons beyond the control of the Vendors / Maintenance Agency.

24. The Vendee hereby acknowledges, agrees and confirms that the charges towards maintenance services/ water consumption/ electricity consumption inside the said commercial area and other services etc., shall be billed and recovered on the basis of prepaid metering system and/or, in advance, for every month or for such other duration as the Vendors /Maintenance Agency may deem fit, if applicable. The Vendee hereby undertakes to maintain the sufficient balance in the respective prepaid meters and/ or pay the bills so raised by the Vendors/Maintenance Agency on or before the due date(s) as mentioned in the bills, if applicable.
25. The Vendor has envisaged to provide an electrical demand load of electrical load as per DHBVN norms/guidelines, the price of which is to be paid by the Vendee and is not inclusive in the cost of the said commercial area. It has been clarified that the Total Price is inclusive of only electricity infrastructure charge within the project/Scheme and the Total Price does not include, electricity meter charges, external electrification charges and other electrification charges, as applicable. However, if the Vendee wishes to obtain additional load for said commercial area, the same shall be provided (if available) on payment of additional charges as may be decided by the Vendor in its sole and absolute discretion, and subject to availability.
26. The Vendor shall provide a single feeder for the said commercial area, at one place. The Vendee shall be solely responsible and liable for arranging the meter board(s) (as per his/her requirement) inside the area constructed over the said commercial area, at his/her own costs and expenses. However, the Vendor, at the request of the Vendee, may provide the additional power over and above DHBVN Norms (subject to availability) on payment of such additional charges by the Vendee as may be decided by the Vendor in its sole and absolute discretion.

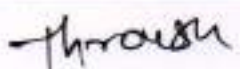
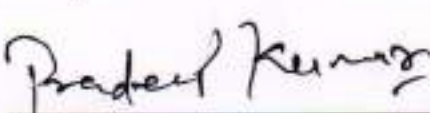
27. In the event the Vendor provides Power back up then the Vendor shall provide dual meter to record electricity consumption readings for both DHBVN and DG supply or meter to record electricity consumption readings for DG supply. That for the Power Back up to be provided (subject to availability) by the Vendor, the Vendee shall be liable to pay to Vendor, the charges as determined by the Vendor. In addition to said charges, the Vendee shall also be liable to pay the operational costs including efficiency losses to Vendor/nominated maintenance agency. It is, however, agreed and accepted by the Vendee herein that the availability of the said power back-up facility, If any shall be subject to regular payment of charges towards the said facility.
28. That the Vendors shall make provisions for common water supply to the Project and Vendee herein undertakes to pay on demand to the Vendors, proportionate share as determined by the Vendors towards providing the same, if applicable. The Vendee further undertakes that it shall never default in payment of water consumption charges as demanded by the Vendors or the Maintenance Agency. The Vendee shall not dig any borewell and shall not use underground water for construction purposes.
29. That for all intents and purposes, singular includes plural and one gender includes the other gender.
30. That the Vendee hereby agrees and undertakes that after execution of this Conveyance Deed the Vendee shall have no objections of any kind whatsoever to the Vendors carrying out the development activities of the vacant land parcels outside the said commercial area of the Vendee. The Vendee further undertakes not to seek any stay, injunction, etc. from any court/authority that may impede/cause hindrance to the Vendors in carrying out said developmental work. That the Vendee has fully understood and agreed that he/she either individually or jointly or through anybody, will not institute and pursue any litigation or suit to seek injunction in any manner whatsoever against the Vendors and/or their agents from developing and constructing the Project in any manner whatsoever.
31. The Vendee hereby indemnifies and undertakes to keep the Vendors, their assigns, nominees, the Maintenance Agency and their directors, officers / employees fully indemnified and harmless from and against any/all the actions, suits, claims, proceedings, damages, liabilities, losses, expenses or costs, consequences of breach by the Vendee of its obligations hereof or under any law as may be applicable or for the time being in force. The Vendee hereby accepts and acknowledges that this indemnity would cover all acts and omissions on the part of Vendee, its personnel, representatives and/or any other person claiming under the Vendee.

