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Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 17/04/2019

Certificate No. G0Q2019D628

Stamp Duty Paid : ₹ 174270
(Rs. Only)

GRN No. 46487720



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Vatika Limited

H.No/Floor : Na

Sector/Ward : Na

LandMark : Gurugram

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 9910081514



Buyer / Second Party Detail

Name : Henna Bhinder

H.No/Floor : B36

Sector/Ward : Na

LandMark : Lic colony

City/Village: Meera bhag

District : Paschim vihar

State : New delhi

Phone : 9891600014

Purpose : Conveyance Deed



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

CONVEYANCE DEED

1.	Type of Deed	: Conveyance Deed
2.	Village/ City/ Sector	: SIHI, Sec-83
3.	Segment/ Block/ Street	: K-3.1
4.	Apartment/ Floor	: 3
5.	Type of Property	: Residential Independent Floor
6.	Super Area	: 929.020 Sq. Ft.
7.	Transaction Value	: Rs. 29,01,156/-
8.	Stamp Duty	: Rs. 1,74,270/-
9.	Certificate No. & Date	: G0Q2019D628 17.04.2019

For VATIKA LTD.

Authorised Signatory

Henna Bhinder

प्रलेख नः 548

दिनांक: 23-04-2019

डीड का नाम CONVEYANCE WITH IN MC AREA		
तहसील/सब-तहसील Manesar	गांव/शहर Huda Sectors	स्थित Sec 83
भवन का विवरण		
भूमि का विवरण		
धन संबंधी विवरण		
राशि 2901156 रुपये	कुल रटाम्प ड्यूटी की राशि 145057 रुपये	
स्टाम्प नं : g0q2019d628	रटाम्प की राशि 174270 रुपये	
रजिस्ट्रेशन फीस की राशि 15000 रुपये	F.Challan: 46490320	पेस्टिंग शुल्क 3 रुपये
Drafted By: Shri Niwas Adv		Service Charge: 200

यह प्रलेख आज दिनांक 23-04-2019 दिन मंगलवार समय 10:53:00 AM बजे श्री/श्रीमती/कुमारी Vatika Ltd thru Satish Kumar OTHER निवास Vatika Triangle Sushant Lok-I, GGM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)

हरचाहर प्रस्तुतकर्ता
Vatika Ltd

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दरतावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दरतावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 23-04-2019
Vatika Ltd

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी Henna Bhinder पत्नी Col Perminder Singh Binder हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि विक्रेताने मेरे समक्ष क्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Shri Niwas पिता — निवासी Adv GGM व श्री/श्रीमती/कुमारी Talvinder Singh पिता Karpal Singh निवासी Jammu Kashmir ने की।

साक्षी नं: 1 को हम नम्बरदार/अधिवक्ता की रूप में जानते हैं तथा वह साक्षी नं: 2 की पहचान करता है।

दिनांक 23-04-2019

उप/संयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)



THIS DEED OF CONVEYANCE is executed at Gurugram on this 23rd day of April, 2019

By

Vatika Limited, a company registered under the Companies Act, 1956 and governed under the rules of Companies Act of 2013, having its registered office at 4th Floor Vatika Triangle, Block – A, Sushant Lok 1, M.G. Road, Gurugram, Haryana (hereinafter referred to as '**VENDOR**', which expression, unless contrary to or repugnant to the context, shall mean and include its, successors, executors, administrators, permitted assigns, representatives and nominees) through its authorized signatory **Mr. Shyam Lal Gupta & Or Mr. Satish Kumar (AADHAAR No.617153271011 & PAN-AJQPK3259G)** duly authorized vide Authority Letter dated **20-Apr-19** of the First Part.

In favour of

Mrs. Henna Bhinder (AADHAAR No. 866808799688 & PAN- ACCPB9227C)
W/o Col. Perminder Singh Bhinder
Property Address:- Ground Floor, 3, K-3.1, Vatika India Next, Gurugram, Haryana- 122004
Address:- B-36, LIC Colony, Meera Bagh, Paschim Vihar, New Delhi- 110087

(hereinafter singly/ jointly, as the case may be, referred to as the '**VENDEE**' which expression shall unless repugnant to the context or meaning thereof, be deemed to include his/ her/ their legal heirs, executors, administrators, legal representatives, successors and permitted assigns) of the **OTHER PART**.

