

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

हरियाणा HARYANA

50AA 452941

प्रमाणित किया जाता है कि पत्रिका
नं. 7131... दिनांक 27.12.2017
बही नं. 10923
को दर्ज किया गया है

For Sub Registrar
Faridabad

ATTESTED

For Sub Registrar
Faridabad

16 AUG 2021

AT LAL
amp Vendor
R/124/2000
Faridabad



7131

on Judicial



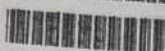
**Indian-Non Judicial Stamp
Haryana Government**



Date : 22/12/2017

Certificate No. EOV2017L21

GRN No. 32256070



Stamp Duty Paid : ₹ 392000

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Rps Infrastructure Limited

H.No/Floor : 1117to1120

Sector/Ward :

City/Village : Jasola delhi

District : Delhi

LandMark : Tower b dlf towers

Phone: 9818499002

State : Delhi

Buyer / Second Party Detail

Name : Deepak Prashad

H.No/Floor : 501

Sector/Ward : 88

City/Village: Faridabad

District : Faridabad

LandMark : Tower no b12 rps savana

Phone : 9811428040

State : Haryana

Others : Ganesh prasad

Purpose : CONVEYANCE DEED



9.40

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

CONVEYANCE DEED

Type of property : Independent Floor
Village/ city/ project : Baselwa/ Sector-88, Faridabad / RPS PALMS
Segment/Block/ Unit : D-62-SF
Super built up area : 1400 Sq. Ft.
Transaction Value : 29,35,200/-
Stamp Duty : 3,92,000/-

ATTESTED

For Sub Registrar

Faridabad

For RPS Infrastructure Ltd

CONTD. P2

Vinay
Authorized Signatory

Vinay

16 AUG 2021

Deepak Prashad

Signature

7131

दिनांक 27/12/2017

होद संबंधी विवरण

CONVEYANCE WITH IN MC AREA

का नाम
प्लॉट/प्लॉट-सहयोगी
प्लॉट/प्लॉट

धन संबंधी विवरण

प्लॉट/प्लॉट का वल्यूम ड्यूटी लगवाई 2,935,200.00 रुपये
प्लॉट/प्लॉट का वल्यूम ड्यूटी लगवाई 15,000.00 रुपये

स्टाम्प ड्यूटी की रशि 392,000.00 रुपये
सेलिंग शुल्क 6.00 रुपये

Delivered By: Gaurav Mendiratta adv

Service Charge: 200.00 रुपये

सा प्रलेख आज दिनांक 27/12/2017 दिनांक सुबह सायन 11:48:00AM बजे श्री/श्रीमती/शुभरी M s RPS Infrastructure Ltd.
पुत्र/पुत्री/पत्नी श्री/श्रीमती/शुभरी निवासी [illegible] द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

For RPS Infrastructure Ltd

हस्ताक्षर प्रस्तुतकर्ता

[Signature]
Authorized Signatory

M s RPS Infrastructure Ltd

4
उप/समस्त पंजीकरण अधिकारी
चौरीचौद

पंजीकरण विभाग का श्री/श्रीमती/शुभरी [illegible] को सहायक है। प्रस्तुत प्रलेख को सचले को संचालित करने के लिए

मे सहायक [illegible] द्वारा संचालित किया। सचले को सहायक श्री/श्रीमती/शुभरी M s RPS Infrastructure पुत्र/पुत्री/पत्नी श्री [illegible]

निवासी [illegible] का श्री/श्रीमती/शुभरी [illegible] पुत्र/पुत्री/पत्नी श्री/श्रीमती/शुभरी निवासी [illegible] के श्री/

सहायक [illegible] को इस प्रलेख/पंजीकरण के रूप में जाना है तथा यह सचले न. 2 की [illegible]

दिनांक 27/12/2017

NOTED
Sub Registrar
[illegible]

16 AUG 2018



This conveyance Deed is made and executed on this 27th day of December 2017 at Faridabad By: :: 2 ::

M/s RPS Infrastructure Limited, a company incorporated under the Companies Act, 1956 having its Registered office at 1117-1120, 11th Floor, Tower-'B', DLF Towers, Jasola District Centre, New Delhi-110025 through its authorized signatory Mr. Vinay Garg duly authorized vide board's resolution dated 4th May 2016 (hereinafter referred to as "Vendor") which expression shall unless repugnant to the context hereof mean and include their successors, representatives, nominees and assigns of the First Part.

