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DEED OF CONVEYANCE
OF Rs.=00

THIS DEED OF CONVEYANCE made and executed on this
day of2017 at Ahmedabad.

[1] MAHALAXMI CO-OPERATIVE HOUSING SOCIETY LIMITED

P. A. No. AABAM 9394 F

A Co-Operative Society registered under Gujarat Co-operative Societies Act, 1961 vide Registration No. GH-5425 dated 18-06-1974 having Registered Office at A – 502, Malabar County, Nr. Dr. Ambedkar University, B/h Nirma University, Village : Chharodi, Ahmedabad – 382481 and Head/ Corporate Office at: “Ganesh Corporate House”, 100 feet Hebatpur-Thaltej Road, Near Sola Bridge, Off. S.G. Highway, Ahmedabad 380054, represented through its Secretary, Mr. Prakash H. Shukla, and hereinafter referred to as the “VENDOR” or “OWNER” (which expression shall, unless repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the FIRST PART; AND

[2]

P. A. No.

(As purchaser of Shop No. admeasuring Sq. Mts. of Carpet Area) (As member of Service Society/ Association/ Limited Company having Sq. Mts. of Undivided Land of FP.) Adult, Indian Inhabitant, Residing at, Hereinafter referred to as the “PURCHASER” (which expression shall unless repugnant to the context and meaning thereof shall mean and include his/ her/ its respective heirs, legal representatives, executors, successors and assigns, etc.) of the SECOND PART; AND

[3] ADITYA GRAND INFRALINK LLP

P. A. No. AAZFA 5129 K

A Limited Liability Partnership, having its office at Iscon House, Opp. Associated Petrol Pump, Off C. G. Road, Ahmedabad, represented by its Partner Mr. Jayesh T. Kotak, Hereinafter referred to as the “DEVELOPER” or “CONFIRMING PARTY” (Which expression shall unless repugnant to the context and meaning thereof shall mean

and include its partners as at present and from time to time and the heirs and legal representatives of the last surviving partner) of the THIRD PART;

WHEREAS:

1. That the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to an immoveable property being Non-agricultural land having area 8798 sq. mts. of Final Plot No. 19, T. P Scheme No. 6 (Vejalpur) Survey No. 124 (Old Vejalpur Survey No. 218) AND Non-agriculture land having area 440 sq. mts. of Final Plot No. 21, T. P Scheme No. 5 (Vejalpur) Survey No. 123 (Old Vejalpur Survey No. 217) of Moje Village Jodhpur (Old Vejalpur), Taluka Vejalpur (Old Taluka Ahmedabad City-West), District Ahmedabad (for the sake of convenience hereinafter referred to as the 'Said Land').
2. That, the Developer approached the Owner with a proposal for acquiring the development rights of the Said Land and the Owner has accepted the same and by virtue of the Development Agreement dated 09-04-2014 bearing Sr. No. 2544 and Development Agreement dated bearing Sr. No. and registered in the Office of the Sub-Registrar at Ahmedabad-4 (Paldi) executed by and between the Owner and the Developer, the Owner has granted the development rights to the Developer to develop a scheme of commercial shops, showrooms, etc. known as "ISCON EMPORIO" – formerly known as "Iscon Jewel" - (for the sake of convenience hereinafter referred to as the 'Said Building') and also to sell or dispose of units to be constructed in such scheme by the Developer as it may deem fit. Developer has taken over the possession of the Said Land.

