CONVEYANCE DEED

Type of Deed	:	Conveyance Deed
Village	:	Village Nawada Fatehpur & Village Naharpur Kasan
Sector	:	Sector 81 & Sector 86
District	:	Gurugram
Type of Property	:	Residential Apartment
Type of Unit	:	_____
Property Address	:	Apartment No. [●], [●] Floor, Residential Tower/Building No. [●], in "**L&T Realty ARAVISTA Phase 1**" (the, Phase - 1) forming part of **L&T Realty ARAVISTA** (the, Residential Group Housing Project), situated within the revenue estate of Village Nawada Fatehpur and Village Naharpur Kasan, Sector 81 and Sector 86 forming part of Gurugram Manesar Urban Complex, District Gurugram, Haryana
Carpet Area	:	_____sq. m. (_____sq. ft.)
Parking	:	_____
Total Consideration	:	₹ _____
Stamp Duty	:	₹ _____
Stamp certificate no. & date	:	_____
GRN No.	:	_____
Nature of stamp certificate	:	_____
Execution date	:	_____
Project RERA Registration No. _____	:	[Registration No. ____ of _____ bearing No. dated _____]

This Conveyance Deed ("**Deed**") is made and executed at [Gurugram], Haryana on this [●] day of 20[●].

BY

INTERNATIONAL GREEN SCAPES LIMITED (CIN: U74899DL1993PLC056170), a wholly owned subsidiary of L&T Realty Properties Limited, incorporated under the provisions of the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at B-16, 1st Floor South Extension-I, Delhi, India – 110024 and having its correspondence address at IGCL C/o L&T Realty Properties Limited, 1st Floor, World Trade Tower, Barakhamba Lane, New Delhi – 110001 (PAN: AAACI0600F), represented by its authorized signatory [●] authorized vide resolution dated [●] (hereinafter referred to as the "**Vendor**", which term or expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, and permitted assigns);

IN FAVOUR OF

the "Vendee(s)", the details whereof are more particularly detailed below:

[***If the Vendee(s) is a company***]

_____, (CIN No. _____) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN _____), represented by its signatory, _____, (Aadhaar No. _____) duly authorized *vide* board resolution dated _____, hereinafter referred to as the "**Vendee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

[OR]

[***If the Vendee(s) is a Partnership***]

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

[OR]

[***If the Vendee(s) is an Individual***]

Mr./Ms. _____, (Aadhar no. _____) son/daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the "**Vendee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

[OR]

[*If the Vendee(s) is a HUF*]

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

The Vendor and Vendee(s) shall hereinafter collectively be referred to as the "**Parties**" and individually as the "**Party**".

WHEREAS:

A. The Vendor is the absolute and lawful owner of and in possession of parcel of land admeasuring 19.975 acres / 8.0836 hectares approximately (being the total area of the Licensed Land, comprising Licensed Land 1, Licensed Land 2 and Licensed Land 3 as more particularly described in Recitals C and D below) situated within the revenue estate of Village Nawada Fatehpur and Village Naharpur Kasan, Sector 81 and Sector 86 forming part of Gurugram Manesar Urban Complex, District Gurugram, Haryana ("**Licensed Land**" or "**Said Land**") *vide* (i) sale deed dated October 17, 2011 bearing registration no. 1986; (ii) sale deed dated August 30, 2011 bearing registration no. 1504; (iii) sale deed dated June 26, 1995 bearing registration no. 5697; (iv) sale deed dated June 26, 1995 bearing registration no. 5686; (v) sale deed dated August 26, 2011 bearing registration no. 1476; (vi) sale deed dated March 1, 2007 bearing registration no. 24998; (vii) sale deed dated August 26, 2011 bearing registration no. 1478; (viii) sale deed dated August 26, 2011 bearing registration no. 1477; (ix) sale deed dated August 26, 2011 bearing registration no. 1479; (x) sale deed dated July 14, 2004 bearing registration no. 8127; (xi) sale deed dated May 17, 2013 bearing registration no. 516 read with correction deed dated November 15, 2013 bearing registration no. 1764; and (xii) sale deed dated November 30, 1993 bearing registration no. 7266.

B. Director Town and Country Planning, Haryana ("**DTCP**") has granted permission to the Vendor for setting up of a group housing colony (99.5% residential and 0.5% commercial) under the terms and conditions of the License (defined hereinafter), which colony shall be known as '**L&T Realty ARAVISTA**' (hereinafter, the "**Residential Group Housing Project**" or "**Total Land / Colony**"). The Residential Group Housing Project is being developed by the Vendor in multiple phases. DTCP has approved the phase wise site plan of the Licensed Land vide Memo No. ZP-585/PA(DK)/2026/33452 dated September 16, 2026.

C. The Director/Director General, Town and Country Planning, Haryana ("**DTCP**"), under the Haryana Development and Regulation of Urban Areas Act, 1975 and the rules

made thereunder, has granted license bearing no. 47 of 2009 dated August 21, 2009 (hereinafter, "**License No. 1**") for setting up a group housing colony on land parcel admeasuring 11.412 acres / 4.6182 hectares comprised in Rectangle No. 28 Killa No. 17/2/2 (3-12), 24/1 (4-8), 15/2/1 (2-12), 16/1 (7-0), 17/1(3-12), 24/2(3-12), 25/1(7-0), 8/1 (4-0), 13/1 (4-0), 13/2 (4-0), 18/1 (4-0), 18/2 (4-0), 19 (6-16), 22 (2-2), 23/1 (4-0), 23/2 (4-0) and Rectangle 33 Killa No. 4/1 (4-0), 7/4 (4-0), 5/1/1 (6-0), 3 (6-4), 8 (2-8) situated within the revenue estate of Village Nawada Fatehpur forming part of the Said Land (hereinafter, "**Licensed Land 1**"). Licensed Land 1 stood revised to 11.350 acres / 4.5931 hectares by way of a corrigendum dated February 18, 2026, issued by DTCP, wherein area of Rectangle No. 28 Killa No. 19 was revised to (6-6) from (6-16) basis a representation from the Vendor. License No. 1 was renewed vide memo no. LC-1218-JE(SK)/2025 dated October 16, 2025 issued by the DTCP.

The Vendor has thereafter applied for and has been granted additional license bearing no. 104 of 2012 dated October 6, 2012 (hereinafter, "**License No. 2**") from DTCP for land parcel admeasuring 6.475 acres / 2.6203 hectares comprised in Rectangle No. 28 Killa No. 6/2 (3-4), 7 (8-0), 14/1 (4-0), 17/2/1 (0-16), 8/2/1 (2-17), 9 (7-15), 10/1 (6-15), 11 (2-18), 12 (8-0), 8/2/2 (0-2) and 26 (1-5) situated within revenue estate of Village Nawada Fatehpur along with Rectangle 3 Killa No. 6/1 (2-0), 6/2/1 (1-19), 4/4/2 (1-11) and 5 (0-14) situated within revenue estate of Village Naharpur Kasan forming part of the Said Land (hereinafter, "**Licensed Land 2**"). License No. 2 was renewed vide memo no. LC-1218-B-II-JE(SK)/2025/41309 dated October 29, 2025 issued by the DTCP.

D. Subsequently, the Vendor has applied for and has been granted additional license bearing no. 24 of 2026 dated February 9, 2026 (hereinafter, "**License No. 3**") from DTCP for land parcel admeasuring 2.150 acres / 0.8700 hectares comprised in Rectangle No. 33 Killa No. 6/2/2 (2-10), 14/2 (5-9), 15/1 (7-0), 16/1/1 (1-7), 17 (0-18) situated within the revenue estate of Village Nawada Fatehpur forming part of the Said Land (hereinafter, "**Licensed Land 3**"). License No. 1, License No. 2 and License No. 3 are collectively referred to as the "**License**".

E. The Vendor has obtained demarcation-cum-zoning plan of the entire Licensed Land by way of DRG. No. 12051 dated April 10, 2026 issued and approved by Department of Town & Country Planning, Haryana in favor of the Vendor under Haryana Building Code, 2017 for the Project - 1 (defined hereinafter) pursuant to which the total site area is 19.9743 acres / 8.0833 hectares and the net planned area on which permissible ground coverage and FAR is allowed is 19.14065 acres / 7.7459 hectares. The Vendor is the lawful owner of land admeasuring 19.975 acres / 8.0836 hectares approximately and in absolute peaceful possession of 19.9743 acres / 8.0833 hectares land parcel. Licensed Land schedule is attached as Schedule VI.

The Residential Group Housing Project is being/will be developed over a period of time in a planned and phased manner and with a provision of addition / deletion of abutting land parcels in a contiguous manner in future and / or additional FAR under TDR Policy – 2021 as amended from time to time, after obtaining all statutory approvals and

permissions and/or as may be permissible under the applicable laws and in the manner as provided thereunder.