WHEREAS the Vendor its associates and associate companies are the owners and in possession of land admeasuring 477.206 acres falling in various Khasra's in villages Sihi Tehsil Manesar, Shikohpur Tehsil, Manesar, Sikanderpur Badha, Kherki Dhaula, Badha, Tehsil Manesar now falling under Sectors 81, 82, 82A, 83, 84 and 85 as per Gurugram Manesar Urban Complex 2031, in District Gurugram, Haryana (herein after referred to as the "**said Land**") and had inter se entered into arrangements/collaborations to develop a residential plotted colony on the said Land, by which the Vendor was entitled to carry out development on the said Land, also entitled to sell the same, receive the sale consideration and issue valid receipts thereof.

AND WHEREAS the Vendor is in the process of developing a residential **Independent Floors** by the name of 'Vatika India Next Floors' (hereinafter referred to as the '**said Colony**') on the said Land pursuant to License No. 113/2008 dated 01.06.08, 71/2010 dated 15.09.2010, 62/2011 dated 02.07.11 76/2011 dated 07.09.2011 and 66/2014 dated 15.07.2014 and got layout plans approved from the Director General, Town & Country Planning, Haryana, Chandigarh vide Drawing nos. DG, TCP-2671 dated 12.08.2011 for the said

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For **VATIKA LTD.**


Authorised Signatory



Reg. No.

Reg. Year

Book No.

548

2019-2020

1



विक्रेता



क्रेता



गवाह

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- thru Satish Kumar OTHER Vatika Ltd

क्रेता :- Henna Bhinder

गवाह 1 :- Shri Niwas

गवाह 2 :- Talvinder Singh

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 548 आज दिनांक 23-04-2019 को बही नं 1 जिल्द नं 251 के पृष्ठ नं 123 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 691 के पृष्ठ संख्या 73 से 75 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 23-04-2019

उप/सयुक्त पंजीयन अधिकारी (Manesar)

Sub Registrar
Manesar (Gurgaon)



purpose.

AND WHEREAS the Vendee had entered into an Builder Buyer Agreement dated **21st April, 2011** (hereinafter referred to as the said **"AGREEMENT"**) whereby the Vendee had agreed to purchase and the Vendor had agreed to sell one residential **Independent Floor No. 3, Ground Floor, K-3.1** having Super area (Super area is as defined in the said Agreement) of **86.31 Sq. Meters (929.020 Sq. Ft.)** located at the Vatika India Next, Gurugram (hereinafter referred to as the said **"INDEPENDENT FLOOR/Building"**).

AND WHEREAS the Vendor is legally competent to sell the said Independent Floors to any individual, company and / or firm.

AND WHEREAS the Vendee has inspected the said constructed residential Independent Floor and is fully satisfied that the said residential Independent Floor has been constructed and facilities including fixtures and fittings provided therein are in accordance with the agreed design, drawings and specifications. The Vendee further records his complete satisfaction with regard to ownership record of the land underneath the said Building and the right, title and interest of the Vendor and its competency to execute this Conveyance Deed.

AND WHEREAS the Vendee has confirmed to the Vendor that he/she is purchasing the said residential Independent Floor with full knowledge of all laws, rules, regulations, notifications etc. applicable to the said Colony/ Complex in general and the said Building and the said residential Independent Floor in particular and the terms and conditions contained in this Conveyance Deed, the said Agreement and the Maintenance Agreement and that he/she has clearly understood all his rights, duties, responsibilities, obligations there under.

AND WHEREAS the Vendor, relying on the confirmations, representations and assurances of the Vendee to faithfully abide by all the terms, conditions and stipulations contained in this Conveyance Deed, the said Agreement and the Maintenance Agreement has sold the said residential Independent Floor to the Vendee on the terms and conditions appearing hereinafter and in the said Agreements.

AND WHEREAS in furtherance to the above, the Vendor is executing this Conveyance Deed in favor of the Vendee.

