

SALE DEED

OFFICE

RERA NO. _____

This Sale Deed (this “**Deed**”) is made at _____ on this ____ day
of _____, 20__

BY AND BETWEEN

SAMSARA BUILDTECH PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 2013, with its Corporate Identity Number (CIN) No. U70102GJ2015PTC083260 and having its Registered Office at 2nd Floor, 1- Magnet Corporate Park, Near Sola Bridge, S.G Highway, Thaltej, Ahmedabad – 380059 PAN: AAVCS8336B, represented by its authorized signatory Mr. _____ authorized vide board resolution dated _____ (hereinafter referred to as the “**Promoter**” or “**Vendor**”, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-titles and permitted assigns)

AND

Mr/Ms _____ residing/having address at
_____ PAN: _____ and Aadhar
No. _____ (hereinafter referred to as the “**Allottee**” or
“**Purchaser**” which expression shall unless repugnant to the context or meaning thereof be
deemed to mean and include his/her legal representative/s, heirs, successors and assigns)

“**Parties**” shall mean collectively the Promoter and the Allottee and “**Party**” means each of the Promoter and the Allottee individually.

All capitalized terms used but not defined herein (including the schedules hereto) shall have the respective meanings assigned to them under the Agreement for Sale (*as defined hereinafter*).

WHEREAS:-

- A. By a Sale Deed dated 6th April 2018 executed by Ahmedabad Saptak Infrastructures LLP in favour of the Promoter and registered with the Sub-Registrar of Assurances, Ahmedabad-8, Sola on 6th April, 2018 under Serial No.6709, the Promoter has purchased and became the absolute owner and occupier of the Non Agricultural land bearing Survey No. 109/1/1 having been allotted Final Plot No. 83/1 admeasuring 2331 sq. mtrs. situate lying and being at Mouje/ Village Gota, Taluka Ghatlodiya in the Registration District and Sub-District Ahmedabad in the State of Gujarat and more particularly described in **Schedule-“I”** hereunder written (the “**Description of Project Land**”);
- B. The Promoter has developed a commercial project known as ‘**LINK**’ on land bearing FP no. 83/1 more particularly described in **Schedule – “I”** hereunder written.(the “**Description of Project Land**”).
- C. Ahmedabad Municipal Corporation has granted the commencement letter (Rajachitthi) to develop the Project vide approval bearing No.00477/261018/A0526/R0/M1 Dated.03-11-2018.
- D. The Promoter has registered the Project under the provisions of the Act with the Regulatory Authority at Ahmedabad on _____ bearing Registration No._____.
- E. The Allottee had applied for allotment and purchase of a unit i.e Office in the Project and has been allotted:
 - (a) Office no. _____ having carpet area of _____ sq. fts. (i.e. _____ sq. mtrs.), on _____ floor in the Project;
 - (b) Undivided proportionate right, title and interest in the Common Areas and Facilities admeasuring 74,573 sq. fts. (i.e. 6928 sq. mtrs.),
 - (c) (i) Exclusive Open Terrace area admeasuring around of _____ sq. fts. (i.e. _____ sq. mtrs.),

And more particularly described in **Schedule-“II”** hereunder written (hereinafter collectively referred to as the “**Office**”) constructed in the Project, by the Promoter.
- F. By an Agreement for Sale dated _____executed by and between the Promoter and the Allottee and registered with the Sub-Registrar of Assurances Ahmedabad – 8 (Sola) on _____ under Serial No. _____ (the “**Agreement for Sale**”), the Promoter had agreed to sell the Office to the Allottee and the Allottee has agreed to purchase the Office on the terms and conditions contained therein.
- G. As per the terms and conditions of the Agreement for Sale, the Promoter has completed the construction and development over the Project Land and has

obtained Occupancy Certificate/ Building Use Permission vide Letter No. _____ dated _____ issued by Ahmedabad Municipal Corporation (the “**Occupancy Certificate**” or “**BU Permission**”) for the Project.

H. The Promoter has made available to the Allottee all the requisite details of the Project including but not limited to:

- a. Details of the Project;
- b. The plans duly approved by Ahmedabad Municipal Corporation;
- c. Commencement Permission for construction granted by Ahmedabad Municipal Corporation.
- d. Permission for non-agricultural use of Land;
- e. Title clearance report obtained from Bala Deep Law Associates, Advocate, Ahmedabad;
- f. Building Use Permission obtained from Ahmedabad Municipal Corporation;

And gave specifications of the Office and other details in respect of the common infrastructure, amenities, services of the Project for the common use of the allottees which form part of the Project;

I. The Purchaser has paid the Total Consideration of Rs. _____ (Rupees _____ only) for purchase of the Office on or before execution of these presents;

J. The Purchaser has minutely satisfied himself/herself/itself about the title of the Vendor in respect of the Land from his/her/its own assessment and through his/her/its own legal adviser/ Advocate(s);

K. In view of the above and at the request of the Purchaser, the Vendor has entered into this Deed to convey, assign and transfer the said Office to the Purchaser in the manner as recited under these presents.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. In pursuance of the said Agreement for Sale and in consideration of Rs. _____ (Rupees _____ only) (the “**Total Consideration**”) paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor hereby admits and acknowledges and of and from the same and every part thereof doth forever acquit, release and discharge the Purchaser) the Vendor doth hereby, subject to the bye-laws, rules and regulations of the Maintenance Society, formed or to be formed by the allottees of the Project, grants, transfers, conveys and assures unto the Purchaser:

(a) ALL THAT:

I. Unit being Office no. _____ having carpet area of

_____ sq. fts. (i.e. _____sq. mtrs.), on
_____ floor in the Project;

- II. Undivided proportionate right, title and interest in the Common Areas and Facilities admeasuring 74,573 sq. fts. (i.e. 6928 sq. mtrs.),
- III. (i) Exclusive Open Terrace area admeasuring around of _____ sq. fts. (i.e. _____ sq. mtrs.), and more particularly described in the **Schedule – II** hereunder written and delineated on the plans thereof annexed hereto at **Annexure-A** and thereon shown surrounded by red coloured boundary lines, in the plan, together with

(All the estate right, title, interest, benefit, claim and demand whatsoever both at law and in equity of the Vendor hereby granted, as aforesaid, are hereinafter collectively referred to as the "**Office**") AND TO HAVE AND HOLD the Office hereby granted, conveyed, transferred and assured or intended so to be with him/her/it and every of their rights, members and appurtenance unto and to the use and benefit of the Purchaser for ever to be held as heritable and transferable, subject to the provisions of the local laws and the bye-laws of the Maintenance Society and rules and regulations applicable thereon, and further subject to the payment of applicable rents, taxes, assessments, rates and duties in relation to the period from the date of possession of the Office.