F. At present, the number of approved phases in the Residential Group Housing Project are nine (Phase – I to IX) as briefed in attached Schedule VII and Phasing Plan attached as Schedule VIII. Out of approved nine phases, at present, the Vendor has received RERA Registration Certificate bearing No [•] dated [•] for project known as "**L&T Realty ARAVISTA Phase 1**" which includes DTCP Phase – I (2.9602 acres / 1.1980 hectares) (60 mts. wide sector road between Sector 81 & 86, 12 mts. wide service road and 24 mts. wide internal sector road in Sector – 86), DTCP Phase – II (4.2367 acres / 1.7145 hectares) comprising of three high rise residential towers numbering 1, 2 & 3 and electric sub-station, as per the attached Phasing Plan under Schedule VIII. The presently registered RERA Phases hereinafter are also referred to as Phase - 1 and comprises of 444 main residential units and46 service personnel units, .

The Vendor shall be taking RERA registration for balance approved phases over a period of time in future after taking all the required approvals from various competent authorities and shall be launching the same as different project nos., to which the allottees of Phase - 1 will not have any objection as they have been made well aware of future phasing plan at the time of taking booking of the Apartment (defined hereafter) in Phase - 1.

G. The Vendor is fully competent to enter into this Deed and all the legal formalities with respect to the right, title and interest of the Vendor regarding the Licensed Land have been complied with.

H. The Vendee(s), after fully satisfying itself with respect to the right, title and interest of the Vendor in the Licensed Land, the approvals and sanctions as well as the designs, specifications and suitability of the construction, and particulars of the fixtures/material used for the independent units and buildings for the Project, had approached the Vendor and applied for a residential apartment vide Application No. _____dated _____("**Application"**).

I. The Application of the Vendee(s) was accepted by the Vendor and the Vendee(s) was issued an Allotment Letter dated _____ ("**Allotment Letter**") allotting unit no. _____, having carpet area of _____ sq. ft. (equivalent to _____ sq. m.) on _____ floor in residential tower no. _____("**Building**") (hereinafter referred to as the "**Apartment**" and more particularly described in Schedule-I hereto) to the Vendee(s), along with parking no(s). _____ admeasuring ___ square feet in the ____, as permissible under the applicable law and undivided, impartible, pro-rata right in the common areas ("**Common Areas**") as defined under Rule 2(1)(f) of the HARERA Rules. The specifications provided in the said Apartment are provided in Schedule-II hereto. The floor plan of the said Apartment is provided in Schedule-III hereto.

J. Thereafter, in furtherance of the said allotment of the Apartment to the Vendee(s), an agreement for sale dated _____ in respect of the said Apartment (hereinafter referred to as the "**Agreement for Sale**") was also executed between the Vendor and the Vendee(s), which was duly registered with the Sub-Registrar - _____, Gurugram, Haryana on _____ bearing document no. _____.

K. The Vendor has obtained the occupation certificate bearing memo/certificate no. _____ vide letter dated _____ ("**Occupation Certificate**") in respect of the Phase - 1 and pursuant to the said Occupation Certificate, the Vendor has offered possession of the said Apartment to the Vendee(s) vide possession notice dated _____ ("**Possession Notice**") inter alia requiring the Vendee(s) to take possession of the said Apartment from the Vendor by executing necessary indemnities, undertakings and such other documentation and making all up to date payments as prescribed in the Agreement for Sale or as required by the Vendor and pursuant thereto, executing this Deed with the Vendor in the format prescribed for the Apartment and getting the same duly stamped and registered with the Sub-Registrar of Assurances, Gurugram within the time period as mentioned by the Vendor in the Possession Notice ("**Possession Notice Expiry Date**").

L. In due compliance with the Possession Notice, the Vendee(s) have duly made payment of the entire sale consideration payable in respect of the said Apartment i.e. the Total Consideration as stated in the Payment Plan annexed to the Agreement for Sale and has taken possession of the said Apartment as described in Schedule-I and has also complied with all the terms and conditions of the Agreement for Sale as required therein prior to execution of this Deed.

M. The Vendee(s) further understands that the area of the Licensed Land and/or the Said Land on which the other phases of the Residential Group Housing Project are developed/being developed may be modified by way of addition/deletion of land parcels in future including addition of land parcels for granting passage/entry/exit in/to the Phase - 1 and to the extent as may be acquired/required/desired pursuant/consequent to any directions/approvals by the DTCP or any other Government Authority.

N. The Vendee(s) hereby also assures, represents and warrants to the Vendor that it shall comply with the terms hereof, the Applicable Laws and statutory compliances with respect to the said Apartment, and pay its share of the maintenance and other recurring/usage charges in relation to the Common Areas and relying on all the assurances, representations and warranties made herein by the Vendee(s), the Vendor has agreed to enter into this Deed.

O. The Vendor and the Vendee(s) pursuant to the aforesaid are desirous of executing this Deed for the consideration and terms stipulated in this Deed.

NOW THEREFORE THIS DEED BETWEEN THE PARTIES WITNESSETH AS UNDER:

1. DEFINITIONS

In this Deed, unless repugnant or contrary to the context, the following terms shall have the following meanings assigned herein:

(a) "**Act**" means the Real Estate (Regulation and Development) Act, 2016, as applicable in Haryana;

(b) "**Apartment**" shall have the meaning ascribed to it in Recital I of this Deed;

(c) "**Agreement for Sale**" shall mean the agreement for sale dated _____executed between the Parties;

(d) "**Allotment Letter**" shall have the meaning ascribed to it in Recital I of this Deed;

(e) "**Applicable Laws**" means and includes any applicable central, State or local laws, statutes, ordinances, rules, regulations, codes, bye-laws etc. including amendments/modification thereto, any government notifications, circulars, office orders, directives etc. or any government order or direction, judgment, decree or order of a judicial or a quasi-judicial authority whether in effect on the date of this Deed or thereafter;

(f) "**Common Areas**" shall have the meaning ascribed to it in Recital I of this Deed;

(g) "**Association**" shall mean the association of the Vendees/purchasers/owners in the Residential Group Housing Project, which shall be formed by the purchasers/owners, in accordance with the Applicable Laws;

(h) "**Authority**" means the Haryana Real Estate Regulatory Authority;

(i) "**Car Parking(s)**" shall mean and refer to the car parking spaces that have been allotted to the Vendee(s) for its exclusive use and as have been described in Schedule-I hereto;

(j) "**Declaration**" means the declaration filed/to be filed in respect of the Project under the Haryana Apartment Ownership Act, 1983 including the exhibits, annexures, schedules and addenda thereto;

(k) "**Deed**" shall mean this conveyance deed, along with all its schedules and annexures attached hereto;

(l) "**DTCP**" shall have the meaning ascribed to it in Recital B of this Deed;

(m) "**License**" shall have the meaning ascribed to it in Recital D of this Deed;

(n) "**HARERA Rules**" means the Real Estate (Regulation and Development) Rules, 2017 for the State of Haryana;

(o) "**Person**" means an individual/natural person (and the heirs, executors, administrators or other legal representatives of an individual/natural person), a partnership, a joint venture, a firm, a company, a corporation, a government or any department or agency or political sub-division thereof, a trustee, a trust, an unincorporated organization, proprietorship, union, association, Hindu undivided family or any other legal entity of whatever kind or nature;

(p) "**Licensed Land**" shall have the meaning ascribed to it in Recital A of this Deed;

(q) "**Maintenance Charges**" shall have the meaning ascribed to it in Clause 10.8 of this Deed;

(r) "**Occupation Certificate**" shall have the meaning ascribed to it in Recital K of this Deed;

(s) "**Possession Notice**" shall have the meaning ascribed to it in Recital K of this Deed;

(t) "**Phase - 1**" shall have the meaning ascribed to it in Recital F of this Deed;

(u) "**Residential Group Housing Project**" shall have the meaning ascribed to it in Recital B of this Deed;

(v) "**Said Land**" shall have the meaning ascribed to it in Recital A of this Deed;

(w) "**Total Consideration**" shall have the meaning ascribed to it in Clause 3.1 of this Deed;

(x) "**State**" means the State of Haryana.

