

DEED OF CONVEYANCE

FOR RS. _____=00

THIS DEED OF CONVEYANCE made at Sanand on this
..... day of, 2018.

#2#

BETWEEN

M/S MILAP INFRACON, A partnership firm, having its registered office at Second Floor, Pruthvi Complex, Usmanpura, Ahmedabad through its Authorized Partner – Bipinkumar Dahyalal Thakkar, adult, having address at 15A, Suyog Bungalow, Opp. Safal Parivesh, Prahaladnagar, Satellite, Ahmedabad. hereinafter referred to as the “Said Firm” or the "Vendor" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its partners from time and their heirs, administrators, executors, successors and assigns) of the FIRST PART.

P.A.No.: ABIFM 2102 Q

Aadhaar No. 9000 3218 8004 (Authorized Partner – Bipinkumar Dahyalal Thakkar)

AND

P. A. No. : _____

(As purchaser of _____ No. _____)

(As member of The _____ Co. Operative Service Society Limited with _____ Sq. Mtrs. of Undivided Land in Final Plot No. 93+148/2 together with the rights to use the common facilities and common amenities of SHRI SANIDHYA FLORA Scheme)

Adult, Indian Inhabitant, having address at _____.

Hereinafter referred to as the "PURCHASER" (Which expression shall unless repugnant to the context and meaning thereof shall mean and include his/her/their/its heirs, legal representatives, executors, successors and assigns) of the SECOND PART.

The Vendor and Purchaser are hereinafter individually referred to as the ‘Party’ and collectively referred to as the ‘Parties’.

WHEREAS-

[1] The Vendor is seized and possessed of or otherwise well sufficiently entitled to all that piece

and parcel of Non-Agriculture land admeasuring about 4476-67 Sq. Mtrs. of Sub-Plot No. 1 of amalgamated Final Plot No. 93+148/2 (As per Amalgamation and Sub-Division Plan approved by AUDA) [3065 Sq. Mtrs. land of Final Plot No. 148/2 and 5888 Sq. Mtrs. land of Final Plot No. 93 aggregating to 8953 Sq. Mtrs. of Draft T. P. Scheme No. 1 {5109 Sq. Mtrs. land of 450/B and 2353 Sq. Mtrs. land of Block No. 363/A (As per K.J.P. Durasti and New Divided Block) aggregating to 7462 Sq. Mtrs.}] situated, lying and being at Mouje : Shela, Taluka : Sanand in the Registration Sub-District Sanand and District : Ahmedabad (For the sake of convenience hereinafter referred to as the "Said Land").

[2] The Non-Agricultural Permission for Residential Purpose for the Final Plot No. 93 admeasuring About 5888 Sq. Mtrs. was granted by the District Collector, Ahmedabad under Order No. CB/CTS-1/N.A./Shela/S.No./Block No.363/S.R. No. 828/2016 dated 11-7-2016 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 5009 dated 20-7-2016, which was certified by the competent authority **AND** The Non-Agricultural Permission for Commercial Purpose for the Final Plot No. 148/2 admeasuring About _____ Sq. Mtrs. was granted by the District Collector, Ahmedabad under Order No. _____dated _____ and entry to that effect was mutated in the revenue record vide Mutation Entry No. _____ dated _____, which was certified by the competent authority.

[3] The Non-Agricultural Permission for Residential Purpose for the Final Plot No. 148/2 admeasuring About 3065 Sq. Mtrs. was granted by the District Collector, Ahmedabad under Order No. CB/CTS-1/N.A./Shela/S.No./Block No.450-B/S.R. No. 830/2016 dated 11-7-2016 and entry to that effect

#4#

was mutated in the revenue record vide Mutation Entry No. 5011 dated 20-7-2016, which was certified by the competent authority **AND** The Non-Agricultural Permission for Commercial Purpose for the Final Plot No. 148/2 admeasuring About _____ Sq. Mtrs. was granted by the District Collector, Ahmedabad under Order No. _____ dated _____ and entry to that effect was mutated in the revenue record vide Mutation Entry No. _____ dated _____, which was certified by the competent authority.