2. The Vendor hereby for itself/himself/herself, its/his/her heirs, executors, successors and assigns covenant with the Purchaser that it/he/she has good right, power and absolute authority to grant, transfer, release and assure the Office unto and to the use of the Purchaser free from all encumbrances AND that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, hold, occupy, possess and enjoy exclusively the Office hereby granted, conveyed, transferred and assured so to be with the right to receive the rents, income and profits thereof and of every part thereof for his/her/its own use and benefit without any suit, eviction, interruption, obstruction, claim and demand whatsoever from or by the Vendor, his/her/its heirs/successors-in-title, or any of them or any person or persons lawfully or equitably claiming under or in trust for him/her/it or them or any of them.
3. The Office is free from encumbrances and charges and the Vendor shall keep harmless and indemnify the Purchaser of, from and against all former and other estates, titles, charges and encumbrances whatsoever, made, executed, occasioned or suffered by the Vendor or any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the Vendor.
4. The Vendor shall from time to time and all times hereafter at the reasonable request of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better and more perfectly assuring the Office and every part thereof unto and to the use of the Purchaser or his/her/its heirs, executors, successors-in-title, assigns, at the cost and expenses of the Purchaser.
5. The Vendor doth hereby covenant with the Purchaser that it shall handover the maintenance and management of the Common Areas and Facilities to the Maintenance Society and shall handover all documents mentioned in the

Schedule-III hereunder written (the “**Documents of Title**”) after all the offices and showrooms within the Project are sold, for their custody and records. Unless prevented by fire or inevitable accident, the Maintenance Society will upon every reasonable request and at the costs of the Purchaser shall produce or cause to be produced from time to time or at all times hereafter to the Purchaser or his/ her/ its Advocate or at any trial, commission, examination or otherwise, as occasion shall require, all or any documents mentioned in the Documents of Title for the purpose of showing title to the Project Land described in the **Schedule-I** hereunder written. The Vendor, before handing over the maintenance and management to the Maintenance Society, will furnish to the Purchaser and every such other party or parties as aforesaid, such true copies or extracts of the said documents or any of them as the Purchaser or such other party or parties may require.

6. It is hereby declared and agreed that the Vendor shall deliver the Documents of Title, as mentioned above, to the Maintenance Society, who shall thereupon enter into with and to deliver to the person or persons for the time being entitled to the benefit of the covenant for production of documents hereinbefore contained and furnishing copies of the Documents of Title which shall have been so delivered to the Maintenance Society and henceforth the covenant hereinbefore contained shall become void so far as relates to the production of the Documents of Title covenanted with the Vendor.
7. The Purchaser for himself/herself/itself, his/her/its executor and administrators doth hereby covenant with the Vendor and other offices and showrooms owners in the Project that the Purchaser shall:
 - (a) Abide by the bye-laws/ memorandum and articles of association of the Maintenance Society formed/ to be formed for the said Project and shall pay his/her/its proportionate share of expenses for the same;
 - (b) use the Office for Commercial purpose only;
 - (c) not ask for a partition or division of land, building and common amenities, facilities, services etc. by metes and bounds of the Project Land;
 - (d) not do any act which would jeopardize the safety or soundness of the property or reduce the value thereof;
 - (e) not make any alteration, change or make addition in or to the Office without the previous consent of all other Office owners of the Project/ Maintenance Society/promoter, in writing; and
 - (f) abide by the terms and conditions contained under the Agreement for Sale and the **Schedule-IV** mentioned hereto.
8. If by force majeure conditions including natural calamities, accidents, foreign attacks, earth quakes or like other uncontrolled events and causes, the said Building is destroyed, demolished or damaged, the Purchaser accept that he/she/it shall not have any independent right in land to construct his/her/its Office but shall have only right to get his/her/its Office of the same area and on the same floor reconstructed or repaired jointly with other Office owners at his/her/its own cost.

9. The Purchaser is entitled to use and utilize only the Office and will use Common Area and Facilities jointly with other offices and showrooms owners, without causing any nuisance, annoyance, obstructions, etc. to others and will not obstruct passages either by storage of articles, things etc. or likewise create obstacles and he/she/it will also not cause nuisance, annoyance by throwing dirt, garbage or other refuse in the compound, passage or at common place of the Building/ Project.
10. The Vendor records that it has handed over the actual, physical, vacant and peaceful possession of the Office to the Purchaser.
11. The Project Land does not fall under the disturbed area and hence, provisions of The Gujarat Prohibition of Transfer of Immoveable Property & Provision for Tenants from Eviction from Premises in Disturbed Areas Act, 1991, do not apply to the same.
12. The Purchaser has deducted TDS @ 1% (i.e. Rs. _____) on the Total Consideration of Rs. _____ and deposited with the concerned authority under the Income Tax Act, 1961;
13. All the other terms and conditions agreed by the Allottee in the Agreement for Sale shall, *mutatis mutandis*, also apply to this Deed, unless inconsistent with the terms and conditions contained under this Deed.
14. All the schedules contained under this Deed shall form an integral part of this Deed.
15. IT IS HEREBY agreed by and between the Parties hereto that the Purchaser has exclusively borne the expenses of stamp duties, registration charges, typing charges, Advocate's fees etc. in respect of the aforesaid sale.

IN WITNESS WHEREOF the parties have set their hands herein below on this _____
day of _____201.... at

SIGNED AND DELIVERED by the within
named _____ Vendor
_____ by the
hand _____ of _____ Mr.

_____,
Authorised Signatory of the Vendor, in the
presence of:-

1.

2.

SIGNED AND DELIVERED by the
withinnamed _____ Purchaser
Mr/Ms _____

In the presence of:-

1.

2.

