

CONVEYANCE DEED

Property No.	:
Project	:	SHF Floors, Sector-03, Farukhnagar, Gurugram
Type of Deed	:	Conveyance Deed
Type of Property	:	Independent Residential Floor
Plot Area	: Sq. Meters (..... Sq. Yards)
Floor Area	: Sq. Meters (..... Sq. Ft)
Value	:	Rs.....
Stamp Duty	:	Rs.....
E-Stamp No. and date	:

THIS Deed of Conveyance (“**Conveyance Deed**” or “**Deed**”) is made and executed at Gurugram on this _____ day of _____, 20__

BY

M/s SHF SQUARE LLP (AAO-2590), a LLP incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008. under the Companies Act, 1956 and existing under the Companies Act, 2013 and rules framed thereunder, having its registered office at 2nd Floor, 856, Sector-14, Gurugram, Haryana 122001 (PAN – ADWFS5747F), represented by its authorized signatory, Mr. AMIT GOEL (Aadhar No. 7738 6140 7015) authorized *vide* resolution dated _____ (hereinafter referred to as the “**Promoter**” which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest and permitted assigns);

In Favour of

[If the Allottee is a company]

_____, (Corporate Identity No. AAO-2590) a company incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008. under the provisions of the Companies Act, 1956/2013 (as the case may be), having its registered office at _____, (PAN _____), represented by its authorized signatory, _____ (Aadhar No. _____), duly authorized *vide* resolution of its board of directors dated _____, (hereinafter referred to as the “**Allottee**” which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest and permitted assigns) being the party of the **SECOND PART**.

[OR]

[If the Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932 (Registration No. _____ with the Registrar of Firms & Societies _____), having its principal place of business at _____ (PAN _____), represented by its authorized partner, _____ (Aadhar No. _____), authorized *vide* _____ (hereinafter referred to as the “**Allottee**” which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their legal heirs, executors and administrators of the last surviving partner and his/her/their assigns) being the party of the **SECOND PART**.

[OR]

[If the Allottee is an Individual] (Aadhar No. _____) son / Mr./Ms. _____ daughter / wife of _____, aged about _____ years, residing at _____, PAN _____ (hereinafter referred to as the “Allottee” which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns) being the party of the **SECOND PART**.

[OR]

[If there are more than one Allottee as Individual]

Mr./Ms. _____ (Aadhar No. _____) son / daughter / wife of _____, aged about _____ years, residing at _____, PAN _____; Mr./Ms. _____ (Aadhar No. _____) son / daughter / wife of _____, aged about _____ years, residing at _____, PAN _____; and Mr./Ms. _____ (Aadhar No. _____) son / daughter / wife of _____, aged about _____ years, residing at _____, PAN _____ (hereinafter collectively referred to as the “Allottee” which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators, successors-in-interest and permitted assigns) being the party of the **SECOND PART**.

[OR]

[If the Allottee is a HUF]

Mr. _____ (Aadhar No. _____), son of _____, aged about _____ years for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business/ residence at _____, PAN _____ (hereinafter referred to as the “Allottee” which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns) being the party of the **SECOND PART**.

[OR]

[If the Allottee is a Society]

_____, (Society Registration No. _____), a society registered under the Societies Registration Act, 1860, having its registered office at _____, (PAN _____), represented by its authorized signatory _____ (Aadhar No. _____) duly authorized vide resolution dated _____ (hereinafter referred to as the “Allottee” which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest and permitted assigns) being the party of the **SECOND PART**.

[OR]

[If the Allottee is a Trust]

_____ (Trust Registration No. _____), a Trust registered under the _____, having its registered office at _____ (PAN _____), represented by its authorized signatory _____ (Aadhar No. _____) duly authorized vide resolution dated _____ (hereinafter referred to as the "**Allottee**") which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest and permitted assigns) being the party of the **SECOND PART**.

[Please insert details of other allottee(s), in case of more than one allottee].

_____ (Aadhar No. _____), S/W/D/o Mr. _____, aged about _____ years, residing at _____ (PAN No. _____) (hereinafter referred to as the "**Allottee**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their legal heirs, executors, administrators, successors-in-interest and permitted assigns) being the party of the **SECOND PART**.

The Promoter and the Allottee are hereinafter collectively referred to as the "**Parties**" and individually referred to as the "**Party**".

The singular includes the plural and vice versa and any work or expression defined in the singular shall have a corresponding meaning if used in the plural or vice versa. A reference to any gender includes a reference to all other genders.