- [4] Thereafter, the Ahmedabad Urban Development Authority had granted Development Permission bearing No. PRM/144/9/2018/459 dated 22-11-2018.
- [5] The plans of the said scheme were produced before Ahmedabad Urban Development Authority and Ahmedabad Urban Development Authority Vide outward No. PRM/47/3/2017/232 dated 8-6-2018 has granted development permission for the construction.
- [6] The Vendor has floated a scheme known as “SHRI SANIDHYA FLORA” on the said land as per the approved plan and permissions (hereinafter referred to as the “Said Scheme”) on the “Said Land”.
- [7] The said scheme has been registered under the Real Estate (Regulation and Development) Act, 2016 and under the rules of the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017 under Acknowledgement No. _____ dated _____. A copy of Certificate issued by RERA is annexed herewith and marked as Annexure A.
- [8] The Party of the Second Part has visited the said scheme and has shown his/her/their/its

willingness to purchase Shop / Flat No. _____ having Carpet Area ("Carpet Area" means the net usable floor area of an Property, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the Property) admeasuring about _____ Sq.Mtrs. situated on _____ Floor of the said Scheme along with (i) Wash Area Balcony admeasuring _____ sq.mtrs.. (ii) 1 Balcony admeasuring about _____ sq.mtrs.. (iii) _____ covered/open car parking spaces marked with Shop / Flat No. _____) together with undivided proportionate share in the land admeasuring about _____ sq. mtrs. in the scheme known as "SHRI SANIDHYA FLORA" (for the sake of convenience hereinafter referred to as the "Said Property") from the Vendor for the negotiated consideration amount of _____ Rs. _____=00 _____ Rupees _____ Only.

[9] The said property is sold as per the carpet area. The Purchaser will have to use the common areas such as Parking, Stair Case, Lifts, Compound Wall, Margin etc. and common amenities together with the other members of the said scheme without entering in any dispute with each other. The vendor has sold the properties with different areas to different persons at different prices based on the situation of the property and circumstances of the vendor rather than the area of the property.

[10] The Vendor has provided the copies of Approved Lay-Out Plan, Key-Plan, Building Plan, Elevation Plan, Section Plan etc., N.A. permission, Sale Deed, 7/12 Extracts, all Mutation Entries No. 6, necessary orders/permissions, Loan Papers, Receipts of the Land Revenue, Title Clearance

Certificate / Search Report etc. to the Party of the Second Part and after getting it verified through the Advocate / Solicitor / Legal Expert and after being satisfied with the same the Party of the Second Part has agreed to purchase the Said Property from the Vendor.

- [11] The Vendor has given all the information regarding the Architect, Structural Engineer, Contractors, Consultants, Engineers etc. engaged with the construction of the said scheme. The Purchaser has scrutinized the construction of the said property and is/are satisfied with the construction and work of the Agencies and does not have any hostility regarding the same. The information regarding the flooring, sanitary fittings, lifts etc. to be used in the said scheme has been annexes herewith as “Annexure B” and the Vendor will have to use the same materials / products in the said scheme. In case of any crisis in the supply of the same materials the Vendor may use the same quality or the superior quality of the other company.**
- [12] The Vendor assures and declares unto the Purchaser that the said property was purchased out of the funds of Vendor and hence except the Vendor nobody else is having right, title, share, claim and interest and prior to the conveyance of the said Property, the Vendor has not sold, transferred, assigned, mortgaged or gifted the said property or any part thereof to anybody else.**
- [13] That there is no any order passed by any court of law restraining the Vendor from being sale, transfer, assign, mortgage of the said property to anybody else and that there are no legal proceedings standing or held on the said property by any court nor any such order is issued or served by any court and that the said**

property is not under any acquisition, requisition or reservation and that the titles to the said property are absolutely clear, marketable and saleable.

[14] The Purchaser/s himself/herself/themselves/itself or through their architect-engineer have verified and inspected the materials used in the construction of the said scheme and also have examined the said property and found that the said property is clear and ready for the possession. The Purchaser/s have also got verified the titles of the said 'Said Scheme' / Said Property through their advocates/solicitors and have found the same as clear, marketable and free from all encumbrances and beyond reasonable doubts. Hence the after verifying and getting verified the construction and titles of the said scheme and does not have any doubt regarding the same. The vendor has given all the information regarding the ownership rights of the vendor to the purchaser and after understanding the same the purchaser has purchased the said property from the vendor. The purchaser has got verified and approved this deed of conveyance through their legal expert and after the approval of the purchaser the vendor has executed the this deed of conveyance, hence, the Purchaser/s is not entitled to raise and will not raise any dispute with regard thereto in future and if they so raise then it will be of null and void by these presents.