Received from the Purchaser a sum of Rs. _____ _____ (Rupees _____ Only) by the Vendor as under :- (1) Rs. _____ _____ by _____ Cheque No. _____ _____ dated _____ drawn _____ on _____, _____ Branch, _____ in favour of the Vendor; (2) Rs. _____ _____ by _____ Cheque No. _____ _____ dated _____ drawn _____ on _____, _____ Branch, _____ in favour of the Vendor; (3) Rs. _____ _____ deducted as TDS @ 1% of the Total Consideration, as per Income- Tax Act, from the account of the Vendor and deposited on _____ with the concerned Authority. Being the Total Consideration paid by the Purchaser to the Vendor as aforesaid.	Rs. _____ _____ (Rupees _____ Only)
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Witnesses:

- 1.
- 2.

WE SAY RECEIVED

(Mr _____)

Authorised Signatory
(VENDOR)

SCHEDULE-I

 (Description of the Project Land)

All that piece & parcel of freehold N.A. Land for Residential & Commercial use purpose bearing Survey No.109/1/1 admeasuring 3870 sq.mtrs. Which has been allotted Final Plot No.83/1 admeasuring 2331 sq. mtrs. of T.P. Scheme No. 32, situate, lying and being at Village Gota, Taluka Ghatlodia in the Registration District Ahmedabad & Sub-District Ahmedabad -8(Sola) boundary as under:

As per Survey No. 109/1/1	As per F.P. No. 83/1
East : Land of Survey No.109/1/2	Land of F.P. No.83/3
West : Road	30 mtrs. Road
North : Land of Survey No. 107	Land of F.P. No 82/2
South : Land of Survey No.109/2	Land of F.P. No. 84

SCHEDULE-II

(Description of the Office)

ALL THAT premises being Unit no._____, on the _____ Floor, having carpet area admeasuring about _____ sq. mts. of the building known as "LINK", located at _____ constructed on the Land more particularly described in the Schedule-I hereinabove written together with undivided proportionate right, title and interest in the Common Areas and Facilities admeasuring 74,573 sq. fts. (i.e. 6928 sq. mtrs.), (i) Exclusive Open Terrace area admeasuring around of _____ sq. fts. (i.e. _____ sq. mtrs.), allotted to the Purchaser along with parking of ____car/s for his/her/its exclusive use and the said Office is bounded as under:

- On or towards East by : _____
- On or towards West by : _____
- On or towards North by : _____
- On or towards South by : _____

The said Office is delineated by red colour boundary lines on the plan annexed as **Annexure-A** hereto.

SCHEDULE-III

(List of Documents)

1. Certified True Copy of Sale Deed dated 06/04/2018 executed by SAPTAK INFRASTRUCTURES LLP in favour of the Promoter and registered with the Sub-Registrar office SOLA-08, Ahmedabad on under Serial No. 6709;
2. Certified True Copy of Non Agricultural Permission No. S.R. 974/15 & Case no. 327/2016 Dated 28/08/2015 & 13/10/2016 passed by District Collector Office, Ahmedabad for the Project Land;
3. Certified True Copy of Commencement Letter/s (Rajachitthi) No. 00477/261018/A0526/R0/M1 dated 03/11/2018 issued by Ahmedabad Municipal Corporation;
4. Certified True Copy of Layout Plan approved by Ahmedabad Municipal Corporation on 03/11/2018;
5. Copy of Registration Certificate No. _____ dated _____ issued by the Gujarat Real Estate Regulatory Authority;
6. Certified True Copy of Building Use Permission/ Occupancy Certificate No. _____ dated _____ issued by Ahmedabad Municipal Corporation;

SCHEDULE-IV

(General Terms and Conditions)

1. The Purchaser shall use the Office for the *Commercial* purpose only.
2. The scheme of the Project shall always be known as "LINK" and this name shall not be changed in any circumstances.
3. The Purchaser has verified the Project site and the Office and declare that:
 - (a) The Office is duly complete in all respect, and in a good, proper and complete condition with fixtures, fittings, electrical wiring and other required amenities, facilities and services as per the plans, specifications and designs;
 - (b) The Purchaser has no complaint or grievance of any nature whatsoever for the quality of construction and the materials used by the Promoter;
 - (c) The construction of the Building and the Office in the Project in general is in accordance with the plans, specifications and design and detailed - drawings seen and confirmed by the Purchaser and he/she/it has no complain, dispute or grievance for the same or any part thereof.
4. The Purchaser agree/s not to subdivide his/her/their Office in any manner at any time.
5. The Purchaser shall give and render all assistance and facilities to the Promoter as may be required by the Promoter from time to time including to

sign and execute all necessary documents, to enable the Promoter to carry out and complete the development/ improvement of the Project in the manner as decided by the Promoter, from time to time, in its sole and unfettered discretion.

6. The Purchaser shall not put up any sign board, hoarding or any other kind of advertisements on the Office/Building/Project.
7. No signage's/boards shall be displayed/used in any of the common passages. Signage's/Boards of offices in all floors are only allowed to be displayed/ used in the designated place provided by the Promoter.
8. The Purchaser hereby agrees to execute such other papers and documents as may be necessary for the purpose of giving effect to the terms and conditions contained under this Deed;
9. The Purchaser, in proportion of his/her/its share, along with other owners/ occupants in the proportions of their shares, shall be deemed to have accepted the following conditions and to bear the following expenses:
 - (a) All rates and outgoing payable, if any, in respect of the Project;
 - (b) The expenses of routine maintenance including painting, white washing, cleaning etc., and provisions of the common services to the Building as set out below:
 - i. Maintenance of the pumped, sanitary and electrical lines common to the Project;
 - ii. Replacement of bulbs in the corridors;
 - iii. Payment of electrical and water charges for common charges;
 - iv. Maintenance of potted plants and landscaped areas in the development;
 - v. Provision of day/night watchman;
 - vi. Maintenance of lift; and
 - vii. The other provisions as prescribed/ to be prescribed by the Promoter/ Maintenance Society.
10. The Maintenance Society has been formed/ shall be formed by the Promoter/ allottees to manage, maintain, monitor, attend and look after the Common Areas and Facilities;
11. Common maintenance fund has been planned to be generated from the purchaser(s) of the offices and showrooms in the Project and the income thereof will be utilized to meet the expenses of common electricity bills, salaries, maintenance, repair, replacement, etc. of the common amenities, facilities, services, conveniences and common infrastructure of the Project, and each purchaser for each Office shall contribute the amount fixed by the Promoter towards such common maintenance fund. The Purchaser shall pay recurring maintenance charges as decided under the rules framed by the Maintenance Society, from time to

time.