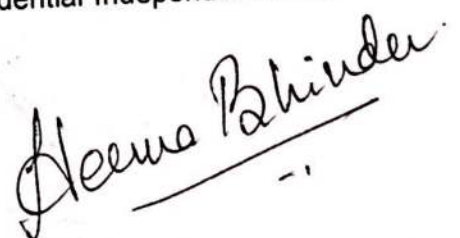
NOW, THEREFORE, THIS INDENTURE OF CONVEYANCE WITNESSETH AS FOLLOWS:

1. In pursuance of the said Agreement dated **21st April, 2011** and in consideration of a total sum of **Rs. 29,01,156/- (Rupees Twenty Nine Lacs One Thousand One Hundred Fifty Six Only)** already paid by the Vendee to the Vendor, the receipt whereof the Vendor hereby acknowledges and admits and nothing remains due, the Vendor both hereby grants, conveys, transfers, assures and assigns unto the Vendee the said residential Independent Floor

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For VATIKA LTD.


Authorized Signatory

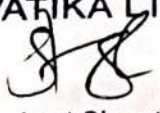

Heema Bhinder

in the said Building as described in Schedule hereto (Floor plan drawing of the said residential Independent Floor is annexed herewith) along with its proportionate, undivided & indivisible rights, titles, interests in land underneath the said Building calculated in the ratio in which the Super area of the said residential Independent Floor bears to all the units in the said Building along with all rights of easements enjoyed or reputed to be enjoyed along with right to park car(s) in the allocated car parking space subject to the exceptions, reservations, conditions and covenants contained herein, as per applicable laws and in the said Agreement and/ or the Maintenance Agreement.

2. That the Vendor has represented and assured the Vendee that the said residential Independent Floor is free from all encumbrances and in specific the Vendor has not mortgaged the same through any registered/ unregistered deed and that the same is not under any prior agreement to sell, HUF, lien or charge of any nature nor any prior Conveyance Deed has been executed by the Vendor in respect thereof. That the Vendor has already handed over actual, physical, peaceful and vacant possession of the said residential Independent Floor to the Vendee for all purposes and forever, satisfactory taking over of which is hereby acknowledged by the Vendee.
3. That the Vendee has physically inspected and verified the said residential Independent Floor and has fully satisfied himself/herself about all items of work, quality of workmanship, materials, specifications, fittings & fixtures used and or provided therein and all other services rendered or to be rendered and shall not have any objection or will not raise any objection or make any claim against the Vendor in respect of any item of work which may be alleged not to have been carried out or completed or for any other reason whatsoever, including any delay in handing over possession of the said residential Independent Floor and such claim or objection, if any, is waived by the Vendee herein.
4. That the consideration for the said residential Independent Floor has been calculated on the basis of its Super area (as defined in the said Agreement). The Vendee will be entitled to the ownership rights of the area of the said residential Independent Floor and undivided proportionate share in the common areas and facilities within the said Building and undivided proportionate share in the land underneath the said Building block (i.e. its foot print) where the said residential Independent Floor is situated. As the share of Vendee in the common areas and facilities within the said Building is undivided and cannot be separated, he/she will be entitled to use the same harmoniously along with other owners, occupants, maintenance staff etc., without causing any inconvenience or hindrance to them, subject , to timely payment of maintenance charges by the Vendee. Vendee shall not be entitled to any undivided proportionate share whatsoever in other common areas and facilities within said Colony except the common areas and facilities within the said Building. The undivided proportionate share of the said residential Independent Floor in the land underneath the said Building is in the ratio of its

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For VATIKA LTD.


Authorised Signatory


Hemu Bhandari

Super area to the total Super area of all the units within the said Building block where the said residential Independent Floor is situated. No other land, area, facility and amenity is/ are forming part of this Conveyance Deed, and the Vendee will have no right, no title, no interest of any kind whatsoever on any other land(s)/ area(s) except to the extent of using only such general commonly used areas and facilities within the said Colony as may be decided by the Vendor from time to time, subject, to the timely payment of maintenance charges and other dues by the Vendee. Ownership of all such lands, areas, facilities and amenities, including dwelling units, schools, shops, commercial premises/ buildings etc. and/ or the area of land earmarked for the same, vests solely with the Vendor and their usage and manner/ method of use/ disposal etc. will be at the sole discretion of the Vendor. The Vendee has given irrevocable undertaking that he/she shall not claim any right, title or interest in these lands, areas, facilities and amenities and further that he shall not interfere in the manner of booking, allotment, sale and or operation of the same.