[15] If within a period of five years from the date of handing over the Said Property to the Purchaser, the Purchaser brings to the notice of the Vendor any structural defect in the Said Property or the building in which the Said Property are situated or any defects on account of workmanship, quality or provision of service, then, whenever possible such defects shall be rectified by the

Vendor at its own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Vendor, compensation for such defect in the manner as provided under the Act. Provided that the Vendor shall not be liable in respect of any structural defect or defects on account of workmanship, quality or provision of service which cannot be attributable to the Vendor or beyond the control of the Vendor. The Vendor shall also not be held liable if any defects occur due to the negligence of the purchaser such as drilling done for the workmanship of POP, furniture, fittings occurring in the damage of joints, beam, structure etc..

[16] The Purchaser/s shall have to use the said property for the same purpose for which it is sold and will not use the said property of any commercial activity such as Hotel, Restaurant, Company Guest House, Trust's Office, Religious Activity, Dairy-Parlour, Consultation, Nursing Home, Hospital, Laboratory, Video Game Parlour, Cyber Café, Tuition and Coaching classes, Services and Repairing or any other commercial activities.

[17] That, after execution of these deed of conveyance in favour of the purchaser of the said scheme, if any matter is not mentioned inadvertently in this deed of conveyance and when the same is brought into the notice in future and if any rectification is required to be made, the purchaser shall have to set his/her/their/its hands in the legal documents as suggested by the Vendor without any denial and these deed of conveyance shall be read, understood and considered including the said rectification. Thus the said fact has been admitted by the purchaser and hence

the Vendor has executed this deed of conveyance of the said property in favour of the Purchaser.

- [18] After handing over the possession of the said property to the Purchaser if any alteration in the construction of the said property is required to be made due to rules of the local authority or due to provision of law, the Purchaser shall have to make alteration accordingly and the vendor shall not become responsible for the said purpose.**
- [19] If the Purchasers makes delay or does not observe any conditions and understanding stipulated in this deed of conveyance by the Vendor, in such circumstances it does not construe that the Vendor has waived his rights for which it is entitled from the purchaser. Moreover the right of the Vendor would not be affected adversely due to such delay.**
- [20] The Vendor has informed the Purchaser that the wall of the said property, wall of the properties beside and the rest of the wall are adjoining will with the other properties and are made of single brick and if any masonry work is made for installing Cup-board or such other things may cause damage to the adjoining walls. Such as the Purchaser and owner of the adjoining properties shall have not to perform any act or deed which may cause trouble to one another and they have to use the same in harmonious manner and they have to behave with another with the spirit of Co-operation. However, if the purchaser commits any act without understanding liability, the purchaser shall be held solely responsible for the same.**
- [21] During the course of the maintenance done by the vendor if any damages is caused to the common amenities, the repairing work would be entrusted to the concerned agency but if such damage in**

common amenities is caused by the act of the holder of any property, the holder of the concerned property would be held responsible for the amount incurred for such repairing work.

[22] This Deed of Conveyance has been executed at the request of the Purchaser and the purchaser accepts the responsibility of any legal consequences arising due to the registration of sale deed before B.U Permission is obtained and will never enter into any litigation with the Vendor and will indemnify the Vendor under any legal consequences arising from this sale deed. The Purchaser will use the said property after B.U Permission is obtained. It will be the sole responsibility of the Vendor to obtain the B.U Permission.

[23] In consideration of the sum of Rs. _____/-
Rupees Only paid by the Purchaser/s to the Vendor as per the details mentioned hereunder:-

Amount Rs.	Cheque No.	Name of Bank

(the receipt whereof is acknowledged and admitted by the Vendor), the Vendor doth hereby grant, sell, assign, convey, transfer, assure and handed over physical, vacant and peaceful possession of the said Property unto the Purchaser/s TO HAVE AND TO HOLD all and

singular the said property hereby sold, granted, conveyed and assured and intended or expressed so to be with their and every of their rights and appurtenances UNTO AND TO THE USE and benefit of the Purchaser/s forever and SUBJECT to the payment of all rents, taxes, assessments, dues and duties now chargeable upon the same or which may from the date of these presents become payable to the Government of Gujarat or any other Local/Public Body or Bodies in respect thereof.

