

(1)

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE (hereinafter referred to as the "Conveyance Deed") is made at Ahmedabad this ____ day of _____, Two Thousand Twenty-Three:

BETWEEN

SHREE SAVA REALTY LLP [PAN : ADBFS6669P] a partnership firm incorporated on May 26, 2016 under Limited Liability Partnership Act, 2008 having its registered address as SF-4-5, Anushree, Satyavadichs, near Bank of Baroda, Usmanpura, Ashram Road, Ahmedabad, Gujarat 380013, hereinafter referred to as the "**Owner-Developer or Promoter**" represented through its Authorized Partner Mr. _____ [AADHAR: 4500 2616 8884] (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its partners as at present and from time to time and its successors and assigns) of the First Part;

AND

_____, (PAN : _____) (AADHAAR : _____) aged about ____ years, residing at _____ hereinafter referred to as the "**Allottee or Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their legal representatives, executors, successors and permitted assigns) of the Second Part.

For the sake of convenience, the Promoter and the Allottee shall be hereinafter collectively referred to as the Parties and individually as the Party.

WHEREAS

- A. The Promoter is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of non agricultural land for residential use being amalgamated sub plot no.6A+6B+9 admeasuring 1004.44 square meters comprising of (i) sub plot no.6A admeasuring 250.25 square meters having city survey no.3692 (hereinafter referred to as **Land-1**), (ii) sub plot no.6B admeasuring 251 square meters having city survey no.3693 (hereinafter referred to as **Land-2**) and (iii) sub plot no.9 admeasuring 503.68 square meters having city survey no.3685 (hereinafter referred to as **Land-3**) of final plot no.204+237 (allotted in lieu of revenue survey no.112/1) of town planning scheme no.19 situated, lying and being at Village Shekhpur-Khanpur, Taluka Sabarmati within Registration Sub-District Ahmedabad-3 (Memnagar) & District Ahmedabad. For sake of convenience Land-1, Land-2 and Land-3 (hereinafter referred to as the "**said Land**" and/or "**Project Land**" as more particularly set out in **First Schedule** hereunder written).
- B. The Said Land was converted into non-agricultural use for residential purpose vide order of the Deputy Collector, Ahmedabad and the same was recorded in village form no.2 of the revenue records, the details whereof is setout herein under.

Land	Order No.	Date	Sr no. in village form no.2
Land-1	L.N.D/S.R/6451	December 3, 1976	1286
Land-2	N.A.B./Land/S.R./Shekhpur-Khanpur/721	March 27, 1978	1356
Land-3	L.N.D.S.R 4961/72/73	June 18, 1973	1142

- C. By virtue of various Deed of Conveyances dated July 29, 2022 registered with the office of the sub registrar of assurances at Ahmedabad, the Owner/Developer herein and as the purchaser therein has purchased said Land, situated lying and being at Village Shekhpur-Khanpur, Taluka Sabarmati within Registration Sub-District Ahmedabad-3 (Memnagar) & District Ahmedabad and the same has been recorded vide mutation entries in the City Survey records, the details whereof is set out herein under:-

Land	Vendor therein	Registration no.	Mutation Entry Certified Date
Land-1	Anand Indravadan Shah	9632	9580 September 22,2022
Land-2	Nilaksh Babubhai Shah	9635	9579 September 22,2022
Land-3	Nilaksh Babubhai Shah	9630	9578 September 22,2022

- D. Thereafter Ahmedabad Municipal Corporation (AMC) had granted the permission bearing reference no. 001LD22230114 dated June 11, 2022 for the amalgamation of Land-1, Land-2 and Land-3 into said Land being amalgamated plot no.6A+6B+9 total admeasuring 1004.44 square meters.
- E. The Promoter has promoted a residential cum commercial project for shops, showrooms as well as residential flats in a building known as “**ABODE**” to be developed on the said Land comprising of 1(one) Cellar + Ground Floor + Seven Upper Floors (having parking space + 28 residential Units) (hereinafter referred to as the “**said Building**”) along with the development of various common facilities and amenities in the Common Areas (as defined hereinafter) of the said Land and the said Building. The development of the said Building on the said Land as well as the Common Areas as defined hereinafter shall be hereinafter collectively referred to as the “**said Project**”.
- F. The Ahmedabad Municipal Corporation (AMC) has approved the proposed development plans in relation to the said Project in case no.