WHEREAS:

1. The Promoter is the sole, absolute and lawful owner of a contiguous land parcel in Rect. No. 47 Killa No. 3 / 2(7-19), 4(8-0), 5 / 1(0-18), 10 / 2(2-16), 11 / 1(4-0), 2 / 2 / 11(1-1), 19 / 1(2-13), 11 / 2(4-0), 20 / 1 / 1(1-2), 9 (6-18), 10 / 1(5-4), 12(8-0), 13 / 1(2-12), 1 / 3 (1-0) having a total area of 7.01875 Acres (56 Kanal 3 Marla) situated in the revenue estate of Sector-03, Farukhnagar Gurugram, Haryana (hereinafter referred to as the "**Said Land**") vide sale deed(s) dated: 03.04.2013 registered as documents no. 44 at the office of the Tehsildar, Farukhnagar and the Promoter has the absolute rights to deal with this land in any manner whatsoever.
2. The Promoter had been granted License bearing no. **49 of 2017** dated **17.07.2017** (hereinafter referred to as the "**License**") by the Director General, Town & Country Planning, Haryana (hereinafter referred to as the "**DTCP**") under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 (hereinafter referred to as the "**Act**") and Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred to as the "**Rules**") upon the conditions mentioned therein for setting up of the Affordable plotted colony under DDJAY on the Said Land, and accordingly, the Promoter has constructed and developed a affordable plotted colony on the Said Land by the name of 'SHF HOMES' (hereinafter referred to as the "**Project**").

3. The Project comprises of the residential plots earmarked and allotted for development of the residential Independent Floors with common infrastructure, and the DTCP vide its Drawing No. 7444 dated 19.06.2020 had approved the layout plans of the Project (hereinafter referred to as the “**Approved Plan**”).
4. The Project is registered under the Real Estate (Regulation and Development) Act, 2016 and Rules/Regulations framed thereunder (hereinafter referred to as the “**REERA**”) with the Haryana Real Estate Regulatory Authority at _____vide Registration No. of 20_ dated 20_.
5. The Project has been given the permission of change of developer and the promoter has obtained the necessary permission from the **DTCP vide Memo No. LC-3259/JE(S)/2021/27889 dated 29.10.2021**
6. The Allottee represents and confirms that it has examined all the documents pertaining to the Project on the website of the Real Estate Regulatory Authority at Gurugram, and has/have understood all the documents and the information provided by the Promoter.
7. Considering the application submitted to the Promoter by the Allottee, a Floor bearing No. _ , admeasuring _ sq. meters / _ sq. yards (hereinafter referred as the “Residential Independent Floor”) was allotted to the Allottee vide allotment letter dated , and thereafter, an agreement for sale dated (“Agreement”) was executed between the Parties and all the terms & conditions of allotment were contained therein and the same shall form the part of this Conveyance Deed.
8. The Allottee, prior to making the final payment to the Promoter and execution of this Conveyance Deed, has examined the Project and the Residential Independent Floor, relevant documents and having fully satisfied himself with the workmanship used in construction and development of the Project (including specifications thereof), and thereafter, paid the balance sale consideration to the Promoter. Accordingly, the Allottee has paid an amount of Rs. _____/- (Rupees _____ only) as total sale consideration (“Total Consideration”) for the Floor to the Promoter, which the Promoter hereby acknowledges.
9. The Allottee further confirms that it has verified the description and physical condition of the Project and the Floor including size, dimensions, etc. of the Residential Independent Floor and all other physical characteristics thereof, the facilities/amenities to be made available to the Allottee in terms of the Agreement.
10. On the Allottee being satisfied in all respects, the Promoter has handed over the actual physical possession of the Residential Independent Floor to the Allottee as per the specifications & amenities mentioned in the Agreement and the Allottee also confirms taking over the actual physical possession of the Floor.

11. The Allottee now desires to get the Conveyance Deed of the Floor executed & registered in its favour.
12. The Allottee hereby also assures, represents and warrants to the Promoter that it shall comply with the terms hereof and all the applicable laws and statutory compliances with respect to the Residential Independent Floor, pay the maintenance charges as may be levied in terms of the maintenance services agreement executed by the Allottee with the Promoter/ maintenance agency ("**Maintenance Services Agreement**") and shall not interfere or object to any ongoing/ proposed construction to be raised on any portion of the Said Land, if any, as per FAR and density available now or in future and relying on all the assurances, representations and warranties made herein by the Allottee, the Promoter has agreed to enter into this Deed.
13. The Allottee has solely relied on its own judgment and investigation in this regard before deciding and/or agreeing to execute this Deed and the Allottee further confirms that no oral or written representations or statements made by the Promoter shall be valid or shall be considered to be part of this Deed with respect to the description, workmanship, specification of the Project and/or the Residential Independent Floor, quality of construction, infrastructure availability etc. as this Deed not only being self-contained and complete in itself in these respects but the Allottee also has examined, verified and confirmed these aspects.

