

**CONVEYANCE DEED**

1. Nature of document	:	Conveyance Deed
2. Village/Block	:	Sector – 78, Naurangpur
3. Tehsil	:	Gurugram
4. District	:	Gurugram
5. Type of Property	:	Independent Floor
6. Project Name	:	Ganga Valley Floors
7. Independent Floor No.	:	
8. Area of Independent Floor	:	
9. Transaction value	:	
10. Stamp duty paid	:	
11. Stamp No. /Date	:	.....
12. Stamp GRN No.	:	.....
13. Property ID	:	
14. Property Address	:	

**THIS CONVEYANCE DEED (“Deed”)** is made and executed at Tehsil and Distt. Gurugram, Haryana (India) on this \_\_\_\_\_ day of \_\_, 20\_\_

**BY AND BETWEEN**

Ganga Global Homes Private Limited, (CIN U70100DL2020PTC361825), a company incorporated under the provisions of the Companies Act, 2013, having its registered office at 806-807, Best Sky Tower, NSP, Pitampura, New Delhi-110034 represented by its authorized signatory namely Mr. \_\_\_\_\_ (Aadhar No. \_\_\_\_\_), duly authorized in this behalf vide board resolution dated. day of \_\_\_\_\_ hereinafter referred to as the ‘**Developer**’, which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors-in-interest and assigns, and M/s PNG Housing Private Limited (CIN U70101OR1976PTC000699) a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Jharpara, Cuttak Road, Bhubaneswar, Orrissa, India-751006, hereinafter referred to as the ‘**Land Owner**’, which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors-in-interest and assigns, of the **ONE PART**.

### IN FAVOUR OF

#### In Favour of

Mr./Ms. \_\_\_\_\_, (Aadhar No. \_\_\_\_\_) son of \_\_\_\_\_, aged about \_\_\_\_\_ years, residing at \_\_\_\_\_ (PAN No. \_\_\_\_\_)

**(For joint applicant if any)**

Mr./Ms. \_\_\_\_\_, (Aadhar no. \_\_\_\_\_) son / daughter of \_\_\_\_\_, aged about \_\_\_\_\_, residing at \_\_\_\_\_ (PAN \_\_\_\_\_),

(hereinafter jointly or as the case may be referred to as the “**Vendee**” which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include the Vendee’s legal heirs, legal representatives, executors, administrators, successors and permitted assigns) of the **SECOND PART**;

It is clarified that the use of any gender in this Deed or use of singular or plural expression shall be understood to mean the appropriate gender or singular or plural expression with reference to the context and text of any particular clause of the Deed and the same shall be read and construed accordingly as the context demands.

Capitalized terms used herein in this Deed but not defined shall have the same meaning as ascribed to them in the Builder Buyer’s Agreement executed between the parties.

The “Vendor” and “Vendee” are individually also referred to hereinafter as “Party” and collectively as “Parties”.

**WHEREAS:-**

- A. Vendor is the absolute and lawful owner in possession of land bearing \_\_\_\_\_ totally admeasuring 5.00 Acres situated in the revenue estate of village Naurangpur, Sector-78, Gurugram, Haryana (**herein after referred to as the said land**)
- B. Pursuant to the Collaboration Agreement and Power of Attorney arrangement, the Land Owner has vested the Vendor with complete authority and powers to undertake the development and construction of the Project. The Vendor has developed an Independent Floor on the said Land admeasuring 5.00 acres situated within the revenue estate of Village Naurangpur, Sector-78, Tehsil and Distt. Gurugram, Haryana.
- C. The Said Land is being developed in accordance with the terms and conditions of the License No. 116 of 2023 approved by the office of Director Town & Country Planning, Chandigarh Haryana under the Deen Dayal Jan Awas Yojna (“DDJAY”) Policy notified by the Government of Haryana for development of an Independent Floor on the Said Land as detailed and described therein the Licence, now known as “**Ganga Valley Floors**” (hereinafter referred to as the “**Said Project**”).
- D. The Vendor has registered the Said Project under the provisions of the Real Estate (Regulation and Development) Act, 2016, with the Haryana Real Estate Regulatory Authority, Gurugram, Haryana (hereinafter referred to as HRERA) on \_\_\_\_\_ under the name of “Ganga Valley Floors” vide Registration No. \_\_\_\_\_ and Memo No. \_\_\_\_\_ Dated \_\_\_\_\_.
- E. The Vendee acknowledges that the Vendor has provided all the information and clarifications as required/ sought by the Vendee and that the Vendee has relied on

