

DRAFT
DEED OF CONVEYANCE

I

THIS INDENTURE is made at Ahmedabad this _____ day of
_____, 2019 between:

(1)**MADHUBEN CHAMANBHAI BHUVA**, adult, Occupation Agriculturist and Business, residing at “Shriram Krishna”, Opp. Jatin Bungalow, Behind Devraj Tower, Judges Bungalow Road, Bodakdev, Ahmedabad- 380 054 PAN NO.AAUPP1671J and (2) **KAVITABEN RAJESHKUMAR BHAYANI**, adults, Occupation Business, residing at 901, Ratnam Tower, Near Chief Justice Bungalow, Judges Bungalow Four Roads, Bodakdev, Ahmedabad -380 054 PAN NO.AAUPP1432D hereinafter referred to as "the Vendor" (which expression shall unless the same be repugnant to the context or meaning thereof be deemed to mean and include each of them and their respective heirs, executors, administrators and assigns) of the First Part, **SHREE RAM CORPORATION**, a partnership firm having its office situate at A-1103, Ratnam Panorama, Gala Gymkhana Road, Nr. Amramanjari Bungalows, South Bopal, Ahmedabad – 380 058 PAN NO._____ hereinafter referred to as "the Promoter/the Developer" (which expression shall unless the same be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) of the Second Part and SHRI/ SMT. _____, aged about ____ years, Occupation Service/ Business / Self Employed having address at _____, Ahmedabad PAN CARD NO._____ hereinafter referred to as " the Allottee/the Purchaser" ((which expression shall unless the same be repugnant to the context or meaning thereof be deemed to mean and include **his/her/ their respective** heirs, executors, administrators and assigns) of the Third Part.

1. WHEREAS by a Deed of Conveyance dated 27/03/2008 executed by (1) Shri Prahladbhai Mohanbhai Patel and (2) Chandrikaben Ranchhodbhai Patel in favour of (1) Sakarben Dhirajlal (2) Madhuben Chamnabhai Bhuva and (3) Kavtaben Rajeshkumar Bhayani and registered with the Sub-Registrar, Ahmedabad -6 (Naroda) under Serial No.3745, the Vendor therein had sold and conveyed the agricultural land

of Survey No.847 of Mouje Chankheda to (1) Sakarben Dhirajlal (2) Madhuben Chamnabhai Bhuva and (3) Kavtaben Rajeshkumar Bhayani. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 03/05/2012 under Serial No. 10761 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Sakarben Dhirajlal (2) Madhuben Chamnabhai Bhuva and (3) Kavtaben Rajeshkumar Bhayani were holding the same as absolute co.owners and possessors thereof.

2. AND WHEREAS thereafter pursuant to the Resolution dated 17/03/2012 passed by the Government of Gujarat all the lands within the City and Dascroi Limits were realigned and divided into two Parts viz. Ahmedabad (East) and Ahmedabad (West) whereby the all the lands of Village Chandkheda, Taluka Dascroi was transferred within the limits of Ahmedabad City (West). The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 03/05/2012 under Serial No. 10761 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Sakarben Dhirajlal (2) Madhuben Chamnabhai Bhuva and (3) Kavtaben Rajeshkumar Bhayani were holding the same as absolute co.owners and possessors thereof.

3. AND WHEREAS thereafter on implementation of Town Planning Scheme No.44 for Village Chandkheda, the said land was given Final Plot No.151 in lieu of Survey No.847 and the area thereof was fixed as 3707 sq.mts.

4. AND WHEREAS thereafter said Sakarben Dhirajlal had released her 1/3rd right, title and interest from the land of Survey No.847 in favour of (1) Madhuben Chamnabhai Bhuva and (2) Kavtaben Rajeshkumar Bhayani. The Deed of Release in respect whereof was duly executed on 25/05/2017 and registered with the Sub-Registrar, Ahmedabad - 13 (City Taluka Agri) under Serial No. 802. The Entry to that effect was also

entered in the revenue records of mutation entry book viz. Village Form No. 6 on 07/06/2017 under Serial No.12767 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then (1)Madhuben Chamnabhai Bhuva and (2) Kavitaaben Rajeshkumar Bhayani were jointly holding the land of Survey No.847 as absolute co.owners and possessors thereof.

5. AND WHEREAS thereafter District Collector, Ahmedabad vide his order No.CB/Land-2/Non-Agricultural/Chandkheda/Survey No./Block No. 847 / SR - 854/2017 dated 21/02/2018 had duly converted the land admeasuring 1507 Sq. Mtrs., into Non Agricultural for residential use purpose and 2200 Sq. Mtrs., into Non Agricultural for commercial use purpose. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 07/03/2018 under Serial No. 13028 to be duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then the Vendors herein i.e. (1)Madhuben Chamnabhai Bhuva and (2) Kavitaaben Rajeshkumar Bhayani are jointly holding all that piece or parcel of freehold Commercial cum residential use Non Agricultural land bearing Survey No 847 and Final Plot No.151 of Town Planning Scheme No.44 (Chandkheda) admeasuring 3707 sq.mts. of Mouje Chandkheda of Sabarmati Taluka in the Registration District Ahmedabad and Sub District of Ahmedabad - 2 (Wadaj) (hereinafter referred to as “the project land”) and more particularly described in the First Schedule hereunder written free from any charge or encumbrances and also free from reasonable doubts.

6. AND WHEREAS the Vendors have got the plans approved by Ahmedabad Municipal Corporation vide its Development Permission being Rajja Chitti No.00328/201018/A0385/RO/M1 dated 20/10/2018 and the plans for construction have been approved for construction of Building being Block A on the said project land consisting of Parking in

First Cellar and Ground Floor, Commercial on the Ground Floor and First Floor, Residential from Second Floor to Twelfth Floor and thereabove Stair Cabin and Lift Room.

7. AND WHEREAS the Vendor had executed a Development Agreement in respect of the said project land in favour of the Developer i.e. Shree Ram Corporation under and by virtue of Registered Development Agreement dated __/12/2018 which has been duly registered with the Sub-Registrar, Ahmedabad -2 (Wadaj) under Serial No._____ and since then the Developers are holding the development rights of the said land.

8. AND WHEREAS the Purchaser had seen, verified and has fully satisfied **himself/ herself/ themselves** about the title of the said project land and the Purchaser has also seen, verified and has fully satisfied **himself/ herself/ themselves** about the quality and specifications and the nature of construction of the scheme and the Purchaser has accepted the same unconditionally.