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BLNTS/WZ/270722/CGDCRV/A6317/R0M1 on January 13, 2023 in accordance with the terms and conditions set out therein (hereinafter referred to as the “**Approved Plans**”). Subsequently, the permission to commence the construction of the said Project on the said Land, in accordance with the Approved Plans was given by the AMC vide Rajachitthi (Commencement Letter) no.07359/270722/A6317/R0M1 dated January 13, 2023 (hereinafter referred to as the “**Commencement Certificate**”)

For the sake of convenience and reference in this Agreement:

(i) The open area forming part of the said Land on which the said Project is developed & (ii) the stair cases, lifts, staircase and lift lobbies, fire escapes, common entrances and exits of buildings, common basements, common terraces, open parking areas, common storage spaces, watch rooms, security cabins, common borewell, electricity rooms, water tanks, system for water conservation, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use, all facilities as provided in the said Project shall be referred to as the “**Common Areas**”. The Common Areas will be used in undivided form collectively by all the Allottees in the Project (as more particularly described in the **Third Schedule** herewith)

- G. In pursuance to the aforesaid, the Promoter herein is legally entitled to develop the said Project and also enter into the agreements to sell, sale deed and/or any other document in relation to the sale of the various units in the Project in favor of the intending purchaser and receive the sale consideration in respect thereof.
- H. The Allottee herein approached the Promoter herein with the intent to purchase an flat in the said Project and in pursuance to the discussion held amongst the Parties, the Promoter have agreed to allot/sale and the Allottee have agreed to purchase Flat No.____ admeasuring ____ square meters of super built-up area [____ square meters of built-up area (which include RERA carpet area admeasuring ____ square meters + ____ square meters of wash area + ____ square meters of balcony area) within the flat] located on the ____ Floor of the said Building known as “**ABODE**” (“said Flat”) together with the undivided proportionate share admeasuring ____ square meters in the said Land, and right to use the Common Areas in the said Project and together with __ (____) car parking space in the said Project (hereinafter referred to as the “**said Property**”).

For the sake of convenience and reference in this Agreement:

The said Flat together with the undivided proportionate share in the Common Areas shall be collectively referred to as the “**said Property**”. The said Property is more particularly described in the **Second Schedule** hereunder written;

The carpet area of the Said Flat as set out above. "Carpet area" means the net usable area of the Said Flat, excluding the area covered by the external

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walls and areas under services shafts but includes the area covered by the internal partition walls of the Said Flat.

- I. Pursuant to the above Promoter has issued a letter of allotment dated _____ in respect of the Said Flat to the Allottee and upon payment of the amount equivalent to 10% or thereabout as well as additional amount of earnest money by the Allottee to the Promoter, the Promoter have agreed to sell the Said Property to the Allottee for a consideration of Rs. _____ (Rupees _____ only) being an aggregated price of the Said Flat + Balcony + Wash Area + proportionate price of the common areas and facilities + proportionate price of the Undivided Proportionate Share (hereinafter referred to as the **"Sale Consideration"**) and entered into an agreement for sale in respect of the Said Property in accordance with the terms and conditions setout thereunder. The said agreement for sale has been registered in the office of the Sub-Registrar of Assurances, Ahmedabad-3 (Memnagar) vide sr. no. _____ on _____ (hereinafter referred to as the **Agreement**) or However the Parties have agreed not to enter into any agreement for sale and directly proceed for the execution of Conveyance Deed.
- J. The Promoter have given inspection to the Allottee of all the documents of title relating to the Said Land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Gujarat Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as "the said Rules") made thereunder and the Allottee is satisfied in respect of the same;
- K. The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of extract of revenue records / city survey records showing the nature of the title of the Said Land on which the said Project is developed have also been inspected by the Allottee and is satisfied in respect of the same.
- L. The Promoter has submitted the Project for registration with the Real Estate Regulatory Authority (RERA) as per the provisions of the Said Act and the Said Rules and pursuant to the same the Project has been registered with RERA under Reference/Order No. _____ dated _____. (Copy of Registration Certificate is annexed herewith at **Annexure-A**)
- M. The authenticated copies of the Approved Plans of the Layout as approved by the Ahmedabad Municipal Corporation, the authenticated copies of the plans and specifications of the Said Flat agreed to be purchased by the Allottee and the authenticated copies of the layout and floor plans as proposed by the Promoter and according to which the construction of the projects and Common Areas are proposed to be provided for in the said Project has been inspected by the Allottee. (copies of the layout and floor plans are collectively annexed herewith at **Annexure-B1 & Annexure-B2**)

