

This is model form – broad out-line of Conveyance, which may be modified by the Promoter as per the status and circumstances of the Project at relevant time or otherwise, or as may be mutually agreed between the Promoter and Allottee, which is otherwise not violative of the RERA.

DRAFT
WITHOUT PREJUDICE

THIS INDENTURE made at Ahmedabad this _____ day of _____, Two Thousand _____, BETWEEN

ADANI ESTATE MANAGEMENT PRIVATE LIMITED, (PAN: AAFCA6866L), a company incorporated under the provisions of the Companies Act, 1956, and existing under the provisions of The Companies Act of 2013, bearing CIN: U45200GJ2005PTC047086, and having its Registered Office at Adani House, Near Mithakhali Six Roads, Navrangpura, Ahmedabad - 380009, Gujarat, India, the land-owner, hereinafter referred to as “THE OWNER” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors) of the First Part;

ALINEA PROPERTIES LLP, (PAN: **ABVFA1215F**), a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act, 2008, bearing LLPIN: AAX-2999 and having its Registered Office at : 701-703, ONE42, North Tower, Off Ambli Road, Ahmedabad – 380054, Gujarat, India, hereinafter called “THE PROMOTER” or “THE CO-DEVELOPER” (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 the heirs and legal representatives of the last surviving partner) of the Second Part AND

[If the Purchaser - Allottee is a Company]

_____, (CIN No. _____), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____, (PAN: _____), represented by its authorized signatory, _____, (PAN: _____, Aadhaar No. _____) duly authorized vide board resolution dated _____, Email ID: _____; hereinafter called “THE PURCHASER – ALLOTTEE” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its successors) of the Third Part.

OR

[If the Purchaser - Allottee is a Partnership]

_____, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at _____, (PAN: _____), represented by its authorized partner, _____, (PAN: _____, Aadhaar No. _____) authorized vide board resolution dated _____, Email ID: _____; hereinafter called “THE PURCHASER – ALLOTTEE” (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 the heirs and legal representatives of the last surviving partner), of the Third Part.

OR

[If the Purchaser - Allottee is a Limited Liability Partnership]

_____, a Limited Liability Partnership registered and incorporated under the provisions of Limited Liability Partnership Act, 2008, on _____ (date), vide Limited Liability Partnership Identification No. _____, having its Registered Office Address at _____, (PAN: _____), represented by its Authorized Signatory, _____, (PAN / Aadhaar No. _____) authorized vide board resolution dated _____, hereinafter referred to as the “THE PURCHASER - ALLOTTEE” (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 the heirs and legal representatives of the last surviving partner).

OR

[If the Purchaser - Allottee is an Individual]

_____, (PAN: _____), (Aadhaar No. _____), son/daughter of Mr. _____, aged about _____ years, jointly with _____, (PAN: _____), (Aadhaar No. _____), son/daughter of Mr. _____, aged about _____ years, residing at _____, Email ID: _____; hereinafter called “THE PURCHASER – ALLOTTEE” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her heirs, legal representatives, executors and successors) of the Third Part.

[If the Purchaser - Allottee is a HUF]

Mr. _____, (PAN / Aadhaar No. _____), son of _____ aged about _____ as the Karta of the Hindu Undivided Family known as _____ HUF, having its place of business / residence at _____, Email ID: _____; hereinafter called “THE PURCHASER – ALLOTTEE” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its coparceners / members as at present and from time to time, and their respective heirs, executors and successors) of the Third Part.

The Owner, the Promoter or the Co-developer and the Purchaser - Allottee are hereinafter individually referred to as “Party” and collectively referred to as the “Parties”.

WHEREAS the Owner is seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of non-agricultural lands of different survey numbers situate lying and being in the villages of Khoraj, Khodiyar, Dantali and Jaspur (hereinafter called “Township Land”).

AND WHEREAS Government of Gujarat, Urban Development and Urban Housing Development, as per power and authority conferred upon it under Section 122 (1) of the Gujarat Town Planning and Urban Development Act, 1976 has framed and sanctioned “Regulations for Residential Township, 2009 (Hereinafter referred to as the “Township Regulations”).

AND WHEREAS the Owner has been granted in-principle permission by the Government of Gujarat for the proposed development of a Residential Township on the Township Land by virtue of Order dated 28th June, 2010 (hereinafter referred to as the “Order”) issued by the Officer on Special Duty and Ex-Officio, Joint Secretary, Urban Development and Urban Housing Department, in terms of Section 29(1)(ii) of the Gujarat Town Planning and Urban Development Act, 1976 (hereinafter referred to as the “Act”), in accordance with the provisions and conditions contained in the Schedule and Annexure-I appended to the said Order of 28th June, 2010; The expression “Owner” in this Agreement shall include “Township Developer” as that expression is described or used in the Township Regulations.

AND WHEREAS the Owner submitted a Residential Township proposal and submitted its master plan in terms of regulation 8 and other applicable regulations of the Township Regulations to the prescribed officer as contemplated therein, for obtaining permission to develop a Residential Township on the Township Land

("Shantigram Township"), consistent with the Order, the Regulations for Residential Townships- 2009 (the "Township Regulations") and other applicable provisions of law and regulations relating to, governing or controlling the same. Master Plan is sanctioned by Ahmedabad Urban Development Authority (hereinafter referred to as "AUDA") vide its Order No. P.A./M.K.A/63 and dated 24th December, 2010.

AND WHEREAS the Owner as Township Developer has created Township Infrastructure and the operation and maintenance whereof has been entrusted / planned to be entrusted to _____ (hereinafter referred to as the "O&M Company"), as required by the conditions of development permission granted to it and Township Regulations;

AND WHEREAS by two Co-Development Agreements (1) dated 27/04/2022 registered with the Sub-registrar at Kalol-Gandhinagar under Serial No. 8100 and another (2) dated 27/04/2022 registered with the Sub-registrar at Ahmedabad-8 under Serial No. 9855, executed between the Owner of the One Part as Owner-Developer and the Promoter of the Other Part as Co-developer (hereinafter collectively referred to as "Co-Development Agreement"), the Owner has appointed the Promoter as Co-developer and granted to the Promoter co-development rights to develop a part of the Township Land respectively situate at (1) Dantali (sim), Taluka Gandhinagar, in the Registration District and Sub-District Gandhinagar bearing Block No. 205 (Old Block No. 385, Old Survey No. 203), part land admeasuring about 2749.26 sq. mtrs., (2) Khodiyar (sim), Taluka Daskroi, in the Registration District Ahmedabad, Sub-District Ahmedabad-8, bearing Block No. 326 (Old Survey Nos. 262, 263 and 264), part land admeasuring about 1431.40 sq.mtrs, both forming one piece and parcel of land collectively admeasuring about 4180.44 Sq.mts or thereabouts and more particularly described in the First Schedule hereunder written and delineated on the plan thereof hereto annexed and thereon shown surrounded by red coloured boundary line (hereinafter referred to as the "Project Land"), allowing the Co-Developer to develop and construct residential apartments building/s utilizing maximum FSI (Floor Space Index) of about 12541.32 Sq.mts., equivalent to about 1,35,000 Sq. ft., (hereinafter referred to as "Co-Developer's FSI") and to market and dispose of the same in accordance with the terms and conditions contained in the said Co-Development Agreement.

AND WHEREAS the Promoter has, as a part of the Township, has developed the Project Land by constructing thereon a residential scheme or project of flats and/or apartments and related infrastructure by utilizing Co-Developer's FSI as at present of one residential multi storied building consisting of one basement being parking, ground floor being parking and common amenities, first floor being common amenities and residential flats/units, second floor to thirteenth floors being residential flats/units. Such Project is known or described as "IKARIA", (Hereinafter referred to as the "Project" or "Scheme"). The Project is for senior people, for their easy living, and the Project design, features, amenities and services are specially designed for the same.

AND WHEREAS the Development Plans of the Project have been approved by Ahmedabad Urban Development Authority (AUDA) as per its Commencement Letter (Rajachitthi), dated _____, bearing No. _____, (Hereinafter referred to as the "Development Plans") for construction and erection of residential building of flats and related infrastructure. The expression "Development Plans" shall mean and include any additions, alterations, variations or modifications therein by utilizing any further or other FSI as may become available from time to time as envisaged herein or otherwise.

AND WHEREAS No objection Certificate for Height Clearance is granted by the Airports Authority of India dated 20th March, 2019.

AND WHEREAS the Project Land has been granted permission for Non Agricultural Use as per details given below:

- (a) Land of Block No. 385 (given new Block No. 205) admeasuring about 48664 sq. mtrs. of village Dantali, by and order of Collector, Gandhinagar, dated 23rd July, 2011, bearing no. CB/JAMIN/N.A./S.R.-313/10/VASHI-11221 TO 11236 / 2011, and
- (b) land of Block No. 326 (Old Survey Nos. 262, 263 and 264) of village Khodiyar, admeasuring about 55342 by an Order of Collector, Ahmedabad dated 29th January, 2015, bearing no. CB/CTS-1/N.A./KHODIYAR-326/S.R.-953/2014, subsequently revised by an Order of Collector, Ahmedabad dated 20th August, 2015, bearing No. N.A./U-1-2/Section 65-A/Khodiyar/Case No. 74/2015.