9. AND WHEREAS the Developer pursuant to the approved plans has completed the construction and development of the scheme known as “_____” on the said project land and Ahmedabad Municipal Corporation has also issued Building Use Permission dated __/__/____.

10. AND WHEREAS the Purchaser having understood the said scheme and having agreed to abide by the rules and regulations of the scheme had decided to purchase and acquire from the Vendor and the Developer all that _____ **Sq. Mtrs.**, of undivided proportionate share in a piece or parcel of freehold non-agricultural land situate lying and being at _____, Chandkheda, Ahmedabad bearing Survey No 847 and Final Plot No.151 of Town Planning Scheme No.44 (Chandkheda) admeasuring 3707 sq.mts. of Mouje Chandkheda of Sabarmati Taluka in the Registration District Ahmedabad and Sub District of Ahmedabad - 2

(Wadaj) togetherwith **Office/ Shop No._____ admeasuring ____Sq. Mtrs., (Carpet Area) on Floor No._____ of Block No.A alongwith ____ Covered / Open Parking admeasuring ____ Sq. Mtrs. (Carpet Area)** (hereinafter referred to as “the said property”) more particularly described in the Second Schedule hereunder written free from any charge or encumbrances and also free from reasonable doubts at or for a price or consideration of **Rs._____-/- (Rupees _____ only)** under and by virtue of Agreement for Sale dated **__/__/____** made between the Vendor and the Purchaser and duly registered with the Sub-Registrar, Ahmedabad -2 (Wadaj) under Serial No. _____.

11. AND WHEREAS the Developer has informed the Purchaser that the Developer has already received Building Use Permission from Ahmedabad Municipal Corporation and thereby the Purchaser has requested the Vendor to execute a Deed of Conveyance in **his/her/their** favor in respect of the said property, which the Vendor has agreed to do in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH:

I. In pursuance of the said Agreement and in consideration of the sum of **Rs._____-/- (Rupees _____ only)** paid by the Purchaser to the Developer towards full consideration on or before the execution of these presents (the payment and receipt whereof the Vendor and the Developer do and each of them doth hereby admit and acknowledge of and from the same and every part thereof doth for ever acquit, release and discharge unto the Purchaser), the Vendor and the Developer do and each of them doth hereby grant, transfer, assign, release, convey and assure unto the Purchaser for ever all that **_____ Sq. Mtrs.,** of undivided proportionate share in a piece or parcel of freehold non-agricultural land situate lying and being at _____,

Chandkheda, Ahmedabad bearing Survey No 847 and Final Plot No.151 of Town Planning Scheme No.44 (Chandkheda) admeasuring 3707 sq.mts. of Mouje Chandkheda of Sabarmati Taluka in the Registration District Ahmedabad and Sub District of Ahmedabad - 2 (Wadaj) togetherwith **Office/ Shop No._____ admeasuring ____Sq. Mtrs., (Carpet Area) on Floor No._____ of Block No.A alongwith _____ Covered / Open Parking admeasuring ____ Sq. Mtrs. (Carpet Area)** more particularly described in the Second Schedule hereunder written together with all and singular the courts, yards, areas, ways, wells, compounds, paths, passages, water courses, sewers, ditches, drains, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights, member and appurtenances whatsoever to that piece or parcel of land or ground belonging to or anywise appertaining to or with the same or any part thereof now or at any time hereto before usually held, occupied or enjoyed therewith or reputed or known as part parcel or member thereof or belong to or be appurtenant thereto AND ALSO TOGETHERWITH all the deeds, documents, writings and other evidences of right, title relating to that piece or parcel of land hereditaments and premises or any part thereof AND ALL the estate, right, title, interest, use, inheritance, profits, benefit, claim and demand whatsoever both at law and in equity of the Vendor and the Developer into and upon the said property or any part thereof AND TO HAVE AND TO HOLD all that piece or parcel of land hereditaments and premises or any part thereof hereby granted, released and assured or intended so to be with its and every of its rights, title and appurtenances UNTO AND TO THE USE and benefit of the Purchaser for ever SUBJECT to all rents, rates, taxes, assessments, dues and duties chargeable upon the same or which may from the date of these presents become payable in respect thereof to the State of Gujarat or Ahmedabad Municipal Corporation or any local body or bodies.

II. AND the Vendors and the Developer do and each of them doth for themselves and their respective heirs, executors, administrators and assigns covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever done by them, the Vendor and the Developer or by any of them or by any person or persons lawfully or equitably claiming by from through under or in trust for the Vendor and the Developer, made, done, committed or omitted knowingly or willingly suffered to the contrary, the Vendor and the Developer now have for themselves good right, full power and absolute authority to grant, convey, release, assign and assure all that piece or parcel of land or ground hereditaments and premises hereby granted, conveyed, released and assured or intended so to be with its and every of its right, title and appurtenances UNTO AND TO THE USE and benefit of the Purchaser in the manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, have occupy, possess and enjoy the said land, hereditaments, premises and the said property, receive the rents, issues, profits and benefits thereof and of every part thereof to and for his/her/their own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or by it, the Vendor and the Developer or by any person or persons lawfully or equitably claiming or to claim by from through under or in trust for them or any of them AND that free and clear and freely, clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendor well and sufficiently saved, defended and kept harmless and indemnified of from and against all encumbrances whatsoever had executed occasioned or suffered by the Vendor and the Developer or any of them or any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them and/or any of them AND FURTHER that the Vendor and the Developer and all persons having lawfully or equitably claiming any estate, right, title or interest whatsoever in the said

land hereditaments and premises or any part thereof from under or in trust for the Vendor and the Developer or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do or execute or caused to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things, evidences and assurances in the law whatsoever for the better and more perfectly and absolutely granting, releasing and assuring the said land, hereditaments and premises and every part thereof UNTO AND TO THE USE of the Purchaser in the manner aforesaid by the Purchaser, his/her/their heirs, executors, administrators, successors and assigns as shall be reasonably required.