12. The Purchaser is liable to pay maintenance charges to the Maintenance Society as long as the Purchaser and/or his/her/its heirs/successors/assigns, as the case may be, is holding the Office.
13. The monthly maintenance expenses shall be shared by all the offices and showrooms owners in proportion to the size of their respective offices and showrooms in the Project.
14. In the event the Office owner/s defaulting in the payment of the above maintenance charges for more than 3 (three) months, the Promoter/ Maintenance Society reserves the right to disconnect all civic amenities until receipt of payment from the defaulting owner/s along with reconnection fee plus interest for arrears of the amount.
15. In case the Purchaser defaults in payment of any dues for any common expenses, benefits or amenities in respect of Common Area and Facilities, the Maintenance Society while carrying out the services as contemplated above, shall have the right to remove such common benefits, or amenities from his/her/its enjoyment.
16. The Purchaser shall observe, perform and comply with all the rules, regulations, bye-laws and memorandum and articles of association of the Maintenance Society and which the Maintenance Society may adopt or frame upon its formation and the additions, alterations, or amendments made thereafter for upkeep and maintenance of the entire Project.
17. If the Purchaser chooses to sell/ transfer the Office, a no due certificate has to be obtained in advance, before such sale or transfer, from the Promoter or the Maintenance Society, as the case may be.
18. The Purchaser shall have the right to get water, electricity, sewerage and other connections to the Office through the main pipes, wires, sewer lines, drain and water courses, cables and wires which are provided or may at any time be provided in the Project.
19. It is specifically agreed that the Purchaser shall be entitled in common with the purchaser(s) of the other offices and showrooms in the Project to use and enjoy the Common Areas and Facilities viz:
 - (a) Entrance and common passages including roads;
 - (b) Common facilities including garden and park;
 - (c) Civic amenities.

Subject to terms and conditions prescribed/as may be prescribed by the Promoter and/or the Maintenance Society.

20. The Purchaser shall have no claim with respect to any part of the scheme/ Project, basement, hollow plinth, parking, common amenities, terrace, open margin land, common open areas, balance - future - expected - floating FSI, right to put up construction in future, lift, lift well, staircases, lobbies, passages and all and every other areas and spaces, all amenities, facilities, services and utilities, save and except the Office and limited conveniences for use,

occupation and enjoyment thereof;

21. The Office shall be used, occupied and enjoyed subject to the terms and conditions contained under the Agreement for Sale and other rules as may be framed by the Promoter/ Maintenance Society. The Purchaser shall perform, observe and abide by the same.
22. If any additions or alterations in or about or relating to the said Project of which the Office forms part are hereafter required to be carried out by any Authority, the same shall be carried out by the holders of the offices and showrooms at their own costs and expenses and the Promoter shall not be liable or responsible in any manner for the same;
23. The Office shall be kept properly and adequately insured by the Purchaser and the Promoter shall not be liable or responsible for any event/ loss/ damages caused on account to the same;
24. The Purchaser agrees that any delay in enforcing the terms and conditions herein shall not be considered as a waiver on the part of the Promoter or Maintenance Society or any other interested person;
25. The Purchaser of the Office will not use or permit to be used the Common Area and Facilities for waiting, storage or keeping any articles or things or in any other manner unless otherwise specified for the same.
26. The Purchaser has specifically agreed to indemnify and keep indemnified the Promoter in respect of what has been agreed, confirmed, represented and covenanted by the Purchaser, and in respect of any loss, damage, action, claim, suit, proceedings, cost, charges and expenses that may arise on account of any dispute, challenge, breach, violation, delay or default concerning the same by the Purchaser.
27. The Purchaser shall not at any time cause any annoyance, inconvenience, or disturbance or injury to the occupiers of other offices and showrooms and the Purchaser specifically shall not: -
 - (a) Close the passage parking spaces and other Common Areas and Facilities.
 - (b) Default in payment of any common expenses for maintenance of the Project.
 - (c) Create nuisance or annoyance or damages to other occupants and owners by allowing pounding, running machinery and causing similar disturbances and noises.
 - (d) Install machinery, store/keep explosives, inflammable/ prohibited articles which are hazardous, noxious, dangerous or combustible in nature.
 - (e) Enter or trespass into the parking areas, garden areas, not earmarked for general common use.
 - (f) Create any nuisance or disturbance or misbehave in the matter of enjoyment of common facilities in the Project.
 - (g) Refuse to pay such sums as are demanded for use and enjoyment of common facilities in the Project.

- (h) Put up any construction/erection/partition (whether temporary or permanent) in the private or common garden areas/terrace/ parking.
- (i) The Purchaser shall not object for usage of garden areas, and the Common Areas and Facilities by owners/ occupants of other offices and showrooms adjoining his/her/its Office.

28. Use of Car Parking Space

- (a) The Architect of the Project has planned for parking the vehicles;
- (b) The Purchaser of the Office has been given parking area to park their vehicle in common with other offices and showroom owners as per terms of Agreement for Sale;
- (c) The holders of the other offices and showrooms, including the Purchaser will park their vehicles in such parking area in a manner which shall not cause any nuisance or disturbance to the others, and in accordance with the instructions of the Promoter or Maintenance Society;
- (d) The Purchaser accepts and confirms such parking arrangement without any reservation, restriction, dispute or objection;
- (e) These parking arrangements shall be binding upon the Purchaser and other offices and showrooms owners in the Project;
- (f) The Purchaser confirms that the reserved parking area shall be used only for the purpose of parking vehicles and not for any other purpose;
- (g) The Purchaser hereby agrees to refrain from using the car parking space for the purpose of parking any heavy vehicles or to stock any goods whatsoever.
- (h) The Purchaser shall not use the car park in any manner that would adversely affect any of the constructions made in the Project;
- (i) The Purchaser shall give right of passage to the agents/ licensees/ workmen of other owners of car parking spaces in the Project for the purposes of repairing/ cleaning/ maintaining any of the common amenities provided at all times, on notice.