AND WHEREAS the Promoter has registered the Project under the provisions of The Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at Gandhinagar, on _____, under Registration No. _____; authenticated copy is attached in Annexure “E”.

AND WHEREAS the construction of the said Residential Building of Project is complete and some part of the common development and erection and installation of infrastructure of the Scheme, common amenities and facilities of the Scheme are in progress and will be completed within reasonable time. The said Residential Building / Project has been granted Building Use Permission by Ahmedabad Urban Development Authority, dated _____, bearing Reference Number _____, based on the Completion Plans submitted to Ahmedabad Urban Development Authority, for the construction of 140 total individual flats, along with common amenities. (Referred to as the “Completion Plans”).

AND WHEREAS the Purchaser – Allottee herein for the Price or Consideration of **Rs. _____/- (Rupees _____ only)** desired to acquire and for the purpose reserved for him/her/it the Residential Flat in the Project, being **Flat No. 201**, on the **Second Floor**, admeasuring about _____ **Sq. ft. / _____ Sq.mts. of Carpet Area**, as per definition of Carpet Area in RERA Act, exclusive of _____ Sq. ft. / _____ Sq.mts. of balcony area, as marked in the attached Completion Plan (Annexure “D”), (Hereinafter referred to as the “Said Flat”), with proportionate undivided share of the Project Land and right to enjoy common areas, more particularly described in the SECOND SCHEDULE hereunder written, and facility for use of _____ covered/open/mechanical/dynamic car parking spaces situated at Basement and/or stilt and/or ground level and/or in the margins, and on the other terms and conditions contained in the Agreement for Sale / Booking Agreement, entered into between the Promoter and the Purchaser - Allottee, dated _____, registered under Serial No. _____.

The "Carpet Area" mentioned above is calculated as per The Real Estate (Regulation and Development) Act, 2016, means the net usable floor area of a flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the flat.

AND WHEREAS the said Project consists of several units to be sold / disposed of to prospective purchasers – allottees / acquirers.

AND WHEREAS as per requirement of said RERA Act and for the purpose of convenience and efficient management, running and maintenance of the Project and to hold the Assets of Common Use (hereinafter defined), Co-operative Service Society with the name _____, (Registration No. _____, Registered on _____) has been formed for the common object and purpose of the purchasers of the premises in the Project and to consist only of purchasers/allottees of the units in the Housing Project as its Members and Shareholders, referred to as “Society” or “Service Society” herein.

AND WHEREAS the Purchaser has, prior to the execution of these presents, perused, studied and examined to his/her/its/their satisfaction, details of title of the Said Scheme described in the Schedule herein, said Co-Development Agreement, Township Regulations, Order, Regulatory Provisions, Sanctioned Development Plans, specifications and designs of the Said Flat and the Said Scheme, Township Infrastructure, Common Areas and all other relevant and related matters and things and that he/she/it/they has/have inspected the site of the Said Scheme and has acquainted and satisfied himself/herself/itself/themselves with the same and the Purchaser has/have also seen the construction of the Said Flat and the Said Scheme in general and satisfied himself/ herself/itself/themselves that it is in accordance with the plans, specifications and design and detailed drawings;

AND WHEREAS having satisfied and accepted the same, the Purchaser approached the Owner and the Promoter to allot and sell to him/her/it/them and the Owner and the Promoter has agreed to allot and sell the Said Flat to Purchaser, and the Purchaser has agreed to purchase from the Owner and the Promoter, the Said Flat in the Said Scheme and has paid to the Promoter the sale consideration and have requested the Owner and the Promoter to execute Deed of Conveyance which the Owner and the Promoter have agreed to do, subject to various regulations of Township and other applicable laws, and in the manner appearing hereinafter;

A. NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

PART-A
SALE

1. IN CONSIDERATION OF the premises and IN FURTHER CONSIDERATION of the said Agreement for Sale / Booking Agreement, dated _____ and in FURTHER CONSIDERATION of the sum of Rs. _____/- (Rupees _____ only), being the full consideration or sale price paid by the Purchaser - Allottee to the Promoter (payment and receipt whereof, the Promoter doth hereby admit and acknowledge and of and from every part thereof forever acquit, release and discharge the Purchaser - Allottee), the Owner and Promoter grant, convey and assure unto the Purchaser - Allottee the Said Flat and proportionate undivided share in Project Land and right to enjoy the common areas, more particularly described in the Second Schedule hereunder written, TOGETHER WITH other common interest and benefits of the Project and usually held, used, occupied and enjoyed therewith or reputed or known as part or member thereof and to belong to or be appurtenant thereto, subject however to as stated hereafter.
2. THE PURCHASER - ALLOTTEE TO HAVE AND TO HOLD all and singular the Said Flat hereby given, granted, conveyed and assigned and intended or

expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the Purchaser – Allottee, SUBJECT to Housing Loan taken by the Purchaser - Allottee from _____ <name of Lending Institution> and FURTHER SUBJECT to the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Panchayat, Ahmedabad Municipal Corporation, Ahmedabad Urban Development Authority, Gandhinagar Urban Development Authority, State of Gujarat or any other public body or public authority, Service Society and O&M Company in respect thereof and FURTHER SUBJECT TO obligations, conditions, restrictions, prohibition, acceptance, stipulations and regulations attached to and running with the Said Flat and binding on the Purchaser – Allottee contained in Annexure “A” hereto.

3. The Owner Promoter hereby for themselves, their executors, administrators and assigns covenant with the Purchaser - Allottee that notwithstanding any act, deed, matter or thing whatsoever by the Owner Promoter or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary, the Owner Promoter now has in themselves good right, full power and absolute authority to give, grant, convey, and assign the Said Flat hereby given, granted, conveyed, assured and assigned or intended so to be unto and to the use of the Purchaser - Allottee.
4. The Owner Promoter hereby for themselves, their executors, administrators and assigns covenant with the Purchaser - Allottee that it shall be lawful for the Purchaser - Allottee from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the same and receive the issues and profits thereof and of every part thereof to and for his/her/its/their own use and benefits, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Owner Promoter or by any person or persons lawfully or equitably claiming by, from, under or in trust for them, but subject to aforesaid.
5. The Owner Promoter hereby for themselves, their executors, administrators and assigns covenant with the Purchaser - Allottee that the Owner Promoter agrees at the request and cost of the Purchaser - Allottee do and execute all such further and other lawful and reasonable acts, deeds, things, matters and writings for more properly transferring and vesting the Said Flat unto the Purchaser - Allottee.
- B. The Purchaser - Allottee has specifically agreed, undertaken, accepted, acknowledged, confirmed and covenanted with the Owner Promoter that the Said Flat is given, granted, conveyed, transferred and assigned by the Owner Promoter unto the Purchaser - Allottee is also subject to the following:
 - i) Obligations, conditions, restrictions, prohibitions, acceptance, stipulations and regulations contained in Annexure “A” hereto and on the part of the Purchaser - Allottee understood, confirmed, accepted, agreed to be observed and performed, and the same shall be covenants running with the Said Flat.
 - ii) a) The Society herein is an Association of Allottees of the flats in the Project formed as envisaged under section 11 (4) (e) of the said RERA Act for the objects and purposes and rights and duties of and under the other applicable provisions of the said RERA Act, rules, regulations and guidelines framed /

issued thereunder. The Society herein at all time and as the nature and circumstances may require from time to time, and when assigned agrees to undertake, carry-out and perform its duties and obligations and exercise rights, powers and authorities in accordance with the provisions of the said RERA Act rules, regulations and guidelines framed / issued thereunder and under the provisions of these presents.

- b) All matters and things relating to Project Land and Project, subject to other provisions herein, including without limitation of Annexure “A” hereto in general shall be attended, managed and governed by / through Society and shall be binding upon the Purchaser – Allottee.
- c) If the legal transfer documents involve registration of conveyance, of the structure of the building or any part thereof, the Purchaser-Allottee shall pay to the Owner-Promoter or Society, the Purchaser-Allottee’s share of stamp duty and registration charges, payable by the said Society on such conveyance or any document or instrument of transfer in respect of the structure of the said Building or any part thereof. Similarly, if the legal transfer documents involve registration of conveyance of the Project Land / Common Areas, or any part thereof, the Purchaser-Allottee shall pay to the Owner-Promoter or Society, the Purchaser-Allottees' share of stamp duty and registration charges, payable by the said Society on such conveyance or any document or instrument of transfer in respect of the Project Land to be executed in favour of the Society.
- iii) In future, if on account of interpretation of this Conveyance and this transaction by any order or judgement of Court or any authority, or amendment in law, or issue of any clarification, circular, notification, etc. by any court / authority / Government under any law, any amount becomes payable, with respect to or any matter concerning or relating to this Conveyance and this transaction, the same shall be borne and paid by Purchaser – Allottee.
- iv) Notwithstanding anything contained herein, the Society herein shall have the meaning, rights, obligations and duties assigned to Association of Allottees under the said RERA Act.
- v) The Purchaser – Allottee accept, confirm and record that he/she/it/they has/have been given copies of all documents, details, particulars, as are specified under the said RERA Act and the rules and regulations made thereunder, and the Purchaser – Allottee is satisfied in respect of the same. The Purchaser – Allottee further agree and confirm that the Promoter to his/her/its/their satisfaction carried out all functions, duties and obligations imposed upon the Promoter under the said RERA Act, rules, regulations and guide-lines framed / issued thereunder.
- vi) The Purchaser - Allottee shall at all times duly and properly abide by, observe and perform the rules, regulations and decisions of the Promoter / Society as may be in force from time to time as regards general administration, management, maintenance, repair, addition, omission, upgrade, etc. of the common amenities, facilities, services, infrastructures and conveniences of the said Project and generally of common interest and benefit of the allottees of the premises - flats in the Project.
- vii) Any transfer or assignment inter- vivos or by operation of law or any disposal in any manner whatsoever of the Said Flat by the Purchaser - Allottee or by way of transmission on account of inheritance or succession, shall take effect along

with the share and membership of the Society and as per rules, regulations, resolutions, decisions and policies of the Society, in force from time to time.