3. The Said Building consists of Ground + 7 upper floors with approximately 451 commercial units and 3 basements for parking. The Said Building has been developed as per the plans, design and specifications prepared by the Architects PLACEKINESIS ASSOCIATES and as approved by the competent authority.
4. Thereafter, in view of the Development Agreement executed by and between the Owner and the Developer, the Developer has agreed to sell Shop No., having Carpet Area admeasuring about Sq. Ft. (..... Sq. Mtrs.) and corresponding Super Built-up Area admeasuring Sq. Ft. (..... Sq. Mtrs.) or thereabouts on Floor of the scheme known as "ISCON EMPORIO" along with undivided share in the Said Land of approximately Sq. Ft. (..... Sq. Mtrs.) (for the sake of convenience hereinafter referred to as the 'Said Unit') to the Purchaser at or for the sum of Rs./- (Rupees Only) on terms and conditions hereinafter provided.
5. The Purchaser through its Authorized Persons, advocate and/or solicitors has verified the title of the Land, and has found the title of the Land as clear, marketable and free from all encumbrances and have examined the plans, specifications, design of the scheme and liked The Said Unit and accordingly, the Purchaser has agreed to purchase The Said Unit. The Purchaser has checked, verified and is satisfied with the quality of the building materials used, the workmanship, fixtures and fittings installed and other facilities, amenities provided in The Said Unit and confirms that they are as per the specifications promised and also as per approved building plan and building regulations. The Purchaser has been fully informed about the appointment of Developer,

Supervisor, Architect, & Structural Engineer of the Said Scheme and the Purchaser is aware of and fully satisfied with their work and has no objection to their work. The cost of the Said Unit is fixed by the Parties herein on a lump-sum basis as per carpet area and the Purchaser agrees that the Carpet Area of the Apartment is as stated by the Developer at the time of booking of the Apartment and that there is no change in the same after BU Permission. The Purchaser agrees that it shall not raise any litigation or dispute against the Developer regarding the carpet area or super built-up area of the Said Unit and on such confirmation, the Developer and Owner have executed this sale deed in favour of Purchaser. The Purchaser has been provided with the draft of this Deed and it has perused the same by itself and / or through its legal experts within adequate time and accordingly, the Developer and Owner has executed the approved draft in favour of the Purchaser.

- 6. The Promoter has taken a project loan from ICICI Bank Ltd. and there is an existing charge of ICICI Bank Ltd. on a part of the Said Scheme for which a no-objection Certificate shall be provided from the said Bank for the Said Unit. The Promoter shall not mortgage or create a further charge on the Said Unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take Said Unit.**
- 7. The Purchaser is desirous, willing and agrees in a personal capacity and as a member of Body of Members (defined hereinafter) to Gujarat Mall Management Company Pvt. Ltd. (i.e. GMMC, as defined hereinafter) undertaking the responsibility of maintenance for day-to-day maintenance of the**

Common Facilities and common areas in the Said Building so defined in the Schedule B of this Deed and the Said Building in general. The Purchaser ratifies and confirms that it has no objections whatsoever with the maintenance arrangement with GMMC, as a prerequisite and an obligation and liability attached to the sale of the Said Unit.

- 8. That, the Developer and Vendor hereby sell the Said Unit to the Purchaser under the terms of the Development Agreement and the Purchaser has purchased the Said Unit by mutual consent of the Parties. As per the terms and conditions of Development Agreement executed by and between the Owner and Developer, the Owner under the instructions of Purchaser execute this Sale Deed and the Developer confirms the same.**
- 9. NOW, THEREFORE, in consideration of the terms, conditions and stipulations contained herein, and good and valuable consideration (the adequacy and adherence to which are hereby mutually acknowledged as central to this Deed), and subject to the terms and conditions set forth herein the Parties agree as follows:**

1.1 DEFINITIONS

Unless the context otherwise requires or unless otherwise defined or provided for herein, the capitalized terms used in this Deed shall have the following meanings:

“Body of Members” means a Service Society, Association, limited company or any other entity formed/ to be formed by all purchasers of the Said Building;

“Common Facilities” mean the facilities and/or areas

as mentioned and so categorized, subject to the exclusions stated in Schedule B.

