CONVEYANCE DEED

1. Kind of deed	=	Conveyance deed
2. Area of Plot	=	_____Sq. Yds. **(Plot No .....)**
3. Segment	=	Sector 59, Gurugram
4. Village	=	Ullahwas
5. Transaction Value	=	Rs...../-
6. Stamp Value	=	
7. Stamp No.	=	
8. Reg./Pasting Fees No.=		
8. Stamp Purchased from	=	ONLINE

Corona Realtors Pvt. Ltd (CIN NO- U70102DL2014PTC270765), a private limited company registered under the Company Act 2013, having its registered office at ; S-550/51 School Block Shakarpur, Delhi -110092 through its authorized signatory _____(Aadhar No. _____) authorized vide board 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) hereinafter referred to as the Developer which expression shall unless repugnant to the context and meaning include its/his legal heirs, successors and assigns of the **OWNER.**

TO AND IN FAVOUR OF:

Mr/Mrs. …… (Aadhar No. ……) S/o Sh. …… R/o ……. …… and Mr/Mrs. …… (Aadhar No. ……) W/o .....R/o ……..hereinafter referred to as the **"VENDEE"**, which expression wherever used in this deed shall, unless excluded by or repugnant to the subject or context, shall be deemed to mean and include the Vendee itself and its heirs, successors, legal representatives administrators, liquidators and assigns.

WHEREAS the owners are sole, exclusive and absolute owners in possession of Plots admeasuring _____ **Sq. Yard bearing Plot No ……..,** total admeasuring 2.1780 acres in forming part of the approved lay-out plan of the Colony known as "The Florett Enqlave", situated in Sector-59, Gurugram (Haryana) more particularly described in the schedule hereunder**,** (hereinafter referred to as the **"Said Plot"**), which is bounded as under:-

North : …….. Sq.Yd, Plot No. ……..
South : …….. Sq.Yd, Plot No. ……..
East : …….. Sq.Yd, Plot No. ……..
West: …….. Sq.Yd, Plot No. ……..

AND WHEREAS the owners had been granted license bearing No. 89 of 2022 dated 07.07.2022, DEEN DAYAL JAN AWAS YOJNA for the promotion and development of a Residential Independent Floor colony known as "The Florett Enqlave", situated in Sector-59, Gurugram (Haryana) (hereinafter referred to as **Colony**).

AND WHEREAS the Developer is developing the entire land forming part of the colony into Residential Independent Floors at the colony in favour of prospective buyers, as may be required, on such terms, conditions, covenants, stipulations etc as may deem fit and appropriate by the Developer.

AND WHEREAS in terms of license, the Developer is developing the Colony named, "The Florett Enqlave" and the vendee applied for and was allotted Residential Independent floor bearing Plot No **……** admeasuring **(**.....**Sq. Yard)** forming part of the Colony situated in Sec-59 in the revenue estate of Village Ullahwas , District Gurugram for a sale consideration of **Rs. …….. (Rupees …….. Only)** vide Application/Allotment Letter dated .....It was duly accepted by the vendee that it would pay its proportionate share of payments of any charges levied by any Government or Local Authority for provision of external and/or peripheral services on the terms and conditions stipulated in the said Agreement.

AND WHEREAS the Vendor alone/sole is competent and vested with all the rights to sell, transfer and convey the said Residential Independent Floor with appurtenances attached thereto and that there is no impediment legal or otherwise preventing the Vendor from selling/transferring/conveying the said Residential Independent Floor in favour of the Vendee;

AND WHEREAS the Vendee has seen and examined all documents including record of right, license, lay out, Zoning plan and all other sanctions and approvals, which have been granted by the competent authorities and the Vendee after being fully satisfied about the right, title and interest , approvals , sanctions of the Vendor. The Vendee agrees and acknowledges that the colony is in development stage and that there could be variations /changes at any stage, during the development / construction period. The Vendor reserves the right to change the planning of the colony due to reasons of planning / regulatory requirement or for any other reason.

AND WHEREAS the Vendor herein has agreed to sell the said Residential Independent Floor for a total sale consideration of **Rs…….. (Rupees …….. Only)** and the Vendee herein has agreed to purchase the same.

AND WHEREAS the vendee has desired that the Residential Independent Floor be now transferred to it and the vendor has agreed to the same **upon the terms and conditions contained herein after**

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. In consideration of a sum of **Rs. …… (Rupees …….. Only)** paid by the Vendee to the Vendor in the following manner, the Vendor does hereby sell, transfer and convey by means of sale unto the Vendee all that piece and parcel of the said Residential Independent Floor bearing **Plot No……., admeasuring** .....**sq. yard** forming part of the approved lay-out plan of the said Colony known as "The Florett Enqlave" situated in Sec- 59, in Gurugram revenue estate of Village Ullahwas, District– Gurugram (Haryana), more particularly described below in the schedule of Residential Independent Floors together with all rights, liberties, privileges, easements necessary for enjoyment of the said Residential Independent Floor TO HAVE AND TO HOLD the said Residential Independent Floor together

with all rights and appurtenances absolutely and forever. The agreed sale consideration of **Rs. ……. (Rupees …… Only)** has been paid by the Vendee to the Vendor by means of Cheque/RTGS/IMPS in the manner as under:-

Mode of Payment	**Date of Fund Transfer**	**Amount**

The Vendor does hereby admits and acknowledges the receipt of the entire sum of sale consideration of **Rs. …….. (Rupees …… Only)** and upon payment of the same does forever releases and discharge the Vendee and nothing is due left to be paid by Vendee to the Vendor against the sale consideration of said Residential Independent Floor.