III. The Purchaser declares having verified the title to the said property and the scheme, quality and nature of construction of the said property and the scheme and its specifications and admeasurements through professionals and being satisfied with the same hereby has taken over the peaceful, actual, physical and vacant possession of the said property in the presence of two witnesses from the Vendor and the Developer and further declares and confirms that since only after being satisfied regarding the title to the said property and the quality and nature of construction, the admeasurements of the said property, has the Purchaser requested the Vendor and the Developer to execute and register these presents and to hand over the peaceful, actual, physical and vacant possession of the said property and therefore the Purchaser hereby agrees and undertake to never raise any dispute in regard to the same against the Vendor and the Developer and the Purchaser further declares that the Purchaser has taken over the actual, physical and peaceful possession of the said property from the Vendor and the Developer in the presence of two witnesses.

IV. The Purchaser agrees and undertakes to abide with the following terms and conditions of the scheme.

- i) The Purchasers shall have to contribute over and above the purchase consideration, amount towards Building Maintenance charges and interest free maintenance deposit to the Developer and/or Service Society that will be formed by the Developer for the common maintenance and amenities and facilities of the **commercial cum residential** scheme and the Purchasers shall also have to contribute to such other and future accidental expenses and towards the maintenance of the **commercial cum residential** scheme to be incurred for the maintenance of the said scheme without any dispute or delay to the Developer and/or the maintenance Society as and when called upon to do so. The Developer shall maintain the said scheme for the period of __ (____) months from the date of obtaining of Building Use Permission from the amount of maintenance that has been collected from the members of the scheme.
- ii) The Purchaser shall be liable to separately pay GST, Service Tax (if applicable), VAT (if applicable) and all other State Government or Central Government taxes, levies, dues and duties that may be made applicable to the said scheme or to the said transaction of the said property. It is further agreed by the Developer that the total price/consideration amount paid under this Deed for the purchase of the said property do not include the Torrent Power Limited charges, Ahmedabad Municipal Corporation charges, Legal charges and/or any others expenses/charges whatsoever and shall be payable over and above the purchase consideration by the Purchaser to the Developer.
- iii) The Purchaser shall never change the name of the scheme which scheme shall forever be known “_____”.
- iv) The Purchaser shall have to compulsorily use the said property for **commercial** use only and shall never use the said property for any other illegal purpose or for _____ or for any other purpose other than **commercial** use;
- v) The Purchaser further declares that it shall never make any change in the outer elevation of the scheme and its outer color/paints and shall also not remove or change any internal or external walls or pillars, doors, windows or make any change in the internal or outer structure of the property and/or scheme however the maintenance of the said property shall be done by the Purchaser at its own costs and expenses.

- vi) That Purchaser further declare that they shall never make any division or partition of the said property and shall also never puncture, alter, modify, break, damage or remove any internal walls without the consent of the Vendor however the Purchaser shall never have any right to puncture, alter, modify, break, damage or remove any outer walls;
- vii) That Purchaser shall keep the said property, its walls, the common passage, common open space, the common Parking and Lifts in net, clean and hygienic condition and the Purchaser shall never use the said property or the common passage, common open space, common parking, lifts or the area in front of the said property in such a way so as to create any nuisance to the neighbors or the other members of the said scheme and shall also not encroach or place anything or material outside the said property or in the common passage, common open space or common parking.
- viii) The Purchaser hereby agrees and undertake to use the said premises, common passages and common space, parking space, lifts of the said Scheme with due diligence and shall not keep any things or articles in the common passage/ corridor or throw anything outside in common space or in the common passage whereby it creates a nuisance or dirt and thereby inconvenience to the other members of the scheme.
- ix) The Purchaser shall use the said property and the common amenities and facilities of the scheme with due diligence and shall also maintain the water connection, gutter connection, electric connection and other connection in the said property and the Purchaser shall have to always keep the said property fully insured at their own expenses and also the said scheme fully insured at the common expenses of all the members of the scheme;
- x) The Purchaser shall compulsorily abide itself with the rules, regulations of the scheme and also by the resolutions of the Service Society;
- xi) It is agreed by the parties hereto that the Vendor and the Developer's Shall not have any claim over F.S.I, additional F.S.I. and Terrace Rights after Building Use Permission has been obtained Such rights, if any will be enclosed by the Society of the Purchasers.

- xii) The Purchaser further declares that they have verified the specification of the said property and the scheme as were detailed by the Developer and the quality of materials used for construction in the scheme and the specifications of materials used in the construction and being satisfied with the same has purchased the said property in **his/her/their** name from the Developer. The Purchaser further declares that the Developer has shown them and the Developer has made to understood rules, regulations, bylaws of the Scheme and the Service Society and the Purchaser being satisfied with the same, confirm the same and declares that they shall have no dispute regarding the same.
- xiii) The Purchaser further confirms that all the rights are reserved by the Developer for any change in the scheme and further confirms that it shall be binding to the Purchaser.
- xiv) The Purchasers further declare that they shall never claim any right or ownership over any of the open terrace of the scheme and further confirm that the Developer shall have exclusive authority, right, power and discretion as the owner to give exclusive usage right of open terrace to any person at such rate and at such costs as the Developer may deem fit and proper and the Developer is fully entitled to even give the entire terrace for common use of all the members of the scheme but at the exclusive discretion of the Developer;
- xv) The Purchaser further agrees and undertakes to pay all taxes, cesses, dues and duties chargeable in respect of the said property on and from the date of this Deed of Conveyance without any delay.
- xvi) The Purchaser further declares that they shall always co-operate and allow persons of the Developer and/or the maintenance Society to work in the scheme for the maintenance and upkeep meant of the common passage, common water connections, drainage and electrification.
- xvii) The Purchaser shall have to park their vehicles in the **allotted/ common parking** space of the Scheme;
- xviii) The Purchaser hereby agrees and undertakes to compulsorily pay all the charges regarding enrollment of the Purchasers by the Developer as the member to the Service Society and the Purchasers further agrees and undertakes to adhere to the rules,

regulations, norms and resolutions passed by the Service Society and if in case, the Purchaser fails to pay the maintenance charge to the Service Society in time, the Service Society shall have the right to recover the unpaid maintenance charges from the Purchaser with penalty and interest and shall also have the right to stop the supply of water to the said property and usage of common amenities and facilities;

