

DRAFT CONVEYANCE DEED

THIS DEED OF CONVEYANCE (“Conveyance Deed”) is made on this _____ day of _____ at Gurugram.

BY AND AMONGST

DVOK BUILDCON LLP (CIN: ABB-0915), a Limited Liability Partnership formed under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Unit No. 224, Suncity Business Tower, Second Floor, Sector-54, Golf Course Road, Gurgaon, Gurgaon, Haryana, India, 122002, through its duly Authorized Signatory _____ Aadhar No. _____ authorized vide Board Resolution dated _____ (hereinafter referred to as the “**Vendor**” which expression shall, unless repugnant to the context or meaning thereof, include its successors authorized signatory/ies and assigns) of the **FIRST PART**.

AND

1. Mr./Ms. _____ (Aadhar No. _____) (PAN _____) S/D/W of _____ R/o _____ .

2.* Mr./Ms. _____ (Aadhar No. _____) (PAN _____) S/D/W of _____ R/o _____ .

(*to be filled up in case of Joint Vendee’s); hereinafter individually or jointly, as the case may be, referred to as the '**Vendee**' (which expression shall unless repugnant to the context or meaning thereof, be deemed to include his/her/its/their legal heirs, successors, executors, nominees and permitted assigns) of the **OTHER PART**.

OR

[if the Vendee is a partnership firm/society]

M/s _____, a partnership firm/ society, duly registered and existing under the provisions of the Indian Partnership Act, 1932/ Cooperative Societies Act, having its principle place of business at _____ (PAN- _____) through the partner Mr./Ms. _____ (Aadhaar No. _____) duly authorized vide authority letter dated _____ passed and signed by all the partners constituting the firm, (Copy enclosed) (hereinafter referred to as the "**Vendee**" which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal successor, administrators, executors successors & permitted assignees including those of the respective partners) of the **OTHER PART**.

OR

[if the Vendee is a LLP]

M/s _____ **LLP** (LLP IN _____), a Limited liability Partnership firm duly registered and existing under the provisions of The Limited Liability Partnership Act, 2008 having its registered office at _____ (PAN- _____), acting through its Partner/Authorised Signatory Shri _____ (Aadhaar No. _____), who has been duly authorized vide Resolution/Authority Letter dated _____ (hereinafter referred to as the

“**Vendee**” which expression shall unless repugnant to the meaning or context thereof include its partners, authorized representatives, administrators, executors, successors, legal representatives and permitted assigns) of the **OTHER PART**.

OR

[if the Vendee is a Company]

M/s _____ (CIN No. _____) a Company incorporated under the provisions of the Companies Act, 1956 / 2013 having the registered office at _____ and its PAN _____ acting through its authorized signatory Mr. _____ (Aadhaar No. ____), who has been duly empowered vide Board Resolution dated _____ (hereinafter jointly and severally, as the case may be, being the allottee of the Unit hereinafter, referred to as the "**Vendee**", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal successor, administrators, executors successors & permitted assignees) of the **OTHER PART**.

OR

[if the Vendee is HUF]

Mr./Ms. _____ (Aadhaar No. ____) son/daughter/wife of _____ aged about ____ years for self and as the Karta of the HUF, having its place of business/ residence at _____ (PAN- _____) (hereinafter referred to as the “**Vendee**”, which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include him and each of the members constituting the HUF their Heirs, administrators, executors, successors & permitted assignees) of the **OTHER PART**.

The **Vendor** and the **Vendee** are individually referred as a ‘**Party**’ and collectively referred to as ‘**Parties**’ as and where the context so demands.