“Deed” means this Deed of Conveyance together with the schedule(s) hereto, as may be amended from time to time;

“GMMC” refers to “Gujarat Mall Management Company”, which is the company appointed / to be appointed by Developer for the maintenance and general administration functions of the Said Building;

“Law(s)” means all applicable laws, by-laws, rules, regulations, orders, ordinances, policies, notices, directions, judgments, decrees or other requirements or official directive of any governmental authority or Person acting under the authority of any governmental authority and/or of any statutory authority in India;

“Schedule(s)” means the schedules referred to and forming part of this Deed.

“Shops” shall mean the units, shops, showrooms, etc. forming part of the Said Building “Iscon Emporio”.

1.2 Other Terms:

Other terms may be defined elsewhere in the text of this Deed, unless otherwise indicated, shall have such meaning throughout this Deed.

1.3 The terms hereof, hereby, hereto, and derivative or similar words refer to this entire Deed or specified sections of this Deed as the case maybe.

- 1.4 The Schedules hereto shall constitute an integral part of this Deed.
- 1.5 In this Deed, unless a contrary intention clearly appears, words importing one gender include the other gender, the singular include the plural and vice versa and natural persons include legal entities and vice versa.
10. Now, the Purchaser has requested to execute Deed of Conveyance of the Said Unit in his/her/their/its favor only for commercial purpose, which the Owner and Developer has agreed to do in the manner hereinafter appearing;

THIS DEED WITNESSETH AS FOLLOWS:

1. In consideration of the sum of Rs./- (Rupees Only) including Rs./- (Rupees only) being the proportionate price of the common areas and facilities appurtenant to the premises, more specifically mentioned in Schedule B,, paid and contributed by the Purchaser to the Developer towards the construction of Said Unit as per the details mentioned hereunder:

Amount Rs.	Cheque No.	Name of Bank

The above consideration is inclusive of Rs./- towards covered parking space no. Out of the above consideration, the Developer has made the payment of Rs./- (Rupees only) to the Vendor towards proportionate land cost contribution of the Said Unit

(the payment and receipt of the amounts the Developer and the Vendor doth hereby admit and acknowledge and of and form every part thereof forever acquit, release and discharge the Purchaser), the Said Unit is hereby allotted, granted, conveyed, transferred and assured unto the Purchaser by way of conveyance, all the ownership, occupancy, right, title and interest in the Said Unit, more particularly described in the Schedule A hereunder written TOGETHER WITH undivided and indivisible passage rights and interest in the common facilities of "Iscon Emporio" subject to Schedule D of this Deed. The specifications of the Said Building are mentioned in Schedule C of this Deed.

2. The Purchaser / Allottee has executed an Agreement for Sale with the Promoter / Developer registered with the Sub-Registrar of Assurances bearing number on
3. The total consideration as stated above excludes all applicable Taxes and other such amounts stated by the Developer which have been separately paid by the Allottee.
4. The Owner and the Developer hereby sell the Said Unit to the Purchaser with all rights, titles and interest in the Said Unit. The Purchaser thereby becomes entitled to the Said Unit along with furniture, fixtures (if any) together with all singular courts, yards, areas, ways, compounds, paths, and passages, waters, sewers, ditches, drains, lights, privileges, advantages, rights, and appurtenances whatsoever to the Said Unit belong or in any way appertaining with the same or any part thereof now or at any time here before usually held, used or occupied or enjoyed therewith or be appurtenant thereto and also together with all the deeds, documents writings, vouchers and other

evidences of title relating to the Said Unit or any part thereof in the possession of the Owner and the Developer and all the estates, rights, titles, interest, claim and demands whatsoever doth at law and equity of the Owner and the Developer into or upon the Said Unit or any part thereof and all the singular and other premises hereby assigned or expressed so to be with their and every of their rights and appurtenances thereto and the Purchaser is hereby entitled to use and enjoy the Said Unit and shall have rights to sell, mortgage, gift, alienate or otherwise transfer the Said Unit in any manner to any persons as may be chosen fit by the Purchaser, subject to NOC as mentioned herein, and shall have right to continue to use and occupy the Said Unit and to enjoy or to give the Said Unit on rent, lease or leave and license to receive rent and profit thereof and shall also have right to use every part thereof for their own use and benefit without any suit, lawful eviction, claim or demand whatsoever by the Vendor or any person claiming through them. The Purchaser hereby acquires the Said Unit free from all encumbrances whatsoever and the Owner or any other persons claiming through the Owner shall not hereinafter be entitled to any right, titles and interest in the Said Unit in whatsoever nature.