- xix) The Purchaser shall have to obtain prior permission of the Service Society for any type of transfer of the said property or even prior to giving the said property on lease or leave and license to any third party and the Purchaser shall have to pay such fees and charges to the Service Society as may be decided by the Service Society from time to time;
- xx) The Purchaser shall not store any dangerous materials or explosives in the said property.
- xxi) The Purchaser shall never do any illegal activity in the said property or for any _____ activity.
- xxii) The Purchaser hereby agrees and undertakes that the Developer has complied them with all the documentary evidence in regard to the title of the said land, the scheme and the said property and only after having satisfied with the same through their professionals has purchased the said property from the Vendor and the Developer;
- xxiii) The Purchaser further declares that the Vendor shall not be liable or responsible for all and every act, deed, matter and thing in respect of this sale transaction and for the said scheme and the Purchaser further agrees and undertakes to indemnify and keep the Vendor and the Developer indemnified against all losses, damages, suits, claims and demands that the Vendor and the Developer may suffer pay or incur owing to any act deed matter or thing done by the Purchaser;
- xxiv) The Purchaser further declares that the Developer is fully entitled to and is authorized as the exclusive owner to sell or dispose off any other property or premises within the said scheme at such rate and at such terms as the Developer may deem fit and property and the same shall be binding upon the Purchaser and the Purchaser shall not have any right to object or dispute or challenge the same;

- xxv) Any dispute between the parties hereto, shall be referred to an Arbitrator who shall be appointed by the Developer and the decision of the Arbitrator shall be binding to the parties hereto and thereafter if any of the party is not satisfied with the award of the Arbitrator then and in that case the matter will be referred to the authority appointed under the RERA Act.
- xxvi) **SEVERABILITY** : - If any provision of this deed shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the deed shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this deed and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this deed shall remain valid and enforceable as applicable at the time of execution of this deed.

IV. The Vendor and the Developer further declares that the said property is not situated within the Disturbed Area which areas have been confirmed by the Government vide its Notification and hence no permission under the Disturbed Area is required to be obtained and hence not obtained.

V. The Purchasers shall exclusively bear all the expenses of stamp duty, registration fees, typing charges, drafting charges, legal fees and all other out of pocket expenses in respect of the aforesaid sale.

IN WITNESS WHEREOF the Vendor, the Developer and the Purchaser have hereunto set and subscribed their respective hands hereto on the day and the year first hereinabove written and in the manner hereinafter appearing.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(THE PROJECT LAND)

All that piece or parcel of freehold Commercial cum Residential use Non Agricultural land bearing Survey No 847 and Final Plot No.151 of Town Planning Scheme No.44 (Chandkheda) admeasuring 3707 sq.mts. of Mouje Chandkheda of Sabarmati Taluka in the Registration District Ahmedabad and Sub District of Ahmedabad - 2 (Wadaj) and said project land is bounded as follows:-

On the North by :-
 On the South by :-
 On the East by :-
 On the West by :-

THE SECOND SCHEDULE ABOVE REFERRED TO:
(THE SAID PROPERTY)

All that _____ **Sq. Mtrs.** of undivided proportionate share in a piece or parcel of freehold commercial-cum residential non-agricultural land situate lying and being at Ratnam Sampad, Opp. Chandkheda Fire Station, Nr. BAPS Swaminarayan Temple, Chandkheda, Ahmedabad bearing Survey No 847 and Final Plot No.151 of Town Planning Scheme No.44 (Chandkheda) admeasuring 3707 sq.mts. of Mouje Chandkheda of Sabarmati Taluka in the Registration District Ahmedabad and Sub District of Ahmedabad - 2 (Wadaj) togetherwith **SHOP/OFFICE No._____ admeasuring ____Sq. Mtrs., (Carpet Area) on Floor No._____ of Block No. A alongwith _____ Covered / Open Parking admeasuring ____ Sq. Mtrs. (Carpet Area)** constructed on the said project land and the said property is bounded as follows:-

On the North by :-
 On the South by :-
 On the East by :-
 On the West by :-

Note: together with proportionate ownership and right to use all the common amenities, common parking, amenities and facilities of the said scheme along with the other members of the said scheme.

: Property Photograph No.1:

: Property Photograph No.2:

Property Postal Add :-

Shop/Office No.____ on ____
Floor of Block No.____ at
_____, Chandkheda,
Ahmedabad

Signature of Vendor

Signature of Developer

Signature of Purchaser

SIGNED AND DELIVERED by the)
within-named (1)MADHUBEN)
CHAMANBHAI BHUVA)
and)
(2) KAVITABEN)
RAJESHKUMAR BHAYANI, the)
Vendors herein in the presence of:-)

1.

2.

SIGNED AND DELIVERED by the)
within-named SHREE RAM)
CORPORATION, through its)
Authorized Partner)
_____, the)
Developer herein in the presence of:-)

1.

2.

MEMO OF CONSIDERATION

01.	Rs. _____/-	(Rupees _____ Only) paid by the Purchasers to the Developer by a Cheque No._____ dated ____/____/20__ of _____ Bank Ltd., _____ Branch, Ahmedabad towards part consideration The receipt whereof the Developer and the Vendor hereby acknowledge.
02.	Rs. _____/-	(Rupees _____ Only) paid by the Purchasers to the Developer by a Cheque No._____ dated ____/____/20__ of _____ Bank Ltd., _____ Branch, Ahmedabad towards part consideration The receipt whereof the Developer and the Vendor hereby acknowledge.
03.	Rs. _____/-	(Rupees _____ Only) paid by the Purchasers to the Income Tax Department on account of the Developer by Challan No._____ dated ____/____/20__ towards part consideration The receipt whereof the Vendor and the Developer do hereby acknowledge.

WE SAY RECEIVED
SHREE RAM CORPORATION

AUTHORIZED PARNTER

SIGNATURE	PHOTO	THUMB IMPRESSION
VENDOR		
(1)MADHUBEN CHAMANBHAI BHUVA		

SIGNATURE	PHOTO	THUMB IMPRESSION
VENDOR		
(2) KAVITABEN RAJESHKUMAR BHAYANI		

SIGNATURE	PHOTO	THUMB IMPRESSION
DEVELOPER		
SHREE RAM CORPORATION through its Authorized Partner SHRI _____		

SIGNATURE	PHOTO	THUMB IMPRESSION
PURCHASER		

DRAFT
DEED OF CONVEYANCE

I

THIS INDENTURE is made at Ahmedabad this _____ day of
_____, 2019 between:

(1)MADHUBEN CHAMANBHAI BHUVA, adult, Occupation Agriculturist and Business, residing at “Shriram Krishna”, Opp. Jatin Bungalow, Behind Devraj Tower, Judges Bungalow Road, Bodakdev, Ahmedabad- 380 054 PAN NO.AAUPP1671J and **(2) KAVITABEN RAJESHKUMAR BHAYANI**, adults, Occupation Business, residing at 901, Ratnam Tower, Near Chief Justice Bungalow, Judges Bungalow Four Roads, Bodakdev, Ahmedabad -380 054 PAN NO.AAUPP1432D hereinafter referred to as "the Vendor" (which expression shall unless the same be repugnant to the context or meaning thereof be deemed to mean and include each of them and their respective heirs, executors, administrators and assigns) of the First Part, **SHREE RAM CORPORATION**, a partnership firm having its office situate at A-1103, Ratnam Panorama, Gala Gymkhana Road, Nr. Amramanjari Bungalows, South Bopal, Ahmedabad – 380 058 PAN NO._____ hereinafter referred to as "the Promoter/the Developer" (which expression shall unless the same be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) of the Second Part and SHRI/ SMT. _____, aged about ____ years, Occupation Service/ Business / Self Employed having address at _____, Ahmedabad PAN CARD NO._____ hereinafter referred to as " the Allottee/the Purchaser" ((which expression shall unless the same be repugnant to the context or meaning thereof be deemed to mean and include **his/her/ their respective** heirs, executors, administrators and assigns) of the Third Part.

1. WHEREAS by a Deed of Conveyance dated 27/03/2008 executed by (1) Shri Prahladbhai Mohanbhai Patel and (2) Chandrikaben Ranchhodbhai Patel in favor of (1) Sakarben Dhirajlal (2) Madhuben Chamnabhai Bhuva and (3) Kavtaben Rajeshkumar Bhayani and registered with the Sub-Registrar, Ahmedabad -6 (Naroda) under Serial No.3745, the Vendor therein had sold and conveyed the agricultural land

of Survey No.847 of Mouje Chankheda to (1) Sakarben Dhirajlal (2) Madhuben Chamnabhai Bhuva and (3) Kavtaben Rajeshkumar Bhayani. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 03/05/2012 under Serial No. 10761 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Sakarben Dhirajlal (2) Madhuben Chamnabhai Bhuva and (3) Kavtaben Rajeshkumar Bhayani were holding the same as absolute co.owners and possessors thereof.

2. AND WHEREAS thereafter pursuant to the Resolution dated 17/03/2012 passed by the Government of Gujarat all the lands within the City and Dascroi Limits were realigned and divided into two Parts viz. Ahmedabad (East) and Ahmedabad (West) whereby the all the lands of Village Chandkheda, Taluka Dascroi was transferred within the limits of Ahmedabad City (West). The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 03/05/2012 under Serial No. 10761 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Sakarben Dhirajlal (2) Madhuben Chamnabhai Bhuva and (3) Kavtaben Rajeshkumar Bhayani were holding the same as absolute co.owners and possessors thereof.

3. AND WHEREAS thereafter on implementation of Town Planning Scheme No.44 for Village Chandkheda, the said land was given Final Plot No.151 in lieu of Survey No.847 and the area thereof was fixed as 3707 sq.mts.

4. AND WHEREAS thereafter said Sakarben Dhirajlal had released her 1/3rd right, title and interest from the land of Survey No.847 in favor of (1) Madhuben Chamnabhai Bhuva and (2) Kavtaben Rajeshkumar Bhayani. The Deed of Release in respect whereof was duly executed on 25/05/2017 and registered with the Sub-Registrar, Ahmedabad - 13 (City Taluka Agri) under Serial No. 802. The Entry to that effect was also

entered in the revenue records of mutation entry book viz. Village Form No. 6 on 07/06/2017 under Serial No.12767 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then (1)Madhuben Chamnabhai Bhuva and (2) Kavitaaben Rajeshkumar Bhayani were jointly holding the land of Survey No.847 as absolute co.owners and possessors thereof.

5. AND WHEREAS thereafter District Collector, Ahmedabad vide his order No.CB/Land-2/Non-Agricultural/Chandkheda/Survey No./Block No. 847 / SR - 854/2017 dated 21/02/2018 had duly converted the land admeasuring 1507 Sq. Mtrs., into Non Agricultural for residential use purpose and 2200 Sq. Mtrs., into Non Agricultural for commercial use purpose. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 07/03/2018 under Serial No. 13028 to be duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then the Vendors herein i.e. (1)Madhuben Chamnabhai Bhuva and (2) Kavitaaben Rajeshkumar Bhayani are jointly holding all that piece or parcel of freehold Commercial cum residential use Non Agricultural land bearing Survey No 847 and Final Plot No.151 of Town Planning Scheme No.44 (Chandkheda) admeasuring 3707 sq.mts. of Mouje Chandkheda of Sabarmati Taluka in the Registration District Ahmedabad and Sub District of Ahmedabad - 2 (Wadaj) (hereinafter referred to as “the project land”) and more particularly described in the First Schedule hereunder written free from any charge or encumbrances and also free from reasonable doubts.

6. AND WHEREAS the Vendors have got the plans approved by Ahmedabad Municipal Corporation vide its Development Permission being Rajja Chitti No.00328/201018/A0385/RO/M1 dated 20/10/2018 and the plans for construction have been approved for construction of Building being Block A on the said project land consisting of Parking in

First Cellar and Ground Floor, Commercial on the Ground Floor and First Floor, Residential from Second Floor to Twelfth Floor and thereabove Stair Cabin and Lift Room.

7. AND WHEREAS the Vendor had executed a Development Agreement in respect of the said project land in favour of the Developer i.e. Shree Ram Corporation under and by virtue of Registered Development Agreement dated __/12/2018 which has been duly registered with the Sub-Registrar, Ahmedabad -2 (Wadaj) under Serial No._____ and since then the Developers are holding the development rights of the said land.

8. AND WHEREAS the Purchaser had seen, verified and has fully satisfied **himself/ herself/ themselves** about the title of the said project land and the Purchaser has also seen, verified and has fully satisfied **himself/ herself/ themselves** about the quality and specifications and the nature of construction of the scheme and the Purchaser has accepted the same unconditionally.

9. AND WHEREAS the Developer pursuant to the approved plans has completed the construction and development of the scheme known as “_____” on the said project land and Ahmedabad Municipal Corporation has also issued Building Use Permission dated __/__/____.

