

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 24/02/2025

Certificate No. G0X2025B119



GRN No. 127455760



Stamp Duty Paid : ₹ 942000

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ss Group Pvt Ltd

H.No/Floor : 77

Sector/Ward : 44

LandMark : Near Ramada Hotel

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 85*****14

Others : Shiva Profins Pvt Ltd as confirming party



Buyer / Second Party Detail

Name : Umesh Kumar

H.No/Floor : 903

Sector/Ward : 4

LandMark : Devika Apartments Vaishali

City/Village : Sahibabad

District : Ghaziabad

State : Uttar Pradesh

Phone : 85*****14

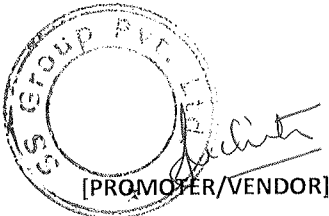
Others : Renu Bala

Purpose : Conveyance Deed

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

- | | | |
|---------------------------------|---|------------------------------------|
| 1. Type of Deed | : | Conveyance Deed |
| 2. Village/Sector/City | : | Village Badha, Sector 85, Gurugram |
| 3. Segment/Block Name | : | SS Leaf, Group Housing Complex |
| 4. Type of Property | : | Residential Apartment |
| 5. Carpet Area | : | 1479 Sq. Ft. |
| 6. Built-up Area | : | 2167 Sq. Ft. |
| 7. Transaction Value | : | Rs. 1,56,97,180/- (Excluding GST) |
| 8. Stamp duty | : | Rs. 9,42,000/- |
| 9. Stamp Certificate No. & Date | : | G0X2025B119 Dated: 24.02.2025 |



[PROMOTER/VENDOR]

[Signature]
[OWNER/CONFIRMING PARTY]

[Signature]
[VENDEE(S)]
[Signature]

वसीका संबंधी विवरण

वसीका का नाम CONVEYANCE URBAN AREA WITHIN MC

तहसील/सब-तहसील- Manesar

गांव/शहर- Huda Sectors

स्थिति- Sec 85

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

पंजीकृत कॉलोनी

पता : 4a, THE LEAF B5, The Leaf Gurgaon, Leaf, Near Power House, 122004

धन संबंधी विवरण

राशि- 15697180 रुपये

कुल स्टाम्प शुल्क- 941830 रुपये

स्टाम्प नं- G0X2025B119

स्टाम्प का मूल्य- 942000 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan:129090087

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- SURENDER ADV

सेवा शुल्क- 200

भूमि का विवरण

निवासीय

2812 Sq. Feet

स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- H3M6HC4

प्रॉपर्टी नं- 4a

मालिक- MR UMESH KUMAR, MRS RENU BALA

पता- 4a, THE LEAF B5, The Leaf Gurgaon, Leaf, Near Power House, 122004

यह प्रलेख आज दिनांक 06-03-2025 दिन गुरुवार समय 3:18:00 PM बजे श्री/श्रीमती/कुमारी S S GROUP PVT LTD द्वारा KAILASH SAINI OTHER निवास SS HOUSE PLOT 77 SEC 44 GURUGRAM द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

S S GROUP PVT LTD

संयुक्त उप पंजीयन अधिकारी Manesar

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

दिनांक 06-03-2025

संयुक्त उप पंजीयन अधिकारी Manesar

S S GROUP PVT LTD

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी UMESH KUMAR पुत्र BALDEV RAJ RENU BALA पत्नी UMESH KUMAR हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता 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 SURENDER पिता SATPAL निवासी ADV GURUGRAM व श्री/श्रीमती/कुमारी SANDEEP पिता KUDERAM निवासी RAMPURA GURUGRAM ने की। साक्षी सं. 1 को हम जम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 06-03-2025

संयुक्त उप पंजीयन अधिकारी Manesar

Sub Registrar

This **CONVEYANCE DEED** is made at **Manesar** on this ____ day of _____, 20____:

BY

M/S SS GROUP PRIVATE LIMITED (CIN No. U70109HR2010PTC048739) (PAN-AAPCS5288Q), a Company registered under the Companies Act, 1956, having its corporate office at SS House Plot No. 77, Sector-44, Gurgaon (HR)-122003, [Hereinafter called the "**PROMOTER/VENDOR**" which expression shall mean and include its successors in business, representatives, nominees and permitted assigns] through its/ their Authorized Signatory **Mrs. Suchita Wadhawan** (Aadhar No. 4448-5799-6388) who has been authorized to sign and execute the Conveyance Deed vide board resolution dated **18.07.2024**

AND

M/S SHIVA PROFINS PRIVATE LIMITED (CIN No. U74899HR1994PTC066413) (PAN-AAACS6910N), a company incorporated under the provisions of the Companies Act, 1956, having its registered office & Corporate Office at SS House Plot No. 77, Sector-44, Gurgaon (HR)-122003, hereinafter referred to as the "**OWNER/CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors in business, representatives, nominees and permitted assigns) through its/ their Authorized Signatory **Mrs. Suchita Wadhawan** (Aadhar No. 4448-5799-6388) who has been authorized to sign and execute the Conveyance Deed vide board resolution dated **18.07.2024**.

PROMOTER/VENDOR and OWNER have duly authorised and **Mr. Kailash Saini** (Aadhaar No.- 640201124131) S/o Sh. Lal Singh Saini to appear before the Sub Registrar and present the above Conveyance Deed vide their respective board resolutions dated **18.07.2024**


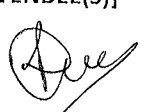
IN FAVOUR OF

MR. UMESH KUMAR (Aadhaar No. 7820 0079 7161 and PAN- AASPK3666L) S/o Mr. Baldev Raj and **MRS. RENU BALA** (Aadhaar No. 2759 2925 2479 and PAN- AGAPA0024C) W/o Mr. Umesh Kumar both R/o R/o 903, Devika Apartments, Vaishali Sector- 4, I.E Sahibabad, Ghaziabad, UP- 201010 [Hereinafter called the "**VENDEE(S)**" which expression shall, unless repugnant to the context thereof, mean and include his/her/their heirs, successors, legal representatives, executors, and assigns] of the **OTHER PART.**

(Hereinafter **PROMOTER/VENDOR**, **OWNER/CONFIRMING PARTY** and **VENDEE(S)** are collectively referred to as "Parties" and individually as "Party" as the context demands).


[PROMOTER/VENDOR]


[OWNER/CONFIRMING PARTY]


[VENDEE(S)]


Reg. No.

Reg. Year

Book No.

16203

2024-2025

1



विक्रेता

क्रेता

गवाह

उप/संयुक्त पंजीयन अधिकारी

विक्रेता :- thru KAILASH SAINI OTHER S S GROUP PVT LTD

क्रेता :- UMESH KUMAR RENU BALA

गवाह 1 :- SURENDER

गवाह 2 :- SANDEEP

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 16203 आज दिनांक 06-03-2025 को बही नं 1 जिल्द नं 386 के पृष्ठ नं 138.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 3764 के पृष्ठ संख्या 86 से 87 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 06-03-2025

उप/संयुक्त पंजीयन अधिकारी Manesar

Sub Registrar
Manesar (Haryana)