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- N. The Promoter undertook the development of the Project as per the Approved Plans and has completed the construction of the said Building and other development works of the said Project; and pursuant to the same AMC has issued the Building Use Permission (BU) vide its reference no. _____ dated _____ (copy of the same is annexed herewith as **Annexure-C**).
- O. In pursuance to the confirmations, representations and assurances given by the Parties to each other to faithfully abide by all the terms, conditions and all applicable laws the Promoter is hereby executing this Deed of Conveyance in respect of the Said Property in favor of the Allottee.

NOW THIS INDENTURE WITNESSETH that

1. INTERPRETATION

In this Conveyance Deed, unless the context otherwise requires:

- i. Reference to any legislation or law or to any provision thereof shall include references to any such law as it may, after the date of this Conveyance Deed, from time to time be amended, supplemented or re-enacted;
- ii. Words importing singular shall include plural and vice versa, and words importing the masculine shall include the feminine gender;
- iii. The captions and headings, if any, are for the purpose of convenience and reference only and shall not be deemed to supersede or modify the substance in the text written there-under and shall not be used in and shall not affect the construction and interpretation of this Conveyance Deed;
- iv. Terms and words beginning with capital letters and defined in this Conveyance Deed shall have the meaning ascribed thereto herein, and terms and words defined in Annexure/Schedule and used therein shall have the meaning ascribed thereto in Annexure/ Schedule;
- v. Words “include” and “including” are to be construed without limitation;
- vi. Any reference to “day” shall mean a reference to a calendar day; any reference to “month” shall mean a reference to calendar month;
- vii. Annexure, Plans and Schedules to this Conveyance Deed form an integral part of this Conveyance Deed and will be in full force and effect as though they were expressly set out in the body of this Conveyance Deed;
- viii. Reference to this Conveyance Deed or any other agreement, deed, instrument or document of any description shall be construed as reference to such agreement, deed, instrument or other document as the same may from time to time be amended, varied, supplemented, modified, notated or suspended;
- ix. Reference to Recitals, Clauses, Sub-Clauses, Schedules, Annexure in this Conveyance Deed shall, except where the context otherwise requires, be deemed to be references to Recitals, Clauses, Sub-

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Clauses, Schedules, Annexure of or to this Conveyance Deed;