2. INTERPRETATION

In this Deed, unless the context requires otherwise, the following rules of interpretation shall apply:

(a) References to any statute or statutory provision or order or regulation made thereunder shall include that statute, provision, order or regulation as amended, modified, re-enacted or replaced from time to time whether before or after the date hereof;

(b) References to a person(s) (or to a word importing a person) shall be construed so as to include individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal personality);

(c) References to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;

(d) References to Recitals, Clauses, Schedules or Annexures are, unless the context otherwise requires, references to recitals, clauses, schedules or annexures of this Deed;

(e) Headings to Clauses are for information only and shall not form part of the operative provisions of this Deed and shall not be taken into consideration in its interpretation or construction;

(f) Any reference to a document includes the document as modified from time to time and any document replacing or superseding it;

(g) Reference to the terms "herein", "hereto", "hereunder", "hereof", "hereinafter" etc. used in this Deed shall mean reference to this entire Deed and not to the particular Clause, Recital or provision in which the said term has been used, unless the context otherwise requires;

(h) References to the words "include" or "including" shall be construed as being suffixed by the term "without limitation";

(i) The words 'in writing' or 'written' include any communication sent by registered letter and/or facsimile transmission;

(j) Any reference to the singular shall include the plural and vice-versa;

(k) The Recitals, Schedule(s) and Annexure(s) to this Deed shall form an integral and operative part of this Deed as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly;

(l) Each of the representations and warranties provided in this Deed is independent of other representations and warranties and unless the contrary is expressly stated, no Clause in this Deed limits the extent or application of another Clause or any part thereof.

3. CONVEYANCE

3.1. Subject to the terms contained hereunder and the Agreement for Sale, and in consideration of receipt of a sum of ₹ _____/- (Indian Rupees _____ Only) paid by the Vendee(s) to the Vendor towards consideration of the sale of the said Apartment and right to exclusively use the Car Parking(s), which also includes the basic sale price of the said Apartment ("**Total Consideration**"), the Vendor hereby sells, grants, transfers, conveys, assures and assigns, the said Apartment (as described in Schedule-I), free from all encumbrances, along with all rights, title, benefits, easements and appurtenances thereto, unto the Vendee(s), absolutely and forever, along with right to exclusively use the Car Parking(s), and undivided proportionate share/interest in the Common Areas as described in Schedule-IV hereto and more particularly to be specified in the Declaration.

3.2. The Vendee(s) agree that the undivided proportionate share in the Common Areas and Car Parking(s) space allotted to the Vendee(s) by the Vendor shall neither be treated as any independent property, nor shall it be alienated/transferred independently of the said Apartment.

4. CONSIDERATION & CHARGES

4.1. The Vendor hereby confirms and acknowledges the receipt of the Total Consideration of ₹ _____/- (Indian Rupees _____ Only) paid by the Vendee(s) to the Vendor towards the sale of the Apartment in favour of the Vendee(s).

4.2. The Vendor agrees, confirms and declares that the aforesaid payment by the Vendee(s) constitutes sufficient and valid discharge of the Vendee(s)'s obligation towards payment of the Total Consideration and no further amounts are due and payable by the Vendee(s) to the Vendor in consideration for sale of the Apartment for any reason whatsoever and by whatsoever name called.

4.3. The Vendee(s) confirms and undertakes that the Vendee(s) shall be liable to pay all applicable government rates, taxes including goods and services tax ("**GST**"), cess, any other indirect taxes, municipal tax, property tax, wealth tax, taxes, fees or levies and/or any current, retrospective or future enhancement to such taxes or any past dues related to the same of all and any kind by whatever name called, whether paid or payable by the Vendee(s), Vendor and/or their contractors and/or levied or leviable now or post this Deed in future by the government, municipal authority or any other governmental authority on the said Apartment, Car Parking(s), as the case may be, as assessable or applicable from the date of Application. The Vendee(s) further agree that if the said Apartment, Common Areas and Car Parking(s) are assessed separately, then it shall pay the same on pro-rata basis as determined and demanded by the Vendor/competent authority, which shall be final and binding on the Vendee(s).

4.4. The Total Consideration includes any development charges paid by the Vendor such as external development charges and infrastructure development charges. Provided that in case there is any change/modification/enhancement in the said charges/fees/levies etc., in future or on a retrospective basis, then the said enhancement shall be paid by the Vendee(s) alone on a pro-rata basis.

5. AGREED TERMS AND COVENANTS OF THE VENDEE(S)

5.1. The Vendee(s) shall have undivided, impartible, proportionate interest and non-exclusive right to use the Common Areas, as more particularly to be specified in the Declaration, however, such rights shall always be subject to timely payment of the maintenance charges to the Association or the maintenance agency.

5.2. The Vendee(s) shall use the Common Areas harmoniously along with other occupants, users, maintenance staff etc. in the Residential Group Housing Project, without causing any inconvenience or hindrance to them. The Vendee(s) shall not be entitled to claim partition of its share in the Residential Group Housing Project /Phase - 1 or the Common Areas, and the same shall always remain undivided and impartible.

5.3. The Vendee(s) shall have the ownership of the Apartment along with undivided proportionate share in the Common Areas only on proportionate basis. The Vendee(s) understands that the remaining undivided share in the Common Areas shall be vested with the other unit owners in the Residential Group Housing Project after the same are conveyed/transferred to buyers of other units by the Vendor, and till such time the remaining undivided share shall continue to vest with the Vendor.

5.4. The Vendee(s) shall be entitled to get the said Apartment transferred and mutated in its own name as the owner thereof in the municipal records or of any other concerned authority on the basis of this Deed or its true copy without any further act or consent of the Vendor.

5.5. The Vendee(s) has satisfied itself/himself/herself about the precautions and measures adopted by the Vendor so as to make the Building in which the Apartment is located resistant as well as safe in the event of any unexpected natural calamity or on account of occurrence of any mishap like fire, etc., and in the event of any such calamity or mishap, the Vendor or the appointed maintenance agency shall not be held responsible or liable in any manner.

5.6. The Vendee(s) agrees and understands that the car parking space in the parking area(s) within the Phase - 1/ Residential Group Housing Project (other than the Car Parking(s) allotted to the Vendee(s) herein) shall be allotted by the Vendor to buyers of other units in the Phase - 1/ Residential Group Housing Project for their exclusive use to park their own two-wheeler/four-wheeler (light motor) vehicles. The Vendee(s) expressly confirms not to have any objection to the same and undertakes not to obstruct the usage of such car parking spaces in any manner whatsoever.

5.7. No liability of any kind or any nature whatsoever is created on the Vendor or the appointed maintenance agency for any thefts, mishaps, accidents, etc., within the said Apartment, Car Parking(s), Common Areas within the Phase - 1/ Residential Group Housing Project at the hands of any miscreants.

5.8. The Vendee(s) agrees, undertakes and declares that it has clearly agreed to and understood the following as material and fundamental terms/conditions of this Deed and transfer of ownership of the said Apartment to the Vendee(s), and it shall be bound by the following at all points of time:

(i) **Structure** - Structure for all buildings may be designed as combined RCC framed structure for the building. Foundations, retaining wall and super structure may be integrated for all buildings. The walls between two Apartments may be partition walls/party walls and their structures may be combined and interdependent. The Vendee(s) independently or in collaboration/agreement with the owners of other units in the respective buildings, shall not and in no manner alter or modify the said structure.

(ii) **Boundary Walls** - There are no boundary walls for each building (in front, side and/or at rear). The Vendee(s) independently or in collaboration/agreement with the owners of other units in the respective building, shall not and in no manner build a boundary wall around any building. However, the Vendor reserves the right to put up a boundary wall on the entire periphery of the Phase - 1/ Residential Group Housing Project, as the case may be.

(iii) **Façades** - Both front and rear façades of the buildings comprised within the Phase - 1/ Residential Group Housing Project are an integral part of the Phase - 1/ Residential Group Housing Project. The Vendee(s) independently or in collaboration/agreement with the owners of other units in the respective building, shall not and in no manner alter the design of the façades, balconies or change the finishes/specifications of the exteriors of their own respective building and other buildings except as may be permissible under law.

(iv) The Vendee(s) shall always use/cause to be used/permit to be used, the said Apartment, Common Areas and Car Parking(s) for purposes which are permitted under the Applicable Laws. The Vendee(s) specifically undertakes not to use the said Apartment or offer it to be used in any manner and/or for any activity that is prohibited/irregular/illegal or any other activity that is hazardous or may cause a nuisance of any nature. The Vendee(s) specifically agrees that in order to maintain the fundamental character and harmonious use and occupation within the Phase - 1/ Residential Group Housing Project, it shall not construct and develop any further or additional FAR on the Licensed Land or the Said Land or any part thereof, even if the same is permissible in future.

(v) If any damage is caused to the said Apartment or Car Parking(s) or the Common Areas or to the Phase - 1/ Residential Group Housing Project on account of any act, negligence or default on the part of the Vendee(s) or his/her/their employees, agents, servants, guests or invitees, the Vendee(s) shall be liable and responsible for the consequences thereof, including the obligation to pay for the rectification of loss and/or damage caused as may be levied by the Vendor or the Association or the maintenance agency, as the case may be.