2. The total amount payable hereto has been calculated in respect of the sale / transfer of the Residential Independent Floor to the Vendee. The Vendee represents and confirms that payment under the conveyance deed is being made for the purchase of only the in the Colony and does not create any right, title or interest of any kind whatsoever, explicit or implicit, in any other land, building, open spaces, recreation areas, parks, parking's, club/ community centers, common areas, facilities and amenities falling within the colony. It is expressly agreed by and between the parties that all right, title and interest including ownership of such lands, building, open spaces, recreation areas, parks, parking, clubs/ community centers, common areas, facilities falling within the colony shall vest solely with the Vendor and the Vendor have the sole and absolute authority to deal with the same in any manner whatsoever.

3. That the Vendor has made over and delivered actual, vacant and physical peaceful possession of the said Residential Independent Floor hereby conveyed by the Vendor to the Vendee at the spot who has become the absolute owner in possession of the same absolutely and forever, and shall hereafter be entitled to have and to hold and enjoy the said Residential Independent Floor with all right and appurtenances, title, liberties, interest, benefits, ways, passages, advantages, easements and privileges, whatsoever attached thereto, to enjoy, use and reap the fruits thereof without any hindrances, claims or demands whatsoever from the Vendor, his heirs, legal representatives or any other person claiming under or through him.

4. That the said Residential Independent Floor sold , conveyed and transferred herein is classified as a free hold Residential Independent Floor, free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, notifications, prior sale, mortgage, gifts, agreement, agreement to sell, lease, attachments, litigation and collateral securities with any Bank, Court and Society etc.

5. That the Vendee shall abide by all the Laws, byelaws, terms and conditions of License, Zonal regulation , rules and regulations of the Government/ Local Authorities, etc. relating to the colony and the said Residential Independent Floor.
6. That the Operations and Facilities Management (O&FM) of the Colony shall be done by the Vendor or its appointed Maintenance Agency for a period of five years from the date of issue of the completion unless earlier relieved of this responsibility and thereupon to transfer all such Operations and Facilities Management (O&FM) free of cost to the Govt. or the local authority/RWA as the case may be initially or till taking over of the services by Municipal Authority/ Government Agency/ RWA, whichever be earlier, on the terms and conditions of Operations and Facility Management (O&FM) and on the charges to be determined by the Vendor or its nominee from time to time. The Vendee agrees to pay its share of such charges as may be demanded by the Vendor or its appointed Maintenance Agency. The Vendee further agrees to deposit with the Vendor or its appointed Maintenance Agency a sum **@ Rs. ____/- Per Sq yard** of the area of the Residential Independent Floor by way of Interest Free Maintenance Security (IFMS) to ensure timely payments of such charges.
7. The Vendee hereby accepts that the provisions of such maintenance services and use of amenities, facilities and service at the colony shall be at all times be subject to payment of all cost, charges, fees etc. by the whatever name called to the Vendor or the Maintenance agency. The rates of maintenance and service charges shall be fixed by the Vendor or the Maintenance agency, as the case may be, keeping the prices of commodities, service, wages, official levies, fees, taxes, water and electricity charges etc. at the prevalent rate at that point of time. The rates shall be subject to periodic revision with the increase in the price.

8. That the Vendee agrees that any common wall built on adjoining Residential Independent Floor shall be jointly owned and used equally for support whether vertical or lateral etc. by the respective Residential Independent Floor buyers, the Vendee further agrees that the area of the Residential Independent Floor will include half of the area to be covered by such a common wall.

9. The Vendee shall be responsible to obtain a separate electricity connection in respect of the Residential Independent Floor directly from the Competent Authority / DHBVN etc and pay all the charges for the consumption of electricity at the Residential Independent Floor. However, it is clarified that the Vendee shall have to follow the process, guidelines, rules and regulations of the Vendor / Maintenance service agency.

10. That the Vendee paid its proportionate share of payments of any charges levied by any Government or local Authority for provision of External Development and/or peripheral services as per the terms and conditions stipulated in the Application/Allotment Letter dated..... The Vendee further agrees to pay any additional charges which may be

levied in future by any Government or Local Authority for the provision of services to the said Residential Independent Floor.

11. That the Vendee hereby agrees to bear any additional charges which may be levied by the Government or local Authority or Maintenance Agency of the Colony-Hill Town, Gurgaon after execution of this sale deed.

12. That all the expenses relating to this conveyance deed like stamp duty, registration fees, engrossing and other miscellaneous expenses etc. are borne and paid by the Vendee.

THE VENDOR DECLARES AND ASSURE THE VENDEE:-

a. That the Vendor is fully competent and has got the legal right and none else except the Vendor has any right, title and/or interest whatsoever in the said Residential Independent Floor or part thereof.

b. That the said Residential Independent Floor conveyed and transferred herein is free hold, free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, injunctions, notices, disputes, decrees, notifications, prior sale, mortgage, gifts, agreement to sell, lease, attachments, acquisition, litigation and collateral securities with any bank, court, society etc.

SCHEDULE OF SAID RESIDENTIAL INDEPENDENT FLOOR

All that piece and parcel of Residential Independent Floor **admeasuring**.....**Sq. Yard** bearing **Plot No .....** forming part of the approved lay-out plan of the said Colony known as "The Florett Enqlave" situated in and around revenue estate of Sector-59, District– Gurugram (Haryana) and bounded as under:

North : ……. Sq. Yd, Plot No. ……
South : ……. Sq. Yd, Plot No. ……
East : ……. Sq. Yd, Plot No. ……
West : ……. Sq. Yd, On be side of M Road

IN WITNESS WHEREOF, the Vendor and the Vendee hereto have duly executed this sale deed and have laid their respective hands in the presence of the witnesses at the place and on the day, month and year first above written.

For Corona Realtors Pvt. Ltd

WITNESSES: -

1.

Authorized Signatory
VENDOR

2.

(Name ……..) and (Name…….)

VENDEE