5. The price of the said residential Independent Floor is inclusive of the cost of providing electric wiring and switches and the Vendee will have to install electric fittings, fixtures, geysers, other electrical appliances, electricity and water meters etc. at his/her own cost.
6. That the Vendee will pay directly or if paid by the Vendor then reimburse to the Vendor on demand, Govt. rates, charges, house tax/ property tax, fire fighting tax, wealth tax and taxes & cesses of all and any kind by whatever name called, whether levied or livable now or in future or applicable retrospectively by any statutory body or authority on the said residential Independent Floor / said Colony as the case may be, as assessable/ applicable from the date of the said Agreement by the Vendee, and the same will be borne and paid by the Vendee in proportion to the Super area of the said residential Independent Floor to the Super area of all the units in the said Building, as determined by the Vendor, irrespective of the fact whether the maintenance is carried out by the Vendor or its nominee or any other Body or Association of all or some of the unit owners.
7. That in order to provide necessary maintenance service to the said Building/ Project/Colony, the Vendor will be entitled and empowered to maintain the same itself or to hand over its maintenance to any other Maintenance Company/ Agency / other Body or Association. The Vendee has agreed to sign and execute a Maintenance Agreement with the Vendor and the Maintenance Company/ Agency and the Vendee undertakes to abide by the terms and conditions of the said Maintenance Agreement from time to time, including to pay monthly maintenance charges and to keep Interest Free Maintenance Security Deposit (IFMSD) with the Maintenance Company/ Agency in order to secure the Maintenance Company/ Agency of due performance by the Vendee of his financial and other commitments under the said Maintenance Agreement. Further the Vendee agreed that the Vendor may change, modify, amend, impose additional conditions in the Maintenance

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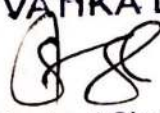
Deena Bhandari

Agreement from time to time as may be required and as it may deem fit and proper, through a circular, instructions and/or by addendum. The Vendee will not be entitled to claim any compensation or to withhold payment of maintenance and other charges on the ground that infrastructure required for the Building/Project/Colony is not yet complete. The Vendee will pay from time to time and at all times the amounts which the Vendee is liable to pay under the said Maintenance Agreement and to observe and to perform all the covenants and conditions contained therein and to keep the Vendor and its nominee or agents and representatives, estate and effects, indemnified and harmless against any loss or damages that the Vendor may suffer as a result of non-payment, non-observance or non-performance of the covenants and conditions stipulated therein.

8. The service areas (if any) as may be located within the said project/ complex will be earmarked by the Vendor to house services including but not limited to electric sub-stations, transformers, water tanks, fire fighting pumps and equipment's etc. The Vendor may also, in its absolute discretion, earmark areas in the areas for reserved/ dedicated car parking for the individual vendees. The terms of this Conveyance Deed do not envisage any sale or ownership rights to the Vendee of common utilities placed in common areas and facilities. The right to use the common area, common amenities, facilities and services in the said complex accrue to the Vendee provided its contractors, permittees, invitees, licensees, employees, tenants and agents exercise such right in accordance with the terms of this Conveyance Deed and the Maintenance Agreement and payment of all charges and dues to the Vendor/ its nominated Maintenance Company/Agency/ Body. The Vendee will keep the Vendor indemnified and harmless against any breach/ violation of the terms hereof.
9. The Vendee shall not use the said residential Independent Floor for any purpose other than residential or in a manner that may cause nuisance or annoyance to occupants of other units in the said Building/ Project/ Colony or for any commercial or illegal or immoral or Anti National purpose or to do or suffer anything to be done in or around the said residential Independent Floor / said Building which tends to cause damage to any flooring or ceiling or services of any unit over/ below/ adjacent to the said residential Independent Floor or anywhere in said Colony or in any manner interfere with the use thereof or of spaces, passages, corridors or amenities available for common use. The Vendee shall also strictly follow the instructions as may be issued by the Maintenance Company/ Agency from time to time. The Vendee has agreed to indemnify the Vendor against any penal action, damages or loss due to misuse for which the Vendee will be solely responsible.
10. The Vendor will have the right, without any consent of any vendee/ allottee in the said complex, to make alterations, additions, improvements or repairs whether structural or non-structural, interior or exterior, ordinary or extraordinary in relation to any unsold unit(s)/ areas within the said Building and the Vendee will not raise any objections or make any claims on this account

