

DEED OF CONVEYANCE

RERA Registration No-.....

Sub: Apartment No-..... approximate carpet area **Sq.Ft.** (.....
Sq.Mtr.) on the Floor of Block-..... together with
proportionate undivided share of **Sq.Mtr.** of land of a Scheme
known as “ALTIUS VIITOR” being constructed on the Non Agricultural
Land bearing Surve No-702/4 admeasuring 11,542 Sq.Mtrs. and
corresponding Final Plot No-107 admeasuring 6,925 Sq.Mtrs. of T.P.S.
No-51 (Bodakdev-Makarba-Vejalpur) of Mouje-Makarba, Taluka-
Vejalpur in the Registration District of Ahmedabad-4 (Paldi) at the
price of **Rs...../- (Rupees Only).**

-: 2 :-

THIS DEED OF CONVEYANCE made at Ahmedabad on this ____ day of _____ in the Christian Year Two Thousand Twenty one by and between

SYNTHESIS FRAMEWORK LLP (PAN–ADOFS1854P), (LLPIN-AAL-6053) a limited liability partnership firm duly incorporated under the provisions of The Limited Liability Partnership Act, 2008, and registered office address at B-701, Safal Pegasus, Nr. AUDA Garden, Prahladnagar, Ahmedabad-380015 hereinafter referred to as “**THE OWNER**”, “**VENDOR**” or “**SYNTHESIS FRAMEWORK LLP**” (which expression and manifestation shall, unless it be repugnant to or be inconsistent with the context or meaning thereof be, deemed to admit, mean and include its successor(s) and permitted assign(s), the partners from time to time of the firm and the heirs, legal representatives, executors and administrators, of its last surviving partner) of the **FIRST PART**;

AND

..... (**Pan Card No :**) (**Aadhar Card No**) adult, Indian Inhabitant, having address at: hereinafter referred to as "THE PURCHASER"(which expression shall unless repugnant to the context and meaning thereof mean and include his/her/their heirs, executors and administrators) of the **SECOND PART**;

AND WHEREAS,

1. The **VENDOR** is seized and possessed of or otherwise well and sufficiently entitled to all those pieces and parcels of Non Agricultural Land bearing Surve No-702/4 admeasuring 11,542 Sq.Mtrs. and corresponding Final Plot No-107 admeasuring 6,925 Sq.Mtrs. of T.P.S. No-51 (Bodakdev-Makarba-Vejalpur) of Mouje-Makarba, Taluka-Vejalpur in the Registration District of Ahmedabad-4 (Paldi) more

particularly described in **SCHEDULE-I** hereunder written (hereinafter referred to as “The Said Land”);

2. AND WHEREAS the Collector, Ahmedabad by his Order No.- 2099 / 07 / 19 / 040 / 2019, dated-13/11/2019 had granted a permission for Non-Agricultural use for multipurpose use in respect of the said land bearing Survey No-702/4 of Mouje-Makarba, Taluka-Vejalpur, District-Ahmedabad and effect of the said order has been enter into revenue record by mutation entry no-16541 dated-13/11/2019.
3. AND WHEREAS, RUSHABH DIPAKBHAI and CHINTAN HARISH SHAH have executed a Deed of Conveyance in favour of FIRST PART, which was registered at Sub-Registrar Office, Ahmedabad-4 (Paldi) vide Reg. No-7070 dated-01/06/2021. The entry to that effect was also entered in the revenue records under serial No-17278 on 10/06/2021 duly certified by the revenue authority concerned on 09/08/2021.
4. AND WHEREAS the Vendor as part of its business activities, acquired the said non-agricultural land for developing and constructing Residential Scheme and has promoted a scheme comprising of stilt & Ten storied blocks-A, B, C, D and three level basements known as “ALTIUS VIITOR” being constructed on the said land (hereinafter referred to as “The Said Scheme”).
5. The Ahmedabad Municipal Corporation has granted the Development Permissions bearing Rajachitthi Numbers - 05220 / 040821 / A5068 / R0 / M1 for block ‘A+B’ and 05220 / 040821 / A5069 / R0 / M1 for block ‘C+D’, both dated-20/09/2021 for the construction of the said Scheme.