- 5. The Purchaser has been conveyed the Said Unit and undivided land forming part of the Said Land and the Purchaser shall not be entitled to demand partition of its interest in the Said Building or Said Land. The Purchaser declares that their interest in the Said Land is impartiable. The Purchaser is aware of and agrees that if, by Acts of God such as natural calamities like floods, earthquakes, and/or other such uncontrolled and/or unforeseen events, foreign attacks etc. the Said Building or a**

part thereof is destroyed, demolished or damaged, the Purchaser personally agree that he will not have any independent right in land to construct its unit but shall have only singularly the right to get his unit of the same area and on same floor reconstructed or repaired jointly with other unit owners at his own cost.

6. That Developer and Vendor hereby execute this Sale Deed and hand over vacant and peaceful possession of the Said Unit to the Purchaser as full and absolute owner of the Said Unit, The Purchaser has taken over the possession of the same at site as the owner of the Said Unit and hereinafter Purchaser is entitled to enjoy the possession as full and absolute owner of the Said Unit.
7. The Vendor hereby sells the undivided share of the Said Land and does not give the membership right of the society by these presents and the Purchaser hereby becomes absolute owner of undivided land with Said Unit thereon. The Purchaser shall have no membership right of the society of the Vendor and in future, the Purchaser shall not raise any demand or claim to be a member of the society of the Vendor, if any demand or claim is raised by the Purchaser, same shall have to be treated as illegal, without any legal rights, null and void.
8. The Purchaser by signing this Deed and payment of minimum subscription amount and signing application forms, etc. shall become a member of Body of Members formed / to be formed for maintenance purpose by all the purchasers of the Said Building. The Purchaser also agrees and confirms that the condition and obligation of

becoming a member of the Body of Members upon signing this Deed is indivisibly attached to the conveyance of the Said Unit by this presents and cannot be breached.

9. The Said Building is and shall always be known as "ISCON EMPORIO" and is not subject to change by the Purchaser singularly or collectively with other purchasers. The Vendor and / or the Developer may, in its sole discretion, make such changes in the name as it may deem fit. The Purchaser agrees not to do any addition, alteration or change on and/or at the outside surface of the entire building including color of the scheme and the elevation of the building.
10. The Purchaser agrees to the arrangement between the Developer and GMMC for maintenance of the Said Building, wherein GMMC is the final authority for decisions pertaining to maintenance, events to be organized, and expenses to be incurred for the welfare of the Said Building and of formulating the rules and regulations relating to usage of Common Facilities of the Said Building. The Purchaser is aware of and agrees to the right of GMMC to assign, change or alter the agency responsible for maintenance of the Said Building and endorses such right. Notwithstanding other provisions herein, any arrangement that may be worked out by the Vendor for or in the matter of maintenance of the Common Facilities of the Scheme, the rules and regulations regarding use, occupation and enjoyment of common amenities, facilities and services, and other matters and things of common interest as formulated by GMMC from time to time shall be strictly binding upon the Purchaser herein. At the time of execution of this Deed, the Purchaser has paid the