AND

M/s Guiding Force Developers Pvt. Ltd., M/s Arizona Developers Pvt. Ltd and M/s Immense Builders Pvt. Ltd., being group companies incorporated under the Companies Act, 1956 having their Registered Office at A-153, Okhla Industrial Area, Phase-III, New Delhi 110020 (hereinafter referred to as "Land Owners/Licensees") through their duly constituted attorney M/s RPS Infrastructure Limited having its Registered office at 1117-1120, 11th Floor, Tower-'B', DLF Towers, Jasola District Centre, New Delhi-110025 acting through authorised representative Mr. Vinay Garg duly authorized vide board's resolution dated 4th May 2016 and Ranu alias Renu daughter of Sh. Amir Singh and Vikash son of Sh. Amir Singh both residents of H. No. 2/182, Thakurwada, old Faridabad, Haryana, (hereinafter referred to as "Land Owners/Licensees") through their duly constituted attorney Mr. Anshu Singal S/o Mr. M. P. Singhal R/o D-16 Kamla Nagar, Delhi- 110007, the Land Owners/Licensees are hereinafter collectively referred to as "Confirming Parties"), which expression shall unless repugnant to the context hereof mean and include their successors, representatives, nominees and assigns of the Second Part

For RPS Infrastructure Ltd.

CONTD...P.3...

ATTESTED
For Sub Registrar
Faridabad

11.8 AUG 2021

Vinay

:: 3 ::
IN FAVOUR OF:

Shri Deepak Prashad S/o Shri Tok Lal Sharma and Shri Ganesh Prasad S/o Shri Tok Lal Sharma, Both Resident of Flat No. 501, Tower No. B-12, RPS Savana, Sector-88, Kheri Kalan, Faridabad, Haryana-121002 (hereinafter referred to as the "Vendee" which expression shall, unless repugnant to the context hereof mean and include his/their heirs, successors, legal representatives, executors and assigns) of the Third Part.

The Vendor, Vendee and the Confirming Parties are hereinafter collectively referred to as the "Parties" and individually as the "Party" as the context demands.

The Vendee may be male, female, company, firm, trust etc., the expressions he, him, she, her, himself, it, itself etc. in relation to the Vendee shall be deemed as modified and read suitably as the context requires.

WHEREAS:

- a. The Vendor has developed an Independent Residential Plotted Colony Project, over a piece and parcel of free hold land admeasuring 19.98 Acres situated in revenue estate of village Baselwa in Urban Estate, Sector - 88, Faridabad, Haryana (hereinafter referred as "Project Land") named as "RPS PALMS" by entering into collaboration agreements/agreements with the Land Owners/Licensees and after obtaining license no. 8 of 2010 dated 19.01.2010, Chandigarh (DGTCP) under the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules, 1976 made thereunder (hereinafter referred as "Colony/Complex/Project");
- b. There is a parcel of land measuring about 5 acre adjacent to the said project land, also under the said collaboration to be licenced as part of the said RPS Colony in due course and further, in order to expand more the said RPS-Palms Colony, the Vendor is in process of acquiring more parcel of land and obtaining licences in respect thereof which, in due course, all being formed part of said RPS Palms Colony;
- c. Pursuant to the said Collaboration Agreement, the said Land Owners/Licensees have executed General Power of Attorney in favour of the Vendor with absolute powers and authority to deal with and to do all acts, deeds, matters and things related with the said Colony and the said Project Land including sale of individual units and execution of sale deeds/conveyance deeds and any other deeds/agreements and to get the same registered in favour of Vendee and/or other prospective Buyers/Allottee(s) which the said Confirming Parties hereby confirm;

For RPS Infrastructure Ltd

CONTID... P 4...