6. The VENDOR commenced construction of residential Apartment on the said land as per approved plans and has carried out construction on the said land in accordance with the plans, sanctioned by the Ahmedabad Municipal Corporation and has constructed on the said land, forming part of the said scheme and the Ahmedabad Municipal Corporation has granted Building Use Permission vide its order bearing No. dated-.....;
7. AND WHEREAS the Purchaser has entered into an Agreement for sale of the said apartment, with the Vendor on ____ day of _____, 2021 which was registered under serial no. _____ with the sub registrar of assurance, required under the provisions of the Real Estate (Regulation and Development) Act, 2016, as per the statutory format prescribed under the Gujarat Real Estate (Regulatory and Development) (General) Rules, 2017; more particularly described in the **SCHEDULE-II** hereunder written (hereinafter referred to as “the said Apartment”); for the consideration and on the terms and conditions set out in the said Agreement. A copy of the said Agreement is annexed herewith as "**Annexure-I**" respectively;
8. The VENDOR has agreed to sell, transfer and assign right, title and interest in the said Apartment together with proportionate undivided share in the said land to the PURCHASER for a total consideration of **Rs...../-**, (Rupees Only) (hereinafter referred to as “the sale consideration”).
9. The Party of the First Part has agreed to provide car parking spaces to the Purchaser bearing No.-..... in **Basement** the car parking spaces will be deemed to have been allotted to the

PURCHASER. A plan showing car parking spaces in red colour boundary is annexed herewith, as **Annexure-II**;

There are undivided 3 basements under the blocks A, B, C & D for parking of vehicles, store etc. It is clarified by the VENDOR that all Apartment holder of the project will have right to use the basements for parking and the VENDOR alone will be entitles to grant exclusive right of parking spaces to Apartment holder for reserved parking.

10.The car parking spaces will be an inseparable and impartible estate and therefore, the PURCHASER upon conveyance cannot transfer in future the said Apartment, and car parking separately that is to say whenever the PURCHASER transfers the said Apartment, it shall be transferred along with the car parking. The Party of The first Part has earmarked certain parking spaces at ground level for visitors only. The Prospective purchaser or their family members or their servants will not be allowed to park their vehicles in such earmarked places.

11.The PURCHASER has paid to the VENDOR the sale consideration towards the land contribution and construction contribution of the said Apartment;

12.As the VENDOR has agreed to sell to the PURCHASER and the PURCHASER has agreed to acquire, the said Apartment and has paid to the VENDOR, the sale consideration and requested the VENDOR to execute this Deed of Conveyance which the VENDOR has agreed to do in the manner appearing hereinafter;

NOW THIS DEED OF CONVEYANCE WITNESSTH THAT:

a) In consideration of the premise and in consideration of the agreement
Rs...../-, (**Rupees Only**) paid by the
PURCHASER to the VENDOR as under:

<u>Rupees</u>	<u>Detail</u>	<u>Date</u>	<u>Chq./ TDS</u> <u>No.</u>	<u>Bank</u> <u>Name</u>
	Booking Amt.			
	Part consideration			
	Part consideration			
	Part consideration			
Rs..... /- (Rupees Only)				

b) As a full and final consideration of TRANSFER, representing land contribution and development cost (the receipt whereof the VENDOR doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and exonerate the PURCHASER forever), the VENDOR doth hereby ALLOT, grant, convey, assure, release and transfer and has, put the PURCHASER in vacant and peaceful possession of Apartment No-..... admeasuring approximately carpet area i.e. Sq.Ft. (..... Sq.Mtr.) on the Floor of a Block - constructed on the said Land together with proportionate undivided share of Sq.Mtr. in the said land the building constructed on the Non Agricultural Land bearing Surve No-702/4 admeasuring 11,542 Sq.Mtrs. and corresponding Final Plot No-107 admeasuring 6,925 Sq.Mtrs. of T.P.S. No-51 (Bodakdev-Makarba-Vejalpur) of Mouje-Makarba, Taluka-Vejalpur in the Registration District of Ahmedabad-4 (Paldi).