(vi) The Vendee(s) is strictly prohibited from making any structural alterations or modifications in the said Apartment or outside the Apartment to the structure or the services and systems laid out in the Apartment or the building in which the Apartment is located including any changes that are either structural changes or such that would lead to disruption of the services laid out in the said building. The Vendee(s) shall not under any circumstances do or allow any alteration/modification/change to the interior walls, layout or finishes within the said Apartment save and except with the prior permission of the Association/Vendor/maintenance agency in writing. The Vendee(s) shall submit plans and specifications in respect of any permissible alterations to the Apartment and shall only carry out such alterations after obtaining the prior written approval of the Vendor and the Association (upon handover of the Project to the Association). Provided however, the Vendee(s) may carry out

permissible non-structural alterations to the Apartment without requiring the prior written approval of the Vendor after 5 (five) years from the date of handover of the Apartment to the Vendee(s). The Vendee(s) shall rectify and make good any unauthorised and/or unlawful alterations and/or damage thereto within 7 (seven) days from the date of receipt of a written notice from the Vendor and/or from any governmental authorities in that regard.

(vii) The Vendee(s) shall not cover or construct on the balcony(ies), Common Areas located on terrace(s), and/or sunken courtyard of the building in which the Apartment is located.

(viii) The Vendee(s) shall not cover the Car Parking(s) or store any goods in the Car Parking(s), nor shall the Vendee(s) use or permit it to be used for any purpose other than parking their vehicles.

(ix) The Vendee(s) undertakes not to sub-divide the said Apartment.

(x) The Vendee(s) or the Association shall not, without the prior written permission of the Vendor, put any sign-board/name-plate, neon light, display board, hoarding, publicity material or advertisement material, any stickers or allow lamination of the exterior glass, etc., on the façade of or anywhere on the exterior of the buildings and Common Areas within the Phase - 1/ Residential Group Housing Project.

(xi) The Vendee(s) shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or permit any remodelling, alteration, variation, change or build upon the look, design, texture, fixtures, materials or any combination thereof or carry out any change in the exterior elevation or design of the buildings in the Phase - 1/ Residential Group Housing Project or of the Apartment.

(xii) The Vendee(s) shall not store nor permit to be stored, any hazardous or combustible goods in the Apartment or place any heavy material in the building in which the Apartment is located, or store any goods, objects or materials the storing of which is objected to or prohibited by the Vendor and/or the maintenance agency and/or any governmental authorities. The Vendee(s) shall not carry or cause or permit to be carried heavy packages to upper floors which may damage or may be likely to damage the lifts or the entrances, staircases, common passages or any other structure or part of the Phase - 1/ Residential Group Housing Project, and shall be liable for any damage that may be caused thereto by the Vendee(s). The Vendee(s) shall ensure that they will not create any hindrance, by way of locking, blocking, parking or any other manner, in right of passage or access to Common Areas within the Phase - 1/ Residential Group Housing Project. The Vendee(s) shall also not remove any wall, including the outer and load bearing wall of the Apartment, as the case may be.

(xiii) No Common Areas of the Phase - 1/ Residential Group Housing Project will be used by the Vendee(s) for keeping/chaining pets/animals/birds or storage of cycles, motorcycles, waste/refuse, wrong/unauthorized parking of vehicles nor shall the common passage be blocked in any manner whatsoever by the Vendee(s).

(xiv) The Vendee(s) shall not be allowed to do any activity which may be objected to by the other occupants/owners in the Phase - 1/ Residential Group Housing Project, such as playing of high volume music, usage of loudspeakers, dumping of garbage or any activity which spoils the decorum or decency or beauty of the Phase - 1/ Residential Group Housing Project, including defacing of common walls, lifts or throwing or dumping of refuse/garbage which could be subject to fine or penalties as per prevailing by-laws of the Association or house rules of the Phase - 1/ Residential Group Housing Project. The Vendee(s) shall not throw or permit to be thrown dirt, rubbish, rags, garbage or other refuse from the Apartment into the compound or any portion of the Phase - 1/ Residential Group Housing Project and/or the Common Areas.

(xv) The Vendee(s) / Association shall plan and distribute its electrical load in conformity with the electrical systems installed by the Vendor and thereafter the Association and/or maintenance agency appointed by the Association / competent authority. The Vendee(s) shall be responsible for any loss or damages arising out of breach of any of the aforesaid condition.

(xvi) The Vendee(s) is/are aware that except for some essential common infrastructure facilities provided/proposed to be provided in the Residential Group Housing Project, such as water supply, sewage disposal, main circulation roads, storm water drainage, external electrification, horticulture and street lights etc., which shall be available for use by all occupants of the Residential Group Housing Project, the Phase - 1 is an independent standalone real estate project under the provisions of the Act. The Vendee(s) shall be liable to pay the requisite maintenance charges in respect of such essential common infrastructure facilities as may be fixed by the Vendor/Association/maintenance agency, as the case may be, from time to time.

(xvii) The Vendee(s) agrees and understands that the Vendor shall develop a clubhouse within the Residential Group Housing Project ("**Club**") with certain amenities and facilities for the exclusive use and benefit of all owners/ occupants in the Residential Group Housing Project and such clubhouse facilities shall form part of the Common Areas of the Residential Group Housing Project. The Vendee(s)' right to use such Club shall, at all times, be contingent upon due and faithful observance by the Vendee(s) of all rules, bye-laws and conditions as may be notified by the maintenance agency/ Vendor/ Association for use and management of the Club. The Vendee(s) agrees to pay all charges including but not limited to club membership registration charges along with charges for usage of the Club with all applicable taxes. The

Vendee(s) understand that the Club's membership shall be co-terminus and co-existent with the ownership of the Apartment and upon transfer of the Apartment, the said membership shall, subject to applicable rules and regulations, automatically be transferred to the transferee of the Vendee(s). For the operation, management, maintenance, upkeep and upgradation of the facilities in the Club, the Vendee(s) shall pay charges as may be prescribed from time to time by the Vendor or the Association or maintenance agency that may be engaged for the operation, management and maintenance of the Club.

(xviii) The Vendee(s) shall not, without the prior written permission of the Vendor, carry out or undertake any painting, decoration, or other work to the exterior of, or outside, the Apartment.

(xix) The Vendee(s) shall not, without the prior written permission of the Vendor, cover or enclose in any manner whatsoever the open terrace(s), the open balcony/balconies, or other open space(s) (if any) forming part of or appurtenant to the Apartment as also the parking space(s), and/or affix/install grills to the windows only as approved by the Vendor to maintain uniformity, or grill(s) or safety door(s) to the main door(s) of the Apartment.

(xx) The Vendee(s) shall not hang clothes, garments or any other thing from the windows or balcony/ies of, or appurtenant to, the Apartment.

(xxi) The Vendee(s) shall not do or permit or suffer to be done any act, deed, matter or thing which may render void or voidable any insurance of the Residential Group Housing Project/Phase - 1 and/or any of the Common Areas, and the Vendee(s) shall make payment of any additional or increased premiums in respect thereof, as may arise on account of any breach by the Vendee(s).

(xxii) The Vendee(s) shall not do or perform, or cause/permit to be done or performed, any act, deed, matter or thing which may or is likely to cause nuisance, disturbance or annoyance to the other vendees, purchasers or occupiers of any other premises in the Residential Group Housing Project/Phase - 1.

(xxiii) The Vendee(s) shall not demand or claim any partition or division of the Vendee(s)' ultimate interest as provided herein, in the Residential Group Housing Project/Phase - 1 and/or Said Land and/or the Common Areas, or any part thereof, it being expressly agreed, understood and confirmed by the Vendee(s) that his/her/their/its interest therein will, if the conveyance herein is completed, be impartible.

(xxiv) Deck, balconies or open spaces as specified by the Vendor forming part of, and exclusively attached/appurtenant to any of the Apartment in the Project are intended for and shall be exclusively used and occupied by the respective vendees/purchasers of the concerned Apartment who shall never be entitled to enclose such open spaces without the prior permission in writing of the Vendor and governmental authorities. In case such permissions are granted by the

Vendor and the governmental authorities, the concerned vendees/purchasers of such Apartment in the Residential Group Housing Project/Project-1 shall observe, perform and comply with all the terms and conditions as may be stipulated in respect thereof and also for the consequences arising from any breach or violation thereof.

(xxv) The wet and dry garbage generated in and from the said Apartment shall be separated by the Vendee(s) and the wet garbage generated in and from the Project shall be treated separately by the Association of the Residential Group Housing Project/Phase - 1.

5.9. The Vendee(s) agrees and undertakes that the Vendor has agreed to sell the said Apartment to the Vendee(s) subject to the Vendee(s) agreeing to all terms and conditions set out in this Deed, and accordingly the Vendee(s) shall at all times be bound by the same. Any breach or deviation to the same shall have a material adverse implication to the rights and interests of other owners/occupants in the Residential Group Housing Project/Phase - 1 and the Vendor, which is irreparable in nature. The Vendor and/or the Association and/or the owners/occupants in the Residential Group Housing Project/Phase - 1 shall at all times be vested with all remedies under Applicable Law to restrict and injunct the Vendee(s) from any breach or deviation to the said provisions in Clause 5.8 and also to require the Vendee(s) to cure the same.