Maintenance Deposit amount and recurring maintenance charges for 24 months in advance. The rate of such recurring charges is subject to change from time to time. The proportionate amount of recurring maintenance expense and Maintenance Deposit or any revision thereof shall be as demanded by GMMC/ Developer / Body of Members. The date from which the recurring maintenance charges are applicable will be decided by GMMC which will be the date from which routine maintenance expenses like housekeeping, security, gardening, electricity expenses, staff salary, etc. have been incurred, the Purchaser shall pay such amounts from the date as solely decided by GMMC after obtaining Building Use permission of the Said Building. The Purchaser agrees not to raise any question/ objection for the same. Until the time recurring maintenance amount is not paid by all purchasers, all expenses towards the maintenance and management of common and additional facilities of the Said Building shall be incurred by the Developer / GMMC out of the Maintenance Deposit / charges collected from the purchasers. Thereafter, all deposits and charges collected from purchasers in respect of Common Facilities and additional facilities herein mentioned in Schedule "B" shall be handed over to Body of Members after deducting the expenses incurred till such date of handover. The Purchaser is aware of and agrees that GMMC shall have full authority and rights to take all the decisions pertaining to the maintenance and other related activities of the Said Building during the subsistence of the maintenance arrangement with the Developer.

Upon any subsequent sale or transfer of the Said Unit, the aforesaid Maintenance Deposit shall remain with the dedicated bank account / Body of

Members and it shall be treated as deposit from the transferee.

- 11. The Purchaser is entitled to use of and utilize only the carpet area of the Said Unit as the owner thereof and shall use the Said Unit and the common areas (as defined in the Schedule B), passage, stair, lift and common amenities jointly with other premises owners/ members/ occupiers, without causing any nuisance, annoyance, obstructions, etc. to others and will not obstruct passages either by storage of articles, and/or any other things/materials etc. or by projecting Air Conditioners or similar objects and/or obstacles and the Purchaser will also not cause nuisance, annoyance by throwing dirt, garbage or other refuse in the compound, passage or at any of the common place areas/ spaces of the Said Building.**
- 12. The Purchaser shall not at any time demolish or cause to be demolished the Said Building or any part thereof nor shall make any additions or alterations in the elevation, design or specifications, colour, passages, common areas, main doors to the Building and to the Shops, signage system etc. thereof nor shall make any new opening of door, window or otherwise. The Purchaser shall not decorate the exterior of the Said Building. The Purchaser shall not change, or make any holes or openings, or draw or lay any wires, cables, pipes through, or in any other manner damage, the columns, beams, slabs or RCC or walls or other structural portion of the Said Unit or any part of the Said Building.**
- 13. The Purchaser shall not use or permit to be used or let out, lease or license the Said Unit or any part thereof for any such activity which may or is likely to cause nuisance or annoyance to**

occupiers of the other premises nor for any illegal or immoral purposes or for the purposes prohibited by law. The Purchaser shall not bring or store combustible or inflammable materials or dangerous materials as may imperil the safety of neighboring units. The Purchaser shall not use or permit to be used, the Said Unit or any part thereof for clubs, gymkhana, doctor's consulting, nursing home or hospital, laboratory, tuition classes, garage, services and repair of vehicles, office of trade union or political parties, etc. However, this will not prejudice the full right, power and authority of the Developer and/or GMMC authorizing themselves or any other purchaser/s or occupier/s of any other premises for any purposes whatsoever.

14. The Purchaser agrees that the outdoor-units of Air-conditioners' shall be installed only at the spaces demarcated and provided for by the Developer in the plan. Any alterations to the walls and/ or the common areas and facilities as delineated in Schedule B, if required for air-conditioning or any other purpose will be done only with the prior written consent of the Developer. If Purchaser carries out any such structural change without the prior written consent of the Developer, then he would solely be responsible for any future consequences. Any core cutting if required for air-conditioning or any other purpose may be done only with the prior written consent of Developer.

15. Until individual assessment of the Shops of the Said Building is made, the Purchaser agrees and shall pay regularly all Local and Central Government taxes including Local Authority tax, education cess, electric burning charges, water charges, administrative / maintenance expenses

as fixed and demanded by the Developer / GMMC from time to time irrespective of whether the Said Unit is occupied or not.

16. The Purchaser shall be liable to insure the Said Unit with the approved/ registered Insurance Company from the date of execution of this Deed and make payment of insurance premium from time to time and keep the insurance Policy effective.