- c) TOGETHER WITH right of passage and right of way for the purpose of enjoyment of the said Apartment transferred to the PURCHASER and to use all common amenities provided in the building for the use of PURCHASER including elevators, staircase provided for the use of Apartment holder/PURCHASER of the premises in the building and more particularly for the use and enjoyment of the said Apartment transferred under this deed, specific use of elevator to approach the said Apartment and the use of staircase that may be existing; However, purchaser and their agents shall not encroach or cause to be encroached such common passages for their personal use by putting shoe rack, water pots/fountain, shoes, foot brush etc.
- d) AND TOGETHER ALSO WITH all and singular all deeds and documents, writings, vouchers and other evidence of title relating to the said land or Apartment or any part thereof;
- e) AND TOGETHER ALSO WITH all other common amenities provided in the said scheme and proportionate undivided share in the said land in proportion to the area of the said Apartment transferred under this Deed of Conveyance;
- f) AND TOGETHER ALSO WITH the rights as PURCHASER of the said Apartment in the said Scheme;
- g) AND TOGETHER ALSO WITH all paths, passages, water courses, ditches, drains, lights, electric and telephone cables and connections, liberties, easement, rights, privileges, advantages, Apartment Holder and appurtenances whatsoever to the said Apartment belonging or in anywise appertaining to or with the same or any part thereof now or at any time, hereto before usually held, used, occupied or enjoyed or reputed or known as part or Apartment Holders thereof or

appurtenant thereto AND ALL the estates, rights, title, interest, use, possession, both at law and equity of the VENDOR into, out of or upon the said Apartment and all benefits, claims and demands whatsoever in or upon the said Apartment hereby allotted, granted, conveyed, transferred and assured or intended so to be with their and every of their rights, Apartment Holders and appurtenances;

- h) UNTO and to the use and benefit of the PURCHASER forever subject to all assessments, rates, duties or any other dues chargeable upon the same or which may become payable in respect thereof from the date of these presents to the Central Government, State Government, Municipal Corporation and/or any other local authority and that previous liability thereof have been discharged by the VENDOR and if found to be payable, the liability thereof will be that of the VENDOR subject also to the maintenance payable to the VENDOR and also to the rules and regulations as may be framed by the VENDOR and as a Apartment Holder of the said Scheme;
- i) AND the PURCHASER has verified the area of the said Apartment and has found the construction in accordance with the plans and specifications and to his satisfaction and has agreed and confirmed the same to be transferred by the VENDOR to PURCHASER as an Apartment Holder of the said Scheme and undertakes to abide by the rules and regulations thereof;
- j) AND the Apartment Holder/s shall not permit to be done in the conduct of or upon the said Apartment, anything whatsoever which may be socially undesirable, or which may be or may become nuisance or create harm, danger, risk, hazard to or in any way interfere with the enjoyment of the other Apartment Holders of the

said Scheme and the Apartment Holder/s shall not carry out any offensive or prohibitive activities or business in or upon the whole of the said Scheme;