ATTESTED
For Sub Registrar
Faridabad

11 AUG 2021

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The Vendor has allotted vide Flat Buyer's Agreement dated 26-02-2011 and agreed to sell a Residential Unit No. D-62-SF on Plot No. F-172 having approx. plot area of 270 Sq. Yds. (Old Plot no. D-62) on Second Floor admeasuring super built up area of 1400 Sq. Ft. to the Vendee in the said Colony (hereinafter referred to as "Flat/Unit/Apartment") and the Vendee had entered into Flat Buyer's Agreement to purchase the same on the terms & conditions as stipulated and contained therein;

The Vendee after having satisfied himself/herself/themselves/itself with the facts aforesaid and having inspected the relevant record relating to the title of said Project Land, the Licence and various approvals, has agreed to purchase the said Flat/Unit for the consideration and upon the terms and conditions stipulated in this Conveyance Deed and on the specific assurance that the Vendor is legally entitled and fully competent to sell the said Flat/Unit in the said Colony;

The Vendor pursuant to the aforesaid is desirous of executing this Conveyance Deed of the flat in favour of the Vendee and the Vendee is also desirous to the same.

NOW THEREFORE THIS DEED OF CONVEYANCE IS WITNESSTH AS UNDER:

1. That in consideration of Rs. 29,35,200/- (Rupees Twenty Nine Lacs Thirty Five Thousand Two Hundred Only) having been paid by the Vendee the receipt of which the Vendor hereby acknowledges, the Vendor hereby grants, conveys and transfers all its rights, title and interest in respect of Residential Unit No. D-62-SF on Plot No. F-172 having approx. plot area of 270 Sq. Yds. (Old Plot no. D-62) on Second Floor admeasuring super built up area of 1400 Sq. Ft. situated in aforesaid Colony "RPS PALMS", RPS City, Village-Baselwa, Tehsil Faridabad, Sector-88, Faridabad, District Faridabad, Haryana, herein referred to as the "Flat/Unit/Apartment", alongwith proportionate, undivided, impartible share, only in the land underneath the building in which the said residential unit is located, together with proportionate right to use in the common areas and facilities including all ways, paths, passages, and appurtenances whatsoever to the said flat to HAVE, HOLD AND ENJOY UNTO THE VENDEE, absolutely and forever.

CONTD...P.5...

ATTESTED

**For Sub Registrar
Faridabad**

For RPS Infrastructure Ltd.

Vinay

Singh

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that the provision for **One open car parking space** for the said unit within the said Plot is attached therewith. These parking spaces would be an integral part of the said Residential Unit, the Vendee undertakes not to sell/transfer/deal with the parking space independent of the said Residential Unit.

that, the Vendor has handed over peaceful vacant physical possession of the said Residential Unit to the Vendee and the Vendee has received the vacant physical peaceful possession of the said Residential Unit and has accepted the same to his/her their satisfaction, including (without limitation) in terms of specification, built-up area, construction quality, finishes, etc. and the Vendee acknowledges that only after satisfying himself he has taken over possession of the said Unit. Hereinafter, the Vendee shall be absolutely entitled to use, enjoy the said Unit and derive all profits and benefits as absolute owner thereof.

4. That from the date of obtaining possession the vendee shall be responsible for maintenance and upkeep of the said Residential Unit and shall not hold the Vendor and/or the Developer responsible and/or liable in respect of the said Residential Unit for defect, if any thereto, for any reason whatsoever.
5. The maintenance of the said residential Unit shall be the exclusive responsibility of the Vendee. Further, the Vendee shall neither himself do, nor permit any person to do anything that cause or may cause, damage to any part of the adjacent residential unit/s etc. or violates the applicable rules or bye-laws of the Colonizer/Local Authorities/Government.
6. The Vendee agrees and undertakes that he shall not object to the Vendor constructing or continuing to construct other buildings adjoining the said Residential Unit. The Vendee agrees that in case, at any stage further construction on the said Plot or the adjacent units becomes permissible under law, the Vendor and/or the Developer shall have the sole and exclusive right to undertake such construction without any objection or claim from or recourse to the Vendee. The Vendor and/or the Developer shall always have right to alter the plans of the said Plot/adjacent unit without any objection or claim from the Vendee in any manner whatsoever, if the alteration proposed to be made is in compliance with applicable laws.

CONTD..P.6..

ATTESTED
Sub Registrar
Faridkot

For RPS Infrastructure Ltd.