WHEREAS the **Vendor** is the absolute and lawful owner of the land admeasuring 83466.414 square meters (20.625 acres) situated in the revenue estate of village Shikohpur, Sector 78, in Gurugram Manesar Urban Complex, District Gurugram, Haryana (“**Licensed Land**”). The Licensed Land has been granted license bearing no. 121 of 2025 from the office of Director, Town & Country Planning, Chandigarh, Haryana, for the purpose of development of residential colony under New Integrated Licensing Policy (NILP). The residential colony on the Licensed Land is being developed in a phased manner and the Promoter has earmarked an area admeasuring 38469.417 sq. mts. (9.506 acres) (“**Said Land**”) in the Licensed Land for the purpose of development of an independent phase comprising of 5 multi storied building(s) and a temple site, and the said phase shall be known as ‘**Suncity’s Monarch Residences Phase - 1**’ (“**Project**”), which is the subject matter of this Conveyance Deed. The entire project on the licensed land shall be known as **Suncity’s Monarch Residences**.

AND WHERAS the **Promoter** has registered the Project i.e. **Suncity’s Monarch Residences Phase - 1** under the provisions of The Real Estate (Regulation and

Development) Act, 2016 read with the Real Estate (Regulation and Development) Rules, 2017 for the State of Haryana with the Haryana Real Estate Regulatory Authority at Gurugram on [●] under registration No. [●].

AND WHEREAS the **Vendee** had applied for allotment of a residential apartment in the **Project** and pursuant where to vide Agreement to Sell dated _____ (“**Agreement**”), the **Vendee** was allotted the residential apartment bearing no. [●], having **Carpet Area** of [●] sq. mtr. [[●] sq.ft.] on [●] floor in _____ tower (“**Building**”), along with _____ parking slots, as permissible under the applicable laws and right in the common areas (“**Common Areas**”) as defined under Rule 2(1)(f) of **Rules**, 2017 of the **State** (hereinafter referred to as the “**Said Apartment**” more particularly described in **Schedule-I** and the floor plan of the **Said Apartment** is annexed hereto and marked as **Schedule-II**) in terms of the **Agreement**.

AND WHEREAS the **Vendee** had demanded from the **Vendor** and the **Vendor** had allowed the **Vendee**, inspection of site/layout/building plans/completion plans, ownership record of the **Said Land** and all other documents relating to the title, competency and all other relevant details and the **Vendee** has confirmed that he/she is fully satisfied in all respects with regard to the right, title and interest of the **Vendor** in the **Said Land**. The **Vendee** has agreed that there shall be no further investigation/objections by him/her in this regard and further that the **Vendee** is fully satisfied with the competency of the **Vendor** to execute this **Conveyance Deed**.

AND WHEREAS the **Vendee** agrees and acknowledges that this **Conveyance Deed** is confined and limited in its scope only to the **Said Apartment** along with the parking slot(s) and other rights and obligations of the **Vendee** as specifically set out in this **Conveyance Deed**.

AND WHEREAS the **Vendee** acknowledges and confirms that the description and reference of the entire **Project** given by the **Vendor** is only to acquaint the **Vendee** with regard to the location of the **Building/Said Apartment** in **Project** and is not intended to convey to the **Vendee** any impression of any right, title or interest in any land(s) falling outside the **Said Land**.

AND WHEREAS the **Vendee** has relied on his/her own judgment and investigation while purchasing the **Said Apartment**. The **Vendor** hereby disclaim to have made any representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, except those mentioned in this **Conveyance Deed**. No oral or written representations or statements shall be considered to be part of this **Conveyance Deed** and this **Conveyance Deed** read with the **Agreement for Sale** are self-contained and complete in all respects.

AND WHEREAS the Parties hereby confirm that they are signing this **Conveyance Deed** with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the **Project**.

AND WHEREAS the **Vendor** is the owner of the **Said Apartment** and no one besides

the **Vendor** has title to the **Said Apartment** and the **Vendor** is competent to execute this Conveyance Deed in favour of the **Vendee**.

AND WHEREAS the construction of the **Said Apartment** has been completed and the Occupancy Certificate or part thereof has been granted by the office of Town & Country Planning Department, Haryana vide its letter bearing memo no. _____ dated _____. The **Vendee** has been put in possession of the **Said Apartment** and being fully satisfied, has no claim of any nature whatsoever and the **Vendee** confirms that the **Carpet Area** of the **Said Apartment** is [●] sq. mtr. ([●] sq. ft.).