6. HANDOVER OF UNIT AND CONSTRUCTION AT THE PROJECT

6.1. The Vendee(s) acknowledges that the Vendor has readily provided complete information and clarifications as required by the Vendee(s) in relation to the Apartment, Phase - 1 and the Residential Group Housing Project in general, however the Vendee(s) has ultimately relied upon its own independent investigations and judgment in purchasing the said Apartment and Car Parking(s). Save and except as specifically represented herein or in the Agreement for Sale, the Vendee(s)'s decision to purchase the said Apartment was not influenced by any architect's plans, sales plans, sale brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever. No oral or written representations or statements shall be considered to be part of this Deed.

6.2. The Vendee(s) agrees that it shall not claim any compensation or withhold the payment of any charges on the ground that any part of the infrastructure required for the Residential Group Housing Project/Phase - 1 is not yet complete, or on any other ground whatsoever.

6.3. The Vendee(s) shall not have any claim or right to interfere in any manner with the booking, allotment, sale, management or resale of any other units, apartments, commercial units, community buildings or any other construction as is required/permissible by the DTCP or under the License.

6.4. The unutilized / residual FAR (including future accretions / enhancement due to change in law or otherwise) in respect of the Said Land shall always be available to and shall always be for the benefit of the Vendor and the Vendor shall have the right to deal / use the FAR as it may deem fit, without any objection/interference from the Association. In the event of any additional FAR in respect of the Said Land or any part thereof being increased as a result of any favorable relaxation of the relevant building regulations or increase in incentive FAR or otherwise, at anytime, hereafter, the Vendor alone shall be entitled to the ownership and benefit of all such additional FAR for the purpose of the development and / or additions to the built up area on the Said Land as may be permissible.

6.5. The Vendor may have the right to make additional construction anywhere in the Residential Group Housing Project/Phase - 1 except on the land underneath the building in which the Apartment is located, by using the unutilized FAR anywhere in the Residential Group Housing Project/Phase - 1 to the extent permissible by Applicable Laws. The Vendee(s) shall not raise any objection whatsoever in this regard and the Vendor shall have the absolute right to transfer such additional construction in any manner whatsoever as the Vendor may in its sole discretion deem fit. Any such additional construction shall not adversely affect the right, title and interest of the Vendee(s) in and to the said Apartment.

6.6. The Vendee(s) shall have no objection to the Vendor making any alterations, additions, improvements or repairs whether structural or non-structural, interior or exterior, ordinary or extraordinary in relation to any other or unsold units and other commercial units within the Residential Group Housing Project/Project-1 or the external façade and the Vendee(s) agrees not to raise objection or make any claim on this account.

6.7. The Vendor and/or the Vendor's affiliates shall, in its discretion, control the placement, installation and provision of any types of temporary and permanent signage and hoardings (including neon, backlit and illuminated signage and hoardings) of whatsoever nature upon and in the Phase - 1 and/or any part thereof till such time the Residential Group Housing Project/Phase - 1 is completed and the Common Areas are handed over in favour of the Association. Further, the Vendor and/or the Vendor's affiliates shall always have full, complete and unrestricted access to such hoardings and signage. Without prejudice to the generality of the foregoing provisions, the Vendor and/or the Vendor's affiliates shall have full rights, in its/their discretion, to install its/their name/s and any other intellectual property belonging to the Vendor including without limitation any brand marks, word marks, trademarks, design or logo, etc. at one or more places or in or upon the Said Land and/or Residential Group Housing Project/Phase - 1 and/or any Common Areas, and/or at the entrances and exits thereof. The Vendor and the Vendor's affiliates have, shall always have and reserve/s, to themselves full and free right of way and means and access to such place or places for the purpose of installing, maintaining and replacing such hoardings and signage.

6.8. The Vendor shall have the right, in its discretion, to promote, manage and undertake all public events (including sales events, etc.) held in or upon any Common Areas up to

the completion of the Project, and to apply the net revenues generated therefrom towards costs incurred by the Vendor in undertaking its diverse obligations in relation to the Residential Group Housing Project/Phase - 1.

7. HANDOVER OF POSSESSION OF THE APARTMENT

7.1. On or before the execution of this Deed, the Vendor has handed over the vacant, physical and peaceful possession of the said Apartment and allocated Car Parking(s) to the Vendee(s). The Vendee(s) has taken possession of the said Apartment and allocated Car Parking(s) after having inspected and fully satisfied itself about all items of work, quality of workmanship, materials, specifications, fittings and fixtures used and/or provided therein and all other services rendered, as set forth in Schedule-II hereto. The Vendee(s) assures the Vendor that it shall not raise any objection or make any claim against the Vendor in respect of any item of work which may be alleged to have been or not have been carried out or completed, and such claim or objection, if any, shall be deemed to have been waived off by the Vendee(s).

7.2. The Vendee(s) shall, henceforth be solely responsible to maintain the said Apartment and Car Parking(s) at its own cost, in good state and proper condition (including payment of all related charges, costs, expenses, applicable taxes including property taxes, maintenance charges, utility bill payments including in respect of electricity, water, etc.). The Vendee(s) shall not do or suffer to be done anything in or to the said Apartment or the building (in which the Apartment is located) or the staircases, lifts, stilt areas, common passages, corridors, circulation areas, or the compound thereof or Residential Group Housing Project/Phase - 1, which may be in violation of the Applicable Laws or rules of any competent authority or change or alter or make additions to the Apartment. The Vendee(s) shall keep the said Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc., of the building (in which the Apartment is located) is not in any way damaged or jeopardized. It is being further clarified that, in case any plant/machinery/ equipment needs replacement/ upgrade in ordinary course, then, the cost and expenses for such replacement/ upgrade shall be borne on pro-rata basis by owners/ occupants of the Residential Group Housing Project/Phase - 1, as the case may be. In case of the Vendee(s) leasing/licensing out the said Apartment to any third party after the execution hereof, the Vendee(s) shall ensure and be solely responsible for compliance by such lessee/licensee with all terms and conditions as may be set forth in the Agreement for Sale, this Deed, or any other deed, document or agreement as may have been executed in respect of or in connection with the said Apartment and Common Areas of the Residential Group Housing Project/Phase - 1, as the case may be.

8. REPRESENTATIONS, COVENANTS AND OBLIGATIONS OF THE VENDEE(S)

8.1. The Vendee(s) agrees and undertakes to abide by all the conditions, restrictions and other stipulations imposed in respect of the Residential Group Housing Project/Phase -

1 by virtue of the License granted to the Vendor including any and/or any future licenses, renewals, modifications, etc., and shall also abide by the Applicable Laws in relation to the Apartment and regulations, by-laws and house rules of the Residential Group Housing Project/Phase - 1 including by-laws of the Association, and shall be responsible/liable for all defaults, violations or breaches thereof. The Vendee(s) shall also observe and perform all the stipulations and conditions laid down by the Association or appointed maintenance agency regarding the maintenance, repair, management and administration of the Residential Group Housing Project inter alia comprising the Phase - 1/Apartment and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Deed.

8.2. The Vendee(s) acknowledges that water pipelines/drains/electric lines provided originally for a specific purpose shall not be tampered with/disturbed without the prior written approval of the Vendor or Association. All lights/power points in the said Apartment, Common Areas and Car Parking(s) shall conform to the permitted/sanctioned electric load. The Vendee(s) shall not put away any personal belongings including flower pots, cots, furniture items, boxes, dustbins, and other personal use items etc., in the Common Areas. Such areas shall be used by the Vendee(s) for no other purpose than for normal transit through them.

8.3. The Vendee(s) shall be under an obligation to execute all such agreements as may be necessary, to stay in the Residential Group Housing Project/Project-1 as per the various directions and acts of government departments from time to time.

8.4. The Vendee(s) further agrees to comply with any rules, policies, regulations and guidelines made with respect to the Apartment as may be formulated by the Vendor or maintenance agency or the competent authority(ies) or the Association.

8.5. The Vendee(s) agrees and undertakes that it shall continue to remain bound by the terms and conditions of the Agreement for Sale and the same shall survive this conveyance.

8.6. The Vendee(s) further confirms having sought detailed explanations and clarifications from the Vendor in respect of the rights and obligations of the Vendee(s) vis-à-vis the Apartment and the structure and management of the Residential Group Housing Project of which the Phase - 1 is a part, and that the Vendor has readily provided such explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by the Vendor, the Vendee(s) herein has signed this Deed and has paid the monies hereunder being fully conscious of his/her/their liabilities and obligations.

8.7. Vendee(s) acknowledges that the basement(s) and service areas, if any, as located within the Residential Group Housing Project/Phase - 1, have been earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment etc. and other

permitted uses as per sanctioned plans. The Vendor/Vendee(s) shall not be permitted to use the service areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the Association formed by the Vendee(s), maintenance agencies/competent authority for rendering maintenance services.