Vinay
Authorised Signatory

Infrastructure Ltd

Vinay

Vinay

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7. The Vendee shall use the said Residential Unit for residential purposes only and shall not use the said Residential Unit or permit the same to be used for purposes other than residential purposes or for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of other units adjacent to the said Residential Unit or in any manner interfere with the passage or amenities available for common use. The Vendee agrees and undertakes to park his/ her vehicle only on the demarcated parking space and shall ensure that Vendee's guests park their vehicles in such a manner which shall not cause inconvenience or hindrance in pedestrian movement and to co-occupants/ other residents in the colony. The Vendee has undertaken and doth hereby undertake that the Vendee shall be solely responsible and liable for violations, if any, of any of the provisions of the law of the land and applicable rules, regulations and directions by the DGTCP/ HUDA or any other competent authority and the Vendee shall indemnify and keep indemnified the Vendor from any liability and/or penalty in this regard.
8. The Vendee, if resident outside India, NRI and/or PIO shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, Reserve Bank of India Act, and other applicable laws including that of remittance of payment(s) and for acquisition of the immovable property in India. The Vendee represents that he is in compliance with all the laws that need to be complied with by him for execution of this Conveyance Deed.
9. The Vendee has paid/shall bear all expenses of the Stamp Duty, Registration charges and all other incidental and legal expenses for execution and registration of the Conveyance Deed in respect of the said Residential Unit in favour of the Vendee. The Vendee has paid applicable Stamp Duty and ancillary charges on this Conveyance deed and in future, if any demand is raised/or any penalty is imposed due to any deficiency/short fall in the stamp duty and/or any other charges paid in respect of said Residential Unit, the Vendee shall be solely liable to pay and bear the said demand and penalties and shall keep the Vendor/Developer fully harmless and indemnified in this regard.
10. That the Vendee may undertake only internal alterations in the said Residential Unit if so permissible under law but only under written intimation to the Vendor and the Developer/Maintenance Agency. For clarity, the Vendee shall not be allowed to effect any of the following changes/alterations :

CONTD..P.7..

ATTESTED
For Sub Registrar
Faridabad

Vinay
Authorized Signatory

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change which may cause damage to the structure (columns, beams, slabs etc.). In case any damage is caused to an adjacent unit or common area, the Vendee shall get the same repaired at his own cost and expenses and shall be liable to all third parties for the damage so done.

Changes that may affect the façade of the said Residential Unit (including, without limitation, changes in windows, tampering with external treatment, changing of wardrobe position, changing the paint colour of balconies and external walls, putting different grills on doors and windows, covering of balconies and terrace with permanent or temporary structures, hanging or painting of signboards etc.). It is specifically made clear that these changes are not permitted keeping in view the uniformity of design of the said Plot.

- c. Making encroachments on the common spaces around the said Residential Unit.
11. The Vendee has paid the Sale Consideration to the Vendor and/or to the Developer and it is hereby declared by the Vendee that there is no sum recoverable by the Vendee from the Vendor on account of any claim/compensation for any work, damages, delay in possession and/or increase/decrease in super built up area in respect of said unit.
12. That the Vendee has agreed to pay demand of taxes of all and any kind whatsoever, whether levied or leviable, now or in future, on land, building and/or construction of building or Colony or Floor in proportion to the super area of his Unit and for this purpose the Vendor or any other agency appointed by the Vendor shall make such apportionment as may be appropriate considering the area of the Unit to the total area of the building/Colony in which such Unit is located, and the same shall be conclusive, final and binding upon the Vendee. Unpaid dues if any of such demand as levied against the residential unit shall always remain charge on the Unit.

CONTD..P.8.