- C. The Owner Promoter has handed over the actual, physical, vacant and peaceful possession of the Said Flat to the Purchaser – Allottee.
- D. The said Project Land does not fall under the Disturbed Area. Hence, provisions of 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.
- E. i) Valuation Zone for Stamp Duty for Khodiyar land is _____ and Dantali land is _____, prevailing Jantri is Rs. _____/- per sq. meter as per Head “land + construction” Residential flat / apartment in column ____ and _____ respectively. Higher Jantri price of land and construction of Flat is less than consideration paid herein. Accordingly, Stamp Duty is paid on consideration.
- ii) All stamp duty and registration charges and related payments, present and future, legal fees and all other out of pocket expenses in respect of these presents have been agreed to be borne and paid by the Purchaser - Allottee only.

ANNEXURE – “A”

OBLIGATIONS, CONDITIONS, RESTRICTIONS, PROHIBITIONS, ACCEPTANCES, STIPULATIONS AND COVENANTS RUNNING WITH THE SAID FLAT AND BINDING TO THE PURCHASER - ALLOTTEE.

A. HANDING OVER OF POSSESSION:

- 1. The Purchaser – Allottee has checked, verified and is satisfied that the Said Flat is duly complete in all respect, and is in a good, proper and complete condition with fixtures, fittings, electrical wiring and other required amenities, facilities, utilities and services. The Purchaser - Allottee hereby also confirms and records that he/she/it/they is/are satisfied with the quality and workmanship of the Said Flat and has no complaint or grievance about the timeframe of delivery of the Said Flat and Project-Scheme.

The Purchaser - Allottee has perused, studied and explained to himself / herself / itself, the Certificate and Report on Title of the Project Land issued by SBS Legal, Advocates, sanctioned Development Plans and Completion Plans, specifications, designs, details and common amenities of the Project and other matters and things generally related to the Project and Shantigram Township.

- 2. The scope of work and services to be given by the Owner-Promoter is for the completion of work of construction and development of the Said Flat and implementation of the Project actually at site, which is duly complete and Building Use Permission is duly granted as aforesaid. The possession of the Said Flat by or under this Deed of Conveyance has been handed over to the Purchaser- Allottee duly complete in all respect with fixtures, fittings, utilities of water, drainage, sewerage, electrification, plumbing, and common amenities, facilities, utilities and services. However, some finishing and miscellaneous work of the Project may be in progress and may be completed within reasonable time. The Purchaser – Allottee herein has understood and accepts the same.

3. If within a period of five years from the date of handing over the Said Flat to the Purchaser - Allottee, the Purchaser - Allottee brings to the notice of the Promoter any structural defect in the Said Flat or the building 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 Purchaser - 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; which is the result of improper use, maintenance, protection and care by the Purchaser – Allottee; it is normal and natural wear and tear; it is inherent permissible variation and tolerance in shape, size, thickness, or color variation of various natural or factory made products; it is not the result of any alterations made by the Purchaser - Allottee. This defect liability of the Promoter will automatically come to an end and shall become void if the Purchaser - Allottee has committed any breach, violation or default of any obligations, duties and functions on his/her/its part under these presents.

B. USE AND MAINTENANCE:

1. The Purchaser - Allottee shall have no individual claim with respect to common foyer, ground level parking, basement parking and all common amenities, facilities, services, utilities, and other assets of common use as may be, save and except the Said Flat and facility for use of car parking space for him/her/it/them herein and minimum conveniences required for use, occupation and enjoyment of Said Flat.
2. The expression "Said Flat" given to the Purchaser - Allottee herein shall be read, understood, interpreted and implemented with the spirit and intention the covered useable space thereof for their use, occupation and enjoyment as residential premises.
3. The Purchaser - 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 frame or walls or other structural members of the Said Flat or any part of the building.
4. The Purchaser - Allottee shall not store in the Said Flat or bring in the building / Project 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 building / Project, its amenities, facilities and services.
5. The Purchaser - Allottee shall maintain at his/her/its/their cost the Said Flat in the same good condition, state and order in which it was delivered to him and shall abide by the Rules and Regulations of the Government, Ahmedabad Municipal Corporation (AMC), Ahmedabad Urban Development Authority (AUDA), Gandhinagar Urban Development Authority (GUDA), Shantigram Township, Nagar Panchayat, District Panchayat and Electricity Company,

Town Planning Authority, local bodies and other authorities and Society and shall attend, answer and be responsible for all his/her/its/their actions.

6. It is hereby agreed that the Purchaser - Allottee shall not put any notice/sign board on the Said Flat or any part of the Project / Shantigram Township without the written consent of the Promoter. The place, colour and size of the name board shall be decided by the Promoter / Society.
7. The Purchaser - Allottee hereby covenants to keep the Said Flat, walls and partition walls, sewers, drains, pipes and appurtenances thereto belonging to, in good and tenable condition and in particular so as to support, shelter and protect the parts of the building other than the Said Flat.
8. The Purchaser - Allottee shall use the Said Flat or permit the same to be used for residence and in accordance with Clause G-6 and the Provisions/Rules provided therein, or which may or is not likely to cause nuisance or annoyance to occupiers of the other flat nor for any illegal or immoral purposes or for the purposes prohibited by law.
9. The Purchaser - Allottee shall not at any time demolish or cause to be demolished the Said Flat or any part thereof. The Purchaser - Allottee shall not make any alterations in the outside façade / elevations and outside colour scheme of the Said Flat to be purchased by him.
10. If any additions or alterations in or about or relating to the building of which the Said Flat forms a part of are thereafter required to be carried out by the Government, District Panchayat, AMC / AUDA / GUDA or any statutory authority, the same shall be carried out by the holders of the premises / Society in the building/s at their own cost and consequences and the Promoter shall not be in any manner liable or responsible for the same.
11. The Purchaser - Allottee shall not change the outside elevation or colour scheme and shall not decorate the exterior of his/her/its/their Said Flat other than in the manner in which the same was previously decorated.
12. The Purchaser - Allottee shall not throw dirt, garbage or other refuse or permit the same to be thrown out from the Said Flat or for the purpose of repair of any part of the building or other flat or in the compound or any portion of the building/Project / Shantigram Township or Common Areas.
13. The Purchaser - Allottee of the Said Flat will not use or permit to be used the common areas, passages, stairs, staircases, or any other open areas, spaces, margin lands, etc. of the Project / Shantigram Township for storage or keeping any articles or in any other manner.
14. The Said Flat shall be used, occupied and enjoyed as one unit and the Purchaser - Allottee shall not divide or sub-divide the same for use as more than one unit. It has been specifically agreed that the main door and other opening by way of doors, window or any other in the Said Flat shall not be changed, altered in colour, size or location unless formally approved by the Promoter/Society. No other door, window or opening shall be made other than as provided.

C. PAYMENT OF TAXES AND OTHER CHARGES TO DIFFERENT AUTHORITIES:

1. The Purchaser - 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, AUDA, GUDA, 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.
2. So long as the Said Flat is not separately assessed for water rates, electricity bills, and any other outgoing amenities/facilities, the Purchaser - Allottee shall pay to the Promoter / Society such amount as may be fixed by it from time to time. After the Said Flat in the Said Project are separately assessed, the balance amount will be refunded to or deficiency will be recovered from the Purchaser - Allottee by the Promoter / Society. The decision of the Promoter / Society in all matters relating to the same shall be final and binding upon the Purchaser - Allottee.
3. The transaction covered herein may become liable to Service Tax / Goods & Services Tax (GST) or similar or other tax laws. If by reason of any amendment to the constitution or enactment or interpretation or amendment of any other law, Central or State, this transaction is held to be liable to any such additional tax, either as a whole or in part or for any inputs of materials or equipment used or supplied in execution of or in connection with this transaction, the same shall be payable by the Purchaser-Allottee on demand at any time, and if required, the same shall be apportioned between the purchasers.
4. The said consideration paid by the Purchaser - Allottee as aforesaid does not include the amounts payable towards the Stamp Duty, Registration Charges, GST and all other out of pocket expenses, present and future, in respect of these presents and in respect of any further or other documents that may be made and executed.