- x. Any reference to any period commencing “from” a specified day or date and “till” or “until” a specified day or date shall include both such days or dates; provided that if the last day of any period computed under this Conveyance Deed is not a business day, then the period shall run until the end of the next business day;
 - xi. Any word or expression used in this Conveyance Deed shall unless defined or construed in this Conveyance Deed, bear its ordinary English meaning.
2. In pursuance of the aforesaid and the full and final aggregated amount of Sale Consideration of Rs. _____/- (Rupees _____ only) being duly paid by the Allottee to the Promoter (the receipt whereof the Promoter do hereby admit and acknowledge and acquit, release and discharge the Allottee from every part thereof forever), the Promoter do hereby conveys, transfers, assigns, assures, grants in favour of the Allottee free from encumbrance and reasonable doubts the right title and interest in the said Property being Flat No. _____ admeasuring _____ square meters of super built-up area [_____ square meters of built-up area (which include RERA carpet area admeasuring _____ square meters + _____ square meters of wash area + _____ square meters of balcony area) within the flat] located on the _____ Floor of the said Building together with the undivided proportionate share admeasuring _____ square meters in the said Land, and right to use the Common Areas in the said Project and together with _____ (____) car parking space in the said Project known as “**ABODE**”. The Promoter having handed over and the Allottee having taken over vacant, peaceful and physical possession of the Said Flat free from all encumbrances; this deed shall be valid only after realization of all the payments; and if any cheques or payments not realized pursuant to the execution hereof then in such event all the transaction made by the Allottee by way of mortgage, sale, transfer, gift, lease etc. in respect of the said Property shall become void, invalid and illegal
3. If within a period of five (5) years from the date of handing over the Said Flat to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Said Flat or the Project in which the Said Flat is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided that the Promoter 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 Promoter or beyond the control of the Promoter and for all the damages

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that may have occurred due to any act or omission of the Allottee which otherwise could have been prevented.

4. The Promoter shall not have any claim over FSI and/or additional FSI and/or common terrace rights after issuance of Building Use (BU) permission. If the Promoter have such rights after issuance of BU permission the same shall deemed to be entitled by the members of the said Project and/or service societies of the members.
5. The Allottee and its successors in title, employees, servant and assigns at all times hereafter at will and pleasure for all permitted purposes shall be entitled to free ingress to and egress from the Said Flat AND ALL THE ESTATE right, title, interest, claim and demand whatsoever at law and in equity of the Promoter in to out of or upon the Said Flat or any part thereof and TO HAVE AND TO HOLD all and singular the said Property hereby transferred, assigned, granted and assured or intended or expressed so to be with their and every of their rights and appurtenances UNTO AND TO THE USE and benefit of the Allottee, their successors in title and assigns forever however SUBJECT TO the terms herein contained including the payment of all AND THAT notwithstanding any act, deed, matter or thing whatsoever by the Promoter and the Promoter or any person or persons lawfully or equitably claiming by, from, through, under or in trust for it made, done, committed, omitted or knowingly or willingly suffered to the contrary the Promoter and the Promoter now hath in itself good right full power and absolute authority to grant convey transfer and assure the said Property hereby granted conveyed transferred and assured or intended so to be unto and to the use of the Allottee in manner aforesaid AND THAT it shall be lawful for the Allottee from time to time and at all times hereafter peaceably and quietly to hold enter upon, use, occupy, possess and enjoy the said Property hereby granted conveyed transferred and assured with their appurtenances without any hindrance, lien, charge, interest, denial, demand, interruption, eviction and receive the rents issues and profits thereof and of every part thereof to and for their own use and benefit AND THAT the Promoter has handed over the copies of all the relevant documents, abstracts and extracts in relation to the Said Flat.
6. The Allottee covenants that a service society to be known as the '_____ Co.Op. Residential cum Commercial Service Society Ltd.', registered under the provisions of the Gujarat Co.Op. Societies Act, 1961 vide reg. no. _____ dated _____ (Said Society) and has been incorporated for the proper and effective administration of the said Project **"ABODE"** and the Allottee shall be a member of the Said Society and shall also liable for the payment of maintenance deposit & maintenance charges etc. on demand in respect of the Said Property to the Said Society and shall

follow all the rules, regulations and byelaws of the said Society from time to time and shall use the common amenities and facilities along with other members of the Said Society.