29. The Purchaser(s) shall permit the Promoter and/or Maintenance Society and /or their agents with or without workmen at all reasonable times to enter into and upon the Office or any part thereof for the purpose of repairing, maintaining, re-building, cleaning and keeping in order and conditions all services, drains, structures, or other conveniences belonging to or servicing or used for the Project and also for the purpose of laying, maintaining, repairing and testing drainage, water pipes and electric wires etc. in the common areas of the Project and also for the purpose of disconnecting the supply of water and electricity, etc., to the premises or other common areas of the Project or to the occupiers of such Office, as the case may be, who have defaulted in paying the share of the water, electricity and other charges.

30. The Purchaser has relieved and discharged the Promoter in respect of all the performances under the contract;

31. The terms and conditions contained under this Schedule are in addition to the terms and conditions contained under the Agreement for Sale executed by the Purchaser with the Promoter.

Annexure-A

[Plan of Office]

SALE DEED

SHOWROOM

RERA NO. _____

This Sale Deed (this “**Deed**”) is made at _____ on this ____ day
of _____, 20____

BY AND BETWEEN

Samsara Buildtech Private Limited, a company incorporated under the provisions of the Companies Act, 2013, with its Corporate Identity Number (CIN) No. U70102GJ2015PTC083260 and having its Registered Office at 2nd Floor, 1- Magnet Corporate Park, Near Sola Bridge, S.G Highway, Thaltej, Ahmedabad – 380059 PAN: AAVCS8336B, represented by its authorized signatory Mr. _____ authorized vide board resolution dated _____ (hereinafter referred to as the “**Promoter**” or “**Vendor**”, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-titles and permitted assigns)

AND

Mr/ Ms _____ residing/having address at
_____ PAN: _____ and Aadhar
No. _____ (hereinafter referred to as the “**Allottee**” or
“**Purchaser**” which expression shall unless repugnant to the context or meaning thereof be
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- B. The Promoter has developed a commercial project known as ‘**LINK**’ on land bearing FP no. 83/1 more particularly described in **Schedule – “I”** hereunder written.(the “**Description of Project Land**”).
- C. Ahmedabad Municipal Corporation has granted the commencement letter (Rajachitthi) to develop the Project vide approval bearing No.00477/261018/A0526/R0/M1 Dated.03-11-2018
- D. The Promoter has registered the Project under the provisions of the Act with the Regulatory Authority at Ahmedabad on _____ bearing Registration No._____.
- E. The Allottee had applied for allotment and purchase of a unit i.e Showroom in the Project and has been allotted:
- (a) Showroom no. _____ having carpet area of _____ sq. fts. (i.e. _____ sq. mtrs.), on _____ floor in the Project;
- (b) Undivided proportionate right, title and interest in the Common Areas and Facilities admeasuring 74,573 sq. fts. (i.e. 6928 sq. mtrs.),
- And more particularly described in **Schedule-“II”** hereunder written (hereinafter collectively referred to as the “**Showroom**”) constructed in the Project, by the Promoter.
- F. By an Agreement for Sale dated _____executed by and between the Promoter and the Allottee and registered with the Sub-Registrar of Assurances Ahmedabad – 8 (Sola) on _____ under Serial No. _____ (the “**Agreement for Sale**”), the Promoter had agreed to sell the Showroom to the Allottee and the Allottee has agreed to purchase the Showroom on the terms and conditions contained therein.
- G. As per the terms and conditions of the Agreement for Sale, the Promoter has completed the construction and development over the Project Land and has obtained Occupancy Certificate/ Building Use Permission vide Letter No. _____ dated _____ issued by Ahmedabad Municipal Corporation (the “**Occupancy Certificate**” or “**BU Permission**”) for the Project.

H. The Promoter has made available to the Allottee all the requisite details of the Project including but not limited to:

- a. Details of the Project;
- b. The plans duly approved by Ahmedabad Municipal Corporation;
- c. Commencement Permission for construction granted by Ahmedabad Municipal Corporation.
- d. Permission for non-agricultural use of Land;
- e. Title clearance report obtained from Bala Deep Law Associates, Advocate, Ahmedabad;
- f. Building Use Permission obtained from Ahmedabad Municipal Corporation;

And gave specifications of the Showroom and other details in respect of the common infrastructure, amenities, services of the Project for the common use of the allottees which form part of the Project;

I. The Purchaser has paid the Total Consideration of Rs. _____ (Rupees _____ only) for purchase of the Showroom on or before execution of these presents;

J. The Purchaser has minutely satisfied himself/herself/itself about the title of the Vendor in respect of the Land from his/her/its own assessment and through his/her/its own legal adviser/ Advocate(s);

K. In view of the above and at the request of the Purchaser, the Vendor has entered into this Deed to convey, assign and transfer the said Showroom to the Purchaser in the manner as recited under these presents.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. In pursuance of the said Agreement for Sale and in consideration of Rs. _____ (Rupees _____ only) (the **“Total Consideration”**) paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor hereby admits and acknowledges and of and from the same and every part thereof doth forever acquit, release and discharge the Purchaser) the Vendor doth hereby, subject to the bye-laws, rules and regulations of the Maintenance Society, formed or to be formed by the allottees of the Project, grants, transfers, conveys and assures unto the Purchaser:

(a) ALL THAT:

I. Unit being Showroom no. _____ having carpet area of _____ sq. fts. (i.e. _____ sq. mtrs.), on _____ floor in the Project;

II. Undivided proportionate right, title and interest in the Common Areas and Facilities admeasuring 74,573 sq. fts. (i.e. 6928 sq. mtrs.),

(All the estate right, title, interest, benefit, claim and demand whatsoever both at law and in equity of the Vendor hereby granted, as aforesaid, are hereinafter collectively referred to as the "**Showroom**") AND TO HAVE AND HOLD the Showroom hereby granted, conveyed, transferred and assured or intended so to be with him/her/it and every of their rights, members and appurtenance unto and to the use and benefit of the Purchaser for ever to be held as heritable and transferable, subject to the provisions of the local laws and the bye-laws of the Maintenance Society and rules and regulations applicable thereon, and further subject to the payment of applicable rents, taxes, assessments, rates and duties in relation to the period from the date of possession of the Showroom.