For RPS Infrastructure Ltd

Vinay

Authorized Signatory

ATTESTED

For Sub Registrar
Fardabad

Signature

For RPS Infrastructure Ltd

Vinay

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13. In the event the Vendor/ Maintenance Agency lawfully arranges for the bulk supply of electrical energy, the Vendee herein agree to abide by all conditions of the sanction of bulk supply including but not limited to waiver of the Vendee's rights to apply for individual/ direct electrical supply connection directly from DHBVN or any other authority responsible for supply of electrical energy. The Vendee also agrees and undertakes to sign, execute and affirm all other documents as may be required by the Vendor/ Maintenance Agency from time to time for the purpose of availing the electricity supply/ connection for the Vendee. The Vendee agrees to pay the deposits, charges for bulk supply of electrical energy and any increase thereof, as may be demanded by the Vendor/ Maintenance Agency from time to time. It is agreed by the Vendee that the above said charges shall be in addition to the electricity consumption charges. It is further agreed and accepted by the Vendee that the supply of the electrical energy shall be subject to availability of the same and the Vendee herein shall not claim any loss or damage, whether direct or consequential, from the vendor/Maintenance Agency, in the event of low/ high voltage, low/ high frequency, inconsistent or non-availability of the same for the reasons beyond the control of the Vendor/ Maintenance Agency.

14. That if the Vendor or the Maintenance Agency makes provision for common water supply to the said Colony-RPS PALMS, the Vendee herein undertakes to pay on demand to the Vendor or the Maintenance Agency, proportionate share as determined by the Vendor or the Maintenance Agency towards providing the same. The Vendee further undertakes that it shall never default in payment of water consumption charges as determined by the Vendor or the Maintenance Agency.

15. That notwithstanding the fact that a portion of the common area has been included for the purpose of calculating the super built up area of the flat, it is made clear that it is only the built up area of the flat, to which the Vendee shall have the exclusive right and the inclusion of the common areas in the computation of super built up area does not confer any exclusive title/right thereon by the Vendee.

CONTD..P.9..

ATTESTED

For Sub Registrar
Faridabad

RPS Infrastructure Ltd.

Vinay

Abhishek

16. USAGE RIGHTS:

- (a) In case the Vendee has been allotted the ground floor, the Vendee understands, agrees and confirms that he shall have the exclusive rights for usage only in respect of the entire area of the rear lawn and balance of the front lawn on the said plot excluding the area required for car parks and driveway/ walkway as per the building bye-laws/ guidelines. The Vendee undertakes that he shall not construct any structure temporary or permanent, whatsoever in the front or rear lawns or violate rules and regulations as may be applicable to the said unit. However the Vendee shall have limited access to the terrace only for purposes of checking, repairing and replacement of water tanks, TV/ Dish Antenna, cable connection, telephone connections.
- (b) In case the Vendee has been allotted first floor and/or second floor, the Vendee shall have the right to **use 100% of the terrace area** as depicted and demarcated on terrace of the said unit. The Vendee further agrees and confirms that in case of any increase in FAR as permissible from the concerned authorities then he will not raise any objection of any kind under any circumstances what so ever may be for any of such additional permissible construction by the Vendor. Further such additional area/unit constructed upon such terrace shall be the sole property of the Vendor, and all rights, title and interest in the said area/unit shall exclusively vest with the Vendor, however such terrace rights will be shifted on the new terrace accordingly. The Vendee undertakes that, he shall not construct any structure temporary or permanent, whatsoever on the terrace or violate the applicable Acts, Rules, Regulations, Notifications, Standing Orders etc. to the building, either by statutory authorities or any association or agency responsible for the maintenance of the colony.
17. That the Vendee undertakes to enroll himself as a member of the Resident Welfare Association (RWA) upon payment of necessary fee for membership and undertaking to abide by its rules and regulations stipulated by the Association in future as applicable from time to time.
18. That, the Vendee shall have to seek a 'No Dues Certificate' from the Maintenance Agency prior to transfer of possession as permitted under applicable laws, in case of Vendee sells, transfers or otherwise dispose of the said Unit to any third party and in case there remains any arrears due and payable to the Maintenance Agency and/or the Vendor, the Vendee undertakes that he/she/they/it shall clear such amounts prior to creating any third party rights, title or interests in respect of the said Unit. Unpaid dues if any as levied against the unit shall always remain charge on the Unit.

For BPS Infrastructure

ATTESTED

CONTD...P.10...

