

Ceremony Avenue

7980

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 26/11/2022

Certificate No. Q0Z2022K289

GRN No. 96548284



Stamp Duty Paid : ₹ 1050000
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ms eldeco infrastructure And properties limited

H.No/Floor : 0

Sector/Ward : 0

LandMark : Panipat

City/Village : Panipat

District : Panipat

State : Haryana

Phone: 98*****92



Buyer / Second Party Detail

Name : Ceremony homes Pvt Ltd

H.No/Floor : 0

Sector/Ward : 0

LandMark : Panipat

City/Village: Panipat

District : Panipat

State : Haryana

Phone : 98*****92

Purpose: FEES FOR STAMP DUTY

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

Aadhar card N. 7783 3614 3491 RAJESH KUMAR KHANNA

AADHAR NO. 8682 5455 1563 Pan NO : AFMPG4758E

PLOT Convenient Shopping, Sec-VI AMOUNT 1,50,00,000/-

CONVEYANCE DEED

WORDS

990

STAMPS

10,50,000/-

CERTIFICATE NO.

Q0Z2022K289

DATED

26/11/2022

BETWEEN

Fur Eldeco Infrastructure & Prop. Ltd.

Auth. Sign.

Ceremony homes Pvt. Ltd.

Director

वसीका संबंधी विवरण

वसीका का नाम CONVEYANCE URBAN AREA OUTSIDE MC

सील/सब-तहसील- पानीपत

गांव/शहर- चन्दोली

स्थित- Eldecc

पंजीकृत कॉलोनी

शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर

पता : Eldeco estate one

धन संबंधी विवरण

राशि- 15000000 रुपये

स्टाम्प नं- 00Z2022K289

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan:95995845

कुल स्टाम्प शुल्क- 1050000 रुपये

स्टाम्प का मूल्य- 1050000 रुपये

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- कृष्ण चावला

सेवा शुल्क- 200

भूमि का विवरण

व्यवसायिक

867 Sq. Yards

यह प्रलेख आज दिनांक 28-11-2022 दिन सोमवार समय 2:34:00 PM बजे श्री/श्रीमती/कुमारी एलडिको TH राजेश कुमार खन्ना निवास पानीपत द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

एलडिको TH राजेश कुमार खन्ना

उप/संयुक्त पंजीयन अधिकारी (पानीपत)

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 28-11-2022

एलडिको TH राजेश कुमार खन्ना

उप/संयुक्त पंजीयन अधिकारी
(पानीपत)

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी CEREMONY HOMES TH मुकेश गुलाटी हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी रामपाल नम्बरदार पिता — निवासी पानीपत व श्री/श्रीमती/कुमारी राकेश पिता श्रीराम निवासी पानीपत ने की।

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

दिनांक 28-11-2022

उप/संयुक्त पंजीयन अधिकारी
(पानीपत)

ELDECO INFRASTRUCTURE AND PROPERTIES LIMITED, a Company incorporated under the Companies Act, 1956 and having its Corporate & Communications office at 201-212, 2nd Floor, plot No. 3, Splendour Forum, District Centre, Jasola, New Delhi-110025, (hereinafter referred to as "EIPL") through itself and on behalf of other land owning companies namely (i) **Amazon Infracon Ltd**, (herein "AIL") (Earlier known as Amazon Infracon Pvt Ltd) a Company incorporated under the Companies Act, 1956 having its Registered Office at 201-212, 2nd Floor, plot No. 3, Splendor Forum, District Centre, Jasola, New Delhi-110025, (ii) **S.M. Buildcon Ltd** (herein "SMBL") (Earlier known as 'S.M. Buildcon Pvt Ltd), a Company incorporated under the Companies Act, 1956 and having its Registered Office at 201-212, 2nd Floor, plot No. 3, Splendor Forum, District Centre, Jasola, New Delhi-110025, (iii) **Savana Realtors Company Ltd** (herein "SRCL"), a Company incorporated under the Companies Act, 1956 and having its Registered Office at 201-212, 2nd Floor, plot No. 3, Splendor Forum, District Centre, Jasola, New Delhi-110025, and (iv) **Chiranjiv Builders Ltd**, (herein "CBL") (Earlier known as Chiranjiv Medical Pvt Ltd), a Company incorporated under the Companies Act, 1956 and having its Registered Office at 201-212, 2nd Floor, plot No. 3, Splendor Forum, District Centre, Jasola, New Delhi-110025, (v) **A.P. Projects Ltd** (Earlier Known as A.P. Projects Pvt Ltd), a Company incorporated under the Companies Act, 1956 and having its Registered Office at 201-212, 2nd Floor, plot No. 3, Splendor Forum, District Centre, Jasola, New Delhi-110025, (vi) **Adhikari Properties Ltd** (Earlier Known as Adhikari Finvest Pvt Ltd), a Company incorporated under the Companies Act, 1956 and having its Registered Office at 201-212, 2nd Floor, plot No. 3, Splendor Forum, District Centre, Jasola, New Delhi-110025, and (vii) **Amazon Real Estate Ltd**, a Company incorporated under the Companies Act, 1956 and having its Registered Office at 201-212, 2nd Floor, plot No. 3, Splendor Forum, District Centre, Jasola, New Delhi-110025 all acting through their Authorised Representative Mr. Rajesh Kumar Khanna S/o Sh. Krishan Kumar Khanna duly authorized vide Board's Resolution/s dated 29/11/2021 in this behalf, hereinafter collectively referred to as the "VENDORS", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their respective successors-in-interest and assigns, of the **FIRST PART**;

AND

CEREMONY HOMES PRIVATE LIMITED (CIN No. U7010HR2020PTC088032), **Th. A.S. Mukesh Gulati S/o Sh. Satish Kumar Gulati, 260 Sector 29 Panipat** a Company incorporated under the Companies Act, 1956 or 2013 and having its Registered Office at 260, Sector 29, Panipat, through its Authorized Signatory Shri Mukesh Gulati, duly authorized vide Board's Resolution dated 01.10.2020, hereinafter referred to as the "VENDEE", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-interest and assigns, of the **SECOND PART**.