- k)** AND the VENDOR doth hereby further covenant with the PURCHASER that notwithstanding any act, deed, matter or thing whatsoever by the VENDOR or any person or persons lawfully or equitably claiming or to claim by, from, under, through or in trust for the VENDOR or any one or more of them made, done, committed or omitted or knowingly suffered to the contrary. The VENDOR has in itself good right, full power and absolute authority to allot, grant, convey, release and assure said Apartment, being the same hereby granted, conveyed, released and assured or intended so to be unto and to the use of the PURCHASER exclusively in the manner aforesaid;
- l)** AND the PURCHASER shall and may at all times hereafter peacefully and quietly enter upon, occupy, possess and enjoy the said Apartment as a Apartment Holder of the said Scheme and receive rents, profits and benefits thereof and of every part thereof unto and for its own use and benefits without any suit, eviction, interruption, claim or demand whatsoever from or by the VENDOR and/or its successors, assigns, members or any one or more of them or any person or persons lawfully or equitably claiming or claim by, from, under, through or in trust for the VENDOR or any of them;
- m)** AND THAT free and clear and freely, clearly and absolutely acquitted exonerated and forever discharged or otherwise by the VENDOR well and sufficiently saved, defended and kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned or

suffered by the VENDOR or by any other person or persons lawfully or equitably claiming or to claim by, from, under, through or in trust for the VENDOR any of them or any person or persons having lawfully equitably claiming any estate or interest whatsoever in the said premises or any part thereof from, under, through or in trust for the VENDOR shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER or any of them or of the person or persons requiring the same claiming under them do and execute and caused to be done and executed all such further and other acts, deeds, matters, things, conveyances and assurances in law whatsoever for the better and more perfectly assuring the said premises and every part thereof UNTO and to the use of PURCHASER in the manner aforesaid or its Counsel-in-Law shall be reasonably required;

- n) Every allottee of the apartment, shall participate towards the formation of an association or society or cooperative society of the allottees, or a federation of the same.
- o) The promoter shall execute a registered conveyance deed in favour of the allottee along with the undivided proportionate title in the common areas to the association of the allottees or the competent authority, as the case may be, and hand over the physical possession of the plot, apartment of building, as the case may be, to the allottees and the common areas to the association of the allottees or the competent authority, as the case may be, in a real estate project, and the other title documents pertaining thereto within specified period as per sanctioned plans as provided under the local laws:
- p) If any provision of this Deed of Conveyance shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of

the Deed of Conveyance shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Deed of Conveyance and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Deed of Conveyance shall remain valid and enforceable as applicable at the time of execution of this Deed of Conveyance.

- q) **Dispute Resolution:-** Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
- r) By registered agreement for sale dated- _____, executed between the PURCHASER and the VENDOR for the consideration and on the terms and conditions set out in the said Agreement for sale which should be considered as conformity in both conveyance deed and agreement for sale as per RERA circular 9.
- s) The expenses of this Deed of Conveyance such as stamp duty, registration fees and other registration expenses have been borne by the PURCHASER.
- t) The promoter shall not have any claim over FSI, additional FSI, common area and terrace rights after building use permission has been obtained, such rights if any will be enclosed by society of buyers.

-: 12 :-

- u) The service society shall give membership to the purchaser and allot -
___ shares each of Rs. ___to the purchaser under a share certificate at
the recommendation of the Vendor. As per the agreement the
amount of maintenance deposit Rs._____/ - (Rupees
_____ Only) received from the purchaser, has been duly
deposited to the _____Co-Op. Housing Service Soc. Ltd
and both parties further agreed that all kind of occupancy rights of
the maintenance for the common areas of the said scheme and
occupancy rights will be transferred in the name of the said service
society.
- v) The property sold or conveyed herein does falls within the area
designated as "Disturbed Area" under the Gujarat Prohibition of
Transfer of Immovable Property and Provisions for Protection of
Tenants from Eviction from Premises in Disturbed Areas Act, 1991
and therefore permission for its transfer is obtained from Dy
Collector _____ under his order no. _____ dated
_____.

IN WITNESS WHEREOF the VENDOR has hereunto set and subscribed
its hands and a seal to these presents the day and year first hereinabove
written.