7. The Allottee represents, undertakes and warrants that: -
- i. The Allottee, as the flat holder in the said Building, will duly get admitted as the member of the Society and will sign and execute all such necessary application forms, affidavits, declarations, undertakings, model bye laws/bye laws formed by the Society from time to time and at all times as may be required and amended by the Promoter and/or the Society;
 - ii. The Promoter shall be in absolute control of the said Project as well as all the unsold units in the said Project till the Promoter has received full and final consideration for each and every units in the said Project and each one of them is duly conveyed/transferred in favor of its respective Allottees;
 - iii. Any transfer or assignment inter-vivos or by operation of law or any disposal in any manner whatsoever, of rights under these presents by the Allottee or by way of transmission thereof on account of inheritance or succession shall always take effect along with the shares and membership of the Society and as per common interest, and as per the bye-laws of the Society;
 - iv. The Allottee herein shall be required to obtain a prior approval and a no objection letter from the Promoter till the management of the said Project is handed over to the Society and Society thereafter in the event the Allottee herein intends to sell, convey, mortgage, lease, sub lease, sub let or transfer its right, title and interest in the said Property to any other person in any manner whatsoever. The Allottee herein shall be responsible for the payment of the Transfer Fees and all outstanding dues to the Promoter till the sale of all the units in the said Project is duly completed and the possession of each unit is handed over to the respective prospective Allottees and the operation and management of the said Project is handed over to the Society and only subject to which the Promoter or the Society (after the operation and management of the said Project is handed over to the Society) shall permit and allow such transfer;
 - v. The Allottee has/have adequately satisfied himself/herself/ themselves about the title and specification of the overall Project and that the Allottee has no grievance or complaint in relation to the title or the specifications, workmanship or materials or used therein;
 - vi. By virtue of the execution hereof, the Promoter have sold, transferred and conveyed the right title and interest in favor of the Allottee limiting to the Said Property together with undivided proportionate share in the Said Land only and no other area in the said Project and that the Promoter shall be without any restriction or require any approval of the Allottee and shall be entitled to deal with the other offices, shops, flats, units and space in the said Project in favor of any other person in the manner the Promoter may deem fit;
 - vii. The Allottee shall keep the Said Property, walls and partition walls, sewers, drains, pipes and appurtenances thereto belonging to, in good

- and tenantable repair and conditions and in particular so as to support, shelter and protect the parts of the Said Building other than its premises;
- viii. The Allottee shall not at any time demolish or cause to be demolished the Said Property or any part thereof nor shall make any additions or alterations in the design or specifications thereof nor shall make any new opening of door, window or otherwise. The Allottee shall not make any alterations in the elevations and outside colour scheme of the outer wall in the exterior of the Said Property. The Allottee shall not decorate the exterior of Said Property other than in the manner in which the same is decorated.
- ix. If any penalty, premium or any other charges are levied by the Ahmedabad Municipal Corporation or any other authority in respect of any additions or alterations if made by the Allottee, the same shall be borne and paid by the Allottee, if the same are concerning the Said Flat and/or to the extent of the undivided entitlement of the Allottee in the said Land, and if the same area of common nature, by the Allottee in common with others.
- x. The Allottee 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 part or walls or other structural members of the Said Flat or any part of the Complex without prior written consent of the Promoter and/or the Society.
- xi. The Allottee shall not use the Said Flat or permit the same to be used for any purposes whatsoever other than for which it is meant or which may or is likely to cause nuisance or annoyance to occupiers of the other premises or for any illegal or immoral purposes or for the purposes prohibited by law. The Allottee will not use or permit to be used the Said Flat or any part thereof for (hotels, guest house, lodging & boarding, nursing home or hospital. The Said Flat shall be used, occupied and enjoyed subject to other rules of the scheme as may be framed by the Promoter. The Allottee shall perform and observe the same, and shall abide by them.
- xii. The Allottee will not use or permit to be used the common passages, stairs, staircases or any other open areas, spaces, margin lands etc. for storage or keeping any articles or things.
- xiii. The Allottee shall not store in the Said Flat or in any common areas or bring in the said Building any goods which are hazardous, combustible or with strong smell or excessively heavy so as to affect or damage the construction or structure of the building, and shall not carry or cause to be carried heavy packages to the Said Flat which are likely to damage the lifts, staircase, common passages, other spaces or any other structure or parts of the Complex, its amenities, facilities and services.
- xiv. In pursuance to the execution of this Conveyance Deed, in case of any amount becomes payable to the Ahmedabad Municipal Corporation, the State Government or other public authority like betterment charges or development taxes or payment of similar and/or any other nature in relation to the entitlement of the Allottee under this Conveyance Deed, the same shall be paid and borne by the Allottee and/or its successor in title as may be levied by the authority on pro-rata basis.