Definitions

For the purpose of this **Conveyance Deed**, unless the context otherwise requires: -

- (a) “**Act**” means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016).
- (b) “**Government**” means the Government of the State of Haryana;
- (c) “**Rules**” means the Real Estate (Regulation and Development) Rules, 2017 for the State of Haryana and as amended from time to time.
- (d) “**Section**” means a section of the Act.

Interpretation

Unless the context otherwise requires in this Conveyance Deed:

- a. the use of words importing the singular shall include the plural and vice versa;
- b. reference to any law shall include such law as from time to time enacted, amended, supplemented or re-enacted;
- c. reference to the words “include” or “including” shall be construed without limitation;
- d. reference to this Conveyance Deed, or any other agreement, deed or other instrument or document shall be construed as a reference to this Conveyance Deed or such agreement, deed or other instrument or document as the same may from time to time be amended, varied, supplemented or novated.

NOW THEREFORE, THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:

1. In accordance with the terms and conditions contained in this Conveyance Deed and in consideration of the **Total Price** paid by the **Vendee** and received by the **Vendor** (as per details mentioned in the Payment **Schedule-III** hereunder), the **Vendor** doth hereby sell, convey, assign and transfer unto the **Vendee** by way of sale, the **Said Apartment** for residential usage and the right to exclusive use of the parking slot(s) (more fully described in the **Schedule-I** hereunder) along with the undivided proportionate interest and right to use the common areas & facilities within the **Project** free from all encroachments, charges and encumbrances together with all ways, paths, passages, rights, liberties, privileges and easements, whatsoever to the **Said**

Apartment or in any way appended therewith usually held as part and parcel thereof.

2. And now it shall be lawful for the **Vendee** for all times hereafter to enter upon the **Said Apartment** and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendor subject to the terms and conditions of this **Conveyance Deed**. The **Vendor** covenants that this **Conveyance Deed** is executed in all its entirety and that the **Vendor** has received full **Total Price** of the **Said Apartment**.
3. The **Vendee** confirms and acknowledges that the **Unit Price** of the **Said Apartment** based on the carpet area is Rs. _____ (Rupees ____ only).
4. The **Vendee** confirms that subject to the terms and conditions of this **Conveyance Deed**, the **Vendor** has conveyed to the **Vendee** only the following rights with regard to the **Said Apartment**;
 - i) exclusive ownership of the **Said Apartment** for residential usage along with the parking slot(s);
 - ii) undivided proportionate interest and right in the Common Areas as provided under Rule 2(1)(f) of Rules, 2017 of the State of Haryana in the **Project/ Said Land** only, and the **Vendee** shall use the common areas harmoniously along with other occupants, maintenance staff, etc. without causing any inconvenience or hindrance/annoyance to them. It is clarified that the **Vendor** shall hand over the Common Areas to the association of allottees/competent authorities after duly obtaining the occupation certificate/part occupation certificate/part completion/completion certificate from the competent authority, as the case may be, as provided under Rule 2(1)(f) of Rules, 2017 of the State.
5. The **Vendee** acknowledges and understands that the residential colony on the Licensed Land is being developed in phases and the **Vendee** acknowledges and confirms that the **Vendee** has not paid any amount towards any other lands, areas, plots, facilities and amenities outside the **Said Land/Project** and as such, the **Vendee** shall have no right or interest in the same and the same are specifically excluded from the scope of this **Conveyance Deed**. Accordingly, the **Vendor** has made it clear and the **Vendee** has understood and agrees that the **Vendee** shall have no ownership thereof and the ownership of other lands, areas, plots, facilities and amenities outside the **Said Land/Project** shall vest solely with the **Vendor**, its associate companies, subsidiaries and it shall have sole right and absolute authority to deal with the same in any manner including creation of rights in favour of any other party by way of sale, transfer, lease, joint venture, collaboration or any other mode including transfer to government, semi-government, any other authority, body, person, institution, trust and/or any local body(ies).
6. The **Vendee** confirms and undertakes that the **Vendee** shall be liable to pay all government rates, tax and cesses or levies of all and any kind by whatever name called,