17. The Purchaser is aware and agrees that no proprietary interest and/or any right is created upon the common facilities, properties and areas as mentioned in Schedule B and terrace of the building of the Said Unit. The Purchaser is also aware of and agrees that the Body of Members / GMMC is entitled to sell/ transfer/ allot, give on lease/ rent these premises, to any other persons and/or companies etc., for putting up advertising boards, hoardings, neon signs, for business and/or profession as permitted by law and for putting up telephone and/or cell phone tower(s) upon it by telephone, cell phone or like companies. The Purchaser is aware of and agrees that the Developer has the right to allot parking space on a preferential basis for car parking or enjoy the same for such other purpose and in such manner as it may deem, fit and proper. The Purchaser shall have no right singularly or collectively to restrain and/or obstruct the Developer from doing any and all of the actions pertaining to its rights as mentioned herein. The Purchaser agrees and confirms that such persons and/ or companies authorized by the Developer in furtherance to its rights as mentioned hereinabove shall be entitled to use, utilize and enjoy all the common amenities, facilities and services, and as also all common portions/ areas

meant for the common use of the owners/ occupiers of the units in the Building as per the terms and conditions of the Schedule D. The Purchaser is not entitled to restrain and/or obstruct such use, occupation and right of said party, persons and/or companies.

18. The Purchaser shall not resale, transfer, lease out, assign, mortgage or deal with the Said Unit to any person, firm, company, etc, without prior written permission from the Developer / GMMC and such resale/ transfer/ allotment or lease would be void, if it is made without prior approval as above.
19. The Vendor has paid all government, semi-government, local authority taxes, rents, assessments, dues and duties pertaining to the Said Unit till the execution of this Deed of Conveyance and the Vendor agrees to pay outstanding/ unpaid amount, if any, relating to the period until the date of execution of this deed of conveyance. all such 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 shall be payable by the Purchaser.
20. The Purchaser is answerable to GMMC or its transferees, assignees of interest and transferee assignees of work contracts and that it shall abide by the rules and by-laws framed by the Developer and by GMMC which is the administrator, and supervisor of common services mentioned in this deed subject to the Schedule D and shall pay such amounts or deposits as may be required as part of his obligation as a Purchaser from time to time for the proper maintenance of the common services.

If the Purchaser ever fails to pay maintenance charges or deposits for Said Unit, GMMC shall be entitled to take appropriate action including disconnection of the water, electricity, and stopping use of all or any common services, facilities etc.

21. The Purchaser agrees to not store extraordinarily heavy material therein and not to:

- (i) Do such things or acts which may render void, or voidable any insurance on the building or part thereof;**
- (ii) Install grills or shutters in the balconies (if any), main door, etc.;**
- (iii) Change the external appearance of the building;**

22. The Purchaser shall be required to pay separately the deposits towards the connection for electricity, water, gas connection, etc. and other amounts towards the Said Unit within 15 days of intimation. The Purchaser is aware of and agrees that the electric load that is the electric capacity as agreed upon is provided for in the Said Unit. Any increase in the electric load or electric capacity provided will not be without the explicit written permission of Developer and/or Vendor and if such permission is given by Developer and/or Vendor then the Purchaser can increase the electric capacity only through a Government of Gujarat authorized Electric contractor / agency.

23. The Purchaser shall permit the GMMC and/ or its surveyors and agents with or without workmen at all reasonable times to enter into and upon the Said Unit or any part thereof to view and examine the state and condition thereof, and the Purchaser shall make good any defects if found, without any delay. The Purchaser shall not do or cause to do

anything within the Said Unit or outside thereof by itself or by its contractors, workmen, agents, employees, visitors etc. as would cause any damage, harm, loss, disturbance etc. to the Said Building or to other units therein and if so, it will be responsible to get such damage etc. repaired and restored at its cost. The Purchaser shall take and cause to be taken proper care while carrying out fit-outs, repairs, interior work etc. in the Said Unit and if any damage due to same is caused to the Building or to other units, the same shall be required and borne by the Purchaser.

