

SALE DEED OF Rs. /-

THIS INDENTURE made at Ahmedabad this ____ day of ____ Two Thousand Seventeen BETWEEN

1. SAMPATLAL BHABHUTMAL,
(PAN: ACSPS6030N),
2. BHANUBEN SAMPATLAL,
(PAN: ACSPS6031P),
3. NEPHAL SAMPATLAL,
(PAN: ALIPS8997E),
4. ERIC SAMPATLAL,
(PAN: AQYPS2637K),

Address for Nos. 1 to 4) : A/2, Ambalal Park, Near AMTS Bus Depo, Jawahar Chowk, Sabarmati, Ahmedabad,

5. SANJAY AMBALAL,
(PAN: AEDPS3698P),
6. SAMTA SANJAYKUMAR,
(PAN : AFSPJ2908R),

Address for Nos. 5 and 6 : 7, Madhupuri Apartment, Kabir Chowk, Jawahar Chowk Sabarmati, Ahmedabad,

7. JITESH AMBALAL,
(PAN:AJCPS9271L),
8. NAINA JITESHKUMAR,
(PAN:AMIPS8561L),

Address for 7 and 8 : 9, Saundarya Green, Chandkheda, Near 200 Ft. Ring Road, Ahmedabad – 380 005,

All are adults, Indian Inhabitants, Indian Citizens, represented through his constituted Attorney SANGATH INFRASTRUCTURES PVT. LTD hereinafter called "**THE OWNERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, legal representatives, executors and successors) of the First Part and **SANGATH INFRASTRUCTURES PVT. LTD.**, (PAN : AAOCS2120G) a Company formed and registered under the law relating to Companies, having its office at 402, Sangath Mall-1, Opp. Degree Engineering College, Sabarmati, Gandhinagar Highway, Motera, Ahmedabad, hereinafter called "**THE DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the second part, and **MR/ MRS.** (PAN: _____), Address:- _____ adult,

Indian Inhabitants, hereinafter called "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her heirs, legal representatives, executors, successors and assigns) of the Third Part.

W H E R E A S

WHEREAS the Owners are seized and possessed of or otherwise well and sufficiently entitled to immoveable property, being all that Non-Agricultural piece and parcel of lands situate at Chandkheda (sim), Taluka Sabarmati , in the Registration District Ahmedabad and Sub District Ahmedabad, bearing Survey No. 187/1, admeasuring about 3136 Sq.mts., and Survey No. 187/2/2, admeasuring about 2934 Sq.mts. Included in Draft Town Planning Scheme No. 76/B , allotted proposed Final Plot No.266, admeasuring about 3642 Sq.mts., (Hereinafter referred to as "the said bigger plot of Land") free from any charge or encumbrances and also free from reasonable doubts and the owners have purchased, as co-owners the said bigger plot of lands under and by virtue of Registered Deed of Conveyance executed by Babubhai Popatbhai Vasani (HUF) and others dated 1st December , 2010 duly registered with the Sub-Registrar, Ahmedabad-2 (Wadaj) under Sr. No.22102 and also by a Deed of Conveyance executed by Shri Bharatkumar Raghavbhai Hirpara and others dated 1st December,2010, registered with the Sub-Registrar, Ahmedabad -2 (Wadaj) under Sr. No.22100.

AND WHEREAS the said lands are granted permission for Non Agricultural Use by the District Collector, Ahmedabad as per its order, dated 08/09/2011 bearing No. CB/Land/NA/SR.268/2011 and dated 08/09/2011 bearing No. CB/Land/NA/ SR.271/2011 on the terms and conditions contained therein.

AND WHEREAS the plans, specifications, designs and detailed drawings of the said Block No. ____ of which said Property No. ____ forms part, standing on the said land of Final Plot No. 266 are sanctioned by the Ahmedabad Municipal Corporation as per its Development Permission, dated 24th April, 2014, bearing No. 01138/180913/A0444/RO/M1 and No.01139/271213/A1056/RO/M1 & dated 29th July 2016 bearing No. 6598/271213/A1056/R1/M1 and 6597/180913/A0444/R1/M1.