his own judgement and is not influenced by any advertisement, sale brochures, sale material, architect's plans, sales plans, representation, leaflets, of any kind whatsoever, either written or oral made by the Vendor, selling agents and/or brokers or any other person authorised by him etc. including but not limited to any representations relating to the description or physical condition of the Project, for the purpose of this Deed.

- F. The Vendee has carried out the inspection of the said Land, Licenses with details of ownership of the Said Land, Zoning Plan, Layout Plans and all other approvals in relation to the Project, and other documents relating to the title, competency & all other relevant details to the satisfaction of the Vendee. The Vendee confirms that the Vendor have furnished all requisite information, clarification and explanations as required by the Vendee to the complete satisfaction of the Vendee.
- G. The Vendee, after satisfying himself about the rights, interest and title of the Vendor in the Said Land/ Said Project, had applied for allotment of a residential Independent Floor No. \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. yds. (\_\_\_\_\_ sq.mt.) in the Said Project (hereinafter referred to as the "Said Independent Floor"), fully described under the Schedule hereunder.
- H. The Vendor is the absolute and lawful owners of the Said Independent Floor and no other person has any rights, interest or claim of any kind whatsoever in the Said Independent Floor. The Vendor assure that the title of the Vendor in the Said Independent Floor is free from any encumbrances, charges, liens, mortgages, attachments, restraint orders, acquisition proceedings and legal disputes of any kind whatsoever and the Vendor has full and unrestricted right and power to convey, assign, transfer, alienate and sell the Said Independent Floor.
- I. The Vendor has acknowledged and confirmed the above said nomination/ assignment of the Builder Buyer's Agreement vide its letter dated \_\_\_\_\_. As per the terms of the above said Assignment Agreement, the Vendor has agreed to execute and register the Conveyance Deed in favour of the Vendee.
- J. The Vendee confirms that they have verified the description and physical condition, size and dimensions of the Said Independent Floor, the facilities/amenities made available to the Vendee, as applicable. The Vendee further confirms that no oral or written representations or statements made by any Party shall be valid or shall be considered to be part of this Deed, as this Deed being self-contained and complete in

itself in all respects, and as such the Vendor and the Vendee have desired to transfer the title of the said Independent Floor in favour of the Vendee on the terms and conditions contained herein.

**NOW THEREFORE THIS DEED OF CONVEYANCE IS WITNESSETH AS UNDER:**

1. That in consideration of a sum of Rs. \_\_\_\_\_, which has been paid by the Original Allottee/Assignor/Vendee as applicable, to the Vendor towards the Said Independent Floor, the receipt whereof is hereby admitted and acknowledged by the Vendor, the Vendor doth hereby grant, convey, transfer, assign and assure unto the Vendee all that piece and parcel of land comprising the said Independent Floor of land bearing Independent Floor No. \_\_\_\_ in Sector – 78, Village Naurangpur, Gurugram, Haryana, more particularly described in the Schedule and the Layout Plan annexed herewith as Annexure A, together with all rights, liberties, privileges, easements, benefits to the said Independent Floor, subject to adherence of terms and conditions as stated hereinafter. The Vendee is entitled to hold, use and enjoy the same for all times to come absolutely and forever free from all encumbrances. The Other charges thereto are received as per the terms of booking in addition to the aforesaid consideration.
  