For Sub Registrar
Fardabad

19. That in case the Vendee leases out his unit on rent to any Third Party, then he shall submit duly attested copy of all related documents viz. Rent Agreement/lease deed, lessee's details to the Vendor / Developer / Maintenance Agency for information and record and the Vendee shall always remain responsible to the Vendor/Maintenance Agency or Authorities for all acts/deeds of such lessee and also for payment of any and all dues as levied against the residential unit by the Vendor/Maintenance Agency from time to time.
20. The Vendee shall abide by all the laws, bye-laws, rules and regulations of the Government / Local Authorities as also of the said RWA etc. relating to or applicable to the said flat as well as the said RPS Palms colony.
21. The Vendee shall not claim proprietary rights on any part of the roads, artery roads and side walls, lawn areas, terrace areas, open to sky areas etc. or any other common areas, common amenities as the same shall continue to remain with the Vendor, as the said specific flat only is being conveyed to him and no other part of the said complex. However Vendee shall have right to use lawn area and terrace area provided for the use with Ground floor, First floor and Second floor of residential units respectively. That the Vendor alone shall be entitled to obtain refund of various securities deposited by it during construction of the said Colony with various Government/Local authorities etc.
22. That the said Colony shall always be known as "RPS PALMS, RPS City" and the name of the said Colony shall never be changed by vendee and /or jointly by the Vendee and owners of the other residential units in the Colony.
23. That except for the Residential Unit / Flat / Apartment sold / conveyed / transferred herein and the necessary easement rights pertaining thereto all the residuary right in the building and the Colony shall continue to vest in the Vendor till such time as the same are not allotted, sold or otherwise transferred to any particular flat(s) owner(s) and/ or handed over to any municipal or Government Authorities or the duly constituted Association of Unit owners in due course of law.
24. That the project Land under the said RPS-Palms Colony includes parcels earmarked for construction of flats for Economically Weaker Sections (EWS) and community facilities like schools, shops, dispensary etc and the buildings constructed/to be constructed thereon. The Vendee shall have no claim on such parcels of land in the Colony and /or the buildings thereon as these are not within the scope or purview of this Conveyance Deed in any manner whatsoever.

For RPS Infrastructure

ATTENDED

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For Sub Registrar
Karidabad

[Handwritten signature]
For RPS Infrastructure Ltd
Vinay

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Vinay

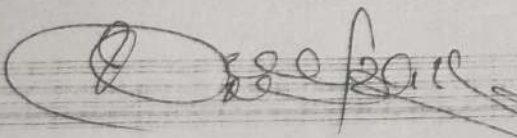
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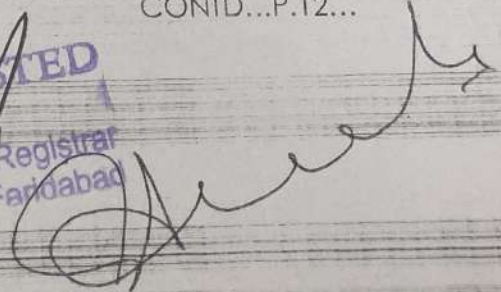
The Vendee shall not install wiring for electrical or telephone installation, television antenna, machinery or air-conditioning units etc., on the exterior parts of the said Residential Unit or in common areas without the consent of the Vendor or the allottees/owners/occupants of the other floors/units in the building which will not be unreasonably refused.

26. All the agreements or covenants hereinbefore mentioned as given by the parties hereto to each other shall be attached to and run with their respective portions of the said property to which may relate.
27. Common walls built between adjoining Residential Units shall be jointly owned and used equally for support whether vertical or lateral, etc. by the respective Unit Buyers.
28. That all taxes whether levied or leviable in respect of the said residential unit from the date of allotment shall be payable and paid by the Buyer.
29. That the Vendee shall not do or caused to be done any such activities in the said Unit which are prohibited under any act, law, notification, standing orders etc.
30. That the said RPS Palms Colony may be expanded with the permission of the DGTCP. In case the Vendor expands the said RPS-Palms Colony by adding one or more parcel of land after obtaining requisite sanctions thereof forming part of said RPS-Palms Colony, all the services amenities/communities of the said RPS-Palms Colony and the aforesaid parcel of land shall be laid/constructed collectively and the Vendee shall have no objection or claim of any nature whatsoever in the same.
31. That the Vendor and /or its nominee Maintenance Agency shall look after the maintenance and upkeep of the common area and facilities in the Colony/ Complex and the Vendee hereby agrees to enter into separate Maintenance Agreements with Maintenance Agency and pay maintenance charges, security deposit, contribution towards sinking /replacement fund etc. as may be demanded by the Maintenance agency or Vendor. The activities and responsibilities of maintenance shall be transferred and handed over in due course to any Authority or a Body/Association of the Unit Owners in terms of applicable laws.