For Eldeco Infrastructure & Prop. Ltd.

Auth. Sign.

Ceremony Homes Pvt. Ltd.

Director

g. No.

Reg. Year

Book No.

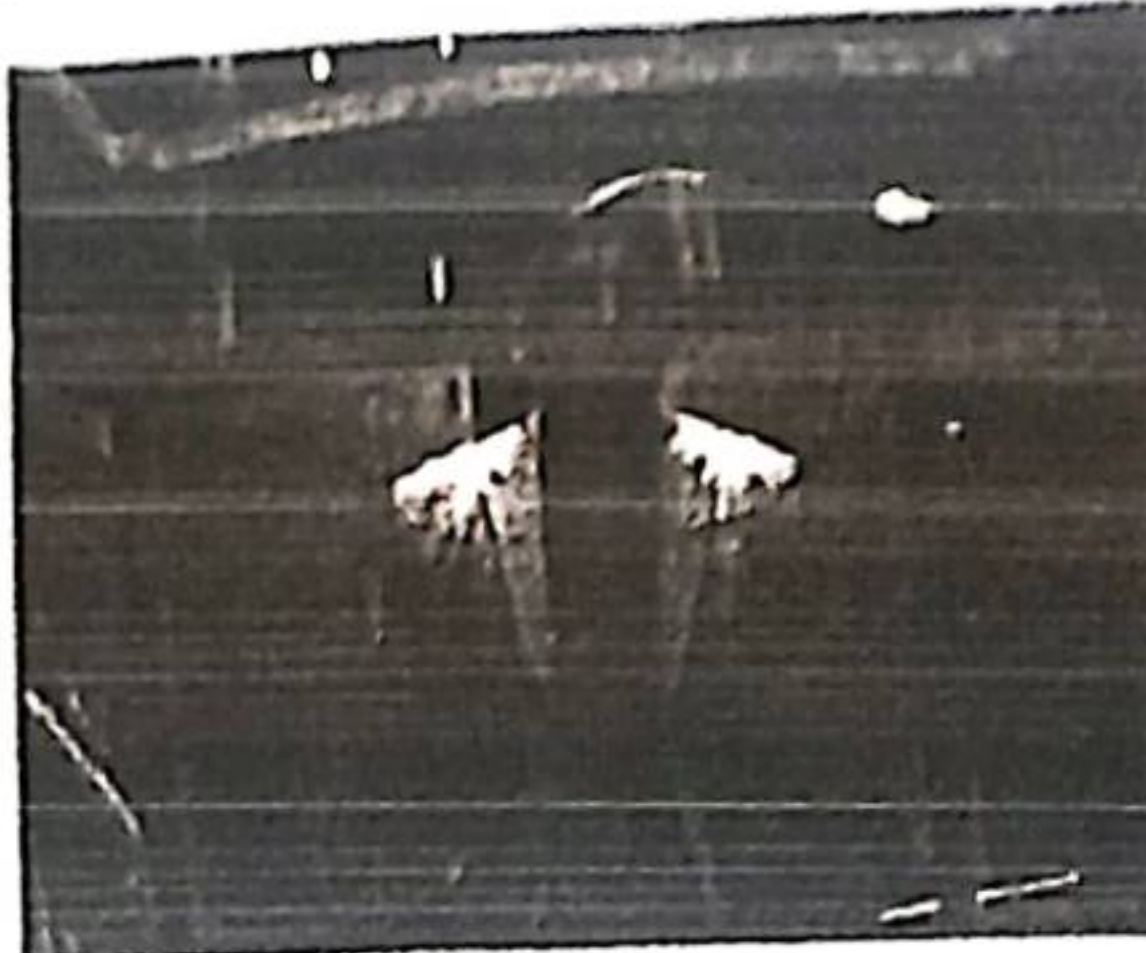
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2022-2023