2. The Vendee shall have absolute right to deal with the said Independent Floor in any manner including sale, transfer, gift, lease, mortgage or assignment thereof. Such sale, lease, transfer, mortgage, assignment etc. shall be governed as per the terms of Builder Buyer's Agreement and the Maintenance Agreement. Further, the Vendee shall have full right to use, enjoy, sell or transfer the same as a bsolute owner without any

objection/hindrance by the Vendor. The Vendor doth hereby covenants with the Vendee that in view of the conveyance of their respective rights, title and interest in the Said Independent Floor to the Vendee, as provided in this Conveyance Deed, the Vendee shall and may at all times hereinafter peacefully and quietly possess and enjoy the said Independent Floor without any interruption.

3. That the actual physical vacant possession of the said Independent Floor has been handed over by the Vendor and the Vendee has taken over the same to his/her complete satisfaction in respect of its area, location, dimensions etc. and all issues/claims whatsoever in this regard have been settled between the Vendor and Vendee. Vendee has no further claim of any nature whatsoever including monetary claim if any, against the Vendor. Now, the Vendee is fully responsible for the said Independent Floor. The Vendee confirms that he shall not claim any compensation or withhold the payment of any charges on any ground whatsoever.
  
4. That the Vendee shall have exclusive ownership right in respect of the said Independent Floor. The Vendee shall also have right in the common areas of the Project as provided under Rule 2 (1) (f) of the Haryana Real Estate (Regulation and Development) Rules, 2017. The Vendee or any other person(s) claiming through the Vendee shall not be entitled to bring any action for partition or division of the said areas and facilities, or any part thereof. However, the Vendee shall have the right of enjoyment of the facilities and amenities of the Project as per the Builder Buyer's Agreement. The Vendee doth hereby agrees and confirms that Vendee shall not create any blockages, elevations, constructions in the common area and shall indemnify the Vendor for any losses and damages to the Vendor for any of its acts of omission or commissions in this regard.
  
5. That the said Land/Project Land includes parcels earmarked for certain constructions and facilities like Commercial Complex, Club etc. and the buildings constructed/ to be constructed thereon and thereof. The Vendee shall have no claim to such parcels of Project Land in the said Project and/or the buildings thereon. Further, it is specifically clarified that the ownership of the club, its equipments, buildings, and constructions together with the rights in the land underneath shall continue to vest with the Vendor at all times irrespective of whether its management is done by the Vendor/Maintenance Agency/RWA/AOA and/or its nominee appointed for this purpose. The vendee shall be entitled to avail the club facilities/services as per the rules and regulations of the Club.

6. That the Vendor and the Vendee shall be bound by the terms and conditions of allotment and all the relevant terms thereof shall be deemed to be incorporated in the Conveyance Deed and as such form part of the Conveyance Deed.
7. The Vendee has paid the pro-rata share of External Development Charges (“EDC”) and Infrastructure Development Charges (“IDC”) as demanded and applicable till date, as part of the total price of the Said Independent Floor. The Vendee further agrees and undertakes to pay any increase in/ levy of EDC/IDC, or any other development charge/cost of any and all kind, by whatsoever name called (including retrospectively) on pro-rata basis directly to the government or reimburse the same to the Vendor, if paid by the Vendor, as and when levied or demanded by any authority or body having the power to levy/ make a demand pursuant to the force of law, and which are not already paid by the Vendee as on this date of Conveyance Deed.
8. That all taxes including Property Tax/House Tax, levies, cess, charges, assessments or enhancements etc., whether levied or leviable in future, on the land comprising the Independent Floor, by any Govt. Authority (ies) or Department or Agency shall be borne and paid by the Vendee on pro-rata basis or to be reimbursed to the Vendor on actuals in the event the same is discharged by the Vendor as determined by the Vendor from the date of issuance of completion certificate. Prior to the issuance of the completion certificate, all rates, taxes or other charges have been duly paid by the Vendor, and post issuance of the completion certificate all taxes, including Property Tax/ House Tax, levies, cess, charges, assessments or enhancements levied or leviable in respect of the said Independent Floor of land shall be payable and be paid by the Vendee till the time such Independent Floor in the Colony is not separately assessed.
9. The Maintenance Agency (hereinafter referred to as “**Maintenance Agency**”) shall be appointed for the purpose of maintenance and smooth upkeep of the common areas and facilities until the maintenance of the Project is handed over to the Association of Allottees/ RWA or by any Competent/local authority of the Government. The Vendee agrees to execute a Maintenance Agreement with the Maintenance Agency as and when called upon and confirms to abide by the terms and conditions of the Maintenance Agreement. The Vendee understands and agrees to regularly pay the demands, bills, charges etc. along with applicable GST/taxes as demanded by the Maintenance Agency