10. AND WHEREAS the Purchaser having understood the said scheme and having agreed to abide by the rules and regulations of the scheme had decided to purchase and acquire from the Vendor and the Developer all that _____ **Sq. Mtrs.**, of undivided proportionate share in a piece or parcel of freehold non-agricultural land situate lying and being at _____, Chandkheda, Ahmedabad bearing Survey No 847 and Final Plot No.151 of Town Planning Scheme No.44 (Chandkheda) admeasuring 3707 sq.mts. of Mouje Chandkheda of Sabarmati Taluka in the Registration District Ahmedabad and Sub District of Ahmedabad - 2

(Wadaj) togetherwith Flat No._____ admeasuring ____Sq. Mtrs., (Carpet Area), Balcony No.1 admeasuring ____ Sq. Mtrs., (Carpet Area), Balcony No.2 admeasuring ____ Sq. Mtrs., (Carpet Area), Wash Area admeasuring ____ Sq. Mtrs., (Carpet Area) on Floor No._____ of Block No.A alongwith _____ Covered / Open Parking admeasuring ____ Sq. Mtrs. (Carpet Area) (hereinafter referred to as “the said property”) more particularly described in the Second Schedule hereunder written free from any charge or encumbrances and also free from reasonable doubts at or for a price or consideration of Rs._____/ - (Rupees _____ only) under and by virtue of Agreement for Sale dated __/__/____ made between the Vendor and the Purchaser and duly registered with the Sub-Registrar, Ahmedabad -2 (Wadaj) under Serial No. _____.

11. AND WHEREAS the Developer has informed the Purchaser that the Developer has already received Building Use Permission from Ahmedabad Municipal Corporation and thereby the Purchaser has requested the Vendor to execute a Deed of Conveyance in his/her/their favor in respect of the said property, which the Vendor has agreed to do in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH:

I. In pursuance of the said Agreement and in consideration of the sum of Rs._____/ - (Rupees _____ only) paid by the Purchaser to the Developer towards full consideration on or before the execution of these presents (the payment and receipt whereof the Vendor and the Developer do and each of them doth hereby admit and acknowledge of and from the same and every part thereof doth for ever acquit, release and discharge unto the Purchaser), the Vendor and the Developer do and each of them doth hereby grant, transfer, assign, release, convey and assure unto the Purchaser for ever all that _____ Sq.

Mtrs., of undivided proportionate share in a piece or parcel of freehold non-agricultural land situate lying and being at _____, Chandkheda, Ahmedabad bearing Survey No 847 and Final Plot No.151 of Town Planning Scheme No.44 (Chandkheda) admeasuring 3707 sq.mts. of Mouje Chandkheda of Sabarmati Taluka in the Registration District Ahmedabad and Sub District of Ahmedabad - 2 (Wadaj) togetherwith **Flat No._____ admeasuring ____Sq. Mtrs., (Carpet Area), Balcony No.1 admeasuring ____ Sq. Mtrs., (Carpet Area), Balcony No.2 admeasuring ____ Sq. Mtrs., (Carpet Area), Wash Area admeasuring ____ Sq. Mtrs., (Carpet Area) on Floor No._____ of Block No.A alongwith ____ Covered / Open Parking admeasuring ____ Sq. Mtrs. (Carpet Area)** more particularly described in the Second Schedule hereunder written together with all and singular the courts, yards, areas, ways, wells, compounds, paths, passages, water courses, sewers, ditches, drains, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights, member and appurtenances whatsoever to that piece or parcel of land or ground belonging to or anywise appertaining to or with the same or any part thereof now or at any time hereto before usually held, occupied or enjoyed therewith or reputed or known as part parcel or member thereof or belong to or be appurtenant thereto AND ALSO TOGETHERWITH all the deeds, documents, writings and other evidences of right, title relating to that piece or parcel of land hereditaments and premises or any part thereof AND ALL the estate, right, title, interest, use, inheritance, profits, benefit, claim and demand whatsoever both at law and in equity of the Vendor and the Developer into and upon the said property or any part thereof AND TO HAVE AND TO HOLD all that piece or parcel of land hereditaments and premises or any part thereof hereby granted, released and assured or intended so to be with its and every of its rights, title and appurtenances UNTO AND TO THE USE and benefit of the Purchaser

for ever SUBJECT to all rents, rates, taxes, assessments, dues and duties chargeable upon the same or which may from the date of these presents become payable in respect thereof to the State of Gujarat or Ahmedabad Municipal Corporation or any local body or bodies.

II. AND the Vendors and the Developer do and each of them doth for themselves and their respective heirs, executors, administrators and assigns covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever done by them, the Vendor and the Developer or by any of them or by any person or persons lawfully or equitably claiming by from through under or in trust for the Vendor and the Developer, made, done, committed or omitted knowingly or willingly suffered to the contrary, the Vendor and the Developer now have for themselves good right, full power and absolute authority to grant, convey, release, assign and assure all that piece or parcel of land or ground hereditaments and premises hereby granted, conveyed, released and assured or intended so to be with its and every of its right, title and appurtenances UNTO AND TO THE USE and benefit of the Purchaser in the manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, have occupy, possess and enjoy the said land, hereditaments, premises and the said property, receive the rents, issues, profits and benefits thereof and of every part thereof to and for his/her/their own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or by it, the Vendor and the Developer or by any person or persons lawfully or equitably claiming or to claim by from through under or in trust for them or any of them AND that free and clear and freely, clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendor well and sufficiently saved, defended and kept harmless and indemnified of from and against all encumbrances whatsoever had executed

occasioned or suffered by the Vendor and the Developer or any of them or any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them and/or any of them AND FURTHER that the Vendor and the Developer and all persons having lawfully or equitably claiming any estate, right, title or interest whatsoever in the said land hereditaments and premises or any part thereof from under or in trust for the Vendor and the Developer or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do or execute or caused to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things, evidences and assurances in the law whatsoever for the better and more perfectly and absolutely granting, releasing and assuring the said land, hereditaments and premises and every part thereof UNTO AND TO THE USE of the Purchaser in the manner aforesaid by the Purchaser, his/her/their heirs, executors, administrators, successors and assigns as shall be reasonably required.