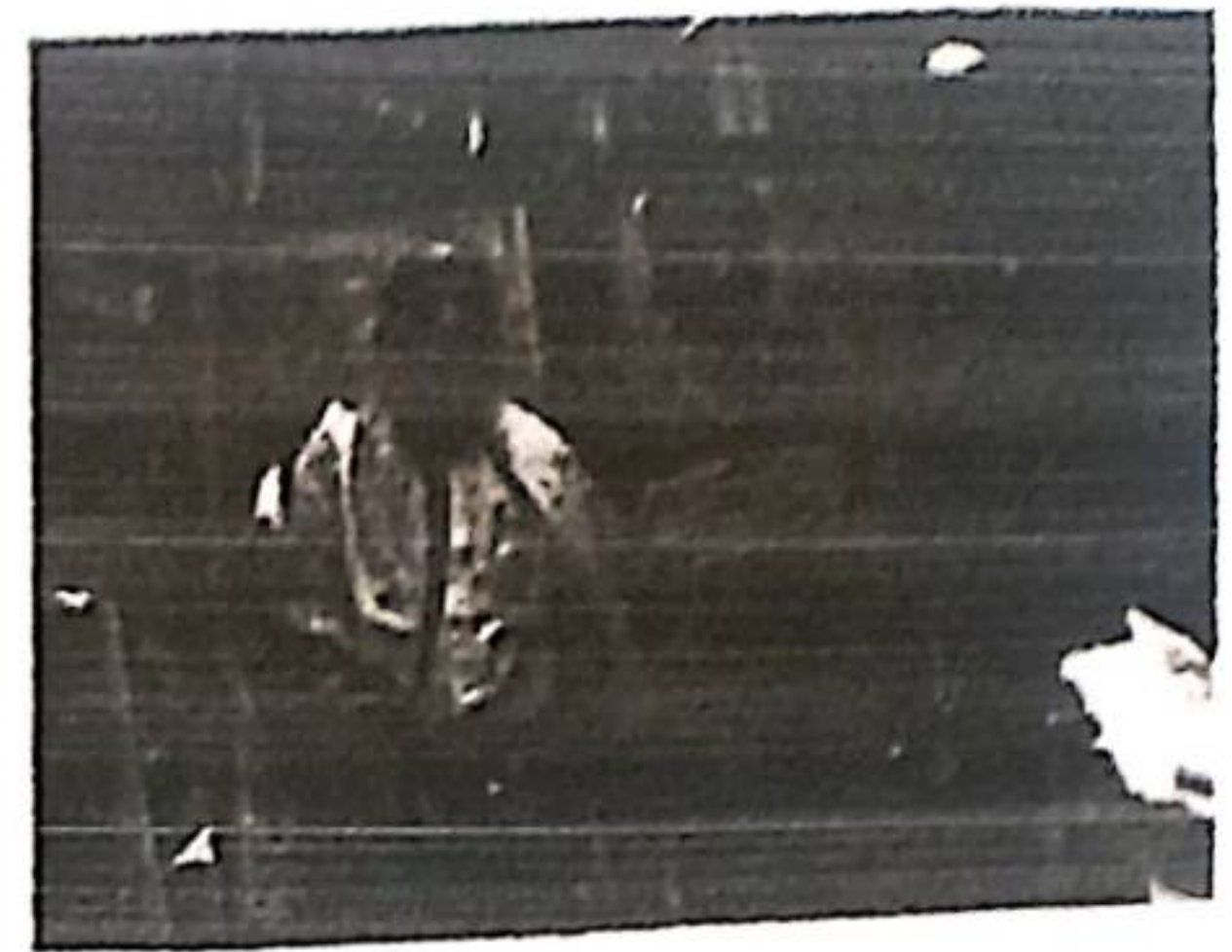
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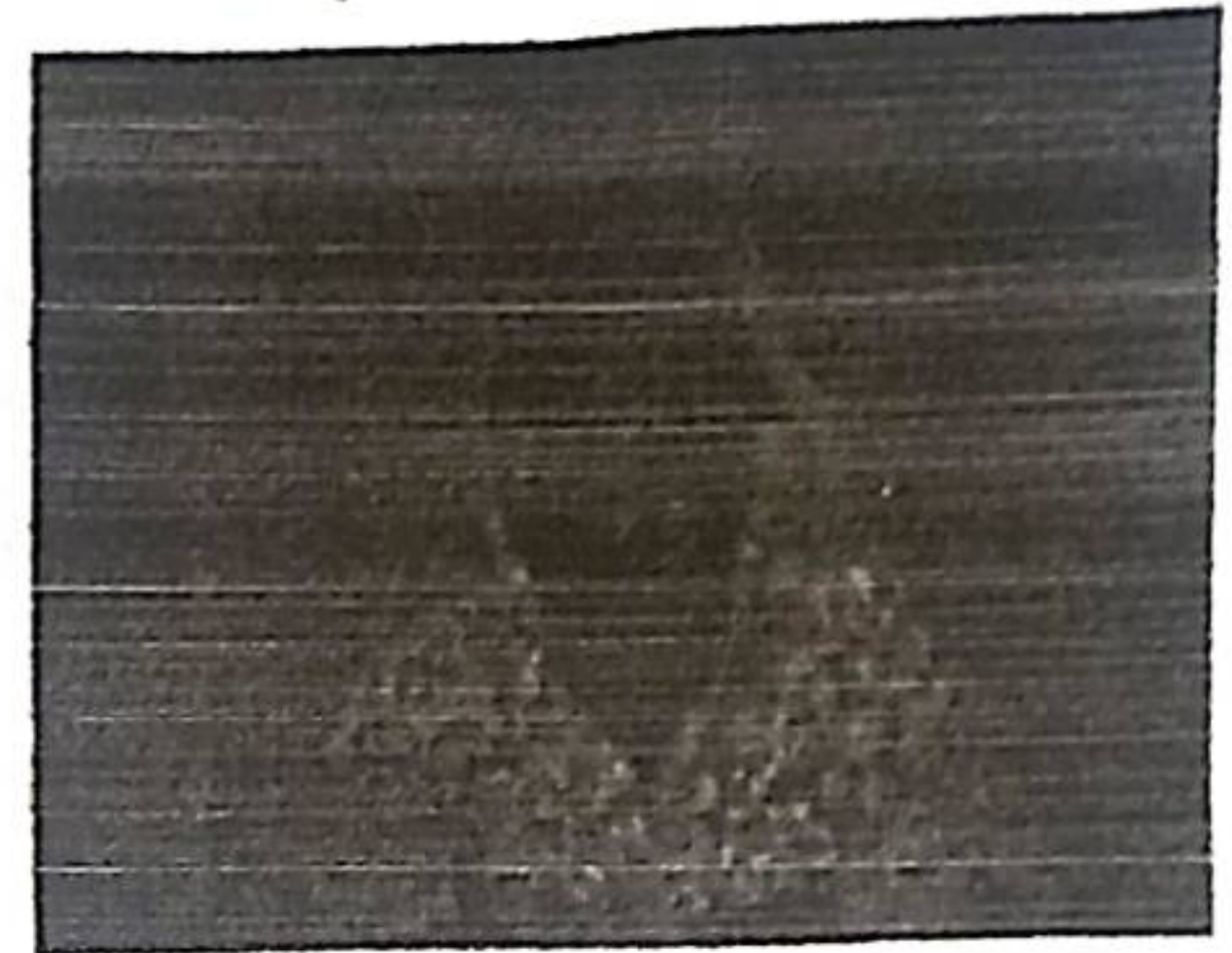
विक्रेता