NOW THEREFORE in furtherance to receipt of the Total Consideration, the Parties are executing this Conveyance Deed for recording the sale, conveyance and transfer of ownership of the Residential Independent Floor, absolutely and forever, in favour of the Allottee on the terms and conditions mutually agreed by and between the Parties which is contained in this Conveyance Deed as under:

- 1(a) Subject to the exceptions, reservations, conditions and covenants contained herein to be observed and in consideration of the Total Consideration already paid by the Allottee to the Promoter, the receipt of which the Promoter do hereby acknowledges, the Promoter do hereby sell, transfer, convey, grant and assign the ownership of the Residential Independent Floor unto the Allottee alongwith proportionate, undivided, indivisible and impartible ownership rights in the Said Land and all the rights, privileges, advantages, title and interests in the Residential Independent Floor, and the Allottee hereby purchases all such rights, interests and title of the Promoter in the Plot, free from all encumbrances.
- (b) The Project shall be known as "SHF Floors" and the said name shall not be changed by the Allottee individually and/or jointly with other allottee/owners of plots in the Project or their association.
- 2(a) The Promoter hereby confirms and acknowledges the receipt of the Total Consideration in respect of the Residential Independent Floor paid by the Allottee to the Promoter and that there is nothing due from the Allottee towards the sale consideration in respect of the Residential Independent Floor.
- (b) The Allottee has paid its pro-rata share of the charges, cess, taxes, etc. payable in respect of the Project and the Residential Independent Floor. The Allottee 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 prospectively or retrospectively to the Promoter. The Promoter undertakes and agrees that while raising a demand on the Allottee for such increase 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 Allottee.

- (c) The Allottee, if residing outside India, shall be solely responsible to comply with the necessary formalities as laid down in the 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 Allottee shall furnish the required declaration as may be prescribed in this regard. The Allottee 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 Allottee shall indemnify and keep and hold the Promoter 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) The Allottee shall be entitled to the ownership rights in the Project and rights of usage as specified below:
- (i) The Allottee shall have absolute ownership of the Residential Independent Floor.
 - (ii) The Allottee shall have undivided interest in the common areas within the Project earmarked for use of the Allottee and other occupants in the Project.
 - (iii) The Allottee shall have no right, title or interest in the remaining part of the Project except the right of ingress and egress over or in respect of the open spaces and all or any of the common areas in the Project. The Allottee shall use the common areas within the Project in which the Residential Independent Floor is situated, harmoniously along with other allottees, occupants, users, and staff of operating agency etc. without causing any inconvenience or hindrance to them. However, the Allottee shall not be entitled to claim partition of its interest in the common areas. This clause shall be applicable to the Allottee and all subsequent transferees as well.
 - (iv) The Allottee shall have no title and interest in any other space on the surface of the Project which has not been allotted/sold to the Allottee or which have been reserved by the Promoter, and such space shall remain the absolute property of the Promoter who shall be fully entitled to deal with such space at its own discretion till it is sold or conveyed in any manner. The Allottee shall not raise any claim against the aforesaid spaces in the Project nor shall the Allottee attempt to use or park its vehicles in unreserved parking spaces. It is made abundantly clear and agreed by the Allottee that no other land(s)/unreserved parking spaces is/are forming part of the Deed.
4. The Allottee understands that additional infrastructure may be required in future to meet the future demands/requirements of the Project or for complying with the requirements of the electricity department/distribution or supply of energy, in which event the Allottee acknowledges and agrees to pay additional proportionate share in establishing such additional infrastructure.