[24] The Purchaser has become independent owner, occupier and possessor of the said Property from today onwards and the construction of the said scheme is incomplete and the purchaser is/are entitled to use, occupy, possess, entertain sale, transfer, assign or mortgage or use the said Property as per his/her/their/its own free Will. Whatever found or acquired from the said Property will be of his/her/their/its destiny. The Vendor further indemnify The Purchaser that the Vendor and its present and future office bearers will not raise any objection or interference in the ownership, occupation or possession of the Purchaser and if so raised will be null and void by these presents.

[25] The Purchaser will not store in the said property any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said property is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said property is situated, including entrances of the building in which the said property is situated and in case any damage is caused to the building in which the Said Property is situated or the Said Property on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of this breach.

- [26] In case the building is damaged due to natural calamities then in such circumstances the rights of physical possession and ownership of the said property shall remain in full force with the Purchaser and the Purchaser along with the other premises owners may reconstruct the said property at their cost and the Vendor shall extend full co-operation and shall give necessary consents and confirmations for approval of the plans from the appropriate authorities and shall give necessary signature and witness etc. regarding the same.
- [27] The Vendor has formed a Service Society namely “_____” which is registered under the provisions of the Gujarat Co-Operative Societies Act-1961 (hereinafter referred to as “the Said Society”) for the management and maintenance of common areas, common amenities and facilities of the said Scheme.
- [28] The Purchaser will automatically become the member of the _____ Service Society Limited formed for the maintenance of the said Scheme and the Purchaser have given his/her/their/its consent to obey the rules and regulations of the said service society. The Purchaser or owners of the said Property from time to time will have to pay their proportionate share of the maintenance amounts as may be collected towards incidental expenses by the service society and such amounts will have to be deposited with the service society without any objection. If the member fail to pay his/her/their share/contribution of such expenses then the additional maintenance expenses will be done out of the original amounts of maintenance contribution and the purchaser has given his/her/their/its consent that the same is binding and acceptable to the purchaser. Even though, if the purchaser fails to make the payment of such additional expenses then the society will be entitled to disconnect the water supply and drainage line and the purchaser shall not entitled

to raise any legal proceedings regarding the same and if so raised will be null and void by these presents and the purchaser has given consent and confirmation that such disconnected services will be entertained only after payment of such pending amounts of maintenance contribution along with interest.

- [29] The maintenance expenses will be done out of the maintenance expenses of _____ years collected by the service society for the maintenance till the deed of conveyance of all the units situated in the scheme are the executed and the maintenance amount of the units for which, the deed of conveyance are not executed will not be collected from such unit holders. If the charges of the maintenance exceeds the amount collected by the service society for maintenance of such extra charges will be spent out of the interest amount received from the deposit collected.
- [30] When the members of the said scheme take over the charge of the administration of the said scheme from the vendor and all the members unanimously appoint the office bearers of the Maintenance body, at that time such office bearers shall be liable for obtaining license/renewal of license and maintenance of facility of lift, common light, common sanitation and bore well and other required services.
- [31] The purchaser shall transfer, assign, and mortgage they said property after obtaining N.O.C. from the office bearers of the service society. All the acts and deeds done without permission of the society shall not be binding to the society and same to be treated null and void. The purchaser can give the said property on leave and license basis to the persons living with family, but shall not give the said Property to student or paying guest or to the person without family and such tenant will have to obey all the rules and regulations framed by the service society and will have to execute the duly notarized agreement such as Affidavit, Indemnity Bond etc. as required by the service society.