24. The sum or consideration of the Said Unit is fixed on lump sum basis. The carpet area along with the corresponding super built-up area is mentioned herein as per the say of the Purchaser.
25. The Said Unit is located within the jurisdiction of Satellite Police Station and the same is not falling under the Disturbed Areas and is not attracted by the Gujarat Prohibition of Transfer of Immovable Property & Provision for Protection of Tenants from Eviction from Premises in Disturbed Areas Act, 1991 and hence, the permission from the Collector shall not be required.
26. All expenses of and incidental to this conveyance such as stamp duty, registration fees, service tax, Advocate Fees, and other miscellaneous expenses have been borne by the Purchaser and additional stamp duty, charges etc., if any shall be payable by the Purchaser only.

SCHEDULE - A
(Description of the Said Unit and Said Land)

All that immovable property bearing Shop No.

having Carpet Area admeasuring about Sq. ft. (..... Sq. mtrs.) and corresponding Super Built up area admeasuring Sq. ft. (..... Sq. mtrs.) or thereabouts situated on Floor in the scheme “ISCON EMPORIO” along with undivided share in the Said Land of approximately Sq. Ft. (..... Sq. Mtrs.), the Said Building ISCON EMPORIO standing/ constructed on the Non-agricultural land having area 8798 sq.mts. of Final Plot No. 19, T. P Scheme No. 6 (Vejalpur) Survey No. 124 (Old Vejalpur Survey No. 218) AND Non-agriculture land having area 440 sq.mts. of Final Plot No. 21, T. P Scheme No. 5 (Vejalpur) Survey No. 123 (Old Vejalpur Survey No. 217) of Moje Village Jodhpur (Old Vejalpur), Taluka Vejalpur (Old Taluka Ahmedabad City-West), District Ahmedabad bounded as follows:

On or towards East : 12 Mt. wide TP road
On or towards West : Final Plot No. 19 (TP No. 6)
On or towards North : Final Plot No. 19 (TP No. 6)
On or towards South : Final Plot No. 217 (TP No. 6)

SCHEDULE - B

(Description of the Common Facilities)

The Common Facilities of the Said Building are as under:

- a. Lifts & Staircases
- b. Corridors & passages,
- c. Gardens, Landscaped areas
- d. Drainage & water supply
- e. Electricity & Electricity lines and bulbs in common areas/ passages
- f. Day and Night Security
- g. Air-conditioned luxurious entrance foyer with Italian Marble/ Granite flooring and Sofa Seating

h. Common Servants Toilet

The above Common Facilities shall vest jointly with the purchasers of other Shops in the Said Building. The parking space shall be maintained, managed and administered by GMMC as per the instructions of the Developer. The Developer and Vendor shall in no manner be liable, accountable or responsible for the management, administration, maintenance or upkeep of the Said Building or the Common Facilities, etc. whatsoever.

The following are additional facilities developed and handed over by the Developer for the common use of the purchasers / occupants of the Said Building and to be managed by GMMC or by any other entity appointed by GMMC:

- a. The Foundations, Columns, Girders, Beams & Supports**
- b. Escalator/s and**
- c. Lift/s**

The Purchaser agrees that the aforesaid additional facilities shall have to be used by it only subject to rules in this regard framed by GMMC from time to time. The Purchaser by signing this Deed is aware of and agrees without any objections and/or doubts whatsoever, to this Schedule.