क्रेता



गवाह



उप/सयुक्त पंजीयन अधिकारी



[Signature]

विक्रेता :- एलडिको TH राजेश कुमार खन्ना

क्रेता :- CEREMONY HOMES TH

गुलाटी



गवाह 1 :- रामपाल नम्बरदार

गवाह 2 :- राकेश

[Signature]



प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7980 आज दिनांक 28-11-2022 को बही नं 1 जिल्द नं 859 के पृष्ठ नं 1.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 14954 के पृष्ठ संख्या 22 से 29 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 28-11-2022

[Signature]
उप/सयुक्त पंजीयन अधिकारी(पानीपत)

WHEREAS:

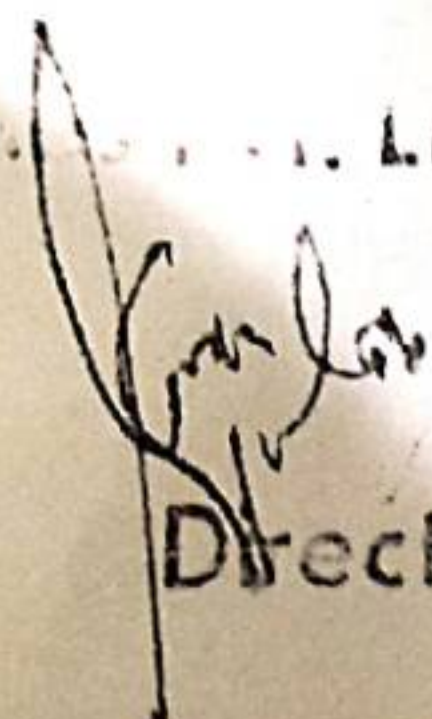
- A. **EIPL** along with other land owning companies namely A P. Projects Limited, A.P. Utility Services Limited, Adhikari Properties Limited & Chiranjiv Builders Limited being the wholly owned subsidiaries/associate companies of EIPL acquired several parcels of agricultural land admeasuring 65 acres, (**Phase I**) falling in village Shimla Maulana & Nizam Pur, situated at Sector 40, Panipat and thereafter obtained licenses to develop plotted colony vide Licenses No 407 to 412 of 2006 all dated 18/01/2006 granted by the Director General, Town & Country Planning Haryana, Chandigarh (in short "DGTCP").
- B. **EIPL**, therefater along with other land owning companies, A P. Projects Limited, A.P. Utility Services Limited, Adhikari Finvest Private Limited, Amazon Infracon Private Limited, Amazon Real Estate Limited, Savana Realtors Private Limited, SM Buildcon Private Limited & Chiranjiv Medical Private Limited obtained additional license in respect of 55.80 acres of land, (**Phase II**) falling in village Shimla Maulana, Nizampur & Chanduali, situated at Sector 40 & 19A, Tehsil & District, Panipat to develop a plotted colony vide License no 36 of 2008 dated 28/02/2008 granted by DGTCP.
- C. **EIPL** further obtained additional license along with other land owning companies (hereinabove collectively referred to as "**Vendors**"), in respect of 29.175 acres land, (**Phase III**) falling in village Shimla Maulana, Nizampur & Chanduali, situated at Sector 40 & 19A, Tehsil & District, Panipat to develop a plotted colony vide License No 47 of 2017 dated 18.07.2017 granted by DGTCP.
- D. **EIPL** along with land owning companies, the Vendors herein obtained licenses from the DGTCP under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 in respect of approx. 150 acres of land (herein "**Said Land**") for development of the same into a residential colony.
- E. **EIPL**, by virtue of an inter-se-arrangement/s with the land owing companies is developing a residential colony on the Said Land under the name and style of "**Eldeco Estate One**" (herein "**Colony**"), which inter - alia includes plotted development, independent built-up villas, independent built up floor, commercial spaces, community sites, parks, utilities and other common services and facilities therein. EIPL has carried out the development of the Colony by carving out the residential plots/commercial plots, etc, of different sizes and dimensions on the Said Land so as to allot, transfer and sell the same as such or by constructing thereon villa(s)/independent floor/commercial area and to realize the consideration in whole or in installments and issue receipts in acknowledgment thereof and to duly convey the same to the intending purchasers by executing Allotment Agreement/Agreement to Sale/Conveyance Deed for the same and to do all acts, matters and deeds incidental thereto.

Eldeco Infrastructure & Prop. Ltd.



Auth. Sign.

Ceremony held on 11.11.10.



Director

- F. The Vendee named above, applied to the EIPL for allotment of a freehold commercial area **Plot Convenient Shopping, Sec-VI, having area of 867.9 sq. yds, (725.66 Sq. Mts)** (herein "Plot") as more particularly described in the location plan annexed hereto as **Annexure - A** on "as is where is" basis, pursuant whereof, the Plot was allotted to the Vendee together with the right to use the common areas & facilities including all easementary rights attached thereto, for the consideration and on the terms and conditions contained in the Allotment Certificate & Agreement/Agreement to Sale dated 23/06/2020 (herein "Allotment Agreement").
- G. The Vendee confirmed that it is fully satisfied in all respects with regard to the right, title and interest of the Vendors in the Said Land/Colony/Plot and has understood all limitations and obligations of the Vendors in respect thereof.
- H. The Vendee has paid the entire sale consideration as per the terms of Allotment Agreement in respect of the Plot and as such the Vendors are now executing the present Deed for sale and transfer of the Plot to the Vendee in terms hereof.