8.8. The Vendee(s) acknowledge that the Apartment so conveyed is permitted to be used only for residential purposes and undertake to comply with the permitted use of the Apartment.

8.9. The Vendee(s) acknowledge and accept that all obligations arising under this Deed in respect of the Apartment shall equally be applicable and enforceable against any and all occupiers, tenants, licensees, and/or subsequent purchasers of the Apartment or any part thereof as the said obligations go with the Apartment for all intents and purposes and the Vendee(s) assures the Vendor that the Vendee(s) shall take sufficient steps to ensure the performance in this regard. The Vendee(s) irrevocably agrees, confirms and undertakes that the covenants and obligations herein on the Vendee(s)' part, and the strict observance and performance thereof, are made, given and to be observed and performed both in his/her/their/its personal capacity and as prospective member(s) of the Association.

8.10. The Vendee(s) shall bear and pay all increases in the taxes, as well as all water charges, insurance premiums and other levies, imposed on account of any change permitted (as provided herein) to be made in the use of the Apartment by the Vendee(s).

8.11. The Vendee(s) shall contribute his/her/their/its share of expenses towards painting, repairs, waterproofing, refurbishment and structural audits and fire audits (including fire safety audits) of the Residential Group Housing Project inter alia comprising the Phase - 1 and the Common Areas, at such intervals as may be stipulated by the Vendor and/or the Association.

8.12. The Vendee(s) acknowledges that the availability of electricity and/or water to the said Apartment is dependent upon the concerned supplier/provider/authority thereof and the Vendor shall not be liable for any interruption or non-availability of such services.

8.13. The Vendee(s) shall, if and whenever requested by the Vendor hereafter, and within 15 (fifteen) days of receiving the Vendor's written intimation in this regard, sign, execute and deliver to the Vendor in such form as may be desired by it, any applications, consents, deeds, writings etc. recording the confirmations and consents given and granted in this Deed, and shall attend the office of the Vendor for this purpose.

8.14. The Vendee(s) has/have gone through the representations made by the Vendor on the website of the Authority as required by the Act and shall keep himself/herself/themselves/itself updated with all the matters relating to the Residential Group Housing Project/Phase - 1 that the Vendor will upload from time to time.

8.15. The Project shall always be called/known by the name stated herein, which name shall not be changed without the prior written permission of the Vendor, and this provision shall, at all times, be binding upon the Vendee(s) and all vendees/purchasers of premises in the Phase - 1.

9. REPRESENTATIONS, COVENANTS AND WARRANTIES OF THE VENDOR

9.1. The Vendor hereby represents and warrants to the Vendee(s) as follows:

(i) The Vendor has the right to enter into this Deed and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Vendee(s) created herein, may prejudicially be affected;

(ii) The Vendor confirms that the Vendor is not restricted in any manner whatsoever from selling the said Apartment to the Vendee(s) in the manner contemplated in this Deed;

(iii) The Vendor has duly paid all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Phase - 1 to the competent authorities till the execution of this Deed;

(iv) In case any structural defect or any other defect in workmanship, quality or provision of services in relation to the Apartment or Phase - 1, and the same being brought to the notice of the Vendor within a period of 5 (five) years by the Vendee(s) from the date of handing over possession of the Apartment along with supporting evidence, the Vendor undertakes to rectify such defects without further charge, within 90 (ninety) days from the notice of the Vendee(s), and in the event the Vendor is unable to rectify such defects within such time, the aggrieved Vendee(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act. Provided that: (a) the Vendor shall not be liable for any such structural/architectural defect induced by the Vendee(s), by means of carrying out structural or architectural changes from the original specifications/design; (b) the Vendor shall procure fixtures, fittings, equipment and/or services including but not limited to elevator, power back up equipment, pumps etc. of standard makes and these shall be governed by their respective warranties provided by their manufacturers/installers; (c) 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 manufacturers/installers and the Vendor shall have no liability in this regard; (d) in case any such structural defect or any other defect in workmanship, quality or provision of services by the Vendor at the Phase - 1, 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(s) / the Association / the maintenance agency, as the case may be, prior to expiry of the said 90 (ninety) days. The Vendee(s) hereby agrees to such additional time / extension of time; and (e) the application for adjudging quantum of compensation shall be made to the adjudicating

officer. In case there is a dispute about whether there is any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Vendor as per the Agreement for Sale relating to such development, the Authority may conduct an inquiry and give its findings and may issue appropriate orders or directions in this regard;

(v) The Vendor assures the Vendee(s) that the Apartment is free from all encumbrances such as sale, gift, mortgage, disputes, attachment, lien, claims etc., and there is no legal impediment or restraint of any nature whatsoever for the transfer of the Apartment to the Vendee(s).

10. FORMATION OF ASSOCIATION

10.1. The Vendee(s) and other owners of residential units and commercial units within the Residential Group Housing Project shall participate towards formation of the Association for undertaking administration and maintenance of the Common Areas within the Residential Group Housing Project. The Vendee(s) undertakes to join the said Association, which shall be registered under the Haryana Registration and Regulation of Societies Act, 2012 and Haryana Apartment Ownership Act, 1983 and shall co-operate with the Vendor in formation of the said Association in accordance with Applicable Laws including executing/signing all necessary documents, applications, forms and declarations required for the formation of the Association. The Vendee(s) further undertakes to pay any fees/subscription charges and other charges demanded thereof and to complete such documentation and formalities as may be deemed necessary for this purpose.

10.2. The Vendor shall be responsible to maintain Common Areas within the Residential Group Housing Project/Phase - 1 till the taking over of the maintenance of such Common Areas by the Association or the competent authority, as the case may be, either itself or through a maintenance agency and shall be entitled to charge the Vendee(s) and other owners of residential units and commercial units within the Residential Group Housing Project/Phase - 1 for the same on a pro-rata basis.

10.3. The Vendee(s), after taking possession of the Apartment, agree(s) to pay all applicable maintenance charges, contributions towards reserve funds, delay charges and other management related charges as determined by the Vendor/maintenance agency/Association/competent authority, as the case may be, for the maintenance and management of the Common Areas within the Residential Group Housing Project/Phase - 1. On or before execution of this Deed, the Vendee(s) has paid Interest Free Maintenance Security (IBMS) of ₹ [●]/- to the Vendor for securing its obligations to pay the maintenance charges as contemplated herein.

10.4. Vendee(s) acknowledges and understands that:

(i) Vendee(s)'s Unit is located within the Phase - 1, which is forming part of the larger Residential Group Housing Project,

(ii) the Residential Group Housing Project is subject to a single Association, and

(iii) the Residential Group Housing Project is managed and operated by a single manager/ maintenance agency.

10.5. Vendee(s) further acknowledges and understands that for the efficient operation of the Residential Group Housing Project and/or the Phase - 1, the Residential Group Housing Project and/or the Phase - 1 may be organized into groups of two or more residential towers, known as "Clusters", and certain amenities, facilities and services will be made available to residential unit owners/allottees as a part of the residential tower or Cluster in which such residential unit is located, and certain costs and expenses incurred by the Association for the operation, management, maintenance and repair of such residential tower or Cluster and provision of related services will be allocated among the residential units within the applicable residential tower or Cluster, as the case may be.

10.6. Vendee(s) acknowledges and understands that within the Phase - 1/Residential Group Housing Project there may be on-going construction of other buildings, activities related to the commencement of operations and/or (subject to housing rules and regulations) activities related to the build-out and commencement of occupancy of other residential units after Vendee(s)'s Apartment is completed and Vendee(s) and other owners and lessees begin residency, and that Vendee(s) may be exposed to construction noise, construction dust (and/or other materials in the air) and related construction activities.

10.7. The Vendee(s) accepts and understands that it had made the Application for allotment so also has agreed to allotment of the Apartment and entered into this Deed being aware of the local laws, including but not limited to the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation & Development) Rules, 2017 along with regulations made thereunder and the details as mandated under the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation & Development) Rules, 2017, Consumer Protection Act, 2019, Haryana Apartment Ownership Act, 1983, Haryana Apartment Ownership Rules, 1987, Haryana Registration and Regulation of Societies Act, 2012 and any claim contrary to the representations and warranties made herein.

10.8. The Vendee(s) accepts and understands that the provisions of maintenance services and use and access to the Common Areas in the Residential Group Housing Project/Phase - 1 shall at all times be subject to payment of all costs, charges, fee etc. by whatever name referred to, including but not limited to requisite security deposit, periodic maintenance charges, sinking funds, reserve fund, etc., ("**Maintenance Charges**") to the Association/ Vendor/ Maintenance Agency and performance of all conditions, covenants, obligations and responsibilities of the Vendee(s) under the Agreement for Sale, and this Deed.