2. The Vendor hereby for itself/himself/herself, its/his/her heirs, executors, successors and assigns covenant with the Purchaser that it/he/she has good right, power and absolute authority to grant, transfer, release and assure the Showroom unto and to the use of the Purchaser free from all encumbrances AND that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, hold, occupy, possess and enjoy exclusively the Showroom hereby granted, conveyed, transferred and assured so to be with the right to receive the rents, income and profits thereof and of every part thereof for his/her/its own use and benefit without any suit, eviction, interruption, obstruction, claim and demand whatsoever from or by the Vendor, his/her/its heirs/successors-in-title, or any of them or any person or persons lawfully or equitably claiming under or in trust for him/her/it or them or any of them.
3. The Showroom is free from encumbrances and charges and the Vendor shall keep harmless and indemnify the Purchaser of, from and against all former and other estates, titles, charges and encumbrances whatsoever, made, executed, occasioned or suffered by the Vendor or any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the Vendor.
4. The Vendor shall from time to time and all times hereafter at the reasonable request of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better and more perfectly assuring the Showroom and every part thereof unto and to the use of the Purchaser or his/her/its heirs, executors, successors-in-title, assigns, at the cost and expenses of the Purchaser.
5. The Vendor doth hereby covenant with the Purchaser that it shall handover the maintenance and management of the Common Areas and Facilities to the Maintenance Society and shall handover all documents mentioned in the **Schedule-III** hereunder written (the "**Documents of Title**") after all the showrooms and offices within the Project are sold, for their custody and records. Unless prevented by fire or inevitable accident, the Maintenance

Society will upon every reasonable request and at the costs of the Purchaser shall produce or cause to be produced from time to time or at all times hereafter to the Purchaser or his/ her/ its Advocate or at any trial, commission, examination or otherwise, as occasion shall require, all or any documents

mentioned in the Documents of Title for the purpose of showing title to the Project Land described in the **Schedule-I** hereunder written. The Vendor, before handing over the maintenance and management to the Maintenance Society, will furnish to the Purchaser and every such other party or parties as aforesaid, such true copies or extracts of the said documents or any of them as the Purchaser or such other party or parties may require.

6. It is hereby declared and agreed that the Vendor shall deliver the Documents of Title, as mentioned above, to the Maintenance Society, who shall thereupon enter into with and to deliver to the person or persons for the time being entitled to the benefit of the covenant for production of documents hereinbefore contained and furnishing copies of the Documents of Title which shall have been so delivered to the Maintenance Society and henceforth the covenant hereinbefore contained shall become void so far as relates to the production of the Documents of Title covenanted with the Vendor.
7. The Purchaser for himself/herself/itself, his/her/its executor and administrators doth hereby covenant with the Vendor and other showrooms and offices owners in the Project that the Purchaser shall:
 - (a) Abide by the bye-laws/ memorandum and articles of association of the Maintenance Society formed/ to be formed for the said Project and shall pay his/her/its proportionate share of expenses for the same;
 - (b) use the Showroom for Commercial purpose only;
 - (c) not ask for a partition or division of land, building and common amenities, facilities, services etc. by metes and bounds of the Project Land;
 - (d) not do any act which would jeopardize the safety or soundness of the property or reduce the value thereof;
 - (e) not make any alteration, change or make addition in or to the Showroom without the previous consent of all other Showroom owners of the Project/ Maintenance Society/promoter, in writing; and
 - (f) abide by the terms and conditions contained under the Agreement for Sale and the **Schedule-IV** mentioned hereto.
8. If by force majeure conditions including natural calamities, accidents, foreign attacks, earth quakes or like other uncontrolled events and causes, the said Building is destroyed, demolished or damaged, the Purchaser accept that he/she/it shall not have any independent right in land to construct his/her/its Showroom but shall have only right to get his/her/its Showroom of the same area and on the same floor reconstructed or repaired jointly with other Showroom owners at his/her/its own cost.
9. The Purchaser is entitled to use and utilize only the Showroom and will use Common Area and Facilities jointly with other showrooms and offices owners, without causing any nuisance, annoyance, obstructions, etc. to others and will

not obstruct passages either by storage of articles, things etc. or likewise create obstacles and he/she/it will also not cause nuisance, annoyance by throwing dirt, garbage or other refuse in the compound, passage or at common place of the Building/ Project.

10. The Vendor records that it has handed over the actual, physical, vacant and peaceful possession of the Showroom to the Purchaser.
11. The Project Land does not fall under the disturbed area and hence, provisions of The Gujarat Prohibition of Transfer of Immoveable Property & Provision for Tenants from Eviction from Premises in Disturbed Areas Act, 1991, do not apply to the same.
12. The Purchaser has deducted TDS @ 1% (i.e. Rs. _____) on the Total Consideration of Rs. _____ and deposited with the concerned authority under the Income Tax Act, 1961;
13. All the other terms and conditions agreed by the Allottee in the Agreement for Sale shall, *mutatis mutandis*, also apply to this Deed, unless inconsistent with the terms and conditions contained under this Deed.
14. All the schedules contained under this Deed shall form an integral part of this Deed.
15. IT IS HEREBY agreed by and between the Parties hereto that the Purchaser has exclusively borne the expenses of stamp duties, registration charges, typing charges, Advocate's fees etc. in respect of the aforesaid sale.

IN WITNESS WHEREOF the parties have set their hands herein below on this _____
day of _____201.... at

SIGNED AND DELIVERED by the within
named _____ Vendor
_____ by the
hand of

Mr. _____,
Authorised Signatory of the Vendor, in the
presence of:-

1.

2.

SIGNED AND DELIVERED by the
withinnamed _____ Purchaser
Mr/Ms _____

In the presence of:-

1.

2.

Received from the Purchaser a sum of Rs. _____ _____ (Rupees _____ Only) by the Vendor as under :- (1) Rs. _____ _____ by _____ Cheque No. _____ _____ dated _____ drawn _____ on _____, _____ Branch, _____ in favour of the Vendor; (2) Rs. _____ _____ by _____ Cheque No. _____ _____ dated _____ drawn _____ on _____, _____ Branch, _____ in favour of the Vendor; (3) Rs. _____ _____ deducted as TDS @ 1% of the Total Consideration, as per Income- Tax Act, from the account of the Vendor and deposited on _____ with the concerned Authority. Being the Total Consideration paid by the Purchaser to the Vendor as aforesaid.	Rs. _____ _____ (Rupees _____ Only)
--	--

Witnesses:

1.

WE SAY RECEIVED

2.