AND WHEREAS the Owners, have granted Development Rights in respect of the said bigger plot of land to the Developer herein under and by virtue of Development Agreement arrived at by and between the land owner and the developer dated 23rd June 2014 and duly registered with the said Sub Register, under Sr. No. 6865 on the other terms and conditions mentioned therein. The Developer has commenced the construction, erection and installation of the residential project /scheme thereon, described as "**PURE BY SANGATH IPL**", which consists of residential propertys and/or apartments.

AND WHEREAS the Developer has agreed to sell, give and make available to the Purchaser and the Purchaser herein has desired to acquire and purchase from the Developer and the Land owner all that residential Unit / Property No. ____, on the ____ floor of Block No. ____ admeasuring about ____ **Sq. Mtrs. RERA Carpet Area** ("RERA carpet area" means the net usable floor area of an apartment, excluding the are 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 apartment) and **balcony/veranda** admeasuring ____ **Sq. Mtrs, and wash area** admeasuring **about** ____ **Sq. Mtrs, making in all** ____ Sq.mts, within the housing project (hereinafter referred to as the "Said Property"), together with ____ Sq.mts. of undivided proportionate share in the said bigger plot of land, more particularly described in the Schedule hereunder written (hereinafter collectively referred to as the Said Property) and the Developer and Owner have agreed for sale of the Said property to the Purchaser and the Purchaser has agreed to purchase and acquire from the Developer and the Owner the said property at or for the price and consideration of **Rs. ____/-(Rupees ____ Only)** and the Purchaser has agreed to purchase and acquire the said property on the other terms and conditions contained herein.

Whereas as per RERA (Real Estate Regulation & Development) act guidelines has been made effective from 1st May,2017 and thereby the admeasurements of the said Property No._____is as above as per Annexure “B”.

AND WHEREAS the Owners and the Developer have agreed to convey the said property more particularly described in the schedule hereunder written in favor of the Purchaser by execution and registration of proper Deed of Conveyance, being these presents and make the same more legal and perfect.

A. NOW THIS INDENTURE WITNESSETH that IN CONSIDERATION OF the premises and IN FURTHER CONSIDERATION OF the hereinbefore recited Development Agreement, dated 23rd June, 2014 and IN FURTHER CONSIDERATION of the sum of land price of the said property treated as paid by the Developer to the Owners representing the price or consideration for said_____ Sq. mts. of undivided share in the land of said Final Plot No. 266 (payment and receipt whereof the Owners do and each of them do hereby admit and acknowledge and of and from every part thereof for ever acquit, release and discharge the Developer and Purchaser) and IN FURTHER CONSIDERATION OF the sum of **Rs. _____/- (Rupees _____ Only)** paid by the purchaser to the Developer towards the purchase of the said property , which include the said sum of land price paid by the Developer to the Owners being the full consideration or sale price (payment and receipt whereof, the Developer doth hereby admit and acknowledge and of and from every part thereof for ever acquit, release and discharge the Purchaser), the Owners as confirmed, hereby grants, conveys and assures unto the purchaser the said _____ Sq. mts. undivided share in the said land of Final Plot No. 266 and the Developer hereby grants, conveys and assures to the Purchaser the said Property No. _____, more particularly described in the schedule hereunder written, TOGETHER WITH other common interest and benefits of the scheme and usually held, used occupied and enjoyed therewith or reputed or known as part of member thereof and to belong to or be appurtenant thereto, AND TO HAVE AND TO HOLD all and singular the said property hereby given, granted, conveyed, assured and assigned and intended or expressed so to be with their and every of their rights, members and appurtenances (Hereinafter collectively referred to as the "Said Premises") unto and to the use and benefit of the Purchaser forever and SUBJECT to the payment of all rates, taxes, assessments, dues and duties now chargeable same or hereafter to become payable to the Gram Panchayat, Municipal Corporation , State of Gujarat or any other public body in respect thereof AND subject to the Purchaser having taken housing loan from _____ for purchase of the said property.