whether paid or payable by the **Vendor** and or its contractors (including sub-contractors) and/or levied or leviable now or in future by the government, municipal authority or any other governmental authority on the **Said Apartment /Project/Said Land**, as the case may be, as assessable or applicable from the date of the Occupation certificate or part thereof, as the case may be, and handing over possession of the **Said Apartment**. The **Vendee** further agrees that if the **Said Apartment** is not assessed separately, then it shall pay the same on pro-rata basis as determined and demanded by the **Vendor**, which shall be final and binding on the **Vendee**. If the **Said Apartment** is assessed separately, the **Vendee** shall pay directly to the competent authority on demand being raised by the competent authority.

7. The **Vendee** confirms that the parking slot(s) are inseparable from the Said Apartment and the same forms an integral part of the **Said Apartment**. The **Vendee** confirms that the **Vendee** has no right to sell/transfer or deal with the parking slot(s) independent of the **Said Apartment**. The **Vendee** undertakes to park his/her vehicle in the parking slot(s) and not anywhere else in the **Building/Project**. The **Vendee** has been made aware and has consented that the parking slot(s) shall automatically be cancelled in the event of cancellation, surrender, relinquishment, resumption, re-possession etc. of the **Said Apartment** under any of the provisions of this **Conveyance Deed**, as per applicable law. All clauses of this **Conveyance Deed** pertaining to use, possession, cancellation etc. of the **Said Apartment** shall apply *mutatis mutandis* to the parking slot(s).
8. The **Vendee** acknowledges and confirms that the **Vendee** has read and understood the **Act and Rules** and the implications thereof in relation to the various provisions of the **Conveyance Deed** and the **Vendee** is in full agreement with the provisions of this **Conveyance Deed** in relation to the **Act and Rules** and all applicable laws and shall comply as and when applicable and from time to time with the provisions of the **Act and Rules** or any statutory amendments or modifications thereof or the provisions of any other law(s). Further the **Vendee**, individually and collectively, undertakes to take all necessary steps to ensure compliance with any act which may become applicable to the **Project** in future, and to execute all necessary documentation to ensure compliance thereof. The **Vendee** agrees and understands that all land(s) other than usage of land(s) earmarked as public roads only for use of general public falling outside the periphery/boundary of the **Said Land/Project i.e. Suncity's Monarch Residences Phase 1** are clearly outside the scope of this **Conveyance Deed** and the **Vendee** shall have no right of any nature whatsoever in such lands.
9. The **Vendee** undertakes to do all acts, things, deeds including present himself as may be required for the execution and registration of the deed of apartment in respect of the ownership of **Said Apartment** along with the parking slot(s) as the **Vendor** so desire to comply with the provisions of the Haryana Apartment Ownership Act, 1983, and the RERA Act and Rules thereof. The **Vendee** undertakes to join/has joined the **Association** formed under the Haryana Apartment Ownership Act, 1983, and the RERA Act and Rules thereof and pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary for this purpose.

10. That the **Vendee** confirms and acknowledges having received actual, physical and vacant possession of the **Said Apartment** along with parking slot(s) from the **Vendor** after satisfying himself/herself that the construction and applicable installations like electrification works/ sanitary fittings/ water/sewerage connection are in good order and condition and that the **Vendee** is fully satisfied and has no complaint or claim in respect of the area of **Said Apartment**, any item of work, material, quality of workmanship, installation etc. therein and has no claim on any account whatsoever in respect thereof. The **Vendee** agrees and confirms that the **Vendor** has completed and discharged all its obligations as detailed under the **Agreement** and this **Conveyance Deed** and the **Vendee** shall have no claim, financial or otherwise, on any account whatsoever against the **Vendor** under/or in respect of the **Said Apartment**.
11. In case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the **Vendor**, relating to such development, is brought to the notice of the **Vendor** within a period of 5 (five) years by the **Vendee** from the date of offer of possession, it shall be the duty of the **Vendor** to rectify such defects without further charge, within ninety days, and in the event of **Vendor's** failure to rectify such defects within such time, the aggrieved **Vendee** shall be entitled to receive appropriate compensation in the manner as provided under the **Act**.