D. PAYMENT OF SOCIETY COMMON MAINTENANCE DEPOSIT, SOCIETY MAINTENANCE CHARGES, TOWNSHIP MAINTENANCE DEPOSIT AND TOWNSHIP MAINTENANCE CHARGES, ASSETS OF COMMON USE AND TOWNSHIP INFRASTRUCTURE:

1. a) The Purchaser - Allottee shall pay an amount by way of **Society Common Maintenance Deposit** ("CMD") at the rate of **Rs. ____/- per square foot carpet area** or any other amount as may be fixed by the Promoter/Society. The decision of Promoter/Society shall be final and binding upon the Purchaser - Allottee. The income of the CMD will be utilised to meet the expenses of the Society, Project Land revenue and Project Land related expenses, and expenses relating to administration, regulate, manage, maintain, repair, replace, reconstruct, renovate, upgrade, protect or look-after the common infrastructure, amenities, facilities, conveniences and services constructed, erected or installed by the Promoter as part of the Project. The Maintenance Deposit amounts for other flats in the Project will be payable similarly. If the income is found to be insufficient, the Promoter/Society may utilise the said CMD, or may require the allottees, including the Purchaser - Allottee herein to pay an additional amount / CMD as may in the opinion of Promoter/Society be sufficient, to make good the deficit in such expenses. The said maintenance amount is subject to revision as decided by the Promoter/Society from time to time and may also be subject to Service Tax/GST liability or any other statutory deduction, which will be

payable by all the members of the Society. The decision of the Promoter/Society in all matters herein shall be final and binding upon the Purchaser - Allottee.

- b) The Purchaser - Allottee shall pay to the Society by way of recurring **Society Maintenance Charges** the amount at the rate of **Rs. ____/- per square foot of Carpet Area per month** for initial period of 5 years in the manner as follows:
- i) **Rs. ____/- (Rupees _____ only)** to cover CME for the initial period of 12 months (First Year) at the rate of **Rs. ____/- per month**, to commence from _____ (date).
- ii) **Rs. ____/- (Rupees _____ only)** to cover CME for the Second Year thereafter.
- iii) **Rs. ____/- (Rupees _____ only)** to cover CME for the Third Year thereafter.
- iv) **Rs. ____/- (Rupees _____ only)** to cover CME for the Fourth Year thereafter.
- v) **Rs. ____/- (Rupees _____ only)** to cover CME for the Fifth Year thereafter.

This Maintenance amount will be utilised to meet with/pay for the common utility bills, staff salaries, repair, replacement, upkeep, addition, modifications, renovation, administration, management, etc. of common amenities, facilities, services and infrastructure of the Project. The Maintenance amounts for other flats in the Project will be payable similarly. If the Maintenance amounts are found to be insufficient, the Purchaser - Allottee may be required to pay an additional amount as may be sufficient, in the opinion of Promoter / Society, to make good the deficit in such expenses. The decision of the Promoter / Society in all matters herein shall be final and binding upon the Purchaser - Allottee. The said maintenance amount is subject to revision as decided by the Society from time to time and may also be subject to GST liability or any other statutory deduction, which will be payable as extra by the Purchaser - Allottee herein.

- c) If the Promoter / Society shall make any other arrangement for the matters referred to in sub clause (a) and (b) hereinabove, including to attend the same through Estate Management Agency (Hereinafter referred to as “EMA”) or otherwise, the same shall be binding upon the Purchaser - Allottee, and the Purchaser - Allottee shall be obliged to attend, observe, perform, comply and carry out in accordance therewith.
2. The Purchaser - Allottee shall pay to the Owner / O&M Company by way of **Township Maintenance Deposit** amount at the rate of Rs. ____/- per square foot of Carpet Area before or at the time of execution of this Agreement. The said Township Maintenance Deposit is subject to revision as decided by the O&M Company from time to time and may also be subject to GST liability or any other statutory deduction, which will be payable as extra by the Purchaser - Allottee herein.
3. The Purchaser - Allottee shall pay to the O&M Company by way of **Township Maintenance Charges** amount at the rate of Rs. ____/- per square foot of Carpet Area per month for initial period of ____ months. On expiry of the

aforesaid period, the Purchaser - Allottee shall make such payment on a monthly basis towards Township Maintenance Charges as are decided by the Owner / O&M Company, as the case may be. In the event, if there is a shortfall of funds after utilization of the Township Maintenance Charges and the interest amount from the Township Maintenance Deposit, then on demand of the Owner / O&M Company, as the case may be, the Purchaser - Allottee shall make such payments towards the operation and maintenance of the Shantigram Township. Such Township Maintenance Charges may also be subject to GST liability or any other statutory deduction, which will be payable as extra by the Purchaser - Allottee herein.

4. a) The Purchaser - Allottee regularly without any delay or default shall pay the Society Common Maintenance Deposit, Society Maintenance Charges, Township Maintenance Charges, Township Maintenance Deposit and other charges fixed or that may be levied, charged or imposed by the Society / Owner Promoter / O&M Company from time to time. Without prejudice to the other rights and remedies of the Society provided under the bye-laws in case of regular or continuing delay or default in making such payments or part thereof or Purchaser - Allottee committing breach or violation of any other provisions herein on Purchaser - Allottee's part to be observed and performed, the Society / O&M Company may take appropriate action against the Purchaser - Allottee otherwise available under the law.
- b) The Promoter shall not be required to pay Society Common Maintenance Deposit, Society Maintenance Charges, and other payments and related charges for un-disposed of flats / premises in the Scheme.
5. The said Project is conceptualized, designed and is implemented by the Promoter. The Promoter has emphasized and the Purchaser - Allottee has accepted that the Project is for Senior persons and hence has unique and special features, and beauty and pleasure and enjoyment of the Project, its common areas and spaces, common infrastructure, amenities, facilities, services, conveniences and utilities (Hereinafter referred to as "Assets of Common Use") and its flats are in the proper management and maintenance and running of its Assets of Common Use, for which the Purchaser – Allottee agrees to the following arrangement:
 - i) The affairs, matters and things as regards the Society, relating to the Project and Assets of Common Use and to manage, maintain, control, regulate, monitor, look after, renovate, upgrade, etc., the Assets of Common Use may, at its sole option be attended by the Promoter, by offering its services, through a group concern (Hereinafter known as "Estate Management Agency") for an initial period of 3 years and on such terms and conditions that may be finalized by the Promoter and Society, but shall have the option to withdraw the said services by giving 3 months written notice.
 - ii) The Estate Management Agency may manage the matters and things relating to the Assets of Common Use either directly or through the Society, and in doing so may directly appoint employees on its payroll or on the payroll of the Society or appoint agencies to provide various services concerning the same. Direct or pro-rata charges for such services shall be payable by the Society.

- iii) Recurring Society Maintenance Expenses and Society Common Maintenance Deposit to be handled, managed, parked / invested, used, utilized, etc. in the hands of Society and facilitated by the Estate Management Agency, under the direction of the Society.
 - iv) All the matters handled and attended by the Estate Management Agency herein will be at the cost, risk and consequences of the Society and the members of the Project. The Estate Management Agency and Owner Promoter shall not be liable or responsible for all and every act, deed, matter and thing done or omitted to be done by it or carried out in good faith. The Society and the Purchaser - Allottee and other allottees of other flats shall indemnify and keep indemnified the Estate Management Agency and Owner Promoter and all other persons under it in respect of thereof.
- 6. The Purchaser - Allottee shall be bound by such rules and regulations as may be framed by the Promoter and/or Society in the matter of use, occupation, enjoyment, maintenance, repair, reconstruction, renovation or replacement, etc. of common amenities, common areas, facilities, services, conveniences and infrastructure of the Project.
- 7. Notwithstanding other provisions contained herein, any arrangement that may be worked out by the Promoter / Society for or in the matter of management, maintenance, etc. of the Assets of Common Use of the Project, to hold and use Recurring Society Maintenance Expenses and Society Common Maintenance Deposit, the rules and regulations regarding use, occupation and enjoyment of the Assets of Common Use, and other matters and things of common interest shall be binding upon the Purchaser - Allottee herein and other allottees of the flats in the Scheme.
- 8. a) The Purchaser – Allottee is made aware by the Promoter of the parking arrangement and layout plan prepared by it for parking spaces (covered and in open) in the compound, in the margins, under the building in the hollow plinth and basement, etc. and details thereof. Such parking space shall not be used for any purpose other than parking of cars. The location of such parking allocation will not be fixed and may be behind another parking space or part of it may be mechanically operated, multi-tiered parking or may be open to sky parking space. The Purchaser - Allottee is given a facility for use of ____ car parking space without any extra charge. The Purchaser - Allottee herein and other premises holders / occupiers will be subject to General Rules of the Scheme in the manner as per Annexure-“B” read with Annexure-“C” hereto and as may be modified by Society from time to time.
- b) Assets of Common Use shall be used with due care, caution, and each facility for the purpose for which it is meant and without causing any loss or damage to the same and without causing any nuisance or annoyance to others.
 - c) All the common amenities, infrastructure, and facilities in Shantigram Township shall be shared and used by all owners/occupiers of all units in various projects of Shantigram Township.
- 9. The lawful, vacant, peaceful and physical possession of the common areas and facilities of the Project will be handed over to the Society in accordance with and under RERA Act.