THE OWNERS AND DEVELOPER do and each of them doth hereby for themselves, their respective executors, administrators and assigns convenient with the Purchaser THAT notwithstanding any act, deed, matter or thing whatsoever by the Owners and Developer 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, THEY, the Owners and Developer now have in themselves good right, full power and absolute authority to give, grant, convey, and assign the Said premises hereby given, granted, conveyed, assured and assigned or intended so to be unto and to the use of the Purchaser AND THAT it shall be lawful for the Purchaser 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 own use and benefits, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Owners and Developer or by any person or persons lawfully or equitably claiming by, from, under or in trust for them AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Owners and Developer well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever either already or hereafter had, made, executed, occasioned or suffered by the owners and developer or by any other person or persons lawfully or equitably claiming or to claim, by, from, or under or in trust for it AND FURTHER THEY, the owners and Developer having lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Said Premises hereby given granted, conveyed, transferred, assured or assigned or any part thereof by, from, under or in trust for them, the Owners and Developer shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for better, further and more perfectly and absolutely granting and assuring unto and to the use of the Purchaser as shall or may be reasonably required by the Purchaser, his successors or assigns or his counsel in law for assuring the Said Premises and every part thereof hereby granted, conveyed, transferred, assured and assigned unto and to the use of the Purchaser in the manner aforesaid.

- C. The Purchaser has specifically agreed, undertaken, accepted, acknowledge, confirmed and covenanted with the Developer as follows :-

- a) The said undivided Land and the Said Property given, granted, conveyed, transferred and assigned by the Owners and Developer unto the Purchaser is specifically subject to the followings.
 - (i) SUBJECT TO conditions, restrictions, provisions, stipulations and covenants contained in Annexure "A" hereto and on the part of the Purchaser confirmed, accepted, to be observed and performed, and the same shall be covenants running with the Said Premises.
 - (ii) SUBJECT TO that the Purchaser shall at all times and from time to time duly and properly abide by, observe and perform the rules, regulations, decisions and resolutions of the society referred to in Annexure "A" hereto as regards general administration and management of affairs and matters relating to common amenities, facilities, services, infrastructures and conveniences of the said project and generally of common interest and benefit of the Owners and occupiers of the premises-property in the project.
 - (iii) SUBJECT TO and in general without prejudice to the rights, interests, benefits, advantages and privileges of the Owners and Developer IN RESPECT OF the said project, in RESPECT OF its powers and authorities for disposal of the other premises thereof to other persons and RIGHTS under the said Development Agreement, dated 18th June, 2014.
 - (iv) SUBJECT TO any transfer or assignment inter vivos or by operation of law or any disposal in any manner whatsoever, of rights under these presents by the Purchaser or by way of transmission thereof on account of inheritance or succession shall always take effect along with the shares and membership of the Society referred to in Annexure "A" hereto of the Purchaser herein.
- D. The Developer record having handed over the actual physical, vacant and peaceful possession of the said Property to the Purchaser.
- E. The said lands does not fall under the Disturbed Area, Hence, provisions of Gujarat Prohibition of Transfer of Immovable Property & Provision for Tenants from Eviction from Premises in Disturbed Areas Act, 1991, do not apply to the same.

- F. All stamp duty, registration charges, 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 only.

ANNEXURE "A"

Re.: In THE MATTER OF Residential scheme known as "**PURE BY SANGATH IPL**", on the land situated at Chandkheda (sim), Taluka Sabarmati, in the Registration District and Sub District Ahmedabad.

1. The Said property is duly complete in all respect, and in a good, proper and complete condition with fixtures, fittings, electrical wiring and other required amenities, facilities and services as per the plans, specifications and designs approved by the Purchaser with additions, alternations or changes made therein, upon request made by the Purchaser at his/her/it risk, cost and consequences.
2. The Purchaser declares that he/she/it has no complaint or grievance of any nature whatsoever for the quality of construction and the materials used and for the agreed plans, specifications and designs, with additions, alterations or modifications made therein from time to time as requested and approved by the Purchaser.
3. The Purchaser hereby declares that the construction of the Said Property and the said Project-Scheme in general is in accordance with the plans, specifications and design and detailed drawings seen and approved by him/her/ it with additions, alterations or modifications made therein from time to time as requested and/or approved by the Purchaser. The Purchaser hereby confirms and records that he/she/it has no complaint or grievance for the materials us in the construction of the said Property and the said Project-Scheme in general.
4. The Purchaser agrees and confirms that during the progress of the work of construction and implementation of the said Project-Scheme by the Developer, the Purchaser Visited the site from time to time and took inspection of the work in progress and has satisfied himself/herself/itself about the materials used therein. The Purchaser agrees and confirms that all inquiries made by the Purchaser during the progress of the work from time to time was duly and satisfactorily answered, and the particulars were given by the Developer and the same were verified/got verified by the Purchaser, and the Purchaser is generally satisfied about the same. The Purchaser was given effective opportunities to inspect and verify all facts and particulars through such person or persons expert in the subject as Purchaser desired, and all such opportunities were exploited and utilized by the Purchaser.