WHEREAS

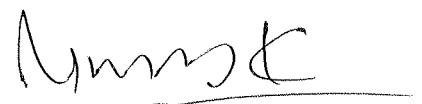
- A. The OWNER is the absolute owner and in possession of land measuring Rect. No.13// Kila no.1min, Rect. No. 14// Kila no. 5/2, 2/2, 7/2, 8/1, 8/2, 9/1, 9/2, 10, 11, 12/1, 12/2, 12/3, 13, 14/1, 18/1, 19, 22/1, 22/2, Rect. No. 27// Kila No.2/1 totally admeasuring 11.093 acres (approximately 44893 square meters) situated at Village Badha, Sector-84-85 in Tehsil Manesar and District Gurugram ("Said Land") vide sale deed(s) registered as document no. 1472, 1473, 1474, 1475, 1476, 1477, 1480 and 1481 all dated 18.02.2010 at the office of the Sub-Registrar, Gurgaon.
- B. The Director, Town and Country Planning, Haryana ('DTCP'), had granted the License to the OWNER to develop a group housing colony on the said land vide License No. 81 of 2011 dated 16.09.2011.
- C. The OWNER and the PROMOTER mutually agreed to take participation of each other in the development of the 'said Land' and an agreement was executed between the parties on 30th September, 2011 on terms and conditions stipulated therein.
- D. The PROMOTER/VENDOR has, in accordance with terms of license granted by DTCP and building plans approved vide Memo No. 48267 dated 08.08.2013, developed and constructed Group Housing Complex on the 'said land' in the name of '**The Leaf**' comprising of multistoried apartment(s)/building(s), Convenience Shops, Community Building (Club), parking spaces and other utilities & landscaping (hereinafter referred to as the 'said Group Housing Complex').
- E. The PROMOTER/VENDOR has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Haryana Real Estate Regulatory Authority at Gurugram vide registration no. **23 of 2019**.
- F. The Director, Town & Country Planning, Haryana had issued Occupation Certificate (s) for Buildings/Blocks B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, T-1, T-2, T-3, EWS Block, Convenient Shopping Center and Community Building with swimming pool situated in the said Project vide Memo. No. ZP-836/SD (DK)/2021/21036 dated 24.08.2021 & ZP-836/SD (DK)/2022/12515 dated 09.05.2022 and ZP-836/SD (DK)/2022/17714 dated 28.06.2022.
- G. The PROMOTER/VENDOR vide agreement dated **12TH December, 2013** agreed to transfer, sell and convey to the VENDEE(S) and the VENDEE(S) agreed to purchase residential Apartment bearing Apartment No. **4A** having Carpet Area of **1479** square feet approximate on **4th** floor of Building /Tower **B-5 ("Building")** along with **Two** reserved car Park Space in the basement located in the 'said group housing complex'




[PROMOTER/VENDOR]



[OWNER/CONFIRMING PARTY]



[VENDEE(S)]

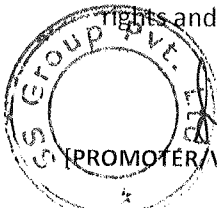


with right to use the common areas and facilities, water supply arrangements and installations such as Power, Light, Sewerage, etc. and including all easements rights attached therewith hereinafter referred to as the **"SAID APARTMENT"**, on the terms and conditions agreed upon and between the VENDOR and VENDEE, contained in the said agreement.



- H. After obtaining the occupation certificate in respect of the said Building, the Promoter/Vendor offered the possession of the said apartment to the Vendee and the VENDEE acknowledges having taken over the possession of the same to its/his/her entire satisfaction complete in all respects without any defects or deficiency of any kind whatsoever.

NOW THEREFORE, THIS DEED OF CONVEYANCE WITNESSETH AS UNDER:

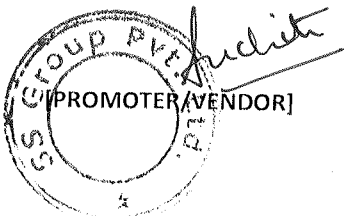
1. In consideration of a total sum of Rs. **1,56,97,180/- (Rupees One Crore Fifty Six Lakh Ninety Seven Thousand One Hundred Eighty Only) (Excluding Taxes)** already paid by the VENDEE(S) to the VENDOR, the receipt whereof the Vendor, hereby acknowledge and admit and nothing remains due, except whatever has been made specifically made payable, as per terms stipulated hereinafter, the VENDOR and OWNER do hereby grant, convey, transfer, assure and assign unto the Vendee all THAT PIECE AND PARCEL of the **'SAID APARTMENT'** more particularly described in the **SCHEDULE A** and floor plan of the said Apartment is annexed hereto and marked **SCHEDULE B**, given hereunder along with its common undivided and impartible rights in land underneath together with all ways, paths, passages, rights, liberties, privileges, easements, benefits appurtenances whatsoever to the SAID APARTMENT or any part thereof, belonging to or in any way appertaining thereto or usually held used occupied or enjoyed or reputed or known as part and parcel thereof appurtenant thereto and to save and to hold the same unto and to the use of the Vendee his/her/its/their successors and assigns, heirs, executors, administrators, absolutely and forever subject to the exceptions, reservations, conditions and covenants hereinafter contained. The aforesaid sale consideration includes the proportionate amount of External Development Charges till date of grant of License as the Vendee share of the charges payable to the Govt. for the provisions of External Development and/or peripheral services. The Vendee further agrees to pay proportionate additional External Development Charges/ Infrastructure Development Charges/ Infrastructure Augmentation Charges or any other charges which may be levied in future by any Govt. or local authority for the provision of said services attributable to the 'said Group Housing Complex'.
2. That the Vendor hereby assures and declares that they are the sole, absolute exclusive and rightful owners and have clear title of the Apartment under transfer and are fully competent and have all rights and power to sell and the same is also free from all sorts of encumbrances.