Provided that,

- (i) (a) The above-mentioned liability of the **Vendor** shall be limited to structural defects only (quality and workmanship).
- (b) The **Vendor** shall not be liable for any such structural/ architectural defect induced by the **Vendee**, by means of carrying out structural or architectural changes from the original specifications/ design or any misuse thereof; or any act, omission or negligence or non-compliance of any applicable laws;
- (ii) It is further clarified that the **Vendor** shall not be liable for any defects caused due to normal wear and tear.
- (iii) (a) The **Vendor** shall procure fixtures, fittings, equipment and/or services including but not limited to elevator, power back up equipments, pumps etc. of standard makes and these shall be governed by their respective warranties provided by their manufactures/installers. The said warranties of the same shall be made available to the **Vendee/ Association of Allottees/ Association of Owners ("Association")** by the **Vendor**.
- (b) The **Vendor** having procured the items from standard makes, shall not be liable for any defects relating to the same and the same shall be governed by their respective warranties provided by their manufactures/installers and the **Vendor** shall have no liability in this regard.
- (iv) In case any such structural defect or any other defect in workmanship, quality or provision of services by the **Vendor** at the Project, reasonably and in the ordinary course requires additional time beyond the said 90 (ninety) days having regard to the nature of defect, then the **Vendor** shall be entitled to

such additional time period, provided an intimation thereof has been provided to the **Vendee** / the Association / the Maintenance Agency, as the case may be, prior to expiry of the said initial 90 (ninety) days. The **Vendor/ Vendee** / the Association / the Maintenance Agency shall mutually work upon and agree to a reasonable and justifiable additional time period for rectification of such defects. The **Vendee** hereby agrees to such additional time / extension of time.

12. The **Vendee** acknowledges that the Association /Maintenance Agency shall have the right to enter into the **Said Apartment** or any part thereof, after due notice in writing and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect in the **Said Apartment** or the defects in the apartment above or below the **Said Apartment**. Any refusal of the **Vendee** to give such right to entry will be deemed to be a violation of the terms of this Conveyance Deed and the Association /Maintenance Agency shall be entitled to take such actions, as they may deem fit.
13. The **Vendee** agrees to execute a maintenance agreement along with other necessary documents, undertakings etc. in the standard format, with the **Association/** the Maintenance Agency as appointed for maintenance and upkeep of the **Project**.
14. That the **Vendee** agrees and acknowledges and undertakes to pay Maintenance Charges as determined and thereafter, billed by the maintenance agency appointed or the association of allottees (or the maintenance agency appointed by it) or its nominee(s) / competent authority as the case may be. The **Vendee** confirms and undertakes not to raise any objection against payment of Maintenance Charges.
15. The **Vendee** confirms and acknowledges that the **Association** / Maintenance Charges and the maintenance services are more elaborately described in the Maintenance Agreement.
16. In case, the association of allottees fails to take possession of the said essential services as envisaged in the Agreement or prevalent laws governing the same, then in such a case, the Vendor has right to recover such amount as spent on maintaining such essential services beyond the date of occupation certificate / part thereof from the **Vendee** on pro-rata basis.
17. The **Vendee** acknowledges and confirms that the infrastructure facilities provided by the Government in the entire sector is beyond the control of the **Association** /Maintenance Agency and the **Vendee** shall not have a right to raise any claim or dispute against the **Vendor/ Association** /Maintenance Agency in respect of the facilities provided by the Government or any other statutory authorities.
18. The **Vendee** acknowledges that the **Association / Maintenance Agency** may get the **Building** insured against fire, earthquake, riots and civil commotion, militant action etc. on behalf of the **Vendee** and the **Vendee** agrees to pay the cost of the same. However, the contents inside the **Said Apartment** shall be insured by the **Vendee** at his own cost. The **Vendee** shall not do or permit to be done any act or thing which may render void or voidable, insurance of any apartment or any part of the **Said Building** or cause increased premium to be payable in respect thereof, for which the **Vendee** shall be solely responsible and liable.