NOW, THEREFORE, THIS SALE DEED WITNESSETH AS FOLLOWS:

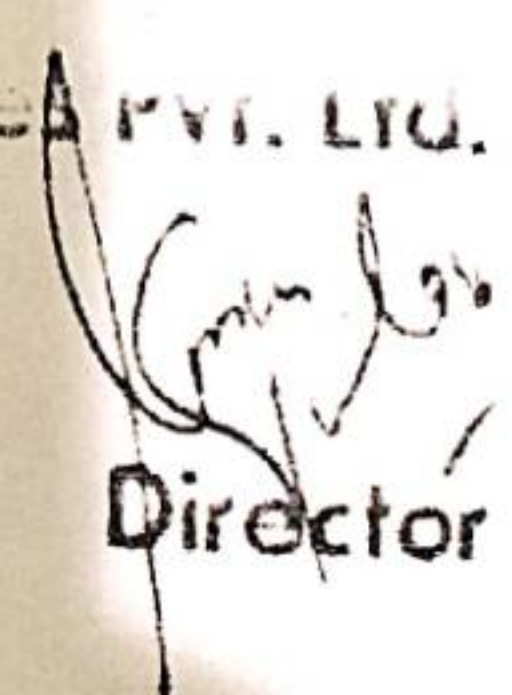
- I. In pursuance of the Allotment Agreement and in consideration of the amount of **Rs. 1,50,00,000/- (One Crore Fifty Lacs Only)**, paid by the Vendee to the EIPL, the receipt whereof EIPL hereby admits and acknowledges before the Sub-Registrar, Panipat, and the Vendee agreeing to observe and perform the terms and conditions herein contained and as contained in the Allotment Agreement, referred in the recitals hereinabove, and undertaking to pay such further amount, as may at any time hereto after become payable in terms hereof. The Vendors, by virtue of this Conveyance Deed doth hereby sell, convey, assure, assign and transfer to the Vendee the Plot, on "as is where is" basis more particularly described in **Schedule-1** hereunder written, and for greater clearness delineated on the plan attached hereto, together with the right to use the common areas & facilities including all rights, liberties, privileges, benefits, advantages and easements whatsoever necessary for the enjoyment of the Plot, to have and to hold the same unto and to the use of the Vendee and his/her/their legal heirs, legal representatives, successors-in-interest and assigns, absolutely and forever subject to the exceptions, reservations, conditions, stipulations and covenants herein contained.

For Eldeco Infrastructure & Prop. Ltd.



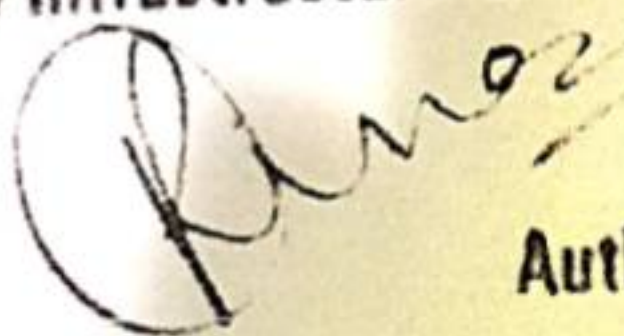
Auth. Sign.

Ceremony Homes Pvt. Ltd.


Director

2. The Plot hereby sold, conveyed and assured under this Deed is free from all sorts of encumbrances, liens or charges (except those created on request of the Vendee to obtain loan for purchase of the same), transfers, easements, liens, attachments of any nature whatsoever and the Vendors have unencumbered, good, marketable and transferable rights / title in the Plot to convey, grant, transfer, assign and assure the same unto the Vendee in the manner aforesaid.
3. The vacant and peaceful possession of the Plot is being delivered to the Vendee simultaneously with the signing of this Conveyance Deed. The Vendee confirms and consent having fully satisfied himself/herself/themselves as to the area/dimensions/cost & allied charges, quality and extent of various installations like water, sewer connection etc. in respect of the Plot and as such the Vendee consent not to raise any dispute/claim, etc in this regard.
4. The Vendee shall have no claim, right, title or interest of any nature or kind whatsoever, in the facilities and amenities to or in the rest of the Colony, except right of usage, ingress/egress over or in respect of common areas & facilities. The use of such common areas & facilities within the Colony shall always be subject to the covenants contained herein and up to date/ timely payment of all dues.
5. The Vendee shall have no right to object to the Vendors constructing and/or continuing to construct other units/spaces/facilities in the Colony. If at any stage further construction in the Colony or any part thereof becomes permissible, the Vendors shall have the sole right to undertake and dispose of such construction without any claim or objection from the Vendee. The Vendors shall also be connecting /linking the amenities/facilities viz water, electricity, sanitary/drainage system etc of Colony/additional development /construction with the existing ones in the Colony, which the Vendee understands and agrees not to raise any objection, claim, dispute etc in this regard at any time whatsoever.
6. The Vendee shall carry out construction on the Plot at its own cost and expenses in accordance with the approved building plans and specifications as may be approved by DGTCP/Haryana Sahari Vikas Pradhikaran (HSVP) or any other Competent Authority. The Vendee shall comply with all laws, rules, regulations and building byelaws applicable to the construction on the Plot and comply with the time frame, if any, stipulated by the concerned authorities for completing the construction/development thereon. The Vendee shall alone be responsible and liable for all consequences, claims, penalty, actions etc. arising out of any breach or non-compliance of applicable laws and rules in relation to the development of the Plot.

For Eldeco Infrastructure & Prop. Ltd.



Auth. Sign.

Ceremonial, Haryana Sahari Vikas Pradhikaran (HSVP) Ltd.