[PROMOTER/VENDOR]


[OWNER/CONFIRMING PARTY]


[VENDEE(S)]


3. That all dues, demands, taxes, duties, liabilities, if any, shall be borne by the Vendee in proportion to the areas of the said Apartment under sale till such time the same is not separately assessed or determined by the Govt. or the other concerned local authorities.
4. That the Vendor has paid compensation of Rs. 43,61,971/- (Rupees Forty Three Lakh Sixty One Thousand Nine Hundred Seventy One Only) to the Vendee in full and final settlement of all the Vendee's claims of whatsoever nature as per in compliance of order dated 20.08.2024 passed by HRERA Authority, Gurugram and nothing remains due as on date and nothing remains due as on date and nothing remains due as on date. The Vendee undertakes not to stake any further claim in respect of any amount directly/implicitly directed to or connected with the allotment of the aforesaid apartment in Vendee's favour. Vendee further undertake not to institute any litigation of any nature at any subsequent point of time against the VENDOR for claiming compensation towards delay in delivery of physical possession, area, charges, or any other account.
5. That the Vendor have delivered actual, physical and vacant possession of the said Apartment unto the Vendee, absolutely and forever and the Vendee acknowledges having taken over the possession of the same to its/his/her entire satisfaction complete in all respects without any defects or deficiency of any kind whatsoever. The Vendee notwithstanding all terms and conditions, whatsoever it may be, if in contravention, after executing this sale deed, discharges the vendor from all the legal, financial, statutory, obligatory liabilities in the conveyance of this deed. The Vendee has/have made all the due diligence prior to the conveyance deed, concur absolutely with approvals and title, and accept/s the Apartment "as and where". The Vendee with the transfer of the Apartment discharges the vendor from all the complaints, claims, compensations present, past & future with whatsoever reason it may be.
6. That the Vendee has perused the changes made by the Promoter in the buildings(s)/Site plan of the Group Housing Colony from the earlier approved building plans and has/have no objection to the said changes made in the building (s)/Site Plan.
7. That the Vendee shall not demolish or cause to be demolished any structure of the said Apartment or any portion thereof and shall also not make or cause to be made any additions or alterations of any nature whatsoever in the same or in any part thereof.
8. That the maintenance of the common areas and facilities of the 'said complex' shall be managed by the Vendor through its nominated Maintenance Agency and the Vendee hereby agreed to enter into a maintenance agreement for the same with the said agency at the time of taking possession of the said apartment. The Vendee further agrees to deposit and keep deposited with the Vendor/



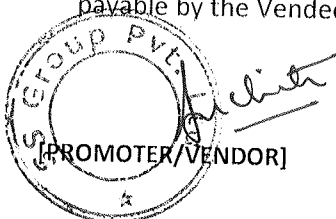
[Signature]
[OWNER/CONFIRMING PARTY]

[Signature]
[VENDEE(S)]


[Signature]

Maintenance Agency interest free maintenance security (IFMS) and shall pay the maintenance charges in the manner determined and demanded by the maintenance agency.