10. All administration, affairs, matters and things regarding use, utilization, enjoyment, distribution, sharing, payments, etc. of the Assets of Common Use by and between the Purchaser - Allottee, one or more of them, general or specific, with full interest or limited interest, in part or full, with or without payment of charges, etc. will be decided and will be governed according to rules, regulations, decisions, policies, guidelines and resolutions of the Society.
11. The Promoter shall not have any claim on FSI, additional FSI and terrace rights after Building Use Permission has been obtained and such rights, if any, will belong to the Society only.

E. SPECIFIC RIGHTS OF OWNER – PROMOTER:

1. It has been agreed that the Purchaser - Allottee shall not be entitled for any separate estimate of land contribution, construction contribution or any other separate detailed particulars of the amount paid as price – consideration – contribution to the Owner-Promoter. However, the Promoter for its purpose may account for the same under such different heads of the Project and matters thereof as it may deem proper.
2. The Promoter / Society shall, in respect of any amount payable by the Purchaser - Allottee under the terms and conditions hereof, have a first lien and charge on the Said Flat. However in the event of any loan by the financial institution on the first charge of the Flat (with prior permission of Owner-Promoter), the lien/charge of the Owner-Promoter shall stand displaced to second charge.
3. The Purchaser - Allottee hereby agrees to pay all the amounts payable under the provisions herein as and when they become due and payable. Time in this respect being the Essence of the Contract. Further the Promoter / Society is not bound to give notice requiring payment to be made, time for payment of which is specifically agreed upon herein and the failure thereof shall not be placed as an excuse for non-payment of any amount or amounts on the respective due dates. Any payment required to be made by the Purchaser - Allottee under the terms hereof, and time for payment if not specifically provided, shall be paid as and when demanded by the Promoter / Society.
4. Any delay by the Owner Promoter / Society in enforcing the terms of this Indenture or any forbearance or giving time to the Purchaser - Allottee shall not be considered as a waiver on the part of the Owner Promoter to the Purchaser - Allottee nor shall the same in any manner prejudice the remedies of the Owner Promoter.
5. The Project is primarily for occupation by senior persons and shall always be known as “IKARIA” and this name and nature of the Project shall not be changed without the express written permission of the Promoter/Society.
6. The Owner Promoter is proposing to sell/convey the other flats in the Project to different other persons in such manner, for such consideration and on such terms and conditions as the Owner Promoter may deem fit.

F. INSURANCE AND MAINTENANCE SURVEY:

1. The Purchaser - Allottee shall insure and keep insured the Said Flat against loss or damage by fire, earthquake, riot, war, flood, civil commotion, act of God or such other risks to the full value thereof, with an insurance company of repute,

and in the event of the Said Flat being damaged or destroyed by fire or otherwise to expend the insurance money for the repair, rebuilding or reinstatement of the Said Flat as soon as reasonable, practical and required.

2. The Purchaser - Allottee shall not do or permit to be done any act or things which may render void or voidable any insurance of any flat in the building or any part of the building or cause any increased premium payable in respect thereof.
3. The Purchaser - Allottee shall permit the Owner Promoter / Society and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the Said Flat or any part thereof to view and examine the state and condition thereof and the Purchaser - Allottee shall make good any defects found within ten days of the giving of such notice in writing by the Promoter / Society to the Purchaser - Allottee.
4. The Purchaser - Allottee shall permit the Promoter / Society and/or its surveyors and agents with or without workmen and others at all reasonable time to enter into and upon the Said Flat or any part of the building / Project and for the purpose of making repairing, maintaining, re-building, cleaning, lighting and keeping in order and good condition all services, drains, water and drainage pipes, cables, water covers, gutters, wires, or other conveniences belonging to or servicing or used for the building/s and also for the purpose of laying down, maintaining, repairing, re-constructing and testing drainage, gas, water pipes and electric wires, cables for Internet/DTH services and for similar or other purposes.

G. SPECIFIC COVENANTS BY PURCHASER - ALLOTTEE:

1. The Purchaser - Allottee agrees that in respect of any remittances, acquisition / transfer of the Said Flat, any refund, transfer of security deposit, etc. made by him / her / it, attracted by the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and rules and regulations of Reserve Bank of India or any other applicable law shall be the sole responsibility of the Purchaser - Allottee, and all concerned. The Owner Promoter accepts no responsibility in respect thereof.
2. a) The Purchaser - Allottee shall not without the prior written permission of the Society, let, sub-let, sell, transfer, convey, mortgage, assign, charge or in any way encumber or deal with or dispose of the Said Flat nor assign, underlet or part with his interest or the benefit of the allotment or any part thereof until the Purchaser - Allottee shall have obtained permission of the Society, and such permission may be granted as per rules and regulations of the Society. The Purchaser - Allottee shall not sell/ transfer the Said Flat for a minimum period of six months after taking over possession. However, approval may be granted by the Promoter/Society upon request, before the expiry of the said stipulated time of 6 months, at its sole discretion. The Purchaser - Allottee will be required to comply with the prevailing rules and conditions as regards to permissible usage and other related rules of the Scheme as decided and modified by the Promoter / Society from time to time. Proper and complete details and identification of the persons to use the premises shall be given, whose background will be checked, verified and satisfied by the Promoter / Society.
- b) Any such approval may be granted by the Society as per its rules and regulations, and upon payment of any dues, transfer related fees, Society

Maintenance Deposit or such amount as may be stipulated by the Society, and only if there is no outstanding breach or violation of any of the provisions herein and amount payable to the Society.

3. The Purchaser – Allottee shall be required to become member and shareholder of the Society in accordance with its rules and regulations, and shall be bound by all past, present and future rules, regulations, decisions, policies, guidelines, resolutions, etc. of the Society herein.
4. The Purchaser - Allottee is aware and has perused and studied the constitution of the Society, rules and regulations thereof and the resolutions, decisions, etc. taken or adopted from time to time from incorporation thereof till date. The Purchaser - Allottee accepts and confirms the same and also shall not be entitled to dispute, challenge or object the same.
5. The covenants on the part of the Purchaser – Allottee contained in the said Agreement for Sale / Booking Agreement, dated _____, not specifically covered in this Conveyance and not in contravention of anything with this Conveyance shall be deemed to have been incorporated / reproduced herein, and shall form part hereof.
- 6 (a) The Allottee is made aware that the Project is specially for easy living and for occupation by Senior people. The Promoter of the Project has made provisions to facilitate and make more convenient and easy living for the Senior people with specific provisions for / in use, occupation and enjoyment while living thereat. With the result, specific facilities and conveniences more useful to them with cost are provided or created, within or outside common areas, common amenities and facilities. Part of the Assets of Common Use may be compromised, reserved or given preference for only Senior people. Any such provision or arrangement made by the Promoter or by Society hereafter after it is handed over to it, for more facility, convenience and comfortable living of the Senior people shall be binding upon the Purchaser – Allottee of the Project and future transferees.
- (b) The Project is primarily designed as stated above to ensure occupation, use by and easy living of the Senior people. The Project, design, features, facilities, amenities and services are specially designed for the same. Rules and regulations are formulated and may be modified by Promoter/Society to achieve the same and for smooth functioning of the same. The salient features of the Project and its functioning, owning, occupying and enjoying the flats in the Project and present minimum provisions/rules for the time being formulated are as stated in Annexure “C”. The Allottee has studied the same and the same shall be binding to him (hereinafter referred to as the “Provisions/Rules”). The expression “Provisions/Rules” shall mean and include any modification, change, amendment, addition, omission, new substitution full or full, made therein by the Promoter/Society from time to time.
- (c) The said Provisions/Rules are part of the sale. All the other provisions of this Deed of Conveyance shall be understood and implemented in conformity and harmony of the same. If any of the provisions in this Deed of Conveyance is contrary to or inconsistent with the Provisions/Rules or any part thereof, the same shall stand deleted or amended in so far as reasonably contrary or inconsistent, and the remaining provisions of this Deed of Conveyance shall remain valid and enforceable.

H. JOINT HOLDER:

1. In case the Purchaser - Allottee is joint, all communications shall be sent by the Owner Promoter / Society to the Purchaser - Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.
2. In case the Purchaser - Allottee is joint, consists of more than one, the permission of the usage of the Assets of Common Use by the other joint Purchaser - Allottee will be through the First of such joint Purchaser - Allottee, and shall not be independent or separate.
3. In case the Purchaser - Allottee is joint, the first named Purchaser - Allottee alone will be able to represent their interest and other joint Purchaser - Allottee shall not have any independent or separate voice/rights.
4. All consents, confirmations etc. if and when required of the joint Purchaser - Allottee, the same shall be deemed to have been sufficiently given and received from the first of such joint Purchaser - Allottee. However, it has been agreed that for the purpose of the sale, mortgage, transfer, rent/lease/leave and license, etc. the signatures of all the joint Purchaser - Allottee shall be required.
5. Further, the liabilities, responsibilities, obligations, under this Conveyance shall be joint and several of the joint Purchaser - Allottee. All notices, communications etc. may be addressed by the Owner Promoter to the first of such joint Purchaser - Allottee.
6. The Purchaser - Allottee inter-se shall not be entitled to subdivide the Said Flat, the intent being the Said Flat shall stand in the names of the joint Purchaser - Allottee as one single Said Flat.