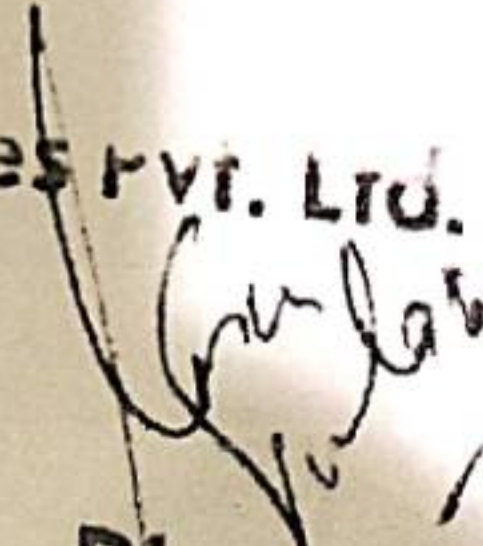
Director

7. The Vendee shall carry out construction on the Plot subject to that (i) it shall not cause nuisance or annoyance to the other occupants in the adjoining areas or (ii) it shall not obstruct or block the common areas and facilities of the Colony (iii) it shall not stock construction material on the road or areas adjoining the Plot.
8. The Vendee understands and agrees that various utilities in the Colony like drain, water, sewer network, etc will be running outside the Plot. The Vendee's utility connection to these services in respect of the Plot will be subject to specific permission of EIPL and on payment of utility connection charges as may be intimated to him by the EIPL.
9. The Vendee shall be entitled to sell, mortgage, lease, gift, exchange or otherwise part with possession of the Plot hereby conveyed to any person(s) subject to the terms contained herein and shall before doing so obtain a No Objection/No Due Certificate as regards clearance/payment of outstanding maintenance charges/other dues from the EIPL or the Maintenance Agency (defined below) and payment of such administrative charges as may be prescribed as the case may be.
10. The Vendee shall put any sign-board/name plate, neon-light, publicity material or advertisement material etc on the building to be constructed upon the Plot after consultation and prior approval of EIPL. The Vendee shall not put sign board at the common areas or on the roads of the Colony.
11. The Vendee, whenever transfer the title of the Plot and/or construction thereon in any manner whatsoever, then the transferee(s) shall be bound by all covenants and conditions contained in this Conveyance Deed, Allotment Agreement and the Maintenance Agreement etc. and he/she/they shall be liable and answerable in all respects thereof. The Vendee shall not enter any sale deed with any person/s in respect of Plot and/or of built-up space to be developed on the Plot, which would adversely affect the interest of Vendors/EIPL as mentioned in this deed. The Vendee shall ensure that in case of transfer of the built-up units being constructed on the Plot, the transferee/s shall enter into a separate Maintenance Agreement with EIPL/Maintenance Agency, as the case may be.

For Eideco Infrastructure & Prop. Ltd.


Auth. Sign.

Director

Ceremony Homes Pvt. Ltd.

Director

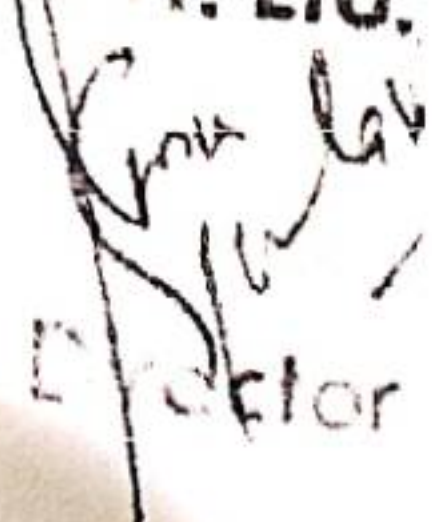
12. The Vendee, whenever transfers the title of the Plot and/or construction thereon in any manner whatsoever, then it shall be the responsibility of the Vendee/Transferor to pay the outstanding maintenance and other charges payable to EIPL/Maintenance Agency before effecting the transfer of the Plot and/or construction thereon failing which the transferee shall have to pay the outstanding dues of EIPL/Maintenance Agency. The Vendee shall not enter into any sale deed with any person/s in respect of Plot/built up space to be developed on the Plot, which would adversely affect the interest of Vendors/EIPL as mentioned in this deed.
13. The Vendee subject to the same reservations, limitations as mentioned in Clause No. 12 above, shall be entitled to sublet the whole or any part of the building to be constructed on the Plot for purposes of commercial purpose only.
14. The Vendee shall from time to time and at all times pay on demand such amount, which may be levied, charged or imposed now or in future or retrospectively, on account of any taxes (municipal tax, property tax, wealth tax, fire fighting tax, water tax, sewerage tax, other taxes etc), rates, duty, charges, cess, fee, assessment, External Development Charges (EDC), State Infrastructure Development Charges (SIDC) etc. of any nature whatsoever, by any local administration, State, Government, Central Government on the Colony/Plot and/or construction thereon by virtue of any notification or amendment in the existing laws {including any levy of any additional charges payable to the DGTCP /HSVP /other Competent Authority(ies), any other taxation etc} and/ or any increase therein effected, on pro-rata basis. The Vendee agrees and understands that if such pro-rata demand is raised on the Vendee, the same shall be payable by the Vendee directly to the Concerned Government Agency/Competent Authority(ies) or department concerned or to EIPL.
15. The Vendee acknowledge and accepts that this transaction is on "as is where is" basis and specifically undertakes that he/she/they/it will not make any objection on the level of earth in the Plot relative to the level of adjoining areas or abutting road and will not demand for any earthwork or earth filling in the Plot.
16. The Vendee agrees that so long as the Plot and/or construction thereon is not separately assessed, then it shall pay on pro-rata basis such dues, demands, charges, taxes, liabilities, as determined and demanded by the EIPL/Maintenance Agency (*defined hereinafter*), which shall be final and binding upon the Vendee. Once the Plot and/or construction thereon is assessed separately, the Vendee shall pay directly to the competent authority on demand being raised by the competent authority.