from time to time. The Maintenance Charges with applicable GST/Taxes shall become payable from the due date of Offer of Possession, (deemed possession) or from the date of possession of the Said Independent Floor, whichever is earlier.

10. The Vendee further confirms to enroll himself as a member of Association of Allottees /RWA, by whatever name called. Further, the Vendee understands that his Successor-in-Interest by way of nomination/assignment/transfer/sale/transmission shall be liable to abide by the Maintenance Agreement, irrespective of whether the Said Independent Floor is occupied or not.
11. The Vendee agrees to abide by all the rules/bye-laws framed by the Maintenance Agency/RWA for the Said Project. The Vendee agrees to use common areas and facilities within the Said Project, harmoniously along with other occupants of the Said Project, maintenance staff etc. without causing any inconvenience or hindrance to them and the right of the Vendee to use the Common Areas and Facilities shall always be subject to the timely payment of maintenance charges applicable thereon.
12. That in case the Vendee sells/transfers or otherwise disposes off his rights, title, interest in the Said Independent Floor or constructs building on the Said Independent Floor and further executes a Conveyance Deed in favour of any third party, the Vendee has to obtain a No Dues Certificate from the Maintenance Agency/RWA/AOA by paying the applicable Security Deposit, dues, charges, payable under the Maintenance Agreement and this Conveyance Deed. In case there remains any arrears due and payable to the Maintenance Agency/RWA/ AOA, the Vendee agrees to clear such amounts prior to creating any third party rights, title or interest in the Said Independent Floor. Further, the terms and conditions as mentioned in the Said Builder Buyer's Agreement, Maintenance Agreement and this Conveyance Deed shall be applicable to such Transferee/Assignee/Nominee as were applicable to the Vendee.
13. That the Vendee understands that the said Independent Floor has been earmarked for Residential use and the Vendee confirms that he shall not use or permit to use the said Independent Floor for any purpose(s) other than residential or for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of the other Independent Floor owners or for any illegal or immoral purposes. Vendee shall not do or cause anything to be done in or about the

Said Independent Floor which may tend to cause damage to any Independent Floor adjacent to the Said Independent Floor or anywhere in the Said Project or in any manner interfere with the use thereof or of spaces or amenities available for common use. That the Vendee shall not use or allow to use the said Independent Floor for any commercial purpose or any activity that may cause nuisance to other purchasers/occupants of the neighbouring Independent Floors, etc. The Vendee has undertaken and doth hereby undertake that the Vendee shall be solely responsible and liable for violations, if any, of any of the provisions of the law of the land and applicable rule, regulation or direction by the DGTCP/HSVP or any other competent authority and that the Vendee shall indemnify and keep indemnify the Vendor for any liability and/or penalty in that behalf.