III. The Purchaser declares having verified the title to the said property and the scheme, quality and nature of construction of the said property and the scheme and its specifications and admeasurements through professionals and being satisfied with the same hereby has taken over the peaceful, actual, physical and vacant possession of the said property in the presence of two witnesses from the Vendor and the Developer and further declares and confirms that since only after being satisfied regarding the title to the said property and the quality and nature of construction, the admeasurements of the said property, has the Purchaser requested the Vendor and the Developer to execute and register these presents and to hand over the peaceful, actual, physical and vacant possession of the said property and therefore the Purchaser hereby agrees and undertake to never raise any dispute in regard to the same against the Vendor and the Developer and the Purchaser further declares that the Purchaser has taken

over the actual, physical and peaceful possession of the said property from the Vendor and the Developer in the presence of two witnesses.

IV. The Purchaser agrees and undertakes to abide with the following terms and conditions of the scheme.

- i) The Purchasers shall have to contribute over and above the purchase consideration, amount towards Building Maintenance charges and interest free maintenance deposit to the Developer and/or Service Society that will be formed by the Developer for the common maintenance and amenities and facilities of the **commercial cum residential** scheme and the Purchasers shall also have to contribute to such other and future accidental expenses and towards the maintenance of the **commercial cum residential** scheme to be incurred for the maintenance of the said scheme without any dispute or delay to the Developer and/or the maintenance Society as and when called upon to do so. The Developer shall maintain the said scheme for the period of __ (____) months from the date of obtaining of Building Use Permission from the amount of maintenance that has been collected from the members of the scheme.
- ii) The Purchaser shall be liable to separately pay GST, Service Tax (if applicable), VAT (if applicable) and all other State Government or Central Government taxes, levies, dues and duties that may be made applicable to the said scheme or to the said transaction of the said property. It is further agreed by the Developer that the total price/consideration amount paid under this Deed for the purchase of the said property do not include the Torrent Power Limited charges, Ahmedabad Municipal Corporation charges, Legal charges and/or any others expenses/charges whatsoever and shall be payable over and above the purchase consideration by the Purchaser to the Developer.
- iii) The Purchaser shall never change the name of the scheme which scheme shall forever be known “_____”.
- iv) The Purchaser shall have to compulsorily use the said property for **residential** use only and shall never use the said property for any other illegal purpose or for any commercial or business or for any other purpose other than **residential** use;

- v) The Purchaser further declares that it shall never make any change in the outer elevation of the scheme and its outer color/ paints and shall also not remove or change any internal or external walls or pillars, doors, windows or make any change in the internal or outer structure of the property and/or scheme however the maintenance of the said property shall be done by the Purchaser at its own costs and expenses.
- vi) That Purchaser further declare that they shall never make any division or partition of the said property and shall also never puncture, alter, modify, break, damage or remove any internal walls without the consent of the Vendor however the Purchaser shall never have any right to puncture, alter, modify, break, damage or remove any outer walls;
- vii) That Purchaser shall keep the said property, its walls, the common passage, common open space, the common Parking and Lifts in net, clean and hygienic condition and the Purchaser shall never use the said property or the common passage, common open space, common parking, lifts or the area in front of the said property in such a way so as to create any nuisance to the neighbors or the other members of the said scheme and shall also not encroach of place anything or material outside the said property or in the common passage, common open space or common parking.
- viii) The Purchaser hereby agrees and undertake to use the said premises, common passages and common space, parking space, lifts of the said Scheme with due diligence and shall not keep any things or articles in the common passage/ corridor or throw anything outside in common space or in the common passage whereby it creates a nuisance or dirt and thereby inconvenience to the other members of the scheme.
- ix) The Purchaser shall use the said property and the common amenities and facilities of the scheme with due diligence and shall also maintain the water connection, gutter connection, electric connection and other connection in the said property and the Purchaser shall have to always keep the said property fully insured at their own expenses and also the said scheme fully insured at the common expenses of all the members of the scheme;

- x) The Purchaser shall compulsorily abide itself with the rules, regulations of the scheme and also by the resolutions of the Service Society;
- xi) It is agreed by the parties hereto that the Vendor and the Developer's Shall not have any claim over F.S.I, additional F.S.I. and Terrace Rights after Building Use Permission has been obtained Such rights, if any will be enclosed by the Society of the Purchasers.
- xii) The Purchaser further declares that they have verified the specification of the said property and the scheme as were detailed by the Developer and the quality of materials used for construction in the scheme and the specifications of materials used in the construction and being satisfied with the same has purchased the said property in **his/her/their** name from the Developer. The Purchaser further declares that the Developer has shown them and the Developer has made to understood rules, regulations, bylaws of the Scheme and the Service Society and the Purchaser being satisfied with the same, confirm the same and declares that they shall have no dispute regarding the same.
- xiii) The Purchaser further confirms that all the rights are reserved by the Developer for any change in the scheme and further confirms that it shall be binding to the Purchaser.
- xiv) The Purchasers further declare that they shall never claim any right or ownership over any of the open terrace of the scheme and further confirm that the Developer shall have exclusive authority, right, power and discretion as the owner to give exclusive usage right of open terrace to any person at such rate and at such costs as the Developer may deem fit and proper and the Developer is fully entitled to even give the entire terrace for common use of all the members of the scheme but at the exclusive discretion of the Developer;
- xv) The Purchaser further agrees and undertakes to pay all taxes, cesses, dues and duties chargeable in respect of the said property on and from the date of this Deed of Conveyance without any delay.
- xvi) The Purchaser further declares that they shall always co-operate and allow persons of the Developer and/or the maintenance Society to work in the scheme for the maintenance and upkeep

meant of the common passage, common water connections, drainage and electrification.