- xv. The Allottee shall be responsible and liable to bear and pay, at actuals, all Municipal Taxes, cesses, dues and impositions of every description of the Ahmedabad Municipal Corporation, Gram Panchayat, of the State and/or Central Government and/or any other public bodies and authorities, which exclusively relate to or pertain to the Said Flat.
- xvi. All common maintenance expenses relating to security, sweeping, cleaning, lightening, maintenance, repairs, replacement, upgradation etc., of the said Building, and amenities, facilities, services, conveniences, and utilities therein; common expenses of administrative, management, staff, personals, maintenance of accounts and records and other similar or other related matters; and any other expenses of common nature shall be borne and paid by the Allottee and other Allottees of other premises, and as may be fixed by the Promoter.
- xvii. Without prejudice to aforesaid, if the Promoter makes any other arrangement for maintenance and to meet the common maintenance expenses, the same shall be binding upon the Allottee and the Allottee shall be obliged to act in accordance therewith, which may include payment of any amount by way of permanent maintenance deposit.
- xviii. The common maintenance expenses will be required to pay by the Allottees of the premises. Notwithstanding, the fact that the said Building is put to use and the holders of the premises who have already purchased the premises have commenced use of their respective premises, involving use of Common Services, the Promoter shall not be required to pay or contribute common maintenance expenses for any un-disposed of premises or to pay any amount whatsoever towards maintenance of the Common Services, and the same shall be paid prospectively only upon the unsold premises are disposed of. If any flats are unsold one year after date of B.U. Permission, then the maintenance expenses of those unsold flats will be borne by the Promoter.
- xix. The Society consisting of the unit holders in the said Project as its members and share holders for the purpose of operation and maintenance of the said Project and that the Allottee shall be bound to become a member of the Society and to observe the terms and conditions and rules and regulations as set out in the bylaws of the Society and the rules framed by the Society from time to time and at all times.
- xx. The Allottee is aware that the Promoter shall operate and maintain the said Project and that the Allottee shall be bound to comply with all the terms, conditions, charges, rules and regulations laid/formed by the Promoter. The said Project shall be under the over-all control and management of the Promoter. And of the Society after the same is handed over to Society, and the decision of the Promoter/Society in all matters relating thereto including code of conduct, rules and regulations for use in the said Project shall be final, conclusive and binding upon the Allottee.
- xxi. The Promoter may have declared and announced the said Project by issuing brochure and pamphlets and also inserting advertisements in newspaper and advertising in other manners. It has been agreed that if anything agreed upon as recorded herein is inconsistent with what has been declared or advertised as aforesaid, what is agreed upon herein shall prevail.

- xxii. Any delay by the Promoter/Society in enforcing the terms of this Conveyance Deed or any forbearance or giving time to the Allottee shall not be considered as a waiver on the part of the Promoter/ Society of the Purchase nor shall the same in any manner prejudice the remedies of the Promoter/Society.
- xxiii. The Allottee hereby agrees to execute such other papers and documents as may be necessary for the purpose of giving effect to these presents
- xxiv. The Allottee hereby declares that he/she/they has/have read, understood and agreed each and every term of this Conveyance Deed before execution.
- xxv. The Allottee has agreed to indemnify and keep indemnified the Promoter and other flat holders against any loss, damage, action, claim, suit, proceedings, cost, charges and expenses that may arise on account of any delay, default, breach or violation of any of the conditions and obligations aforesaid
8. **Severability** : If any provision of this Deed shall determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the deed shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this deed 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 shall remain valid and enforceable as applicable at the time of execution of this deed.
9. **Dispute Resolution:** Any dispute between parties shall be settled amicably. In case of failure to settled 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
10. The Promoter vide authority letter dated _____ has authorized Mr. _____, Designated Partner as its authorized signatory to execute and lodge all such agreements, deeds, documents, conveyance pertaining to the units of the said Project for the registration in favour of the intending Allottee(s). The said authority letter has not been cancelled and operative till date.
11. All stamp duty (present and future), registration charges and legal fees and all other out of pocket expenses in respect of these presents have agreed to be borne and paid by the Allottee only.
12. The Allottee has also deducted TDS in respect of the payment made to the Promoter as per the provision of the Income Tax Act 1961.
13. The said Property does not fall under the Disturbed Area and is not subject to permission under the provisions of the Gujarat Prohibition of Transfer of Immovable Property & Provision for Protection of Tenants from Eviction from Premises in Distributed Areas Act, 1991.