SCHEDULE – C

(Specifications of the Said Building in general)

Structure and Wall Construction

- RCC framed structure designs with earthquake resistance**
- Internal walls with Putty and Primer, External walls with decorative cladding and weather-proof paint over double-coat plaster**

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- Minimum columns and beams for maximum flexibility in interior planning

Flooring and Wall Cladding

- Vitrified tiles flooring with skirting in all units
- Natural stone / vitrified flooring in corridors and stairs
- Granite / decorative tile cladding of lift side wall

Toilets

- Ceramic tile flooring on walls up to Lintel with branded CP fittings

Doors and Windows

- Powder coated aluminium sliding windows with granite sill
- Front side rolling shutters for show-rooms and shops
- Flush doors / shutters with safety lock for offices

Electrical

- Concealed FR Copper wiring and all electrical fixtures of ISI Quality
- Shock proof protection with latest ELCB / MCB in each unit
- Quality modular electrical switches
- Provisions provided for indoor AC units and outdoor AC units are to be fitted in the designated place given by the Architect
- Individual telephone cable and TATA Sky or equivalent DTH network TV Cable in each unit

SCHEDULE - D

Restrictions upon the rights of the Purchaser:

1. The Purchaser is not to use any other space in the Said Building for parking, except for allotted parking space as mentioned herein for parking of its vehicle and shall not use the allotted space in any manner which might cause hindrance for the free ingress to or egress from any part of the Said

Building. Any exception in the parking rules without approval from GMMC / Developer shall attract penalty as decided by GMMC from time to time.

- 2. The Purchaser is not to keep stock or display of any wares or any other material in the corridors or in any place intended for common use.**
- 3. The Purchaser shall be entitled to display its own logo, signboard, advertisement board, signage, design, etc. only in the designated spaces in the Said Unit with the prior written approval of the Developer. The Purchaser shall not put up any display in any part of the Common Facilities and / or common areas of the Said Building. The Purchaser shall not put up any display which is visible in the external façade of the Said Building.**
- 4. The Purchaser agrees to refrain from using the car park space or any other common area for the purpose of parking any heavy vehicles or to stock any goods or materials whatsoever. The goods and/ or materials include anything inflammable or radioactive or anything that has the potential to cause harm to the well-being of any of the purchasers, occupants, users, etc. of the Said Building.**
- 5. The Purchaser agrees to refrain from parking their vehicle(s) in a manner that can cause hindrance to the right of ingress to and egress from all parts of the Said Building and/or cause a hindrance for other purchasers, users, etc. in parking their vehicle.**
- 6. The Purchaser is aware of and agrees that it will contribute as per their respective share towards any repair work pertaining to the Common**

Facilities and/or common area. The Purchaser agrees that whether repair work can be termed as ‘repair work’ will be decided upon by GMMC.

- 9. The Purchaser agrees and confirms that any resale of the Said Unit will be subject to prior written permission of GMMC and transfer fee payable to GMMC.
- 10. The Purchaser agrees to follow the terms, conditions and stipulations as mentioned in this Deed.
- 11. The elevators in the Said Building shall be meant for and shall be used for movement of people and not for any other purpose and in particular not for goods, cargo, water, etc.

IN WITNESS WHEREOF the Owner and the Developer hereto have set and subscribed their hands to these presents on the day and year first hereinabove written.

SIGNED AND DELIVERED BY THE
PARTY OF THE FIRST PART :-
MAHALAXMI CO-OPERATIVE
HOUSING SOCIETY LIMITED
through its
Mr.
(the OWNER herein)

SIGNED AND DELIVERED BY THE
PARTY OF THE THIRD PART :-
ADITYA GRAND INFRALINK LLP
through its
Mr.
(the DEVELOPER /
CONFIRMING PARTY herein)

In Witness of:-

(1) _____ (2) _____

Annexure as required u/s. 32-A of the Registration Act

**Signature, photo & thumb impression on behalf of the within
named Owner -**

MAHALAXMI CO-OPERATIVE HOUSING SOCIETY LIMITED
through its – Mr.

**Signature, photo & thumb impression on behalf of the within
named Purchaser-**

**Signature, photo & thumb impression on behalf of the within
named Developer / Confirming Party -**

**ADITYA GRAND INFRALINK LLP through its –
Mr.**