19. The **Vendee** confirms to be solely responsible to maintain the **Said Apartment** at its own cost in a good repair and condition and shall not do or suffer to be done anything in/or to the **Building** or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the **Said Apartment**. The **Vendee** confirms and undertakes to keep the walls and partitions, sewers, drains, pipes appurtenant thereto, in good and tenable repair and maintain the same in a fit and proper condition so as to support, shelter and protect the parts of the buildings even other than the Said Apartment and to ensure that the support, shelter etc., of the Building or pertaining to the **Building**, in which the **Said Apartment** is located, is not in any way damaged or jeopardized and 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 conditions or laws, bye-laws or rules and regulations. The **Vendee** further undertakes, assures and guarantees that he would not put any sign-board / name-plate, neon-light, publicity material or advertisement material etc. on the face / facade of the Building/Project or anywhere on the exterior of the **Building/Project** or common areas. The **Vendee** shall also not change the colour scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design. Further, the **Vendee** confirms not to store any hazardous or combustible goods in the Said Apartment or place any heavy material in the common passages or staircase of the **Building/Project**. The **Vendee** shall also not remove any wall, including load bearing walls of the **Said Apartment**.
20. The **Vendee** confirms to plan and distribute its electrical load in conformity with the electrical systems installed by the **Vendor**. The non-observance of the provisions of this clause shall entitle the Maintenance Agency or Association, to enter the **Said Apartment**, if necessary and remove all non-conforming fittings and fixtures at the cost and expense of the **Vendee** apart from the other remedies as shall be available. The **Vendee** shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
21. The **Vendee** undertakes and agrees not to use the Said Apartment for any purpose other than residential or in a manner that may cause nuisance or annoyance to other apartment owners in the Building or for any commercial or illegal or immoral purpose or to do or suffer anything to be done in or around the Said Apartment which tends to cause damage to any flooring or ceiling or services of any apartment over, below or adjacent to the **Said Apartment** or anywhere in the Project or in any manner interfere with the use thereof or of spaces, passages, corridors or amenities available for common use. The **Vendee** shall indemnify the Association /Maintenance Agency against any penal action, damages or loss due to misuse by the **Vendee**.

The **Vendee** confirms and acknowledges that the **Vendor**/Maintenance Agency/Association shall have the right to give on lease or hire any part of the top roof/terraces above the top floor, unless otherwise Project for installation and operation of antenna, satellite dishes, solar panels, communication tower, other communication equipment or to use/hire/lease the same and the **Vendee** agrees that he shall not have a right to object to the same and make any claims on this account.