- [32] The bore-well is given in the said Scheme and underground and over head water tanks are made. The labours/persons may go to the terrace for cleaning and repairing of the overhead tank and the workers may approach to the foyer for drainage, light, electric etc. repairing and the concerned parties will have to repair and reinstate the damaged property.
- [33] The Purchaser/s are not entitled to make any change in interior/exterior elevation, exterior colour scheme of the said scheme without the permission of the Vendor and Service Society. The Purchaser/s shall not be entitled to make any change/alteration in internal/external structure of the Said Property and the purchaser shall have not to make any changes in the lines of Gutter Connection, Electric Connection and Water Connection and that the Vendor has decided to convey the said property as per the approved plan and hence the purchaser shall have to use permanently the said property as per the sanctioned plan meaning thereby the rights is not vested with the purchaser for making any alteration in the said property and however if any change is made by the purchaser without the permission of the Vendor and Service Society, the office bearers of the maintenance body or the rest of the members of the scheme shall put the same original condition at the cost of the purchaser and the loss caused to the other members due to the said reason would be recovered from any of the property of the purchaser. The Purchaser shall have to preserve the said property at his/her/their/its own expenses and the purchaser shall have to follow scrupulously the rules and regulations framed by the maintenance body maintaining the property and if any rule/rules of the society is/are violated by the purchaser or if any amount of the share of the purchaser is not paid, the penalty would be imposed as per the rules of the society and the purchaser has given consent for paying the same and the purchaser has given such undertaking.

- [34] The Purchaser will not store or throw dirt or litter in the surrounding of the said property. The facility of marked parking is given free of cost to avoid the quarrel between the members of the said scheme and the members will have to park their vehicles in their parking space.**
- [35] The Vendor will have to obtain insurance of the said property from the insurance company recognized by the Government.**
- [36] The Purchaser shall have to keep water, gutter and electric connections situated in the aforesaid property in good condition and in the event of their leakage, the purchaser shall have to make immediate endeavors for their repairing and renovations. The purchaser shall have not to use any immflamable product like acid for cleaning toilet, bathroom, wash basin etc. situated in the said property and that the purchaser or the owner of the said property from time to time shall have to utilize the walls of the surrounding property in such manner as may not be caused damage to them.**
- [37] The party of the Second Part will have to pay the tax/bill such as Electricity Company, Corporation/ Panchayat tax, water taxes and maintenance contributions of the Said property in proportion to their share as may be decided by the party of the First Part till the individual assessment of the said Property is done.**
- [38] The Vendor has paid all the government and semi-government and local authority taxes, cesses, revenue etc. up to the date of execution of the deed of conveyance of the said Property and from the date of deed of conveyance onwards, the Purchaser will be liable to pay the same.**
- [39] The Purchaser is/are entitled to transfer the said Property in your name in the records of government, semi-government, village panchayat and city survey records and the party of the First**

Part shall give necessary signatures regarding the same.

- [40] In case of any amendment in the F.S.I. as per by-laws of the Government then the Vendor will be the owner of the same and the Vendor will be entitled to sell or assign such additional F.S.I to anybody else or transfer to any of its' other scheme and the Purchaser or any of his/her/their/its heirs, successors, assignees, transferees etc. shall not raise any dispute or obligation. Even if any such claim, objection or obligation is raised then the same will be null and void by these presents and the purchaser will be liable to resolve the same and the vendor will be entitled to recover the losses and damages incurred to it from the purchaser and further, the purchaser undertakes to the vendor that in future, when the aforesaid property would be sold and conveyed, all the details and facts deliberated in this deed of conveyance would be entirely explained to the purchaser of the said property and deed of conveyance would be executed with the facts mentioned in this deed of conveyance.
- [41] This Deed of Conveyance is to be read and understood as per the provisions made under the Real Estate (Regulation and Development) Act, and under the rules of the Gujarat Real Estate (Regulation and Development) (General) Rules and if any change or alteration is/are require to be made in this deed of conveyance as per the said act and rules then both the parties shall make such changes/alterations without entering in any dispute/litigation.
- [42] In case of any dispute arising out of the terms and conditions of this deed of conveyance and interpretation of any of the clauses then the parties herein shall not resort to the court to of law but shall amicably resolve such matters through arbitration procedures by appointing one arbitrator of each part and one arbitrator appointed by such two arbitrators of Vendor and Purchaser and the decision of such arbitrator/s shall be final and binding to the parties herein.

- [43] That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Ahmedabad courts will have the jurisdiction for this Agreement.
- [44] That all notices to be served on the Purchaser and the Vendor as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Vendor by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Purchaser

Name : -

Address :-

Email ID :-

Vendor

Name : - M/S MILAP INFRACON

Address :- Second Floor, Pruthvi Complex,
Usmanpura, Ahmedabad.