10.9. The Vendor or the maintenance agency/Association/competent authority shall have rights of access to Common Areas, parking spaces for providing necessary maintenance services and the Vendee(s) agrees to permit the Vendor/maintenance agency/Association/competent authority to enter into the Apartment after giving due

notice and entering the said premises during the normal working hours, unless the circumstances warrant otherwise, with a view to provide such maintenance services and rectify any defect(s).

10.10. The Vendee(s) accepts and understands that the Vendee(s) shall join the Association to be registered with the Registrar of Societies and as recognized by the Vendor, for the Residential Group Housing Project/Phase - 1 and to pay any fees/subscription charges and other charges demanded thereof and to complete such documentation and formalities as may be deemed necessary for this purpose.

10.11. The Vendee(s) warrants to execute such forms, applications or documents for the purpose of becoming a member of Association and / or for any other purposes as may be necessary in the opinion of the Vendor or as otherwise provisioned for under the Applicable Law and/ or as per the directives/ instructions of the competent authorities.

10.12. The Vendee(s) accepts and understands that maintenance charges shall be fixed based upon an estimate of the maintenance costs to be incurred for the Residential Group Housing Project/Phase - 1 for every financial year and the Vendee(s) undertakes to promptly pay the same. The Vendee(s) accepts and understands that estimates of Maintenance Charges shall be shared by the Vendor/ Association/ Maintenance Agency.

10.13. The Vendee(s) warrants that upon possession, the Vendee(s) shall join the Association as may be registered/formed by the Vendor and shall not form/join/become part of any other association/society in respect of the Residential Group Housing Project/Phase - 1.

10.14. The Vendee(s) warrants to use the Apartment for residential purposes only for which it is allotted and not for any commercial usage and in a manner that does not cause nuisance and/or annoyance to other occupants of the Residential Group Housing Project/Phase - 1 and in accordance with the Declaration and bye-laws of the Association.

11. TRANSFER BY THE VENDEE(S)

11.1. On and from the date of execution and registration of this Deed, the Vendee(s) may transfer by way of sale, gift, mortgage, charge, lien, lease, license, exchange or by any other mode whatsoever the said Apartment along with Car Parking(s) in favour of any third party. Any such arrangement/agreement entered into by the Vendee(s) shall be at his/her/their sole cost, expense, liability, risk and consequences. Without prejudice to the foregoing and other restrictions set out in this Deed, the Vendee(s) shall not let, sub-let, transfer, assign, or part with any interest or benefit under this Deed or part with the possession of the said Apartment until the Vendee(s) has/have complied with all his/her/their/its obligations under this Deed and the Agreement for Sale.

11.2. However, before concluding any such sale or transfer of ownership of the said Apartment, the Vendee(s) shall be required to pay all outstanding dues of maintenance charges and other charges as may be notified by the Association/Vendor/maintenance agency at that time, and obtain a 'no dues certificate' from the Association/maintenance agency (on behalf of the Association or Vendor) in this regard.

11.3. In the event of the Vendee(s) obtaining any financial assistance and/or housing loan from any bank/financial institution with regard to the said Apartment along with Car Parking(s) (which shall be subject to the issuance by the Vendor of a no objection/consent letter to such bank or financial institution), then the Vendor shall in no event be responsible or assume any liability and/or responsibility for any such loan and/or financial assistance which the Vendee(s) may obtain from such bank/financial institution. The Vendee(s) agrees to indemnify and keep indemnified and saved harmless the Indemnified Parties (defined hereinafter) of, from and against all claims, costs, charges, expenses, damages and losses which they or any of them may suffer or incur by reason of any action that such bank/financial institution may initiate in relation to such loan or mortgage.

11.4. The Vendee(s) as well as subsequent transferees/tenants of the Vendee(s) hereby agree and undertake to indemnify and keep indemnified and saved harmless at all times, the Vendor and its respective directors, officers, representatives, employees and agents ("**Indemnified Parties**"), and their estates and effects, against all loss or damage, and/or any suits, actions, proceedings, or notices that they, or any of them, may sustain and suffer, and all costs, charges and expenses, that they, or any of them, may incur by reason, or as a result of: (a) any failure, breach, default, non-observance, or non-performance, or non-compliance by the Vendee(s) and/or subsequent transferees/tenants of the Vendee(s) of any of the terms, conditions and provisions of the Application, Allotment Letter, Agreement for Sale, and this Deed, and/or (b) any accident or injury caused to, or suffered by, the Vendee(s), or his/her/their/its family members, guests, servants, agents, representatives, and visiting the Vendee(s) or his/her/their/its family guests or visitors or staff, and all persons claiming through or under them or any of them.

11.5. All subsequent transferees/tenants/assignees/owners of the said Apartment shall at all times be bound by the terms and conditions of this Deed, the Agreement for Sale and all other deeds/documents executed between the Vendor and the Vendee(s).

11.6. The Car Parking(s) are appurtenant to the Apartment and cannot be dealt with or transferred without the said Apartment.

12. STAMP DUTY

12.1. This Deed shall be executed and registered in accordance with the laws of India. All costs of stamp duty, registration fee and other miscellaneous/incidental expenses on the execution and registration of this Deed have been borne and paid by the Vendee(s) and

the Vendee(s) agrees to pay any demand/deficiency of stamp duty, fee etc. made by the relevant government authority, in future.

13. SEVERABILITY

13.1. If any of the provisions of this Deed shall be determined to be void or unenforceable under Applicable Laws, such provisions shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Deed and to the extent necessary to conform to Applicable Laws and the remaining provisions of this Deed shall remain valid and enforceable in accordance with their terms. If any such prohibition or unenforceability substantially affects or alters the terms and conditions of this Deed, then the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Deed as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same terms, covenants and conditions as were there in this Deed, prior to such prohibition or unenforceability.

14. WAIVER

14.1. The failure of any non-defaulting Party to enforce, in any one or more instances, performance of any of the terms, covenants or conditions of this Deed shall not be construed as a waiver or a relinquishment of any right or claim granted or arising hereunder or of the future performance of any such term, covenant or condition, and such failure shall in no way affect the validity of this Deed or the rights and obligations of the non-defaulting Party. The Parties acknowledge that a waiver of any term or provision hereof can only be given by a written notice issued on that particular occasion by the non-defaulting Party to the Party in default.

15. FURTHER ASSURANCES

15.1. Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Deed or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

16. GOVERNING LAW

16.1. This Deed shall be governed by the laws of India. The courts at Gurugram shall have exclusive jurisdiction for any matters arising in relation to this Deed.

17. RELATIONSHIP OF THE PARTIES

17.1. The Parties are entering into this Deed on an arm's length basis. Nothing in this Deed shall be interpreted or construed to create an association or partnership between the

Parties, deem them to be persons acting in concert or to impose any liability attributable to such relationship upon any of the Parties.

IN WITNESS WHEREOF the Parties have executed this Deed on the day, month and year first written above.

WITNESS	VENDOR	VENDEE(S)
Name: _____ _____ Aadhaar No.: _____ _____	Name: Designation: _____ _____ Vendor Signature	Name: _____ _____ Aadhaar No.: _____ _____ _____ ___ Vendee(s) Signature

SCHEDULE-I

DESCRIPTION OF APARTMENT FOR RESIDENTIAL USAGE AND PARKING

A. DESCRIPTION OF THE APARTMENT:

(i) Residential Unit No. :

_____

(ii) Floor No. :

_____

(iii) Residential Tower No. :

_____

bounded as follows:

On the EAST : _____

On the WEST : _____

On the NORTH : _____

On the SOUTH : _____

(iv) Carpet area of Apartment : _____sq. m./_____sq. ft.

(v) Exclusive Balcony area : _____ sq. m./_____sq. ft. (as demarcated in Schedule-III hereto)

B. DESCRIPTION OF CAR PARKING:

(i) Exclusive right to use _____ car parking(s) in the Stilt/Basement No. _____.