9. That the Vendee shall not harm or cause any harm or damage to the peripheral walls, front, side and rear elevation of the said Apartment in any form. The Vendee shall also not change the colour scheme of the outer walls of painting or external side of the doors and windows and shall not carry out any change in exterior elevation and design.
10. That the Vendee shall not put up any name of sign board, neon-light, publicity or any kind of advertisement material, hoarding, hanging of clothes etc. at the external facade of the building or anywhere on the exterior or on common areas or on roads of the complex and shall be entitled to display its own sign board only at the proper place, provided for the said house.
11. That the Vendee shall not remove any walls of the said Apartment including load bearing walls and all the walls/structures of the same shall remain common between the Vendee and Owners of the adjacent house holder if there are any common wall at all.
12. That the Vendee may transfer by sale, gift or exchange in any way the said Apartment. However, before such transfer, the Vendee shall inform the Vendor of the said transfer by registered post and clear the outstanding maintenance charges or other Govt. Charges, if any.
13. That the Vendee shall not use the said Apartment so as to cause blockade or hindrance of any nature to any common passages, verandahs or terraces or other common facilities and services.
14. That all the expenses of this Conveyance Deed, such as, stamp duty, Registration Fee, Legal charges whatsoever have been paid and borne by the Vendee.
15. That except for the said Apartment sold herein and all common easement rights attached therewith, the entire common areas and facilities provided in the above mentioned GROUP HOUSING COMPLEX and its adjoining area including the un-allotted areas shall remain the property of the Vendor and those shall be seized and deemed to be in control, management and possession of the Vendor and / or the Maintenance Agency (nominated or appointed by Vendor) and the owner/occupants of the individual plot/portions/spaces shall be bound by the rules and regulations made by the Maintenance Agency for the better enjoyment of the said Group Housing Complex and a separate maintenance agreement has been executed between the Vendee and the Vendor and/or the Maintenance Agency in this regard. The said maintenance agreement shall, inter alia, exhaustively define the scope of maintenance of various services and facilities and the charges payable by the Vendee in respect thereof; the Vendee shall not let, sub-let, underlet, assign, lease,




[OWNER/CONFIRMING PARTY]


[VENDEE(S)]




transfer, part with or in any way encumber the said apartment till all dues, of any nature whatsoever, owing to the Vendor/Maintenance Agency or payable hereunder are fully paid before any of the above right is exercised and the Vendee obtains a no-dues certificate from the Vendor/Maintenance Agency for this purpose, which no-due certificate shall not be unreasonably withheld;

16. That the reserved parking space allotted to VENDEE for exclusive use shall be understood to be together with the Apartment and the same shall not have independent legal entity detached from the said apartment. The VENDEE shall not sell/ transfer/ deal with the reserved parking space independent of the said Apartment. In case the VENDEE has applied for and has been allotted an additional parking space, the same can also be transferred only to an Owner of other units in the said GROUP HOUSING COMPLEX and in no circumstances the additional parking space can be transferred to an outsider. The VENDEE shall park his/ her vehicle in the parking space allotted to him/ her and not anywhere else in the said GROUP HOUSING COMPLEX. It is specifically made clear and the VENDEE agrees that the basement and other areas in the GROUP HOUSING COMPLEX reserved for services, maintenance staff etc. shall not be used for parking his/ her vehicles. All such reserved parking spaces allotted to the occupants of the said GROUP HOUSING COMPLEX shall not form part of common areas and facilities of the said Apartment for the purpose of the declaration to be filed by the VENDOR under Haryana Apartment Ownership Act, 1983, as amended. The reserved parking space allotted to the VENDEE shall automatically be cancelled in the event of cancellation, surrender, relinquishment, resumption, and re-possession etc. of the said Apartment under any of the provisions of this Conveyance Deed.
17. That the Vendee shall use car parking space (provided with the aforesaid Unit) only for the purpose of parking a vehicle (Car) and for no other purpose and shall not make any construction on the space provided for car parking or create obstruction of any kind in or around the car parking space, which may hinder the movements of the vehicles. The Maintenance Agency shall have the right to change the location of the facility for car parking at any time provided that the car parking space is not reduced and is within the premises of the said Group Housing Complex. Further, it is clarified that the Vendee shall not be entitled to use or encroach upon the car parking space not provided/allocated to it or to park its vehicle at any other area within the Residential Complex. However, the Vendee will be exclusively entitled to use the car parking space (if provided with the aforesaid Unit) without any interruption, hindrance on the part of the VENDOR;