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For VATIKA LTD.


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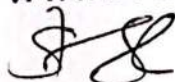

Anura Bhinder

and any such additional unit(s)/ areas/ buildings/ constructions will be the sole property of the Vendor which it may dispose off in any manner it may deem fit. The Vendor will have the right to give on lease or hire any part of the top roof/ terraces above the top floor (excluding exclusive terraces forming a part of the unit in the builder buyer agreement) of any of the buildings in the said complex for installation and operation of antennae, satellite dishes, communication towers, other communication equipment or to use/ hire/ lease the same for advertisement or any other purposes, including for construction of further additional floors/ units as allowed by the authority and the Vendee will not object to the same and make any claims on this account. Subject to the Agreement signed, the Roof/ Terrace portion of the said Building is not considered as a common area and Vendee will have no right over the said area which will be utilized by the Vendor as best considered by it. Likewise, the staircases are meant for ingress/ egress from/ to the said Building. The Vendee will have no claim, right, title or interest of any nature whatsoever over, except for the right to use along with the other occupants of the said Building as per the stipulations of this deed of sale, or in respect of all or any open spaces, stair-cases, parapets, external facia/ façade, other common and/ or usable areas etc. which will remain the property of the Vendor. The Vendor in its sole discretion will be entitled to lease/ sell or allow exclusive use of any such area/ portion to any person or entity, without causing any dilution \ hindrance in the intended use of these facilities by the occupants of the said Building.

11. The Vendee will be solely responsible to maintain the said residential Independent Floor at his/her own cost, in good repair and condition and will not do or suffer to be done anything in or to the said Building, or the said residential Independent Floor or the staircases, common passages, circulation areas, parks or the compound which may cause damage to the same or be in violation of any laws or rules of any Authority or change or alter or make additions to the said residential Independent Floor and will keep the said residential Independent Floor, its walls and partitions, sewers, drains, pipes 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 said Building is not in any way damaged or jeopardized. The Vendee will not put any sign-board/ name-plate, neon-light, publicity material or advertisement material etc. on the face/ facade of the said Building or anywhere on the exterior of the said residential Independent Floor or common areas. The Vendee will install his air conditioners/ coolers etc. at places earmarked or approved by the Vendor/ Maintenance Company/ Agency and nowhere else and the Vendee will ensure that there is no water leakage from them. That the Vendee will not be entitled to install its personal/ individual generators anywhere on the exterior of the said residential Independent Floor or common areas for providing power back up to the said residential Independent Floor. The Vendee will also not change the color scheme of the outer walls or painting of the exterior side of doors and windows of the said residential Independent Floor or carry out any change in the exterior elevation or design or make any structural additions or alterations

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For VATIKA LTD.



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in the said residential Independent Floor. The Non-observance of the provisions of this clause will entitle the Vendor/ maintenance company to enter the said residential Independent Floor, if necessary and remove all non-conforming fittings, fixtures and objects at the cost and expense of the Vendee.