- xvii) The Purchaser shall have to park their vehicles in the **allotted/ common parking** space of the Scheme;
- xviii) The Purchaser hereby agrees and undertakes to compulsorily pay all the charges regarding enrollment of the Purchasers by the Developer as the member to the Service Society and the Purchasers further agrees and undertakes to adhere to the rules, regulations, norms and resolutions passed by the Service Society and if in case, the Purchaser fails to pay the maintenance charge to the Service Society in time, the Service Society shall have the right to recover the unpaid maintenance charges from the Purchaser with penalty and interest and shall also have the right to stop the supply of water to the said property and usage of common amenities and facilities;
- xix) The Purchaser shall have to obtain prior permission of the Service Society for any type of transfer of the said property or even prior to giving the said property on lease or leave and license to any third party and the Purchaser shall have to pay such fees and charges to the Service Society as may be decided by the Service Society from time to time;
- xx) The Purchaser shall not store any dangerous materials or explosives in the said property.
- xxi) The Purchaser shall never do any illegal activity in the said property or for any commercial or business activity.
- xxii) The Purchaser hereby agrees and undertakes that the Developer has complied them with all the documentary evidence in regard to the title of the said land, the scheme and the said property and only after having satisfied with the same through their professionals has purchased the said property from the Vendor and the Developer;
- xxiii) The Purchaser further declares that the Vendor shall not be liable or responsible for all and every act, deed, matter and thing in respect of this sale transaction and for the said scheme and the Purchaser further agrees and undertakes to indemnify and keep the Vendor and the Developer indemnified against all losses, damages, suits, claims and demands that the Vendor and

the Developer may suffer pay or incur owing to any act deed matter or thing done by the Purchaser;

- xxiv) The Purchaser further declares that the Developer is fully entitled to and is authorized as the exclusive owner to sell or dispose off any other property or premises within the said scheme at such rate and at such terms as the Developer may deem fit and property and the same shall be binding upon the Purchaser and the Purchaser shall not have any right to object or dispute or challenge the same;
- xxv) Any dispute between the parties hereto, shall be referred to an Arbitrator who shall be appointed by the Developer and the decision of the Arbitrator shall be binding to the parties hereto and thereafter if any of the party is not satisfied with the award of the Arbitrator then and in that case the matter will be referred to the authority appointed under the RERA Act.
- xxvi) **SEVERABILITY** : - If any provision of this deed shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the deed shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this deed and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this deed shall remain valid and enforceable as applicable at the time of execution of this deed.

IV. The Vendor and the Developer further declares that the said property is not situated within the Disturbed Area which areas have been confirmed by the Government vide its Notification and hence no permission under the Disturbed Area is required to be obtained and hence not obtained.

V. The Purchasers shall exclusively bear all the expenses of stamp duty, registration fees, typing charges, drafting charges, legal fees and all other out of pocket expenses in respect of the aforesaid sale.

IN WITNESS WHEREOF the Vendor, the Developer and the Purchaser have hereunto set and subscribed their respective hands hereto on the day and the year first hereinabove written and in the manner hereinafter appearing.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(THE PROJECT LAND)

All that piece or parcel of freehold Commercial cum Residential use Non Agricultural land bearing Survey No 847 and Final Plot No.151 of Town Planning Scheme No.44 (Chandkheda) admeasuring 3707 sq.mts. of Mouje Chandkheda of Sabarmati Taluka in the Registration District Ahmedabad and Sub District of Ahmedabad - 2 (Wadaj) and said project land is bounded as follows:-

On the North by :-
On the South by :-
On the East by :-
On the West by :-

THE SECOND SCHEDULE ABOVE REFERRED TO:

(THE SAID PROPERTY)

All that _____ **Sq. Mtrs.** of undivided proportionate share in a piece or parcel of freehold commercial-cum residential non-agricultural land situate lying and being at Ratnam Sampad, Opp. Chandkheda Fire Station, Nr. BAPS Swaminarayan Temple, Chandkheda, Ahmedabad bearing Survey No 847 and Final Plot No.151 of Town Planning Scheme No.44 (Chandkheda) admeasuring 3707 sq.mts. of Mouje Chandkheda of Sabarmati Taluka in the Registration District Ahmedabad and Sub District of Ahmedabad - 2 (Wadaj) togetherwith **Flat No._____ admeasuring _____Sq. Mtrs., (Carpet Area), Balcony No.1 admeasuring _____ Sq. Mtrs., (Carpet Area), Balcony No.2 admeasuring _____ Sq. Mtrs., (Carpet Area), Wash Area admeasuring _____ Sq. Mtrs., (Carpet Area) on Floor No._____ of Block No.A alongwith _____ Covered / Open Parking admeasuring _____ Sq. Mtrs. (Carpet Area)** constructed on the said project land and the said property is bounded as follows:-

On the North by :-
 On the South by :-
 On the East by :-
 On the West by :-

Note: together with proportionate ownership and right to use all the common amenities, common parking, amenities and facilities of the said scheme along with the other members of the said scheme.

: Property Photograph No.1:

: Property Photograph No.2:

Property Postal Add :-

Shop/Office No.____ on ____
Floor of Block No.____ at
_____, Chandkheda,
Ahmedabad

Signature of Vendor

Signature of Developer

Signature of Purchaser

SIGNED AND DELIVERED by the)
within-named (1)MADHUBEN)
CHAMANBHAI BHUVA)
and)
(2) KAVITABEN)
RAJESHKUMAR BHAYANI, the)
Vendors herein in the presence of:-)

1.
2.

SIGNED AND DELIVERED by the)
within-named SHREE RAM)
CORPORATION, through its)
Authorized Partner)
_____, the)
Developer herein in the presence of:-)

1.
2.

MEMO OF CONSIDERATION

01.	Rs. _____/-	(Rupees _____ Only) paid by the Purchasers to the Developer by a Cheque No._____ dated ____/____/20__ of _____ Bank Ltd., _____ Branch, Ahmedabad towards part consideration The receipt whereof the Developer and the Vendor hereby acknowledge.
02.	Rs. _____/-	(Rupees _____ Only) paid by the Purchasers to the Developer by a Cheque No._____ dated ____/____/20__ of _____ Bank Ltd., _____ Branch, Ahmedabad towards part consideration The receipt whereof the Developer and the Vendor hereby acknowledge.
03.	Rs. _____/-	(Rupees _____ Only) paid by the Purchasers to the Income Tax Department on account of the Developer by Challan No._____ dated ____/____/20__ towards part consideration The receipt whereof the Vendor and the Developer do hereby acknowledge.

WE SAY RECEIVED
SHREE RAM CORPORATION

AUTHORIZED PARNTER

SIGNATURE	PHOTO	THUMB IMPRESSION
VENDOR		
(1)MADHUBEN CHAMANBHAI BHUVA		

SIGNATURE	PHOTO	THUMB IMPRESSION
VENDOR		
(2) KAVITABEN RAJESHKUMAR BHAYANI		

SIGNATURE	PHOTO	THUMB IMPRESSION
DEVELOPER		
SHREE RAM CORPORATION through its Authorized Partner SHRI _____		

SIGNATURE	PHOTO	THUMB IMPRESSION
PURCHASER		