[OWNER/CONFIRMING PARTY]


[VENDEE(S)]



18. That at the time of renovating, refurnishing, decoration, installing any equipment, furniture, machinery, partition, false ceiling, etc., as also for using said apartment/villa, the Vendee (or their nominee/tenants) shall absolutely regard the fire safety laws, and all other rules and procedure in its letter and spirit. The Vendee (or their nominee/tenants) shall be bound to take a prior permission in writing from the Vendor /Maintenance Agency, Fire Department and any other concerned authorities/department, before undertaking any such job.
19. That the Vendee may get insurance of the consents, laying in said Apartment at their own cost and expenses. The Vendee shall not keep any hazardous, explosive, inflammable Chemical/material etc., which may cause damage to the block building or any part thereof. The Vendee shall always keep the Vendor harmless and indemnified for any loss and/or damages in respect thereof.
20. That the Vendee shall use the said Apartment for purpose of residence only and shall not carry on any of the prohibited activities.
21. That the said 'group housing complex' shall always be known as **"THE LEAF"** and shall never be changed by Vendee and/or jointly by the Vendee/owner of the other Apartments in the said Group Housing Complex/ Building;
22. That all the transferees of the Vendee's interest in the said Apartment/ Unit hereby being sold shall always be bound by the terms and conditions of this Conveyance Deed/ Apartment Buyer's Agreement and shall adhere and conform to the provisions of the Maintenance Agreement executed by the Vendee;
23. At present the fire safety measures at the said Group Housing Complex / Building have been provided as per the existing fire safety code/regulations. If, however, due to any subsequent legislation(s), Government Regulation, Order or directive(s) or guidelines or if deemed necessary by the Vendor, any further fire safety measures are to be undertaken due to additional requirement imposed by the concerned authorities or for the better and/or more purposeful enjoyment of the said Group Housing Complex/ Building, proportionate additional cost in respect thereof shall also be payable on demand by the Vendee;
24. The VENDEE has confirmed and assured the Vendor that he/she/it/they is/are in full agreement with the provisions of this Conveyance Deed in relation to Haryana Apartment Ownership Act, 1983, and shall comply with the provisions thereof as and when applicable and from time to time or any statutory amendments or modifications thereof or the provisions of any other law(s) dealing with the matter. As required by law, simultaneously with the execution and registration of this



[Signature]

[PROMOTER/VENDOR]

[Signature]

[OWNER/CONFIRMING PARTY]

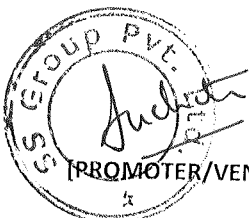
[Signature]

[VENDEE(S)]

[Signature]

conveyance deed, the Vendor(s) shall sign, execute and submit for registration with the Sub-Registrar and get the same registered a DEED OF APARTMENT with regard to the said Apartment/ Unit in the prescribed form in accordance with the provisions of the Haryana Apartment Ownership Act, 1983.

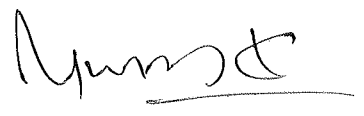
25. The VENDEE agrees and undertakes that the VENDEE shall become a member of any RWA / Apartment Owners' Association/ Society of APARTMENT owners as may be formed and to pay any fees, subscription charges thereof and to complete such documentation and formalities as may be deemed necessary by the Promoter for this purpose, as and when the association is formed.
26. That the Vendee authorises that the Vendor/Promoter shall have the right to make additions to or put additional structures in/upon the said Block or anywhere in the Said Land as may be permitted by the Competent Authority (ies) and such additional structures shall be sole property of the Vendor/Promoter which the Promoter shall be entitled to dispose of in any way it chooses without any interference on the part of Vendee.
27. That the usable terrace provided with Apartments, if any in the said group housing complex shall not be covered by Vendee and shall be used as open terrace only and in no other manner whatsoever.
28. That all the provisions contained in the Apartment Buyer's Agreement referred above and the obligation arising thereunder in respect of the said Apartment/ Block/Group Housing Complex shall equally be applicable to and enforceable against any and all occupiers, tenants, Licensees and/or subsequent purchasers/assignees of the said Apartment, as the said obligation go along with the said Apartment for all intents and purposes.
29. That the rights and obligations of the parties under or arising out this deed shall be constructed and enforced in accordance with the laws of India.