(Mr _____)

Authorised Signatory

(VENDOR)

SCHEDULE-I

(Description of the Project Land)

All that piece & parcel of freehold N.A. Land for Residential & Commercial use purpose bearing Survey No.109/1/1 admeasuring 3870 sq.mtrs. Which has been allotted Final Plot No.83/1 admeasuring 2331 sq. mtrs. of T.P. Scheme No. 32, situate, lying and being at Village Gota, Taluka Ghatlodia in the Registration District Ahmedabad & Sub-District Ahmedabad -8(Sola) boundary as under:

As per Survey No. 109/1/1	As per F.P. No. 83/1
East : Land of Survey No.109/1/2	Land of F.P. No.83/3
West : Road	30 mtrs. Road
North : Land of Survey No. 107	Land of F.P. No 82/2
South : Land of Survey No.109/2	Land of F.P. No. 84

SCHEDULE-II

(Description of the Showroom)

ALL THAT premises being Unit no._____, on the _____ Floor, having carpet area admeasuring about _____ sq. mts. of the building known as "LINK", located at _____ constructed on the Land more particularly described in the Schedule-I hereinabove written together with undivided proportionate right, title and interest in the Common Areas and Facilities admeasuring 74,573 sq. fts. (i.e. 6928 sq. mtrs.), with parking of ____car/s for his/her/its exclusive use and the said Showroom is bounded as under:

On or towards East by	:	_____
On or towards West by	:	_____
On or towards North by	:	_____
On or towards South by	:	_____

The said Showroom is delineated by red colour boundary lines on the plan annexed as **Annexure-A** hereto.

SCHEDULE-III

(List of Documents)

1. Certified True Copy of Sale Deed dated 06/04/2018 executed by SAPTAK INFRASTRUCTURES LLP in favour of the Promoter and registered with the Sub-Registrar office SOLA-08, Ahmedabad on under Serial No. 6709;
2. Certified True Copy of Non Agricultural Permission No. S.R. 974/15 & Case no. 327/2016 Dated 28/08/2015 & 13/10/2016 passed by District Collector Office, Ahmedabad for the Project Land;
3. Certified True Copy of Commencement Letter/s (Rajachitthi) No. 00477/261018/A0526/R0/M1 dated 03/11/2018 issued by Ahmedabad Municipal Corporation;
4. Certified True Copy of Layout Plan approved by Ahmedabad Municipal Corporation on 03/11/2018;
5. Copy of Registration Certificate No. _____ dated _____ issued by the Gujarat Real Estate Regulatory Authority;
6. Certified True Copy of Building Use Permission/ Occupancy Certificate No. _____ dated _____ issued by Ahmedabad Municipal Corporation;

SCHEDULE-IV

(General Terms and Conditions)

1. The Purchaser shall use the Showroom for the *Commercial* purpose only.
2. The scheme of the Project shall always be known as "LINK" and this name shall not be changed in any circumstances.
3. The Purchaser has verified the Project site and the Showroom and declare that:
 - (a) The Showroom is duly complete in all respect, and in a good, proper and complete condition with fixtures, fittings, electrical wiring and other required amenities, facilities and services as per the plans, specifications and designs;
 - (b) The Purchaser has no complaint or grievance of any nature whatsoever for the quality of construction and the materials used by the Promoter;
 - (c) The construction of the Building and the Showroom in the Project in general is in accordance with the plans, specifications and design and detailed - drawings seen and confirmed by the Purchaser and he/she/it has no complain, dispute or grievance for the same or any part thereof.
4. The Purchaser agree/s not to subdivide his/her/their Showroom in any manner at any time.
5. The Purchaser shall give and render all assistance and facilities to the Promoter as may be required by the Promoter from time to time including to sign and execute all necessary documents, to enable the Promoter to carry out

and complete the development/ improvement of the Project in the manner as decided by the Promoter, from time to time, in its sole and unfettered

discretion.

6. The Purchaser shall not put up any sign board, hoarding or any other kind of advertisements on the Showroom/Building/Project.
7. The Purchaser shall only put-up any kind of sign board, hoarding or any kind of advertisement at the designated/ pre-defined spaces allocated by the Promoter
8. The Purchaser hereby agrees to execute such other papers and documents as may be necessary for the purpose of giving effect to the terms and conditions contained under this Deed;
9. The Purchaser, in proportion of his/her/its share, along with other owners/ occupants in the proportions of their shares, shall be deemed to have accepted the following conditions and to bear the following expenses:
 - (a) All rates and outgoing payable, if any, in respect of the Project;
 - (b) The expenses of routine maintenance including painting, white washing, cleaning etc., and provisions of the common services to the Building as set out below:
 - i. Maintenance of the pumped, sanitary and electrical lines common to the Project;
 - ii. Replacement of bulbs in the corridors;
 - iii. Payment of electrical and water charges for common charges;
 - iv. Maintenance of potted plants and landscaped areas in the development;
 - v. Provision of day/night watchman;
 - vi. Maintenance of lift; and
 - vii. The other provisions as prescribed/ to be prescribed by the Promoter/ Maintenance Society.
10. The Maintenance Society has been formed/ shall be formed by the Promoter/ allottees to manage, maintain, monitor, attend and look after the Common Areas and Facilities;
11. Common maintenance fund has been planned to be generated from the purchaser(s) of the showrooms and offices in the Project and the income thereof will be utilized to meet the expenses of common electricity bills, salaries, maintenance, repair, replacement, etc. of the common amenities, facilities, services, conveniences and common infrastructure of the Project, and each purchaser for each Showroom shall contribute the amount fixed by the Promoter towards such common maintenance fund. The Purchaser shall pay recurring maintenance charges as decided under the rules framed by the Maintenance Society, from _____ time _____ to _____ time.
12. The Purchaser is liable to pay maintenance charges to the Maintenance Society as long as the Purchaser and/or his/her/its heirs/successors/assigns, as the case

may be, is holding the Showroom.