I. OBLIGATIONS OF SOCIETY:

1. The Society shall not add, alter or modify its constitution, rules and regulations, nor shall adopt any resolutions or take decisions nor generally shall do any act, deed, matter or thing which may or can adversely affect the rights and interest of the Owner Promoter or the provisions of these presents.
2. The Society shall look after, manage, maintain the Project Land, common amenities, facilities and services and other common interest of the holders of the premises in accordance with and under RERA Act, and to pursue the nature, object and purpose of the Project.

J. INDEMNITY BY PURCHASER - ALLOTTEE:

1. Without prejudice to other rights and remedies of the Owner Promoter / Society under the terms, conditions and provisions herein, and also otherwise available under the law and in addition thereto, the Purchaser - Allottee shall indemnify and keep the Owner Promoter / Society, indemnified and harmless against the payments and observance and performance of all the covenants and conditions on his/her/its/their part herein and against any loss, damage, liability, action, claim, suit, proceedings, cost, charges and expenses that may arise due to non-payment, non-observance or non-performance of the said covenants and conditions by the Purchaser - Allottee as mentioned herein.

K. GENERAL – MISCELLANEOUS:

1. The Purchaser - Allottee has been given receipts for all the payments made by him / her / it / them to Promoter. The Purchaser - Allottee shall obtain receipts for all the amounts that may be paid hereafter to the Promoter / Society. No claim for any payment shall be valid, save and except in respect of which the Purchaser - Allottee has obtained and has produced such receipts.
2. The Promoter may, at its discretion, provide security, telephone cable, multipurpose cable, CCTV, Internet and other communication facilities and other facilities of common use and purpose in the Scheme. These facilities may be made available to the Purchaser - Allottees in the Scheme. These facilities may be provided through any outside agency under contract with the Promoter / Society on such terms and conditions as may be finalised by the Promoter with them. Any agreement – arrangement that may be worked out and any restrictions imposed for the same and the terms and conditions thereof will also be binding upon the Purchaser - Allottee and other Purchaser - Allottees in the scheme. The Purchaser - Allottee may use such facilities as per rates - price - consideration and terms and conditions as may be fixed. The Purchaser - Allottee will not be allowed to make individual provisions, which require access to common spaces or external façade of the building.
3. The Purchaser - Allottee hereby agrees to execute such other papers and documents as may be necessary for the purpose of giving effect to these presents.
4. The Purchaser - Allottee hereby declares that he/she/it/they has/have been given copies of papers, permissions, writings, plans etc. and has read, understood, accepted and agreed to each and every term of this Conveyance before execution.
5. The Purchaser - Allottee, as the context may require, shall also include their representatives, occupiers, visitors, authorised persons, successors, assigns and all and every other person or persons to claim under him/her/it/them.
6. The expression “Society” / “Owner Promoter” shall also mean and include any person authorised or nominated by it or its assignee or transferee or successor.
7. The Purchaser - Allottee hereby declare that he / she / they / it has / have read, understood and agreed to each and every conditions, provisions, stipulations and covenants, and have made himself/herself/themselves fully aware of their implications, consequences, limitations and restrictions on their rights and interests before execution hereof.
8. The Promoter has declared and announced its Scheme by issuing brochures and pamphlets and also publishing in other manners. It has been agreed that if anything agreed upon as recorded herein is inconsistent with what has been advertised as aforesaid, what is agreed upon herein shall prevail.
9. The “Heading” in these presents are inserted for convenience only, and shall not control, govern, or affect the spirit, intention and interpretation of provisions thereof.
10. The letters, receipts and/or notices issued by the Owner Promoter dispatched Under Certificate of Posting to the address of the Purchaser - Allottee or by way

of E-mail, as known to the Owner Promoter will be sufficient proof of receipt of the same by the Purchaser - Allottee and shall completely and effectively discharge the Owner Promoter.

L. SEVERABILITY:

If any provision of this Conveyance shall be determined to be void or unenforceable under the said RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Conveyance shall be deemed to be amended or deleted in so far as reasonably inconsistent with the purpose of this Conveyance and to the extent necessary to conform to said RERA Act or the Rules and Regulations made thereunder or the applicable laws, as the case may be, and the remaining provisions of this Conveyance shall remain valid and enforceable as applicable at the time of execution of this Conveyance.

M. DISPUTE RESOLUTION:

Any dispute between Parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

ANNEXURE “B”
GENERAL RULES OF THE SCHEME READ WITH
PROVISIONS/RULES AS PER ANNEXURE “C”

Rules for Permitted Use:

IKARIA building is conceptualized by the Promoter for residential use only and the Purchaser - Allottee will not be permitted to use the premises for any other purpose. The rules of the Scheme/Project with respect to permitted uses will be binding on the Purchaser - Allottees, future transferees and the Society.

The Purchaser - Allottee is made aware that the Project is primarily for occupation by senior people, and it is proposed by the Promoter that the Project may make provisions to facilitate and make more convenient for the senior people. With the result, specific facilities and conveniences more useful to them with or without cost may be provided or created, within or outside common areas, common amenities and facilities, as part of the Assets of Common Use or otherwise. In making such provision, some of the facilities in the Assets of Common Use may be compromised, reserved or preferred for certain amenities. Any such provision or arrangement that may be made by the Promoter shall be binding upon the Purchaser - Allottee.

ASSETS OF COMMON USE

1. The common infrastructure, amenities, facilities and services of the Project are like:
 - Facility of Parking spaces for vehicles/cars for occupants, staff and visitors
 - Lobby with furniture
 - Security cabin
 - Electricity infrastructure

- Solar Panels
- Plumbing infrastructure
- Fire-fighting system
- Backup generator system (as applicable)
- Elevators and Staircases
- Water pressure system
- Overhead tanks
- CCTV/IP cameras and video recording system
- Satellite dish and cabling
- Phone and Internet access equipment and cabling
- Common toilets
- Any other additions made for Common use.

The same may be revised, up-graded, renovated, added, omitted, etc. (Hereinafter referred to as the “Assets of Common Use”).

2. Assets of Common Use will be allowed to be used by the members and occupants of the Project. The same may be allowed to be used by their guest or tenant as per such rules and regulations of the Society, as may be framed from time to time.
3. The Assets of Common Use shall be used with due care and caution, and each facility for the purpose for which it is meant and without causing any loss or damage to the same and without causing any nuisance or annoyance to the others.
4. The members shall give all co-operation as the nature and circumstances may require to maintain and keep the same clean and in good proper condition.
5. Necessary provision to be made by the Society for proper safety, security and protection of the Assets of Common Use. The members shall extend all co-operation to the security staff, and shall follow instructions and rules in relation thereto. In case of disregard or disobedience, members will not be allowed any access or use to any of the Assets of Common Use.
6. Common entrance to the Project / Building will be provided with security personnel, and the entry and exit will be managed and controlled by security staff as the nature and circumstances may require for proper, safety, security and protection, including entry on production of ID, maintenance of visitors book, signing of register, to keep the gate open during specified hours and allow access on verification of proper identity. The Purchaser – Allottee(s) and their visitors shall co-operate the security staff.
7. Assets of Common Use shall be used by the Purchaser - Allottee, staff and guests with due care, caution, and each facility for the purpose for which it is meant and without causing any loss or damage to the same and without causing any nuisance or annoyance to others.
8. INTERIOR WORK AND DECORATION

No civil changes will be permitted in the interior of the Said Flat for an initial period of 5 years from possession without sufficient reason such as leakage or structural damage. The grant of permission to make civil changes will be at the

sole discretion of the Owner-Promoter before handover and then with the Society.