(Description of Project Land)

All that non agricultural land for residential use being sub plot no.6A+6B+9 admeasuring 1004.44 square meters bearing city survey no.3692+3693+3695 of final plot no.204+237 (allotted in lieu of revenue survey no.112/1) of town planning scheme no.19 situated, lying and being at Village Shekhpur-Khanpur, Taluka Sabarmati within Registration Sub-District Ahmedabad-3 (Memnagar) & District Ahmedabad and is bounded as under:-

East :
West :
North :
South :

SECOND SCHEDULE ABOVE REFERRED TO

All that residential property being Flat No.____ admeasuring _____ square meters of super built-up area [_____ square meters of built-up area (which include RERA carpet area admeasuring _____ square meters + _____ square meters of wash area + _____ square meters of balcony area) within the Flat] located on the _____ Floor of the building known as “**ABODE**” togetherwith right to use the Common Areas in the said Project and together with undivided proportionate share admeasuring ____ square meters in non agricultural land for residential use being sub plot no.6A+6B+9 admeasuring 1004.44 square meters bearing city survey no.3692+3693+3695 of final plot no.204+237 (allotted in lieu of revenue survey no.112/1) of town planning scheme no.19 situated, lying and being at Village Shekhpur-Khanpur, Taluka Sabarmati within Registration Sub-District Ahmedabad-3 (Memnagar) & District Ahmedabad and said Flat No.____ is bounded as follows:

East :
West :
North :
South :

THIRD SCHEDULE ABOVE REFERRED TO

The open area forming part of the said Land on which the said Project is developed & the stair cases, lifts, staircase and lift lobbies, fire escapes, common entrances and exits of buildings, common cellar, common terraces, common underground water tank, borewell, common garden & play area, security cabin, street lights, percolating well, plantation, CCTV cameras for common area surveillance, motors, fans, compressors, ducts and all apparatus connected with installations for common use as provided in the said Project for commercial purpose

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE HANDS AND THE SEAL ON THE DAY AND YEAR FIRST HEREIN ABOVE MENTIONED.

PROMOTER

SHREE SAVA REALTY LLP

represented through its designated Partner

WITNESSES

PHOTO PAGE

Flat No.____, "ABODE ", SP No. .6A+6B+9, FP No.204+237,
TP Scheme No.19, Shekhpur-Khanpur, Taluka Sabarmati & District Ahmedabad

PROMOTER

ALLOTTEE / PURCHASER

PHOTO PAGE

Flat No.____, " ABODE", SP No. .6A+6B+9, FP No.204+237,
TP Scheme No.19, Shekhpur-Khanpur, Taluka Sabarmati & District Ahmedabad

PROMOTER

ALLOTTEE / PURCHASER

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Annexure-A

Copy of RERA Registration Certificate of the Project

Annexure-B1

layout plan of the Project

Annexure-B2

floor plan of the Said Property

Annexure-C

Copy of Building Use Permission

**SCHEDULE UNDER THE PROVISIONS OF
SECTION 32(A) OF REGISTRATION ACT**

PROMOTER

SHREE SAVA REALTY LLP
through its Authorized Partner

ALLOTTEE /PURCHASER