5. The vacant and physical possession of the Residential Independent Floor has been handed over by the Promoter to the Allottee and the Allottee hereby confirms having taken over the possession of the same from the Promoter after satisfying itself that the workmanship used in construction and development of the Project as also the various installations like electrification work, etc. are in accordance with the drawings, designs and specifications as per the Agreement and terms and conditions of booking and the same are in good order and condition and that the Allottee has satisfied itself in respect of the location, size and dimensions of the Residential Independent Floor.
- 6(a) The Allottee agrees that in case of procurement of further area adjoining the Said Land and/or further construction becomes permissible in future on the Said Land (including additionally acquired land), the Promoter shall have the exclusive right to take up and complete such construction without any objection or interference from the Allottee, and the Allottee shall not claim any right or interest in such area.
- (b) The Allottee gives unconditional consent to the Promoter to apply for extension of the plotted development in the future and also to provide separate R.O.W. for another project of the Promoter as and when required. The Allottee shall have no objection or claim or demand any compensation for the same subject to the condition that construction shall be carried out as per the norms and the approved designs and drawings.
- 7(a) The Allottee agrees to abide by all laws, bye-laws, rules and regulations, conditions of the Central or State Government or local bodies relating to the Project and the Residential Independent Floor or any other structures constructed thereupon and shall be solely responsible and 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 Allottee. The Allottee also agrees to abide by the terms of the Haryana Apartment Ownership Act, 1983 as amended from time to time and shall keep indemnified the Promoter and its employees for any liabilities or penalty resulting from such violations that may be attributable to the Allottee. The Allottee hereby indemnifies the Promoter/maintenance agency from any liability or penalty in this regard. The Allottee acknowledges that this Deed is subject to all laws & notifications and rules as applicable in respect of the Residential Independent Floor or the Project for the time being in force, including the terms & conditions of the License granted by the DTCP for the construction and development of the Project.
- (b) The Allottee agrees to adhere all applicable building bye laws, rules, regulations, notifications, etc. for the purposes of raising constructions on the Residential Independent Floor, and the Allottee assures that it shall be done strictly in accordance with the zoning regulations, approved building plans prescribed by the Promoter and upon obtaining requisite approvals from the concerned authorities. The Allottee shall be solely responsible for the failure on his part to comply with the statutory obligations or requirements, etc., and the Allottee hereby

agrees to keep the Promoter harmless and indemnified from all penalties, compensations, etc. in this regard. Further, the Allottee shall not carry out fragmentation/sub-division or merging or joining of the Residential Independent Floor with other Residential Independent Floor in the Project under any circumstances; failing which the Allottee shall be solely and exclusively liable for all consequences and expenses, costs, etc.

- (c) The Allottee shall use the Residential Independent Floor or permit the same to be used only for the permitted residential purposes. The Residential Independent Floor shall not be used in any manner for sale, distribution or consumption of the liquor/ alcoholic drinks, raw meat products or any other similar nuisance/ activity, immoral or illegal activity which may create difficulty for other occupants in the Project or against the public policy or directives of the Government Authorities and/or for any unlawful, illegal or immoral purposes and/or for any temporary or permanent storage of any hazardous, toxic, combustible or inflammable materials and chemicals and/or for any purpose which is likely to cause any damage to any Residential Independent Floor adjacent to the Residential Independent Floor and/or anywhere in the Project.
 - (d) The Allottee acknowledges and confirms that the infrastructure facilities provided/to be provided by government/statutory authorities in the entire locality is beyond the control of the Promoter/ maintenance agency/ association of allottees and the Allottee shall not have a right to raise any claim or dispute against the Promoter/ maintenance agency/ association of allottees in respect of the facilities provided/ to be provided by government or any statutory authorities.
- 9(a) The Promoter shall have the right to provide maintenance services of the Project either directly or indirectly through an agency. The Allottee shall be required to pay the maintenance charges at such rates as may be prescribed by the Promoter / maintenance agency from time to time. The Allottee shall pay for the additional services, if any, provided by the Promoter or the maintenance agency, such as garbage collection, electricity charges of common areas, housekeeping, technical staff viz. plumber, electrician, pump operator, etc. Upto 5 years or when R.W.A. takes up the maintenance of the society.
- (b) As per the terms stipulated in this Deed and the Maintenance Services Agreement, the Promoter / maintenance agency shall look after the maintenance and upkeep of the common areas of the Project and shall enter into related agreements with various service providers for the purposes of upkeep and provision of the common area, facilities and amenities in the Project.
 - (c) The Allottee agrees and confirms that it shall abide by the terms of the Maintenance Services Agreement and shall be bound by the same at all times. The Allottee shall further be solely responsible to always maintain the Residential Independent Floor at its own cost in a good condition and keep the Residential Independent Floor, its walls and partitions, sewers, drains, pipes and appurtenances thereto or belongings thereto in good and tenantable repair, and maintain the same in a fit and proper condition, and shall not do or suffer to be done anything in or to the Project, the Residential Independent Floor or common areas which may be in violation of any laws or rules of any authority or change or alter or make additions to the Residential Independent Floor in violation of the approved building plans. The Allottee shall also not remove any wall, including load-bearing wall of the Residential Independent Floor. Further, the Allottee shall not place any material including flower pots, etc. in the common pathway.