5. It has been specifically agreed by the Purchaser that the Purchaser shall not be entitled to make any complaint or raise any dispute or grievance in the matter of the plans, specifications, design and materials used in the construction of the said Property and the said Project-Scheme in general.
6. There is no other consideration for the said Premises not appearing on record, paid or agreed to be paid by the Purchaser to the Developer.
7. It has been specifically agreed that the Purchaser shall not be entitled for any running or final bill of construction or any other separate details or particulars thereof.
8. The Purchaser has agreed that there is no delay in the execution of the work of delay in handing over the possession, cause thereof attributable to the Developer.
9. The Purchaser has verified himself/herself/itself about the title of the Said Land / Project / said Property and he / she / it shall not be entitled to further investigate and no requisition or objection shall be raised in any matters relating to the same.
10. The said Project-Scheme shall be subject to overall authority and control of the Developer for all or every matters concerning the same and all amenities, facilities and services therein, until the said Project-Scheme is fully and finally completes, all the Propertys by the Developer are handed over to the respective purchaser, all the amounts to be received by the Developer from the said Project-Scheme and the Purchaser in the said Project-scheme are fully and finally received, and said Project-Scheme thereafter is handed over to the society referred to thereafter.
11. a) Common Maintenance Fund has been planned to be generated from the purchaser of the premises in the scheme and the income thereof will be utilised to meet the expenses of common electricity bills, salaries, maintenance, repair, replacement, etc. of the common amenities, facilities, services, conveniences and common infrastructure of the scheme, and each purchaser for each property shall contribute Rs. 40,000/- (Rupees Fourty Thousand Only) towards such common Maintenance Fund and such fund without interest will finally be transferred-handed over to the society simultaneously with the handing over of the project to it. This has been paid for by the purchaser as part of the above referred consideration with nothing extra due over and above the payments made.
- b) The Purchaser shall pay recurring MAINTENANCE CHARGES per month from handing over the possession. Such MAINTENANCE CHARGES and benefits of the above

said maintenance fund will stand fully and finally appropriated towards common Maintenance Expenses of common amenities, facilities, services and conveniences of the scheme and the Developer will not be required to account for the same. The surplus or deficit if any, will be exclusively to the account of the Developer only. The above had been settled till date.

12. So long as the Said Property shall not be separately assessed for water rates, electricity bills, and any other outgoing, the Purchaser shall pay to the Developer such amount as may be fixed by it from time to time, in advance towards the same. After the property in the buildings are separately assessed, the balance amount will be refunded to or deficiency will be recovered from the respective purchaser by the Developer. The decision of the Developer in all matters relating to the same shall be final and binding upon the Purchaser.
13. The Purchaser hereby agrees that in the event if any amount due to the Ahmedabad Municipal Corporation, the State Government or other public authority like betterment charges or development taxes or payment of similar and/or any other nature becoming payable by the Developer, the same shall be reimbursed by the Purchaser as may be fixed by the Developer.
14. The Purchaser shall maintain at his / her / its cost the said Property in the same good condition, state and order in which it is delivered to him and shall abide by the Rules and Regulations of the Government, Auda, Nagar Panchayat, District Panchayat and Ahmedabad Electricity Company, local bodies and other authorities and shall attend, answer and be responsible for all actions.
15. It is hereby agreed that the Purchaser shall not put any Board on the Said Property or any part of the building/s.
16. The Purchaser hereby covenants to keep the Said Property, walls and partition walls, sewers, drains, pipes and appurtenances thereto belonging to, in good and tenantable repair and conditions and in particular so as to support, shelter and protect the parts of the buildings other than its premises.
17. The Purchaser shall not without the written permission of the service Society let, sub-let, sell, transfer, convey, mortgage, charge or in any way encumber or deal with or dispose of the Said Property to any person whomsoever. Any such permission may be granted by the service Society on such conditions as it may impose.