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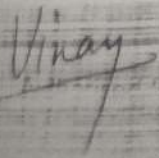

For RPS Infrastructure Ltd.

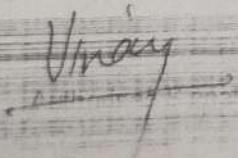
ATTESTED
For Sub Registrar
Fardabad

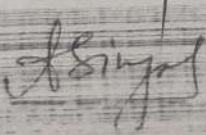


For RPS Infrastructure Ltd.

For RPS Infrastructure Ltd.


Vinay


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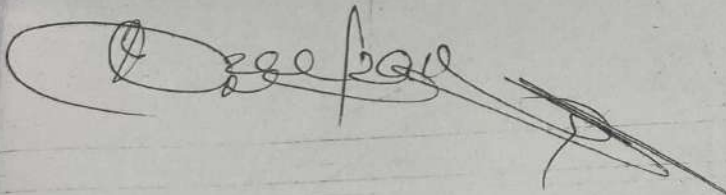
32. That the Vendee shall be under obligation and is bound to execute a separate Maintenance Agreement with the Vendor and/or the Maintenance Agency, if not already executed, with regard to terms and condition of maintenance of the scheme and shall be bound by the rules & regulations of the Maintenance Agency. The said Maintenance Agreement shall, inter alia, define the scope of maintenance of various services & facilities in the scheme and the charges payable by the Vendee in respect thereof.
33. That the Vendor shall indemnify and keep indemnified the Vendee from and against all demands, claim, losses that may be suffered by the Vendee arising on account of any defect in the title of the Vendor to the Residential Unit.

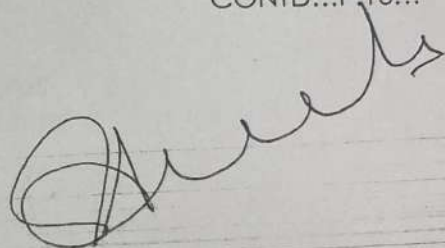
SCHEDULE OF PROPERTY

Unit No. D-62-SF on Second Floor of Plot No. F-172 having a super built up area of 1400 Sq. Ft. situated in "RPS PALMS", RPS-City, Sector-88, Faridabad.

This Conveyance Deed is being presented for registration by Mr. Murkesh Kumar S/o Sh Rattan Lal duly authorized vide Board resolution dated 4/5/2016 before the Sub Registrar Office, Faridabad, Haryana.

CONTD...P.13...





Asing

Vinay

Vinay

ATTESTED
For Sub Registrar
Faridabad

7131

:: 13 ::

WITNESSES WHEREOF the above named Vendor and Vendee have affixed their
signatures on this conveyance deed on the day, month and year first above written
in the presence of witnesses.

VENDOR

For RPS INFRASTRUCTURE LTD.

For RPS Infrastructure Ltd.

Vinay
AUTHORISED SIGNATORY

CONFIRMING PARTIES

M/s Guiding Force Developers Pvt. Ltd.,
M/s Arizona Developers Pvt. Ltd. and
M/s Immense Builders Pvt. Ltd.
Through - RPS Infrastructure Ltd.
For RPS Infrastructure Ltd.

Vinay
Mr. Vinay Singh
(AUTHORISED SIGNATORY)

Ranu and Vikas
Through Attorney

Anshu Singal
(ANSHU SINGAL)

VENDEE

Ranu and Vikas

Anshu Singal

ATTESTED
For Sub Registrar
Faridabad

Kas Mendiratta
KAS MENDIRATTA
ADVOCATE
Dist. Court Sector-12, Faridabad
M: 98701-27527

Gyanendra Singh
Gyanendra Singh
51, Bhakra Singh
V. P. O. Bhakra Singh
fwp

Kas Mendiratta
KAS MENDIRATTA
ADVOCATE
Dist. Court Sector-12, Faridabad
M: 98733-0007