14. The Vendee agrees and undertakes to obtain all necessary sanctions/approvals etc. in his own name from the Competent Authority, for the construction of the Said Independent Floor and undertakes to strictly abide by all norms and conditions of the zoning plan/layout plan/building plan, notifications, rules, bye-laws and/or any other approvals granted by the Competent Authority (ies) in respect of the Said Independent Floor/Said Project as may be applicable from time to time. That the Vendee shall not carry out clubbing with adjoining Independent Floor(s)/fragmentation/partition/sub-division of the said Independent Floor in any manner whatsoever, under any circumstances, failing which the Vendee shall be solely and exclusively liable for all consequences arising therefrom.
15. The Vendee undertakes that he would not put any sign-board/ publicity material or advertising material etc. on the face/façade or anywhere on the exterior of the Project/common areas. The Vendee undertakes not to construct any Commercial space/office/shop etc. on the said Independent Floor. The Vendee further undertakes and agrees that the facade including the colour scheme elevation, themes, material finishes etc. of the building constructed by the Vendee on the said Independent Floor shall be in accordance with the guidelines if any, provided by the Vendor in this regard. The Vendee shall incorporate the suggestions and changes proposed by the Vendor in order to maintain uniform façade and exteriors of the buildings in the said Project.
16. The Vendee agrees to complete construction/development of the Independent Floor and obtain the requisite Completion/ Occupancy Certificate from the Competent

Authority within a period of 3 (Three) years from the date of execution of Conveyance Deed or as per prevailing laws/bye-laws. In the event, the Vendee is unable to do so, the Vendee shall

be liable to pay non-development charges to the Vendor at the rate of Rs. 10/-(Rupees Ten only) per square yard of the Independent Floor area for every month of such delay. The Vendee agrees and undertakes to comply with all such restrictions/ stipulations, during construction/development on the Independent Floor and shall not violate the applicable norms.

17. That the Vendee shall not object to the Vendor constructing or continuing the development of the said Project/Colony or in the said land in compliance with the approved building plans, layout plans and sanction plans for the Project or as approved by the concerned Competent Authority and/or carrying out the construction/modification of other building. That the Vendee has fully understood and has agreed that he/she either individually or jointly or through anybody, will not interfere, restrict, create any disturbance, nuisance or objection to the construction/development and shall not institute and pursue any litigation or suit to seek injunction in any manner whatsoever against the Vendor, Maintenance Agency Vendor's Vendor and/or their agents from developing and constructing the said Project/ Colony in any manner whatsoever.
18. That the Vendee hereby agrees and undertakes that in case the Vendee transfers his/her/their rights, title and interest in respect of the said Independent Floor/Building developed on Independent Floor whether in full or in part, in favour of any Third Party (ies) including successors in interest, then in such eventuality the third Party(ies) to whom the right, title and interest has been conferred by the Vendee shall pay an amount as may be determined by the maintenance Agency towards the mutation charges for the purpose of registration of mutation in its records, of the said Independent Floor, whether in full or in part.
19. That all the transferees of the Vendee's interest in the said Independent Floor/Building developed on Independent Floor, hereby being sold shall always be bound by the terms and conditions of Builder Buyer's Agreement, Maintenance Agreement and this Conveyance Deed. The Vendee shall be bound to inform and disclose this condition to the transferee.
20. That the Vendee shall abide by the laws of land, including the local laws, bye-laws, rules and regulations of the Government and directions of the Central Government, State Government of Haryana, Local/ Municipal Authorities or any other Statutory Authorities, Local bodies, RWA/ AOA and shall attend, answer and be responsible for

all/any of such deviations, violations or breaches of any such conditions or laws, by laws, rules and regulations.