22. The **Vendee** has understood that his/her rights with regard to the Said Apartment are limited to those mentioned in the Conveyance Deed, and the **Vendee(s)** has not contracted with the **Vendor** for any other right of any nature whatsoever.
23. The Colony on the Licensed Land is being developed in phases and the **Vendee** acknowledges and confirms that the **Vendee** shall have no right, title or interest in any other lands, facilities and amenities outside the Said Land/Project i.e. **Suncity's Monarch Residences**, and such other lands, facilities and amenities in the Licensed Land or outside it, are specifically excluded from the scope of this Conveyance Deed. The **Vendee** agrees and understand that though the Club is part of Said Land/Project but these amenities are for entire Colony and all the buyers of apartments/units of entire Colony shall have the right of usage of these amenities. Further, the **Vendee** agrees and acknowledges that the Club in the Said Land/Project is not for exclusive and restricted to the usage of and/or benefit of the Project and the same are facilities for usage by the allottees of the entire Licensed Area. The Promoter may, acquire more lands (to be added to the Licensed Land) and/or be entitled to enhancement in the FAR as maybe allowed by the competent authority from time to time, and the **Vendee** shall have no objection in this regard.
24. The **Vendee** undertake that they have no right to make additions or to put up additional structure(s) anywhere in the **Project/ Said Land** after the building plan and specifications, amenities and facilities have been approved by the competent authority(ies) and disclosed, except for guidelines/ permissions/ directions or sanctions by competent authority. The **Vendee** further undertakes that he/she will not act in any manner which may be detrimental to the rights of other occupants/allottees/owners of apartments/units in the **Project**. The **Vendee** fully understands and acknowledges that no sub-division of **Said Land/ Said Apartment** is permitted.
25. The **Vendee** confirms that wherever the **Vendee** has to make payment in common with the other apartment owners in the **Building/Project**, the same shall be in proportion with the carpet area of the **Said Apartment**, to the total carpet area of all the apartments in the **Building/Project**.
26. The **Vendee** confirms having borne and paid all expenses for the completion of this Conveyance Deed, including cost of stamp duty, registration and other incidental charges. This Conveyance Deed in respect of the transaction involved herein, is valued at the Unit Price of the Said Apartment amounting to **Rs. _____** for the purpose of stamp duty in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Said Apartment conveyed by this Conveyance Deed shall be borne by the **Vendee** exclusively and the **Vendor** accept no responsibility in this regard.
27. The **Vendee** agrees and confirms that the **Vendors** have completed and discharged all its obligations as detailed under the **Agreement** and this **Conveyance Deed** and the **Vendee** shall have no claim on any account whatsoever against the **Vendors** under/or in respect of the **Said Apartment/Agreement/Conveyance Deed**.
28. The **Vendee** acknowledges that if any clause of this Conveyance Deed shall be determined to be void or unenforceable under any applicable law, such provision

shall be deemed to have been amended or deleted in so far as are reasonably inconsistent with the purpose of this Conveyance Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Conveyance Deed shall remain valid and enforceable in law.

29. The **Vendee** confirms that all the obligations arising under this Conveyance Deed in respect of the Said Apartment shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Said Apartment as the said obligations go with the Said Apartment for all intents and purposes and the **Vendee** assures the **Vendor** that the **Vendee** shall take sufficient steps to ensure the performance in this regard.
30. The **Vendee** confirms and acknowledges that all the terms and conditions of the **Agreement** shall be deemed to have been incorporated in this Conveyance Deed save and except the terms and conditions of the Agreement which are at variance with this Conveyance Deed in which case the terms and conditions contained in the Conveyance Deed shall prevail.
31. The **Vendee** confirms and acknowledges that the **Vendee** shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation or direction by the competent authority; and that the **Vendee** shall indemnify the **Vendor** for any liability and/or penalty in that behalf.
32. That all the rights and obligations of the Parties under or arising out of this Conveyance Deed shall be construed and enforced in accordance with the Laws of India. The courts at Gurugram alone and the Punjab & Haryana High Court at Chandigarh shall have the jurisdiction.

SCHEDULE-I

DESCRIPTION OF THE SAID APARTMENT

SCHEDULE II

All that **Said Land** on which the **Said Apartment** has been constructed as bounded as under:

North :

South :

East :

West :

SCHEDULE-III

Payment Schedule

Receipt No.

Date

Amount(Rs)

IN WITNESS WHEREOF the **Vendors**, acting through its authorised signatory _____, authorized to execute conveyance deeds on its behalf vide resolution dated _____, and the **Vendee** have set their hands on these presents at Gurugram on the day, month and year first above written. This deed shall be presented for registration before the registering authority and got registered by _____, who has been authorised to appear before the registering authority and present the same for registration, acknowledge and get registered any deed or documents executed on behalf of the Vendors.

For and on behalf of
Dvok Buildcon LLP
(VENDOR)

WITNESSES:

1.

For and on behalf of
VENDEE

2.