12. The Vendee has confirmed to and assured the Vendor that he/she has read and understood the Haryana Apartment Ownership Act, 1983 and its implications thereof in relation to the various provisions of this Conveyance Deed and other agreements executed by him/her with the Vendor and that he will comply, as and when applicable and from time to time with its provisions or any statutory amendments or modifications thereof or the provisions of any other law(s) dealing with the matter. The common areas and facilities and the undivided interest of each unit owner in the common areas and facilities as may be specified by the Vendor in the declaration to be filed by the Vendor in compliance of the said Act will be conclusive and binding upon the Vendee. The Vendee will join any association/ society of unit owners as may be formed by the Vendor on behalf of unit owners and will pay any fees, subscription charges thereof and to complete such documentation and formalities as may be deemed necessary by the Vendor for this purpose.
13. The provisions contained in this Conveyance Deed, the Maintenance Agreement and other agreements/ annexure are specific and applicable to the said residential Independent Floor only and these provisions cannot be read in evidence or interpreted in any manner in or for the purpose of any suit or proceedings before any Court(s), Commissions, Consumer Disputes Forum(s) or any other judicial forum involving any other unit(s)/ building(s)/ projects(s) of the Vendor/ its associates / subsidiaries, partnership firms etc. All the provisions contained herein and the obligation arising hereunder in respect of the said residential Independent Floor / said Building will equally be applicable to and enforceable against any and all occupiers, tenants, licensee's and/ or subsequent purchasers/ assignees of the said residential Independent Floor as the said obligations go along with the said residential Independent Floor for all intents and purposes.
14. The Vendee, if resident outside India, will solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules made there under or any statutory amendment(s), modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition/ sale/ transfer of immovable properties in India etc.
15. The Agreement and the Maintenance Agreement along with their Annexure's constitute the part and parcel of this Conveyance Deed and shall be read in conjunction with each other. However, in case of inconsistency, the provisions contained in this Conveyance Deed shall prevail. The Vendee has expressed his/her complete satisfaction with regard to construction of the said residential Independent Floor and handing over of its possession to him/ her.

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For VATIKA LTD.


Authorised Signatory


Hemu Bahinder

16. The Vendee will ensure that the persons to whom the said residential Independent Floor or part thereof is let, transferred, assigned or given possession of will execute, acknowledge and deliver to the Vendor/ Maintenance Company/ Agency such instruments and take such other actions in addition to the instruments and actions specifically provided for herein as the Vendor/ Maintenance Company/ Agency may reasonably request in order to effectuate the provisions of this Conveyance Deed and the Maintenance Agreement 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. However, the Vendee/ subsequent vendees will need to obtain no dues certificate from the Vendor & the Maintenance Company/ Agency before affecting such transfer. The Vendee also undertakes to incorporate the terms of this Conveyance Deed in any transfer document, which he/she may execute, whether pertaining to sale of the said residential Independent Floor or lease or any other transaction of similar nature.
17. If any provision of this Conveyance Deed will be determined to be void or unenforceable under any applicable law, such provision will be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Indenture and to the extent necessary to conform to applicable law and the remaining provisions of this Indenture will remain valid and enforceable.
18. The Vendor will have the right to join as an affected party in any suit/ complaint filed before any appropriate court by the Vendee if the Vendor's rights under this Indenture are likely to be affected/ prejudiced in any manner by the decision of the court on such suit/ complaint. The Vendee has agreed to keep the Vendor fully informed at all times in this regard.
19. Any reference in this Conveyance Deed to any one gender, masculine, feminine or neuter includes the other two and the singular includes the plural and vice versa, unless the context otherwise requires. The terms "herein", "hereto", "hereunder", "hereof", or "thereof", or similar terms used in this Indenture refer to this entire Indenture and not to the particular provision in which the term is used unless the context otherwise requires. Further wherever the words "foot print of the said Building" occurs in this Indenture, it shall refer and mean "the precise land underneath the Building in which the said residential Independent Floor is located".
20. That the rights and obligations of the parties under or arising out of this Indenture will be constructed and enforced in accordance with the laws of India in general and Gurugram in particular.
21. That the Vendee has borne all the expenses for the execution and registration of this Conveyance Deed including the cost of stamp duty, registration and other incidental/ administrative charges.

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Authorised Signatory


Arun Bahadur

22. That the Vendee can get the said residential Independent Floor mutated in his/her name in the records of the concerned authorities on the basis of this Conveyance Deed or its certified true copy.