Any work of interior decoration, furniture or design will be done only under intimation to the Society / Promoter with prior permission. Such permission may be granted with such restrictions as may be imposed and subject to Provisions/Rules as per Annexure-"C" read with clause G-6 hereinabove:

- i) payment of security deposit as may be levied, which will be refunded without interest after the work is fully and finally carried out according to the rules and regulations prescribed by the Promoter/Society. Damage if any, caused in the Project / Building / Assets of Common Use will be deducted therefrom,
- ii) design of the work, if involves any change in civil work to be approved,
- iii) Lift use for carrying materials will be as per the rules of the Society,
- iv) the work will be carried out during specified day / time,
- v) the work will be carried out through agencies appointed by the Promoter/Society and the names and details of the persons engaged in the work to be given,
- vi) the estimated time for completion of work to be given and permission shall be granted for a specified period only,
- vii) the work to be carried out in a manner without causing any nuisance, annoyance or damage to the others.
- viii) shall not throw or permit to be thrown or put any building material or debris/rubbish in any part of the building or compound or in the vicinity of Project.
- ix) The Purchaser - Allottee shall not make any temporary or permanent change, modification or alteration in the location, of electricity meter, internal toilets, pantry, etc. and also of specifications and infrastructure and related paraphernalia nor shall make any additions or alterations in the structure of the building, nor shall do anything which may cause damage or which may weaken the structure of the building, like slab, columns, beams, load bearing walls, etc.
- x) Any permitted work in the Said Flat will be carried out with good workmanship and quality under the help and advise of a professional or expert and by using proper tools.
- xi) Any plumbing, electrical or civil work shall be carried through the agencies appointed by the Promoter / Society on payment of charges as may be fixed and finalized. No outside agency will be allowed without the express written permission of the Promoter / Society.
- xii) In case of any leakage/ seepage in the floor or toilet of the Said Flat, which is caused by/attribution to the Purchaser - Allottee, is causing damage to someone else's property or common property, the Purchaser

- Allottee will cause to have it repaired at his/her/their own cost, through an agency appointed by the Promoter / Society.

9. FACILITY OF PARKING WILL BE USED SUBJECT TO FOLLOWING RULES:

- a) RTO car registration number may be needed to be given to the Society. Any change shall be notified to Society.
- b) The ownership of the parking will continue to be a part of the common infrastructure and facilities of the Scheme / Society and limited rights of use as a facility will be given to the Purchaser - Allottee.
- c) Parking will be used only for the purpose of parking a car (light motor vehicle) and for no other purpose whatsoever.
- d) Parking space shall not be covered with chain-link or in any other manner and shall always be kept open.
- e) The Parking space shall be kept properly maintained and cleaned, though common maintenance of the parking area will be attended as part of common amenities, facilities and services.
- f) Drive-way of the parking shall be kept clear and free, and shall not be obstructed under any circumstances whatsoever, nor any article, material or thing shall be put thereon or thereat.
- g) This facility of Parking will be attached to flat and is intended to go along with transfer or transmission of flat as facility running with the premises. Parking shall not be separately heritable, transferable or assignable in any manner whatsoever, except running with the premises.
- h) Parking shall not be allowed to be used by any third party including any other holder of premises.
- i) The Purchaser - Allottee shall not erect, construct or install any type of temporary or permanent board, signage or structure or furniture for storage of any article, material or thing. Except parking of car, no other material, article or thing, including relating or referring to the car shall be kept or stored at parking space. To be more precise except parking of car no article, matter or thing shall be kept or stored thereat.
- j) Parking of the car will be at the risk and consequences of the premises holder, and Society and the management will not be responsible for any type of loss, damage, theft, etc. of the vehicle/car or relating thereto.
- k) Cars shall be parked, taken out, etc. without causing any damage to, hindrance, obstruction, unnecessary noise pollution, the parking area, and without causing any damage to the person and property of the other vehicles/cars. In general, the parking will be used with extra care and caution, so as not to cause any harm, injury or damage to person and vehicles/cars of the occupants / flat holders / flat holders and their authorized representatives and visitors.

- l) Parking will be subject to such other terms, conditions and discipline that may be imposed by the Society from time to time, including as regards payment of security or maintenance or administration or management charges.
 - m) If a parking space is not being used by the flat holder, the Society may temporarily allow others to use such parking allocation.
 - n) Parking for visitors and guests will be decided as per the policy decided by the Society.
- 10. The layout plan of the parking with provisioned spaces for Society members and visitors will be made available to the Purchaser-Allottee before handover of possession of the Said Flat.
- 11. The Purchaser - Allottee agrees to comply with the placement requirements, specifications and type of air-conditioning outdoor units as may be determined by the Promoter. The Promoter has made external provision for placing outdoor unit of side discharge VRV AC units that fit within the provided space in balcony of respective unit or designated area. No other type of AC system will be permitted. All costs relating to AC units, installation and electrical charges will be in scope of the Purchaser – Allottee.
- 12. These rules may be modified, added, omitted, substituted or altered full or part by Society / Promoter, as it may decide from time to time.

ANNEXURE “C”
PROVISIONS/RULES AS PER CLAUSE “G6” OF ANNEXURE “A”

1. **Ownership of the Flat:** Any adult person may own and acquire the Flat in the Project, be it individual, or any other person / legal entity with the object and purpose that it will be used, occupied and enjoyed as residence by an individual/(s) covered by the definition of Primary Occupant given hereafter. If such individual/(s) the owner is any other person, individual below the age of 55 years or any other legal entity, the same shall be for use, occupation and enjoyment falling within the definition of the Primary Occupant.
2. **Primary Occupant:** The individual/(s) entitled to occupy and enjoy the Flat shall be of the age 55 years or above. Along with Primary Occupant his/her other family member and caretaker/companion, with the prior written permission obtained from the Society, may reside.
3. **Civil changes:** The Promoter will provide civil finishes such as tiles, bathroom fixtures, doors, windows, etc. as per general specifications of the Project, and no substitutions or changes will be permitted. Once the Promoter hands over possession of the Flat to Purchaser - Allottee, no civil changes will be permitted. This is to ensure that other occupants do not get inconvenienced and avoid movement of contracting staff and materials in and around the building. In case of damage or repair to any part of the Flat in future, the Purchaser-Allottee/Occupant will be required to use Society approved vendors and contractors to repair and all costs attributable to such repairs will be borne by Purchaser-Allottee/Occupant.
4. **Fixed furnishing:** The Promoter has notified all allottees with design, vendors and cost options for kitchen, wardrobes, fixed furniture, ACs, water heaters, paint. The Purchaser-Allottee/Occupant will only be allowed to get the fixed furnishing carried out through Promoter appointed vendors and agencies. This is to ensure that other occupants do not get inconvenienced and avoid movement of contracting staff and materials in and around the building. The apartment cost does not include any fixed furnishing and the same will be payable extra by the Purchaser - Allottee/Occupant.
5. **Movable furnishing:** The Purchaser - Allottee/Occupant may bring their own movable furniture or accessories in the Flat or may select them from optional furnishing packages provided by Promoter appointed vendors. If the movable furnishing requires any assembling or fixing, the same will be carried out by Society approved vendors and contractors. The cost of the Flat does not include any movable furnishing and the same will be payable extra by the Purchaser - Allottee/Occupant.
6. **Repairs and maintenance:** Once the Flat is handed over to the Purchaser - Allottee, only Society approved vendors and agencies will be permitted to enter the Society premises to carry out repairs/ maintenance. Any such repair or maintenance work will be required to comply with rules and regulations imposed by the Society. The cost of such repairs or maintenance will be payable by the Purchaser - Allottee/Occupant.
7. **Service providers approved by Society:** The Promoter will at first instance, and Society thereafter will identify agencies to provide various types of services such as groundskeeping, common and private housekeeping, on demand housekeeping, facility management, canteen operator, medical coordinator,

fitness coordinator, etc. The Promoter / EMA will also identify an estate manager for the Society to coordinate all the service providers appointed by the Society. The Society will separately enter into agreements with each service provider/estate manager and make payments to such service providers. Only Society approved service providers will be permitted to enter the Society premises/building.

8. **Housekeeping through outside domestic staff:** The Society plans to provide facility of daily housekeeping for occupied flats and weekly housekeeping for unoccupied flats. The Society appointed housekeeping agency will also provide on demand housekeeping services at extra cost, which may become payable by the Purchaser – Allottee/occupants. The Society will not permit outside domestic staff to reduce potential security, safety, hygiene issues and infection control. In special circumstances, the Society may allow private domestic staff to enter the Society premises, subject to rules and regulations of the Society.
9. **Cooks:** Outside cooks may be permitted to cook in the Purchaser – Allottee’s / occupant’s flats. However, they will be required to follow timings, rules and regulations of the Society.
10. **External service providers:** Outside doctors, nurses, massage therapists, fitness instructors, hair and beauty stylists, etc. will be permitted to provide services to Purchaser – Allottees / occupants in their own Flat. However, they will be required to follow timings, rules and regulations of the Society.
11. **Guests and day visitors:** Outside guests and day visitors may be permitted to enter the Society premises as per timing, rules, regulations and fair usage policy of the Society.
12. **Overnight stay by family, companion or staff:** Family members, companion, caretaker or staff will be permitted to stay in the apartment along with Purchaser – Allottee / occupant, as per timing, rules, regulations and fair usage policy of the Society.
13. **Rentals:**
 - The Purchaser – Allottee may rent his/her Flat to a person over the age of 55 years and covered by the definition of Primary Occupant, subject to NOC from Society, and the rental tenant providing additional Interest Free Security Deposit (refundable) of Rs. _____/- to the Society.
 - The Society Managing Committee will also assess the suitability and acceptability of prospective tenant and decide whether to grant permission for rent. Such application will be decided within 15 days from its receipt. Reasons for rejection (if any) shall not be unreasonable and will be based on fair consideration and the reasons for rejection will be provided by Society in writing. The decision of the Managing Committee of the Society shall be final and binding on all Purchaser – Allottees / occupants.
14. **Resale or transfer:**
 - The Purchaser - Allottee may sell, transfer, etc. his/her/its/their Flat, subject to clearing dues of the Society and receipt of No objection Certificate (NOC) from the Society, provided that the occupant of the Flat would be any individual/(s) covered by the definition of “Primary Occupant” as mentioned hereinabove.