Email ID :-

It shall be the duty of the Purchaser and the Vendor to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Vendor or the Purchaser, as the case may be.

- [45] The out of pocket expenses, costs, and charges of and incidental to this conveyance to be executed hereafter or for any writing declaration indemnity etc. such as stamp duty, registration fee, GST and all other taxes and also fees of Advocate/Solicitor for obtaining Title Clearance Certificate of the said property shall be borne by the party of the SECOND PART Only.

#18#

SCHEDULE ABOVE REFERRED TO

(Description of the said Immovable Property)

All That Immovable Property being Shop / Flat No. _____ having Carpet Area ("Carpet Area" means the net usable floor area of an Property, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the Property) admeasuring about _____ Sq.Mtrs. situated on _____ Floor of the said Scheme along with

- (i) Wash Area Balcony admeasuring _____ sq.mtrs..
- (ii) 1 Balcony admeasuring about _____ sq.mtrs..
- (iii) _____ covered/open car parking spaces marked with

Shop / Flat No. _____) together with undivided proportionate share in the land admeasuring about _____ sq. mtrs. in the scheme known as "SHRI SANIDHYA FLORA" constructed on the Non-Agriculture land admeasuring about 4476-67 Sq. Mtrs. of Sub-Plot No. 1 of amalgamated Final Plot No. 93+148/2 (As per Amalgamation and Sub-Division Plan approved by AUDA) [3065 Sq. Mtrs. land of Final Plot No. 148/2 and 5888 Sq. Mtrs. land of Final Plot No. 93 aggregating to 8953 Sq. Mtrs. of Draft T. P. Scheme No. 1 {5109 Sq. Mtrs. land of

#19#

450/B and 2353 Sq. Mtrs. land of Block No. 363/A (As per K.J.P. Durasti and New Divided Block) aggregating to 7462 Sq. Mtrs.]] situated, lying and being at Mouje : Shela, Taluka : Sanand in the Registration Sub-District Sanand and District : Ahmedabad.

The said scheme is bounded as follows :-

On or towards East : by Sub-plot No. 2

On or towards West : by Final Plot No. 67/3/2 + 90/2 + 91/2

On or towards North : by Final Plot No. 64

On or towards South : by T. P. Road

Note :- The contents of this deed are read and explained to the parties in their respective vernacular language and after understanding the same, parties have put their hands on these presents.

IN WITNESS WHEREOF the Vendor hereto has executed this Agreement on the Day Month and year herein above written.

SIGNED AND DELIVERED BY THE
PARTY OF THE FIRST PART :-

M/S MILAP INFRACON
through its Authorized Partner

In the presence of following
two Witness :-

(1) _____

(2) _____

#20#

Typical Floor Plan

#21#

Annexure A

RERA – Registration Certificate

#22#

-:Annexure B:-

Details of Materials, Fittings, Fixtures and Specification :-

- (1) Well designed spaces for outdoor air conditioning unit. Double side lamination simple door.**
- (2) Finish: Internal smooth cement plaster with birla putty and External finish with weather proof coating, shield acrylic, emulsion paint for exterior.**
- (3) 24 hour security with CCTV monitoring.**
- (4) 1st seller parking, mechanical parking in basement one and parking in basement two simple parking.**
- (5) 24 hour power backup in common area.**
- (6) High speed automatic 3 lifts Vishesh engineering or equivalent.**
- (7) Branded sanitary ware & C. P. fitting CERA or equivalent.**
- (8) Vitrified tiles double charge in all office & shop Dorato Tiles or equivalent.**
- (9) Toilets in every office & shop.**
- (10) Concealed Copper wiring with adequate & standard electrical fitting, Jenson, Havells, PRKabel, Finolex or equivalent.**

#23#

-.Amenities:-

- (1) Security System in ground floor Main Gate**
- (2) Society Manager Office in seller**
- (3) Water Body with Fountain**
- (4) CCTV - Eqvision**
- (5) Power Back Up in Common Areas**

#24#

**Photographs for the
identification of
the Property**

SCHEDULE AS PER SECTION 32(A) OF THE REGISTRATION ACT

Signature, Photograph and Thumb Impression of First Part:-

Signature, Photograph and Thumb Impression of Second Part:-