18. The Purchaser shall permit the Developer / service Society and their surveyors and agents with or without workmen and other at all reasonable times to enter into and upon the Said Property or any part thereof to view and examine the state and condition thereof and the Purchaser shall make good any defects found within three days of the giving of such notice in writing by the Developer to the Purchaser.
19. The purchaser shall permit the Developer and / or its surveyors and agents with or without workmen and others at all reasonable time to enter into and upon the Said Property or any part of the building and for the purpose of making repairing maintaining, re-building, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters wires, or other conveyances belonging to or surviving or used for the building/s and also for the purpose of laying down, maintaining, repairing, re-constructing and testing drainage, gas and water pipes and electric wire and for similar or other purposes.
20. The Purchaser shall not use the Said Property or permit the same to be used for any purposes whatsoever other than residence for which it is meant or which may or its likely to cause nuisance or annoyance to occupiers of the other premises nor for any illegal or immoral purposes or for the purposes prohibited by law.

The Purchaser will not use or permit to be used the Said Property or any part thereof for commercial purpose, including without limitation, hotels, restaurants, eatery, dairy, club, jimkhana, Doctors consulting, nursing home or hospital, laboratory, video game parlor, beauty parlor, cyber cafe, tuition and coaching classes, garage, services and repair of vehicles, office of the trade union or political parties.

The said property shall be used, occupied and enjoyed subject to other rules of the scheme as may be framed by the Developer / service Society. The Purchaser shall perform and observe the same, and shall abide by them.

21. a) The Purchaser shall not at any time demolish or cause to be demolished the Said Property or any part thereof. The Purchaser shall not make any alterations in the elevations and outside color scheme of the Said Property to be purchased by him. If any penalty, premium of any other charges are levied by AUDA or any other authority in respect of any additions or alterations made or to be made in the sanctioned plans, the same shall be borne and paid by the Purchaser, if the same are concerning the Purchaser, and if the same are of common nature, by the Purchaser in common with others.

- b) The Purchaser shall not makes any temporary or permanent 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. Similarly, the Purchaser shall not cover the balcony nor shall put up any shed or any other temporary or permanent construction in the terrace that may have been allotted to him. The Purchaser shall not hang cloths in the balcony or out-side view of building, for drying, or otherwise shall not do anything which will not give proper decorum and decency to the building.
- 22. If any additions or alterations in or about or relating to the building of which Said Property forms part are hereafter required to be carried out by the Government. District Panchayat. AMC or any statutory authority, the same shall be carried out by the holders of the propertys in the concerned building/s at their own costs and the Developer shall not be in any manner liable or responsible for the same.
- 23. a) The Purchaser shall insure and keep insured the Said Property against loss or damage by fire, earthquake, riot, war, flood, civil commotion, act of God or such other risks to the full value thereof in the joint names of the Society and of the Purchaser with nationalized insurance company of repute having office at Ahmedabad and whenever required he/she/it/they shall produce to the Developer the policy / policies of such insurance and the receipt for the last premium paid in respect thereof and in the event of the said property being damaged or destroyed by fire or otherwise to expend the insurance money for the repair, rebuilding or reinstatement of the said Property as soon as reasonable, practical and required.
- b) The Purchaser shall not do or permit to be done any act or things which may render void or voidable any insurance of any premises in the building or any part of the building or cause any increased premium payable in respect thereof.
- 24. The Purchaser shall not decorate the exterior of his / her / its premises other than in the manner in which the same was previously decorated.
- 25. The Purchaser shall not throw dirt, garbage or other refuse or permit the same to be thrown out from the Said Property or for the purpose of repair of any part of the building or the Said Property in the compound or any portion of the building.