13. The monthly maintenance expenses shall be shared by all the showrooms and offices owners in proportion to the size of their respective showrooms and offices in the Project.
14. In the event the Showroom owner/s defaulting in the payment of the above maintenance charges for more than 3 (three) months, the Promoter/ Maintenance Society reserves the right to disconnect all civic amenities until receipt of payment from the defaulting owner/s along with reconnection fee plus interest for arrears of the amount.
15. In case the Purchaser defaults in payment of any dues for any common expenses, benefits or amenities in respect of Common Area and Facilities, the Maintenance Society while carrying out the services as contemplated above, shall have the right to remove such common benefits, or amenities from his/her/its enjoyment.
16. The Purchaser shall observe, perform and comply with all the rules, regulations, bye-laws and memorandum and articles of association of the Maintenance Society and which the Maintenance Society may adopt or frame upon its formation and the additions, alterations, or amendments made thereafter for upkeep and maintenance of the entire Project.
17. If the Purchaser chooses to sell/ transfer the Showroom, a no due certificate has to be obtained in advance, before such sale or transfer, from the Promoter or the Maintenance Society, as the case may be.
18. The Purchaser shall have the right to get water, electricity, sewerage and other connections to the Showroom through the main pipes, wires, sewer lines, drain and water courses, cables and wires which are provided or may at any time be provided in the Project.
19. It is specifically agreed that the Purchaser shall be entitled in common with the purchaser(s) of the other showrooms and offices in the Project to use and enjoy the Common Areas and Facilities viz:
 - (a) Entrance and common passages including roads;
 - (b) Common facilities including garden and park;
 - (c) Civic amenities.

Subject to terms and conditions prescribed/as may be prescribed by the Promoter and/or the Maintenance Society.

20. The Purchaser shall have no claim with respect to any part of the scheme/ Project, basement, hollow plinth, parking, common amenities, terrace, open margin land, common open areas, balance - future - expected - floating FSI, right to put up construction in future, lift, lift well, staircases, lobbies, passages and all and every other areas and spaces, all amenities, facilities, services and utilities, save and except the Showroom and limited conveniences for use, occupation and enjoyment thereof;
21. The Showroom shall be used, occupied and enjoyed subject to the terms and conditions contained under the Agreement for Sale and other rules as may be framed

by the Promoter/ Maintenance Society. The Purchaser shall perform, observe and abide by the same.

22. If any additions or alterations in or about or relating to the said Project of which the Showroom forms part are hereafter required to be carried out by any Authority, the same shall be carried out by the holders of the showrooms and offices at their own costs and expenses and the Promoter shall not be liable or responsible in any manner for the same;
23. The Showroom shall be kept properly and adequately insured by the Purchaser and the Promoter shall not be liable or responsible for any event/ loss/ damages caused on account to the same;
24. The Purchaser agrees that any delay in enforcing the terms and conditions herein shall not be considered as a waiver on the part of the Promoter or Maintenance Society or any other interested person;
25. The Purchaser of the Showroom will not use or permit to be used the Common Area and Facilities for waiting, storage or keeping any articles or things or in any other manner unless otherwise specified for the same.
26. The Purchaser has specifically agreed to indemnify and keep indemnified the Promoter in respect of what has been agreed, confirmed, represented and covenanted by the Purchaser, and in respect of any loss, damage, action, claim, suit, proceedings, cost, charges and expenses that may arise on account of any dispute, challenge, breach, violation, delay or default concerning the same by the Purchaser.
27. The Purchaser shall not at any time cause any annoyance, inconvenience, or disturbance or injury to the occupiers of other showrooms and offices and the Purchaser specifically shall not: -
 - (a) Close the passage parking spaces and other Common Areas and Facilities.
 - (b) Default in payment of any common expenses for maintenance of the Project.
 - (c) Create nuisance or annoyance or damages to other occupants and owners by allowing pounding, running machinery and causing similar disturbances and noises.
 - (d) Install machinery, store/keep explosives, inflammable/ prohibited articles which are hazardous, noxious, dangerous or combustible in nature.
 - (e) Enter or trespass into the parking areas, garden areas, not earmarked for general common use.
 - (f) Create any nuisance or disturbance or misbehave in the matter of enjoyment of common facilities in the Project.
 - (g) Refuse to pay such sums as are demanded for use and enjoyment of common facilities in the Project.
 - (h) Put up any construction/erection/partition (whether temporary or permanent) in the private or common garden areas/terrace/ parking.

- (i) The Purchaser shall not object for usage of garden areas, and the Common Areas and Facilities by owners/ occupants of other showrooms and offices adjoining his/her/its Showroom.

28. Use of Car Parking Space

- (a) The Architect of the Project has planned for parking the vehicles;
- (b) The Purchaser of the Showroom has been given parking area to park their vehicle in common with other showrooms and offices owners as per terms of Agreement for Sale;
- (c) The holders of the other showrooms and offices, including the Purchaser will park their vehicles in such parking area in a manner which shall not cause any nuisance or disturbance to the others, and in accordance with the instructions of the Promoter or Maintenance Society;
- (d) The Purchaser accepts and confirms such parking arrangement without any reservation, restriction, dispute or objection;
- (e) These parking arrangements shall be binding upon the Purchaser and other showrooms and offices owners in the Project;
- (f) The Purchaser confirms that the reserved parking area shall be used only for the purpose of parking vehicles and not for any other purpose;
- (g) The Purchaser hereby agrees to refrain from using the car parking space for the purpose of parking any heavy vehicles or to stock any goods whatsoever.
- (h) The Purchaser shall not use the car park in any manner that would adversely affect any of the constructions made in the Project;
- (i) The Purchaser shall give right of passage to the agents/ licensees/ workmen of other owners of car parking spaces in the Project for the purposes of repairing/ cleaning/ maintaining any of the common amenities provided at all times, on notice.

29. The Purchaser(s) shall permit the Promoter and/or Maintenance Society and /or their agents with or without workmen at all reasonable times to enter into and upon the Showroom or any part thereof for the purpose of repairing, maintaining, re-building, cleaning and keeping in order and conditions all services, drains, structures, or other conveniences belonging to or servicing or used for the Project and also for the purpose of laying, maintaining, repairing and testing drainage, water pipes and electric wires etc. in the common areas of the Project and also for the purpose of disconnecting the supply of water and electricity, etc., to the premises or other common areas of the Project or to the occupiers of such Showroom, as the case may be, who have defaulted in paying the share of the water, electricity and other charges.

30. The Purchaser has relieved and discharged the Promoter in respect of all the performances under the contract;

31. The terms and conditions contained under this Schedule are in addition to the

terms and conditions contained under the Agreement for Sale executed by the Purchaser with the Promoter.

Annexure-A

[Plan of Showroom]