[PROMOTER/VENDOR]



[OWNER/CONFIRMING PARTY]



[VENDEE(S)]



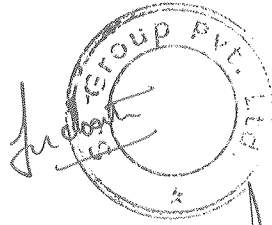
IN WITNESS WHEREOF THE VENDOR, OWNER & VENDEE HAVE SIGNED AND EXECUTED THIS CONVEYANCE DEED ON THE PLACE DAY, MONTH AND YEAR ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES.

WITNESSES :


DRAFTED BY
As per Instruction Given
By Both Parties
SURENDER (ADVOCATE)
Distt. & Session Court, Gurugram (Hr.)

1.

SURENDER
Advocate
Identify as per id.
Distt. & Session Court,
Gurugram (Hr.)


VENDOR/OWNER

2.


Sankar Singh Sharma
Hr.



VENDEE(S)



(SCHEDULE "A" REFERRED ABOVE)
(DESCRIPTION OF THE APARTMENT CONVEYED TO THE VENDEE)

- | | |
|----------------------------|-------------------------------|
| 1- APARTMENT NO. | 4A |
| 2- FLOOR | 4 th |
| 3- TOWER/ BUILDING: | B-5 |
| 4- NAME OF COMPLEX: | THE LEAF, SECTOR 85, GURUGRAM |
| 5- AREA (approx.) | |
| CARPET AREA | 1479 SQ. FT. |
| BUILT-UP AREA | 2167 SQ. FT. |
| SUPER AREA | 2812 SQ. FT. |
| 6- RESERVED CAR PARKING(S) | 2 NO. |

NOTE:


Super area of said Apartment shall be the sum of Specific area of the said apartment and its non-exclusive pro-rata share of common areas in the said Complex and its periphery. The Specific area of the said apartment shall mean the entire area enclosed by its periphery walls including area under walls, columns and half the area of walls common with other premises etc., which form integral part of the said Flat, including internal balcony(ies), if any. The Common Area shall mean all such parts/areas in the said Complex, which the Flat Buyer(s) of the said Flat shall use by sharing with other occupants of the said Complex including corridors land passage, atrium, common toilets, lifts and lift lobby, security/fire control rooms, staircases, munties, lift machine rooms and water tanks. In addition, entire services area in the basement including but not limited to electric substation, transformers, D.G. set rooms, underground water and other storage tanks, pump rooms, Maintenance and Services rooms, fan rooms and circulation areas, etc., shall be counted towards common areas.

The super area of said premises if provided with usable open terrace/s shall also include full area of such terrace(s) however the Flat Buyer (s) shall not cover such terraces and shall use the same as open terrace only and in no other manner whatsoever.



It is specifically made clear that the computation of Super Area of the flat does not include the following:

- a) Sites for Commercial Buildings / premises/ shop(s).
- b) Community Center(Club)
- c) Sites/Building/Area of Community Facilities/Amenities, Nursery School, Dwelling Units for economically weaker Sections /Personnel.
- d) Car parking spaces within GROUP HOUSING COMPLEX:

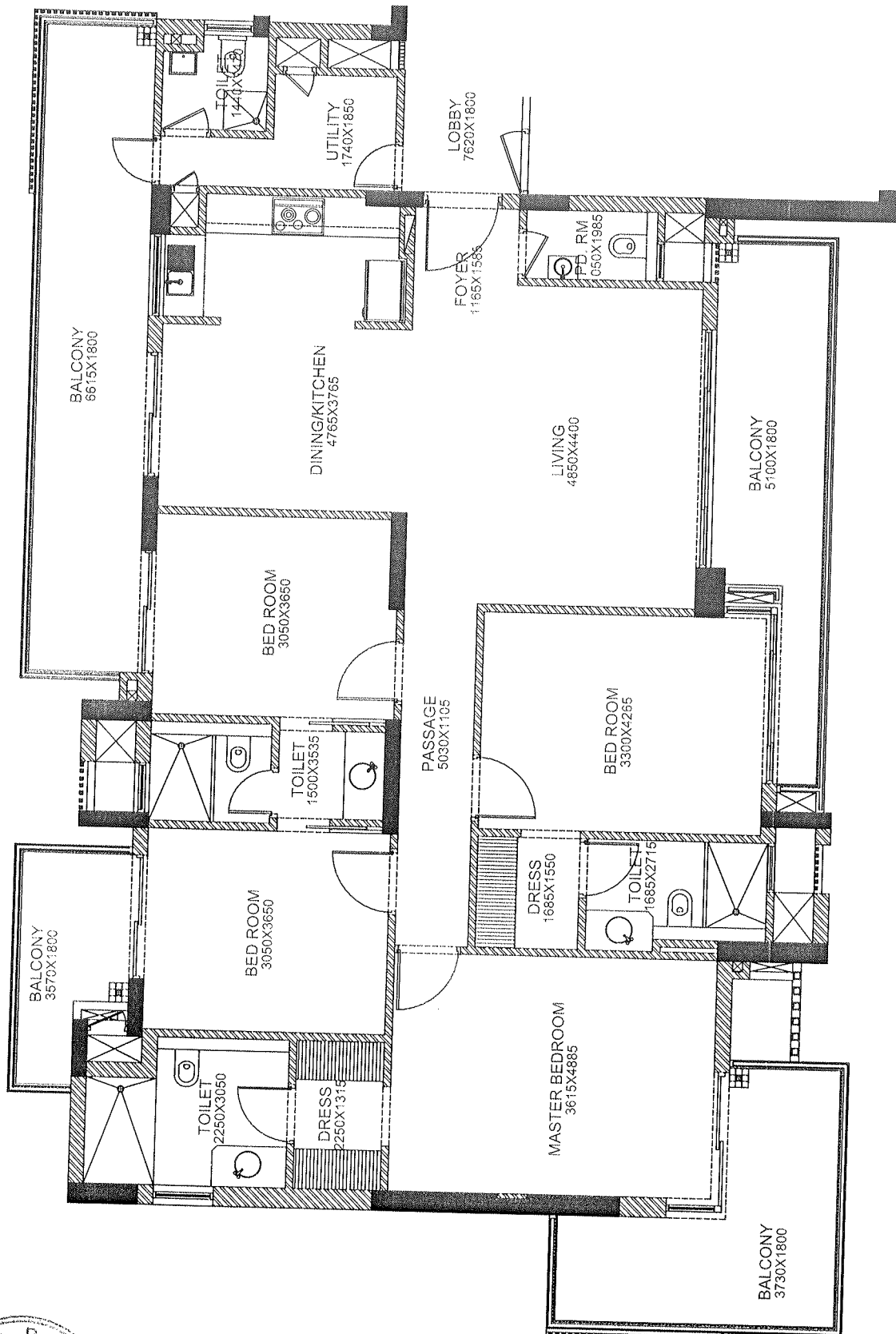
Conversion factor- 1 sq.meter = 10.764 sq.ft.


[PROMOTER/VENDOR]


[OWNER/CONFIRMING PARTY]


[VENDEE(S)]


SCHEDULE 'B': FLOOR PLAN OF THE APARTMENT



NOTE: The Home Buyer(s) has physically visited and seen the apartment, and Seen, reviewed the sanctioned drawings and accepted the modifications made in the as-built floor plan by the developer.

(BUILDING - B5)

UNIT 101
Architect

Architect

Amrutha C. Reddy