26. Any delay in enforcing the terms and conditions herein shall not be considered as a waiver on the part of the Developer or Society or any other interested person.
27. The scheme shall always be known as " **PURE BY SANGATH IPL**" and this name shall not be changed in any circumstances.
28. The purchaser shall at no time demand partition of his/her/its interest in the building or the project or the said land. It being agreed and declared by the Purchaser that his / her / its interest is impartible.
29. The said Property shall be used, occupied and enjoyed by the Purchaser as one unit and the Developer 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 Property shall not be changed, altered in color, size or location. No other door, window or opening shall be made other than as proposed.
30. The Purchaser specifically covenants with the Developer as follows :-
 - a) The over-all control and management of the Project, implementation thereof, power of sell/allot the premises and all and every other related matters, in general shall be that of the Developer and the decision of the Developer in all matters specifically stated in the Development Agreement with the Owners or not or any other shall be final and binding upon the Purchaser herein and all other partners in the scheme.
 - b) The scope of work or services to be given by the Developer is till the completion of work of implementation of the project actually at site, but does not include any permissions, approvals, etc. that may be required to be obtained from Ahmedabad Urban Development Authority or any other authority or authorities, not specifically stated herein to be obtained by the Developer, shall be obtained by the Purchaser and other purchasers of the premises in the scheme, in co-operation with each other, at their cost and expenses.
 - c) The Purchaser shall be bound by such rules and regulations as may be framed by the Developer / Society in the matter of use, occupation, enjoyment, maintenance, repair, reconstruction, renovation or replacement of common amenities, facilities and services.

- d) The Developer / Service Society may provide security, telephone cable, multipurpose cable, TV channels, internet and other communication facilities and other facilities of common use, and purpose in the scheme. These facilities may made available to the prospective purchasers in the scheme. The facilities may be provided through any outside agency under contract with him on such terms and conditions as may be finalized by the Developer with him. Any agreement - arrangement that may be worked out for the same and the terms and conditions thereof will also be binding upon the Purchaser and other members in the scheme. The Purchaser may use such facilities as per rates - price - consideration and terms and conditions as may be fixed.
- e) The Purchaser of the Said Property will not use or permit to be used the common passages, stairs, staircases, or any other open areas, spaces, margin lands, etc. for waiting, storage or keeping any articles or things or in any other manner.
- f) Notwithstanding other provisions herein, any arrangement that may be worked out by the Developer / Society for or in the matter of parking, and maintenance of the common amenities, facilities and services of the project, to hold and use common Maintenance Fund, as the rules and regulations regarding use, occupation and enjoyment of common amenities, facilities and services, and other matters and things of common interest shall be binding upon the purchaser herein and other purchasers of the premises in the scheme.
- g) Each property holder will be given one parking covered or open as per parking layout that may be prepared by the Developer. The remaining covered or open parking space will be at the sole disposal of the Developer / Service Society to be given to such of the property holders who genuinely require additional parking. Such parking facility will be used subject to and in the manner as per following rules.
 - a. Specific Parking Numbers to be given.
 - b. Parking space has been incorporated in best possible manner considering building structural gird.
 - c. This will entitle an exclusive PERSONAL right to use the parking for the purpose of parking of vehicle. Such will be facility as licensee.
 - d. The ownership of the parking or no permanent interest in parking will be given. Such parking will continue to be a