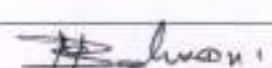
32. That the Vendee, after undertaking an independent due diligence of the relevant title documents, is completely satisfied that the Vendor has transferred a valid and legal title by means of the present Conveyance Deed in favour of the Vendee. The Vendor agrees and confirms that in case due to any unforeseeable, direct or indirect, proximate or remote reasons, any issue arises on the title of the said commercial area so conveyed by means of this Conveyance Deed, the Vendor shall make every effort to get the issue resolved. In case, the issue is not resolved, the Vendee hereby agrees and undertakes that in such a case, the only liability of the Vendor shall be to the extent of money paid by the Vendee to the Vendor and no damages or penalty of any nature shall be payable by the Vendee.
33. The Vendee hereby agrees that the Vendors have not indicated/promised/represented/given any impression of any kind in an explicit or implicit manner whatsoever, that the Vendee shall have any right, title or interest of any kind whatsoever other than those granted in this Conveyance Deed.
34. That in case due to any regulatory changes due to DHBVPN/HVPNL/EIA / Consent Management by the appropriate Government, the Vendors / Maintenance Agency are required to install any new equipment / enhance the capacity of the existing equipment, the charges for such installation shall be borne by the Vendee in a proportion as may be decided by the Vendors / Maintenance Agency.
35. The Vendee shall be solely and exclusively liable to bear the property tax or any other Government tax by whatever name called (including any interest or penalties thereon) for the said commercial area from the date of the Agreement.
36. The Project shall always be known as "Aanandam Ora" and shall never be changed by Vendee and/or jointly by the Vendee/ and owners of other plots in the 'Aanandam Ora'. The Vendee agrees to use the word "Aanandam Ora" as necessary suffix or prefix in their correspondence address.
37. That the Vendee hereby confirms and acknowledges that the Vendors have fulfilled all the obligations undertaken by them in respect of the said commercial area as per the agreed terms of the Agreement thus, the Vendee hereby discharges the Vendors of all their obligations towards the Vendee and nothing remains due and payable by the Vendors to the Vendee.
38. That, the Vendee has borne all expenses for the execution and registration of this Conveyance Deed including the cost of stamp duty, registration and other lawful incidental charges. Further, the Vendee has also agreed that if there is any shortfall/deficiency/additional levy on the stamp duty or registration charges, as a consequence of any order of government / statutory

or other local authority, the same, if applicable, shall also be payable by the Vendee.

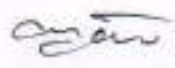
39. That all the transferees of the Vendee's interest in the said commercial area hereby being sold shall always be bound by the terms and conditions of this Conveyance Deed. The Vendee shall be bound to inform and disclose this condition to the transferee.
40. That, this Conveyance Deed constitutes the entire agreement among the Parties hereto with respect to the subject matter hereof, and supersedes all prior and contemporaneous correspondence(s), report(s), project report(s), agreement(s), negotiations, discussion(s), representations(s), promise(s), or understandings, both written and oral, among the parties, with respect to the subject matter hereof. The, preamble and recitals to this Conveyance Deed shall form an integral part of this Conveyance Deed.
41. This Conveyance Deed shall be governed by and interpreted in accordance with the laws of India and the courts of Gurugram shall have exclusive jurisdiction in relation to all matters arising out of this Conveyance Deed.

IN WITNESS WHEREOF THE VENDOR, AND THE VENDEE HAVE SIGNED THIS CONVEYANCE DEED AT GURUGRAM, ON THE DATE, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE WITNESSES.

For & on behalf of the ORA LAND & HOUSING PVT. LTD.  Authorized Signatory Authorized Signatory VENDOR	  VENDEE
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Drafted by 
Naresh Kumar Balwan
Advocate
Distt. Courts, Gurugram

Witness
1. 
Naresh Kumar Balwan
Advocate
Distt. Courts, Gurugram


2. **Krishan Kumar**
Flat. Chandu Lal
House Nangal Khurd
Distt. Sonapat