21. That the Vendee undertakes that he will be solely liable for obtaining all connections namely electricity connection, Water supply, Sewerage etc. or any other type of connection from the competent authorities at his own cost and expenses, as may be required for the Said Independent Floor. However, the Vendee undertakes that he shall not affix any cables/wires for electricity, satellite television, telephone/internet connection in the open air and shall follow the guidelines as stipulated by the Maintenance Agency. It shall be the duty of Vendee to make arrangement for water, prior to commencement of construction, for the purpose of construction, daily use and arrangement for water treatment and water harvesting within the premises coupled with garbage waste disposal arrangement etc. at his own cost, risk and expenses.
22. This deed is subject to all the applicable laws, and/or rules, regulations, notifications, directives etc. as may be applicable to the Said Independent Floor/ Said Project. The Vendee has undertaken that henceforth he shall be solely liable, responsible and accountable for violations, if any, of any of the provisions of the applicable laws, rules, regulations or directives issued by any Competent Authority (ies) including but without limitation judicial/quasi – judicial authorities in respect of the Said Independent Floor which is the subject matter of this Deed. The Vendee undertakes to indemnify the Vendor and their respective agents and representatives, persons claiming through/ under the Vendor in respect of any liability/penalty imposed in respect of the Said Independent Floor being hereby sold and conveyed by way of this Deed.
23. All charges payable to various departments for obtaining service connections to the said Independent Floor like Electricity, Water, etc. including security deposits for sanction and release of such connections as well as incidental charges pertaining thereto will be payable by the Vendee to the Vendor and/ or the concerned Government Department / Authority, as applicable, in addition to the Sale Consideration already paid by the Vendee.
24. The Vendee undertakes to not to do any activity which may be objected to by the other Independent Floor owners/occupants such as playing of high volume music, loudspeaker, dumping of garbage or any other activity which spoils the decorum or decency or beauty of the Said Project including but not limited to throwing or dumping of rubbish/ dust/ rags/ refuse/garbage anywhere save and except at areas/ places specifically earmarked for the Said Independent Floor, which could be subject to fine or penalties as per the prevailing laws/ bye – laws in the Said Project.

25. That if the Vendee is a non- resident Indian, foreign national and/or PIO, then the Vendee shall be solely responsible to comply with all the provisions, necessary formalities, regulation and guidelines as laid down in Foreign Exchange Management Act, 1999 (“**FEMA**”), Reserve Bank of India Act, 1934 (“**RBI Act**”), any rules and/or guidelines made and issued thereunder and all other applicable laws including that of remittance of payment(s), acquisition/sale/ transfer of immovable properties in India. The Vendee shall be solely responsible for any failure to comply with the applicable FEMA provisions, RBI Act and/or any rules/guidelines made thereunder. The Vendee shall indemnify and keep and hold the Vendor and its Partners/ 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, cost, expenses etc. due to such failure. In the event of the change in the residential status of the Vendee subsequent to execution of this Deed, they shall immediately intimate the same to the Vendor and comply with necessary formalities, if any, under the applicable laws.
26. The Vendee has paid all expenses of the Stamp Duty, Registration Fees/Charges and all other incidental and legal expenses for execution and registration of the Conveyance Deed in respect of the Said Independent Floor in favour of the Vendee. The Vendee shall be liable for due compliance of the provisions of Stamp Duty Act, 1899 as applicable to the State of Haryana. The Vendee hereby agrees and undertakes that in future, if any demand is raised/or penalty is imposed due to any deficiency /short fall in the stamp duty paid, any additional stamp duty as per any order/circular/guidelines of government, statutory or local authority, in respect of this Deed of the Said Independent Floor, the Vendee shall be solely liable to pay and bear the said demand and penalties at his own cost and expenses and shall keep the Vendor always fully saved, harmless and indemnified in this regard.
27. That the Vendee hereby agrees and confirms that the Vendee shall not hold the Vendor responsible for any act of omission or commission or deficiency in services of any nature, whatsoever, on the part of Maintenance Agency/ RWA/AOA. The Maintenance Agency/RWA/AOA shall be solely and exclusively liable (be it tortuous, vicarious, civil or criminal) for its acts of omission and commission in rendering the services of the Vendee. The Vendee hereby expressly discharges the Vendor from the effects of any act, omission, negligence or deficiency in services on the part of Maintenance Agency/ RWA/AOA.

28. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Deed, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be resolved through conciliatory process. The Vendor's representative shall resolve the dispute in an amicable manner by mutual discussion between the Parties. The said process will be mandatory. At least, 30 days period would be given for resolving the dispute between the parties. In case, the dispute is not resolved through conciliatory mode, the aggrieved party may opt for the appropriate legal remedy in accordance with law and the same shall be subject to jurisdiction of the courts at Gurugram alone.
29. If any provision of this Conveyance Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Conveyance Deed and to the extent necessary to conform to applicable law and the remaining provisions of this Conveyance Deed shall remain valid and enforceable in accordance with their terms.
30. That after execution of this Conveyance Deed, the right, title, interest in the said Independent Floor is conveyed unto the Vendee. In case the Vendee has availed / avails any loan against the said Independent Floor, the Vendee shall do so without any recourse to the Vendor and the Vendor shall not in any manner, shall be responsible for such loan transaction.
31. Any failure/delay by any party in enforcing the terms of this Conveyance Deed or any forbearance shall not be construed as a waiver on the part of the Vendor of any breach or non-compliance of any of the terms and conditions of the said Conveyance Deed by the Vendee nor shall the same in any manner prejudice to the rights, title and interest of the Vendor.
32. Each Party hereto has read and understood the contents of this Deed before proceeding further to execute this Deed.
33. The terms and conditions of this Conveyance Deed shall prevail over the terms and conditions of the said Builder Buyer's Agreement and the Maintenance Agreement, in

case of any inconsistency or ambiguity. In general, the terms and conditions of the Said Builder Buyer's Agreement and the Maintenance Agreement shall also form part and parcel of this Conveyance Deed. The Recitals of this Deed and representations therein along with the Schedules and Annexures to this Deed shall form an integral part of this Deed and shall be read as necessary terms and conditions of this Deed.

34. The Vendee confirms that he/she understands each and every clause/covenant of this Deed and their legal implications thereon. The Vendee clearly understands his/her obligations and liabilities and the Vendor obligations and limitations as set forth in this Deed. That the Vendee shall keep the Vendor and their respective agents and representatives, Persons claiming through / under the Vendor; their respective estate and effects, indemnified and harmless against any loss or damages that the Vendor or such Persons may suffer as a result of non-observance or non-performance of the covenants and conditions in the Deed.
  
35. The Vendee undertakes to keep the Vendor and their assignees, nominees, their officers, employees, other Independent Floor owners/occupants indemnified, saved and harmless from and against any and all claims/consequences arising from the breach by the Vendee of any applicable laws for the time being in force and/or the stipulations applicable to the Vendee and/or the Said Independent Floor hereunder as also of any representations, warranties, undertakings and/or covenants by the Vendee not found to be true at any point of time, or any actions, suits, claims, proceedings, damages, liabilities, losses, expenses or cost faced, suffered, inflicted and/or incurred by any of them on account of any of the foregoing. The Vendee hereby accepts and acknowledges to have clearly agreed and understood that this indemnity would cover all acts of commission and omission on the part of the occupants, representatives and/or any person claiming under the Vendee.

**(SCHEDULE OF PROPERTY UNDER CONVEYANCE)**

<b>Independent Floor No.</b>	<b>Area of the said Independent Floor (in Sq. Yd.)</b>	<b>Area of the said Independent Floor (in Sq. Mt.)</b>	<b>Land Use</b>
			Residential

situated in residential colony known as “Ganga Valley”, in the Revenue Estate of Village Naurangpur, Sector – 78, Distt. Gurugram, Haryana. The said Independent Floor is abutted and bounded as under:

At or towards the North :  
At or towards the South :  
At or towards the East :  
At or towards the West :

**IN WITNESS WHEREOF** the parties hereto have signed hereunto set and subscribed their respective hands on this Deed on the day, month and year first above mentioned in the presence of the following witnesses:

**SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS**

**For Ganga Global Homes Private Limited**

zaV

**Authorised Signatory**

**(VENDOR)**

**SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDEE**

\_\_\_\_\_  
**(VENDEE)**

**IN WITNESSES WHEREOF:**

**WITNESS No. 1**

**WITNESS No. 2**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name : \_\_\_\_\_

Name : \_\_\_\_\_

S/D/W/o: \_\_\_\_\_

S/D/W/o: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
ID No. : \_\_\_\_\_

\_\_\_\_\_  
ID No. : \_\_\_\_\_

**ANNEXURE - A**

**INDEPENDENT FLOOR LAYOUT & DIMENSIONS**

**ANNEXURE - B**

**SITE LAYOUT PLAN**