- The Society Managing Committee will assess the suitability and acceptability of such prospective purchaser and Primary Occupant and decide whether to grant permission for sale/transfer. Such application will be decided within 15 days from its receipt. Reasons for rejection (if any) shall not be unreasonable and will be based on fair considerations. The decision of Managing Committee will be final and binding on all Purchaser – Allottees / occupants.
- Transfer in case of death of owner - The legal heirs will have to carry out the process of transferring the Flat to their name(s) by following rules and regulations laid down by the Society for the same and which may be subject to prevailing laws in force. After completing transfer formalities, if the transferee is above the age of 55 years, he/she may stay in the Flat, rent it to someone else or sell the apartment as above, provided that the occupant of the Flat would be any individual/(s) covered by the definition of “Primary Occupant” as mentioned hereinabove.
- If the transferee is not above the age of 55, they will not be permitted to stay/occupy in the Flat, unless for special reasons, such permission is granted by the Society.
- Notwithstanding anything stated above, the Society will be at liberty to decide the age, suitability and conditions of each rental, resale, transfer or occupancy change and may use its discretion to provide relaxation or further restrictions in each specific case.

15. **Defaults:**

(a) **Defaults pertaining to failure to make payments to Society:** If the Purchaser - Allottee fails to make regular payments towards Society dues, Society deposit, Township dues, Township deposit or any other dues/payables, the Society will be at liberty to take one or more of the following actions against such defaulting Purchaser - Allottee:

- Allow a cure period of 15 days to cure the default.
- Recover dues with interest at the rate of 12% per annum (or at any other rate as may be decided by the Society from time to time) on arrears from the Purchaser - Allottee.
- If the default continues for more than 12 months, recover dues with interest at the rate of 18% per annum (or at any other rate as may be decided by the Society from time to time) on arrears from the Purchaser – Allottee, including but not limited to the below mentioned steps:
 - Suspend some or all services offered by Society.
 - Suspend permission/NOC granted for rental, sale or transfer of flat.
 - Deny entry to any person from entering the Society premises, or in dealing with the flat, who claims to be a transferee of the flat, without obtaining NOC from Society.

(b) **Defaults pertaining to non-observance of rules and regulations of the Society by Purchaser – Allottee / tenant / occupant:**

If the Purchaser - Allottee / tenant / occupant fails to comply with the prevailing rules and regulations of the Society, the Society will be at liberty to take one or more of the following actions against defaulting Purchaser – Allottee / tenant / occupant:

- Allow a cure period of 15 days to cure the default.
- Suspend some or all services offered by Society.
- Suspend permission / NOC for rental, sale or transfer of flat.
- Terminate rental permission /NOC and deny defaulting tenant / occupant entry into Society premises.
- Deny entry to any person from entering the Society premises, or dealing with the flat, who claims to be a transferee of the Flat, without obtaining NOC from Society.
- Deny entry into Society premises once the rental permission / NOC has been terminated.
- Impose such penalty as the Managing Committee of the Society may deem fit and appropriate.

(c) **Defaults pertaining to failure to make payments to service providers for personal/ optional services:**

- If an occupant / Purchaser - Allottee fails to make payments for personal/optional services to service provider(s), such service provider will be at liberty to suspend all services to such defaulting Purchaser - Allottee/occupant and take appropriate legal steps to recover dues from defaulting Occupant/Purchaser - Allottee.
- It may be noted that Society or other members will not be responsible for any defaults in payment of personal/optional services availed by such Occupant / Purchaser - Allottee.

16. **Pets:** Occupants / Purchaser - Allottee will be permitted to bring their own pets in the Society premises and will be required to live in the occupant's / Purchaser – Allottee's flat. No pets will be left/tied in the passages or any common areas. The occupant / Purchaser – Allottee will be required to strictly follow rules and regulations prescribed by the Society from time to time in this regard. If the Society Committee, in its sole discretion feels that any pet is causing nuisance, poses a danger to other occupants or if the occupant / Purchaser - Allottee is not able to care of the pet, the occupant / Purchaser - Allottee will be immediately required to remove such pet from the Society's premises.

Amendment: These Provisions / Rules may be modified, added, omitted, substituted or altered in full or part by Society / Owner Promoter, as it may decide from time to time and the same shall be binding on all Purchaser – Allottees / occupants / future transferees.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seal the day and year first hereinabove written.

-: THE FIRST SCHEDULE ABOVE REFERRED TO :-
(Description of Project Land)

ALL THOSE pieces and parcels of non-agricultural land situate at (1) Dantali (sim), Taluka Gandhinagar, in the Registration District and Sub-District Gandhinagar bearing Block No. 205 (Old Block No. 385, Old Survey No. 203), part land admeasuring about 2749.26 sq. mtrs., (2) Khodiyar (sim), Taluka Daskroi, in the Registration District Ahmedabad, Sub-District Ahmedabad-8, bearing Block No. 326 (Old Survey Nos. 262, 263 and 264), part land admeasuring about 1431.40 sq.mtrs, both together forming one parcel of land of 4180.44 Sq.mts or thereabouts and bounded as follows:

Dantali Land

North : Old Survey No. 383 of Dantali (sim)
South : Old Survey No. 326 of Khodiyar (sim)
East : Old Survey Nos. 319, 320, 321 of Dantali (sim)
West : Old Survey Nos. 386, 388 of Dantali (sim)

Khodiyar Land

North : Old Survey No. 385, 386, 387, 388 of Dantali (sim)
South : Old Survey No. 320 of Khodiyar (sim)
East : Old Survey No. 327 of Khodiyar (sim)
West : Old Survey No. 325 of Khodiyar (sim) & Old Survey No. 389 of Jaspur (sim)

-: THE SECOND SCHEDULE ABOVE REFERRED TO :-
(Description of Flat)

ALL THAT **Flat No.** _____, on _____ **Floor**, admeasuring about _____ **Sq. ft. / _____ Sq. mts. of Carpet Area** and **balcony area of _____ Sq. mts. / _____ Sq. ft.**, in the Project known as “**IKARIA**”, constructed on part of land admeasuring _____ sq. mtrs., situated at _____ (sim), Taluka _____, in the Registration District and Sub-District _____ bearing Block No. _____ (Old Block No. _____, Old Survey No. _____). The Said Flat is shown with red colour boundary line on the Completion Plan annexed herewith as Annexure “D”.

TOGETHER WITH

Approximately _____ **sq. mts.** area of proportionate undivided share of Project Land, and right to enjoy the common facilities, to be held in accordance with RERA Act.

SIGNED, SEALED & DELIVERED)
BY THE WITHINNAMED)
ADANI ESTATE MANAGEMENT)
PRIVATE LIMITED,)
Through its Authorised Person/s)
_____)

In the presence of:)

SIGNED, SEALED & DELIVERED)
BY THE WITHINNAMED)
ALINEA PROPERTIES LLP,)
Through its Authorized Signatories,)
Gaurav Hasmukh Gadhecha)

and

_____)
<Authorized Signatory from Adani>

In the presence of:)

RECEIPT

RECEIVED from the Purchaser - Allottee herein the sum of Rs. _____/-
(Rupees _____ only), as per particulars below:

Amount in Rs.	Date of Cheque/RTGS	Cheque/UTR No.	Name of Bank
	TDS		
	Total		

TDS: Tax Deducted at Source (TDS) paid / to be paid to the Department of Income Tax under The Income Tax Act, 1961 and Purchaser - Allottee to give necessary TDS Certificate for the same.

In the presence of _____ :

WE SAY RECEIVED

PROMOTER

PHOTOGRAPHS OF PROPERTY AS PER SECTION 21
OF REGISTRATION ACT

POSTAL ADDRESS OF PROPERTY

Flat No. _____, on _____ Floor, “IKARIA”, Plot No. R5F2, Adani Shantigram Township, Nr. Vaishnodevi Circle, Ahmedabad, Gujarat-382421.

OWNER

PROMOTER

PURCHASER – ALLOTTEE

SCHEDULE AS PER SECTION 32 (A) OF REGISTRATION ACT

OWNER AFORESAID
ADANI ESTATE MANAGEMENT PRIVATE LIMITED,
Through its Authorised Person/s,

PROMOTER AFORESAID

ALINEA PROPERTIES LLP,
Through its Authorized Signatories,

GAURAV HASMUKH GADHECHA

<AUTHORIZED SIGNATORY FROM ADANI>

PURCHASER – ALLOTTEE AFORESAID

DATED THIS DAY OF 2022

ADANI ESTATE MANAGEMENT
PRIVATE LIMITED

.. OWNER

ALINEA PROPERTIES LLP

.. PROMOTER

TO

(PURCHASER – ALLOTTEE)

DEED OF CONVEYANCE