Eldco Infrastructure & Prop. Ltd.



Auth. Sign.

Ceremony Home Pvt. Ltd.



Director

17. The Vendee shall always duly perform and observe all the covenants and conditions which are contained in this Conveyance Deed and the Allotment Agreement. The Vendee shall also abide by and be liable to observe all the rules framed by the EIPL / Maintenance Agency and all laws, by-laws, rules and regulations stipulated by DGTCP/HSVP, Municipal, Local and other Government or Statutory bodies and shall alone be responsible for any non-compliance or breach thereof and shall keep the Vendors/Maintenance Agency and other occupiers of the Colony indemnified and harmless against all costs, action, consequences, damages & penalties arising on this account.
18. The Vendee, for the purpose of availing the Maintenance Services in the Colony shall execute a maintenance agreement with EIPL or any other body as may be appointed/nominated by it for the maintenance and upkeep of the Plot/Colony (herein '**Maintenance Agency**'), The Vendee agrees to abide the terms and conditions of the Maintenance Agreement and to promptly pay all the demand/s, bills, charges as may be raised by the EIPL/Maintenance Agency from time to time. Default in payment towards the maintenance bills, other charges on or before due date, shall entitle the EIPL/maintenance Agency to discontinuation of maintenance services besides the remedy as may be available under the maintenance agreement.
19. The Vendee will be provided by EIPL, a single electricity connection for supply of electricity through Grid to the Plot and the Vendee shall not apply directly to the UHBVN for supply of electricity through Grid to the Plot. The Vendee understands that no power back up shall be provided to the Plot and construction thereon. A single connection for water, electricity and sewer services will be provided by EIPL, in accordance with the standard norms. The Vendee shall at their own costs & expenses, install/lay out the internal infrastructure viz pipelines/wiring/switches, etc. for further distribution of electricity, water, sewer etc to the builtup units to be developed on the Plot. Upon construction of the built-up units on the Plot, the Vendee and/or the owner/s of such built-up units have to obtain separate electricity connection/water connection and accordingly separate meter will be installed for each built-up unit for which additional charges/cost etc shall be payable by the owner/s of built-up units to EIPL/Maintenance Agency.
20. The Vendee has seen the layout plan of the Colony duly approved by DGTCP and is/are fully satisfied in all aspects. The Vendee shall at its own cost and expense get the zoning plan/building plan of the Plot approved from the DGTCP/concerned authority and accordingly carry out the construction.

For Eideee Infrastructure & Prop. Ltd.



Auth. Sign.

Ceremony name: ... Ltd.



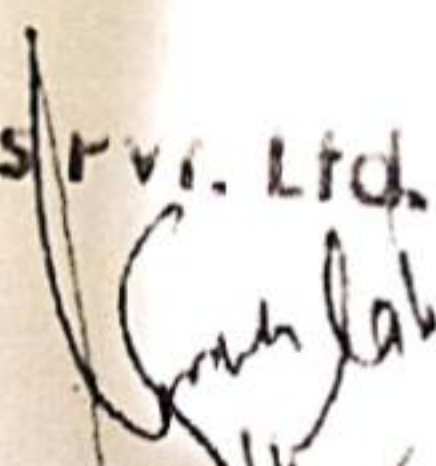
Director

21. The Vendee shall pay on pro rata basis any all charges, fees and expenses payable for obtaining service connections like telephone, water, electricity, sewer connection and other utilities including security deposit for sanction and release of such connections as well as service charges pertaining thereto as & when determined & demanded by EIPL Maintenance Agency.
22. The Vendee shall join the Association comprising of the Vendee/s of the Colony for the purpose of management and maintenance of the Colony. The common lawns and other common areas shall not be used for conducting personal functions such as marriages, birthday parties etc. If any common space is provided in any block for organizing meetings and small functions, the same shall be used on payment of charges as prescribed by Vendor Maintenance Agency.
23. The Vendee shall maintain the Plot and construction thereon at his/her/their own cost and expenses. The Vendee shall not, in any manner, litter, pollute or cause nuisance in the areas adjoining the Plot and ensure proper garbage and refuse disposal.
24. (a) The Vendee shall insure the contents lying on Plot and/or building to be constructed thereon at his/her/their own cost and expenses. The Vendee shall always keep the EIPL/Vendors/Maintenance Agency or residents' welfare association harmless and indemnified for any loss and/or damages in respect thereof. The Vendee agrees not to raise claim/damages against any third party liability.
- (b) The Vendee further agrees and undertakes not to raise any claim/compensation etc. or initiate any action/proceeding against the EIPL/Vendors/Maintenance Agency on account of any harm, damage or loss caused due to theft/fire/accident etc. in the Plot and/or building to be constructed thereon.
25. The Vendee shall not in any manner whatsoever cause damage to or encroach upon any part of the Colony, common areas, other villas, plot area, etc and shall also have no right to use the facilities and services not specifically permitted to be used. All unauthorized encroachments or temporary/permanent constructions carried out in the common areas or on any part of the Colony by the Vendee or any damage caused to the common areas or on any part of the Colony shall be liable to be removed / rectified at the sole cost and expenditure of the Vendee by the Maintenance Agency/EIPL.

Eldeco Infrastructure & Prop. Ltd.