SCHEDULE OF THE PROPERTY:

Residential Independent Floor No. 3 having super area 86.31 Sq. Meters (929.020 Sq. Ft.) located on Ground Floor of Block- K-3.1 which building has been constructed in residential colony called 'Independent Floor' in Village- SIHI now falling under Sector 83, Tehsil- Mansar, Distt.- Gurugram, Haryana.

IN WITNESS WHEREOF THE VENDOR AND THE VENDEE HERETO HAVE
HEREUNTO SET THEIR HANDS TO THIS DEED OF CONVEYANCE ON THE
DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN

Shri Nivas

SHRI NIVAS (Advocate)
Distt. Court Gurugram

23/04/19

For VATIKA LTD.

(VENDOR) *SS*

Authorised Signatory

WITNESSES:

1. *Shri Nivas*

SHRI NIVAS (Advocate)
Distt. Court Gurugram

2.

*Mr. Talvinder Singh %
Sh. Karpal Singh*

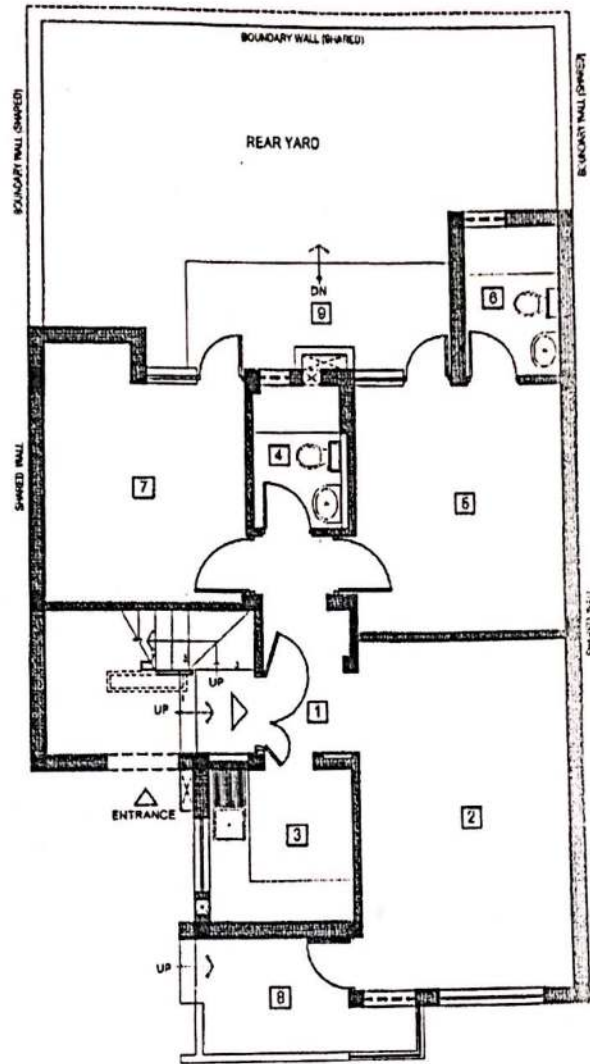
*Balketpur Tar
Samba, Ramgarh*

Jammu & Kashmir - 181141

(Aadhaar no. 2477 9058 9293)

Aruna Bahinder
(VENDEE)

0 0.5 1 2
METERS



LEGEND

SL No.	Description	APPROXIMATE SIZES	
		mm	Feet
1	LOBBY	1245 X 2180	4'1" X 7'1"
2	LIVING AREA	3205 X 5180	10'8" X 16'12"
3	KITCHEN	2200 X 2255	7'3" X 7'6"
4	TOILET 1	1360 X 2165	4'5" X 7'1"
5	BEDROOM 1	3205 X 3360	10'6" X 11'1"
6	TOILET 2	1475 X 2285	4'10" X 7'5"
7	BEDROOM 2	3050 X 3285 (EXCLUDING CUPBOARD)	10'0" X 10'10" (EXCLUDING CUPBOARD)
8	VERANDAH	1885 WIDE	6'8" WIDE
9	VERANDAH	1815 WIDE	6'4" WIDE

INDEPENDENT FLOORS
VATIKA INDIA NEXT, GURGAON

For VATIKA LTD.

Authorised Signatory

Deena Bhinder