- (d) The Allottee hereby agrees and undertakes to become a member of the association of allottees and to complete all the documentation and fulfill its obligations as may be required under the Haryana Apartment Ownership Act, 1983, Haryana Societies Registration Act, 2012 and the Real Estate (Regulation and Development) Act, 2016 and Rules framed thereunder.
 - (e) The Allottee shall have no objection for utilization of the common areas / service area for the facilities and amenities of the Project and adjacent project(s) of the Promoter and/or its group entities.
 - (f) The Allottee shall not use the Residential Independent Floor so as to cause blockage or hindrance to any common - areas and common passages. No common areas of the Project will be used by the Allottee for keeping/ chaining pets (animals or birds), storage of cycle, motorcycles/ wrong/ unauthorized parking, nor shall the common areas of the Project be blocked in any other manner whatsoever.
 - (g) The Allottee shall not be allowed to do any activity which may be objected to by the other allottees/ occupants in the Project 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, or throwing or dumping of refuse/garbage which could be subject to fine or penalties as per prevailing and applicable laws/bye laws/ Maintenance Services Agreement.
 - (h) The Allottee shall abide by all laws, bye laws, rules and regulations of the Government, local/municipal authorities and/or any other authorities and local bodies and shall attend, answer and be responsible for all such deviations, violations or breaches of any such condition or law, bye laws or rules and regulations.
- 10 The Allottee shall not assign, transfer or part with the possession of the Residential Independent Floor without obtaining a 'no dues certificates' from the Promoter, the maintenance agency or the association of allottees, as the case may be. In the event of such assignment/ transfer/sale of the Residential Independent Floor by the Allottee, the Allottee shall file transfer permission application along with the proper set of documents to be executed, in the office of Promoter/ maintenance agency 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, user charges, etc. The Allottee as well as subsequent transferees of the Allottee hereby covenants to observe and perform all the terms and conditions of the booking, the Agreement and this Deed to keep the Promoter and its agents and representatives indemnified and harmless against the said payments and shall observe and perform the respective terms and conditions of each of the aforementioned documents.
- (d) 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 Residential Independent Floor, the Project and the Project shall equally be applicable to and enforceable against and by any subsequent purchaser of the Residential Independent Floor, as in case of a transfer, all obligations go along with the Residential Independent Floor for all intents and purposes.
11. The Allottee shall be liable to pay property tax and all rates, taxes, charges, assessments, levies, by whatever name called, assessed or imposed by municipal corporation or other authorities whether levied now or in future in respect of the Residential Independent Floor effective from the date of allotment of the Residential Independent Floor.

12. If the Allottee has to make any payment, in common with other allottee(s)/occupant(s) in the Project, the same shall be the proportion which the land area of the Plot bears to the total land area of all the plots in the Project.
- 13(a) The Allottee shall be entitled to get the Residential Independent Floor transferred and mutated in its own name as owner in the records of concerned authority on the basis of this Deed or its true copy without any further act or consent of Promoter. However, if the Allottee transfers the Residential Independent Floor to a third party, subject to Clause 10 above, then the transferee shall be bound by the terms and conditions of this Deed.
- (b) Notwithstanding anything to the contrary stated in this Deed and the Agreement, it is categorically agreed by and between the Parties that Promoter 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 Project under the following circumstances:
- (i) if the same has resulted due to any act, omission or negligence attributable to the Allottee or non-compliance of any applicable laws by the Allottee; and
 - (ii) the defects that are the result of ordinary wear and tear in due course.
14. 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 conform to applicable law and the remaining provisions of this Deed shall remain valid and enforceable in accordance with the terms and conditions mentioned therein.
- 15(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 Allottee acknowledges and agrees that it shall continue to remain bound by such terms and conditions of the Agreement and this Deed in relation to the Residential Independent Floor and such obligations shall be equally applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Residential Independent Floor.
- (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.
16. 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 Allottee and the Allottee agrees to pay any further demand or deficiency of stamp duty, fee etc. along with consequent penalties as may be levied by the concerned government authority, in future. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 & Indian Registration Act, 1908 or any other

applicable law including any actions taken or penalties imposed by the competent authority (ies).

17. 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 and other applicable laws of India for the time being in force.
18. The courts at Gurugram (Haryana) alone shall have an exclusive jurisdiction to entertain and decide the disputes & differences, if any which might arise between the parties with regard to the meaning, interpretation, implications and implementation of this Deed.

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. (PROMOTER)

2. (ALLOTTEE)