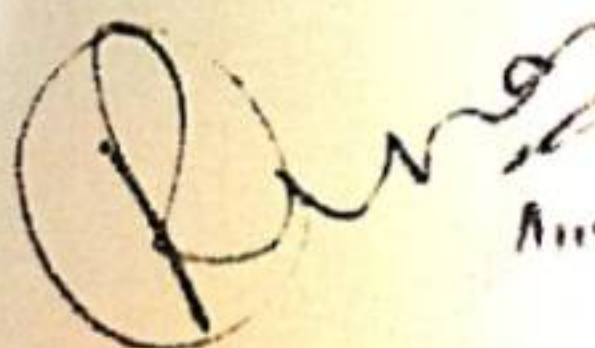

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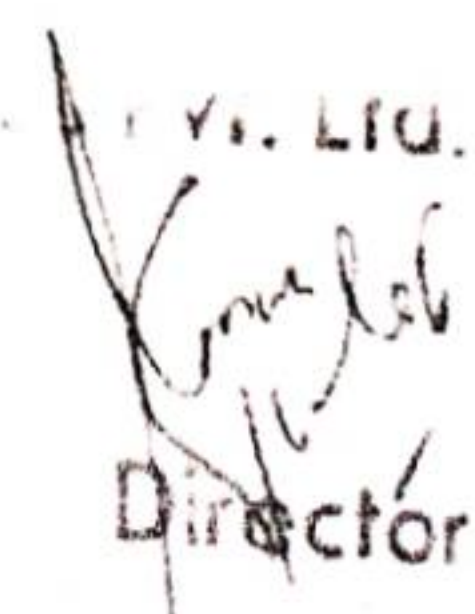
Ceremony Homes Pvt. Ltd.


Director

26. The Vendee hereby confirms that he/she/they is/are fully satisfied with all aspects in relation to the Plot/Colony. The Vendee further acknowledges and accepts that with the execution of this Conveyance Deed, nothing remains pending in relation to the Plot and Colony and all his/her/their claims/issues (if any), of any nature whatsoever that he/she/they may have against the Vendors shall stand fully and finally settled to his/her/their complete satisfaction and the Vendee further confirms that he/she/they is/are freely and voluntarily signing this Conveyance Deed.
27. The Vendee and the prospective owners/ of built-up area on the plot shall at its own cost and expenses obtain all requisite licenses, permits, permissions, approvals, sanctions etc as may be required to conduct the permissible business/profession. Further, the Vendee and the prospective owners/ of built up area shall be solely responsible for all liabilities either civil or criminal) attributable to violation of any applicable laws/applicable permits, bye-laws, rules or regulations by it, in relation to use or running its business/office from the Plot/built up area.
28. The Vendee shall obey all directions, rules and regulations made by the EIPL/Maintenance Agency/Concerned Government Authorities, now existing or hereinafter to exist so far as the same are incidental to the possession of immovable property or so far as it affect the health, safety or convenience of other inhabitants of the Colony.
29. The Vendee shall not have any right in any other commercial area, buildings, shops, community sites, residential areas and school etc, if any constructed in the Colony. The Company shall be free to dispose of the same on such terms and conditions, as it may deem fit and proper. The Vendee shall not have any right to interfere in the manner of booking/allotment/sale of such other commercial area, residential area, buildings, shops, community site, and school etc to any person/s and also in their operation and management.
30. The Vendee consent to give unconditional support to EIPL/Vendors to make suitable and necessary variations, alterations, amendments or deletions to or in the development/layout plan of the Colony, relocate/realign service and utility connections, lines, open spaces and all or any other areas, amenities and facilities, as per the norms.

For Eldeco Infrastructure & Prop. Ltd.


Auth. Sign


Ceremony

Director

31. The Vendee acknowledges and accept that the time frame and quality of execution of infrastructure facilities provided by the Government of Haryana/HSVP/DGTCP/other Competent Authority(ies) in the Colony are beyond the control of the Vendors and the Vendee shall not raise any claim or dispute against the Vendors in respect of the infrastructure facilities as aforesaid to be provided by the public agencies. Further, the Vendee explicitly acknowledges and accepts that any shortfall in the provision and upkeep of the internal services within the Colony caused by inadequate support of the external services to be provided by external authorities/public agencies shall not be Vendors'/EIPL/Maintenance Agency's responsibility.
32. The Vendee shall keep indemnified, defend and hold harmless the Vendors against any/all actions, proceedings, third party claim/s or any losses, costs, charges, penalties, expenses or damages incurred and suffered by or caused to the Vendors/Maintenance Agency/other occupants of the Colony, by reason of any breach, non-observance, non-performance of the conditions contained herein and/or due to non-compliance with any rules & regulations and/or non-payment of municipal taxes, levies, charges and other outgoings.
33. The Stamp duty, registration fee and other all incidental charges required for execution and registration of this deed shall be borne by the Vendee. The Vendee agrees that, if at any time additional stamp duty is demanded by the competent authorities due to any reason, whatsoever than the same shall be exclusively borne by him/her/them.

for Eldeco Infrastructure & Prop. Ltd.

 Auth. Sign.

Ceremony Homes Pvt. Ltd.


Director

SCHEDULE-1 OF THE PLOT

The Plot plot Convenient Shopping, Sec-VI, having area of 867.9 sq. yds, (725.66 Sq. Mts) in the residential/Commercial colony known as "Eldeco Estate One" situated at sectors 40 & 19A, Panipat alongwith the right to use the common areas & facilities including all rights and easements whatsoever necessary for the enjoyment of the Plot. The Plot is bounded as under:-

North : Plot No. F-1/12 Sec VI, Plot No. F-1/11 Sec VI, Plot No. F-1/10 Sec VI,

South : 12 Meter Wide Road

East : Plot No. F-II/9 Sec VI

West : Other Land

IN WITNESS WHEREOF the Vendors and the Vendee have hereunto set their hands, the day, month and the year first above written and on the presence of following witnesses:

In presence of:

Witnesses:

1.

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2.

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.....
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through their Authorized Representative
For Eldeco Infrastructure & Prop. Ltd.

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Auth. Sign.

.....VENDORS

Ceremony Homes Pvt. Ltd.

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.....Director
.....VENDEE

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