** "**Carpet Area**" shall have the same meaning as provided in the Real Estate (Regulation and Development) Act, 2016.

SCHEDULE-II

SPECIFICATIONS & AMENITIES WHICH ARE PART OF THE APARTMENT

SPECIFICATIONS		
FLOORING & DADO		
Living + Dining + Passage	Flooring	Imported Marble
Kitchen	Flooring	Vitrified Tile of Premium brand
	Dado	Vitrified tile dado above Kitchen platform up to a height of 600mm of Premium Brands
	Counter	Granite/Quartz
Utility	Flooring	Anti-Skid Vitrified tiles
Balcony	Flooring	Anti-skid / Vitrified tiles
Master Bedroom	Flooring	Imported Marble flooring
Master Toilet	Flooring & Dado	Floor and wall in Vitrified tiles
	Counter	Wash basin counter in Imported Marble.
	Ceiling	False ceiling
	Partition	Glass Partition with Door
Other Bedrooms	Flooring	Laminated wooden flooring
Other Bedrooms Toilets	Flooring & Dado	Floor and walls in Vitrified tiles
	Ceiling	Grid False ceiling.
	Counter	Counter in Imported Marble.
	Partition	Fixed Glass Partition
Utility/Servants Room	Flooring	Vitrified tiles
Utility Toilet	Flooring & Dado Ceiling	Vitrified tiles False Ceiling
SANITARY AND PLUMBING		
Water closet		Wall hung EWC of Grohe / American Standard / Kohler / Duravit or equivalent make in all toilets. Servant Toilet - Wall Hung EWC of Johnson/Hind ware or equivalent
Wash basins		Wash basins of Hansgrohe / American Standard / Kohler / Duravit or equivalent make Servant Toilet - Wall mounted wash basin of Johnson/hindward or equivalent
Kitchen Sink		Stainless Steel Sink with drain board of Hafele /Franke / Futura/ Nirali or equivalent make. Pull out Sink faucet of Grohe / Franke or equivalent
Shower Area		Glass partition with door in Master toilet and Part Fixed Glass partition (only) in other toilets.
Overhead Showers		Wall mounted Bath Shower with Single lever concealed mixer and divertors of Grohe /

		American Standard / Kohler/ TOTO / Duravit equivalent make in all baths (Except Servant Toilet)
Faucets		All faucets shall be CP, metal fittings of Hansgrohe / American Standard / Kohler/ TOTO /Grohe or equivalent make. Hot and Cold water in Basin and Showers in all toilets (Except Servant Toilet)
Wash Basin Mirror		Mirror to be provided
Washing Machine point		Provision in Kitchen / Utility area
Dishwasher point		Provision in Kitchen / Utility area
Geysers in Toilet		Provided
Water Purifier		Provided
DOORS AND WINDOWS		
Door Frames and shutters		Main Door: Both Side Veneer with PU Coat, Door frame with solid Wood. Other Door: Both Side Laminate Finish, Door Frame with solid Wood.
Windows		Aluminium Glazed windows with provision for Mosquito screens shutter.
BALCONY RAILING		
		Laminated Glass Railing
Modular Kitchen		
		Full Modular Kitchen with Hardware & Soft Close Hinges from Blum/Hettich or equivalent and Fitted Hob & Chimney of Premium Brand
		Geyser provided
HOME AUTOMATION		
Security / safety		Video door phone with call bell of Honeywell / OneTouch or equivalent
		Gas leak detector and heat detector in kitchen
		Intercom facility,
		FTTH- Fibre to the Home provision
		Vitrified tiles / Laminated wooden flooring
HVAC		
Air conditioning		VRF AC in living, Dining and bedrooms - Daikin /Toshiba /LG/Hitachi/Samsung OR Equivalent.
Ventilation		Exhaust Fan in Toilets.

Disclaimer: - Colour & Design of tiles can be changed without prior notice. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture colour and grain variation and cracks and behaviour specifications are indicative and are subject to change depending upon next

nearest available as decided by the Company/Architect or competent Authority. Marginal variations may be necessary during construction. The extent/number variety of equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.

SCHEDULE-III

FLOOR / SITE PLAN OF THE APARTMENT

SCHEDULE-IV

SPECIFICATIONS AMENITIES AND FACILITIES [WHICH ARE PART OF THE PHASE - 1]

SPECIFICATIONS		
SPECIFICATION AND FACILITIES IN COMMON AREA		
Entrance Lobby		Double Height Air-Conditioned Entrance lobby. Natural Imported Marble flooring, Reception counter and Chandelier in Entrance lobby.
Typical Lobby		Flooring -Vitrified tile with false Ceiling
Parking Lobby		Flooring -Vitrified tile with false Ceiling
Elevators		Passenger Elevators and Separate service cum Stretcher Elevator of reputed brands like Toshiba / Hitachi / Mitsubishi/ Otis or equivalent make. Imported Marble flooring in passenger elevators
Security and Safety		CCTV Surveillance at Tower entrance / exit and Lift. Access Controlled (RFID) Boom barrier at Entrance / Exit

Disclaimer: - Colour & Design of tiles can be changed without prior notice. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture colour and grain variation and cracks and behaviour specifications are indicative and are subject to change depending upon next nearest available as decided by the Company/Architect or competent Authority. Marginal variations may be necessary during construction. The extent/number variety of equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.

SCHEDULE-V

SPECIFICATIONS AMENITIES AND FACILITIES [WHICH ARE PART OF THE RESIDENTIAL GROUP HOUSING PROJECT]

Covered Amenities

- Squash Courts
- Indoor Badminton Courts
- Indoor Games Room
- Indoor Gym
- Multipurpose Hall
- Indoor Heated Swimming Pool
- Serviced Guest Rooms
- Business Centre with Library / Reading Room
- Restaurant
- Banquet Hall
- AV Room
- Spa
- Shops for Salon and Bakery
- Creche with Pantry and Rest Area
- Medical Facility Room
- Grocery / Daily Needs Store

Open Amenities

- Tennis Courts
- Skating Rink
- Pickleball Court
- Cycling and Jogging Tracks
- Cricket Practice Net
- Basketball Practice Court
- Water Bodies
- Amphitheatre
- Swimming Pool with Aqua Gym
- Poolside Barbecue Counter
- Pet Corner / Park
- Senior Citizen Zones
- Outdoor Kids' Play Areas

SCHEDULE-VI

LICENSED LAND SCHEDULE

Particulars	**License No.**	**License Date**	**Area**	**Village / Revenue Estate**	**Khasra / Rectangle Details**	**Renewal Details**
Licensed Land 1	47 of 2009	August 21, 2009	11.412 acres / 4.618 hectares (revised to 11.35 acres / 4.593 hectares vide corrigendum dated February 18, 2026)	Village Nawada Fatehpur	Rectangle No. 28 Killa No. 17/2/2 (3-12), 24/1 (4-8), 15/2/1 (2-12), 16/1 (7-0), 17/1 (3-12), 24/2 (3-12), 25/1 (7-0), 8/1 (4-0), 13/1 (4-0), 13/2 (4-0), 18/1 (4-0), 18/2 (4-0), 19 (6-6), 22 (2-2), 23/1 (4-0), 23/2 (4-0) and Rectangle 33 Killa No. 4/1 (4-0), 7/4 (4-0), 5/1/1 (6-0), 3 (6-4), 8 (2-8)	Renewed vide memo no. LC-1218-JE(SK)/2025 dated October 16, 2025 issued by DTCP
Licensed Land 2	104 of 2012	October 6, 2012	6.475 acres / 2.620 hectares	Village Nawada Fatehpur and Village Naharp	Rectangle No. 28 Killa No. 6/2 (3-4), 7 (8-0), 14/1 (4-	Renewed vide memo no. LC-1218-B-II-JE(SK)/2025/41309 dated October

				ur Kasan	0), 17/2/1 (0-16), 8/2/1 (2-17), 9 (7-15), 10/1 (6-15), 11 (2-18), 12 (8-0), 8/2/2 (0-2) and 26 (1-5); Rectangle 3 Killa No. 6/1 (2-0), 6/2/1 (1-19), 4/4/2 (1-11) and 5 (0-14)	29, 2025 issued by DTCP
Licensed Land 3	24 of 2026	February 9, 2026	2.15 acres / 0.870 hectares	Village Nawada Fatehpur	Rectangle No. 33 Killa No. 6/2/2 (2-10), 14/2 (5-9), 15/1 (7-0), 16/1/1 (1-7), 17 (0-18)	

SCHEDULE-VII

DTCP APPROVED PHASING

Sl. No.	Phase No.	Phase Area (sq.mts. / acres / hectares)	Phase Brief / Comprises of
1	I	11,979.609 / 2.9602 / 1.1980	60 mts. wide sector road between Sector 81 & 86, 12 mts. wide service road and 24 mts. wide internal sector road in Sector - 86
2	II	17,145.300 / 4.2367 / 1.715	Proposed for Residential Towers – 1, 2 & 3 and site measuring 337.745 sq.mts. for Electric Sub-station (ESS site to be gifted to Government)
3	III	18567.915 / 4.5882 / 1.857	Proposed for Community Building / convenient shops
4	IV	3595.631 / 0.8885 / 0.358	Proposed for EWS block
5	V	6724.432 / 1.6616 / 0.672	Proposed Residential Tower No. 4
6	VI	5159.433 / 1.2749 / 0.516	Proposed Residential Tower No. 5
7	VII	9544.266 / 2.3584 / 0.954	Proposed Residential Tower Nos. 6 & 7
8	VIII	5173.29 / 1.2783 / 0.517	Future expansion
9	IX	2943.1 / 0.7273 / 0.294	Proposed Primary School
	TOTAL	**80,832.976 / 19.9743 / 8.083**	

SCHEDULE-VIII

PHASING PLAN