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-: SCHEDULE-I :-

All that piece or parcel of Non Agricultural Land bearing Surve No-702/4 admeasuring 11,542 Sq.Mtrs. and corresponding Final Plot No-107 admeasuring 6,925 Sq.Mtrs. of T.P.S. No-51 (Bodakdev-Makarba-Vejalpur) of Mouje-Makarba, Taluka-Vejalpur in the Registration District of Ahmedabad-4 (Paldi) is bound as follows :-

East : Part of Final Plot No. 107
West : Final Plot Number 100
North : Final Plot Numbers 104, 105 and 106
South : 12 Mtrs. Road

SIGNED, SEALED & DELIVERED

BY THE WITHINNAMED

The VENDOR

SYNTHESIS FRAMEWORK LLP

BY ITS PARTNER

Mr. SHARVIL PANKAJ SHAH

In the presence of:

1. _____

2. _____

-: SCHEDULE-II :-

All that Residential premises being Apartment No.-..... Admeasuring approximately Sq.Ft. (..... Sq.Mtr.) of carpet area on the floor of Block-..... together with proportionate undivided share Sq.Mtr in the land of the scheme known as “ALTIUS VIITOR” being constructed on the Non Agricultural Land bearing Surve No-702/4 admeasuring 11,542 Sq.Mtrs. and corresponding Final Plot No-107 admeasuring 6,925 Sq.Mtrs. of T.P.S. No-51 (Bodakdev-Makarba-Vejalpur) of Mouje-Makarba, Taluka-Vejalpur in the Registration District of Ahmedabad-4 (Paldi).

SIGNED, SEALED & DELIVERED

BY THE WITHINNAMED

The VENDOR

SYNTHESIS FRAMEWORK LLP

BY ITS PARTNER

Mr. SHARVIL PANKAJ SHAH

In the presence of:

1. _____
2. _____

-: 15 :-

-: Photograph No-1 of Property :-

Vendor :-

SYNTHESIS FRAMEWORK LLP

BY ITS PARTNER

Mr. SHARVIL PANKAJ SHAH

Purchaser :-

.....
-: Photograph No-2 of Property :-

Vendor :-

SYNTHESIS FRAMEWORK LLP
BY ITS PARTNER
Mr. SHARVIL PANKAJ SHAH

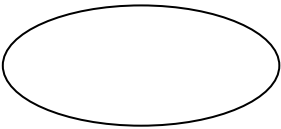
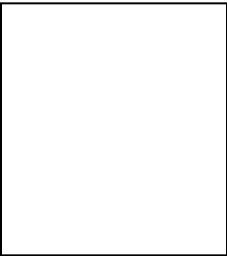
Purchaser :-

.....

SCHEDULE UNDER SECTION 32 (A) OF THE REGISTRATION ACT,

SIGNATURE, PHOTOGRAPH AND THUMB IMPRESSION OF

THE VENDOR

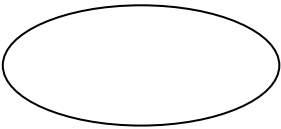
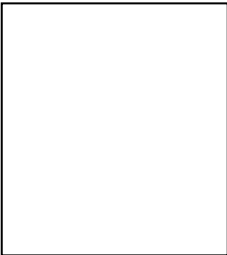


SYNTHESIS FRAMEWORK LLP

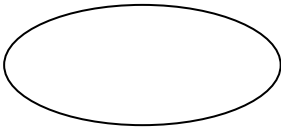
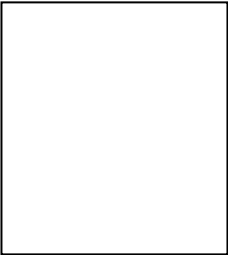
BY ITS PARTNER

Mr. SHARVIL PANKAJ SHAH

THE PURCHASER



.....



-: 18 :-

Annexure – I

(A copy of Agreement for Sale to be attached)

Annexure – II

(A copy of allotted car parking in red colour boundary to be attached)