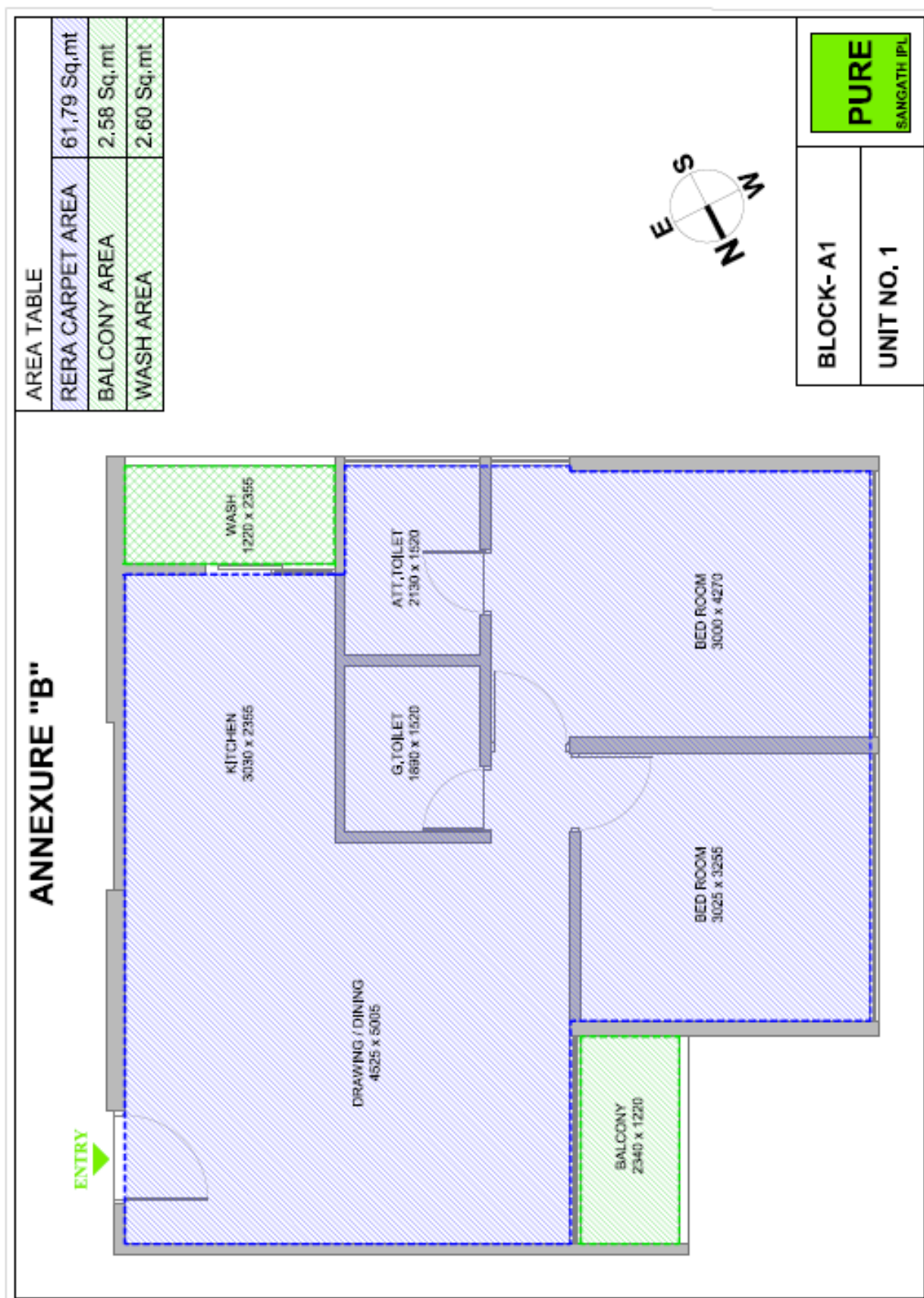
part of the common infrastructure and facilities of the Scheme / Society subject to Parking.

- e. Parking will be used only for the purpose of parking vehicles and for no other purpose whatsoever.
- f. Parking space shall not be covered with chain-link or in any other manner and shall always be kept open.
- g. 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.
- h. 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.
- i. This facility of Parking will be attached to property and is intended to go along with transfer or transmission of property as facility running with the property.
- j. Parking shall not be separately heritable, transferable or assignable in any manner whatsoever, except running with the property.
- k. Parking shall not be allowed to be used by any third party including any other holder of property.
- l. The Parking holder 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 vehicle, no other material, article or thing, including relating or referring to the vehicle shall be kept or stored at parking space. To be more precise except parking of vehicle no article, matter or thing shall be kept or stored thereat.
- m. The Parking holder shall be required to give registration number of vehicles to be parked. Any change shall be notified to Service Society.
- n. Parking of the vehicle will be at the risk and consequences of the premises holder and Service Society, and the

management will not be responsible for any type of loss, damage, theft, etc. of the vehicle or relating thereto.

- o. Drive-way shall be used, vehicles shall be parked, taken out, etc. without causing any damage to, hindrance, obstruction, unnecessary noise and pollution in the parking area, and without causing any damage to the person and property of the other vehicles. 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 of the residents / property holders and their authorized representatives and visitors.
 - p. Parking will subject to such other terms, conditions and discipline that may be imposed from time to time, including as regards payment of Security Deposit, security or maintenance or administration or management charges.
31. It has been agreed that if any changes, modifications or alterations are affected by the Developer in the scheme in general or in particular with respect to any part thereof which may have effect upon the terms and conditions contained herein or with respect to rights or obligations of the purchaser, such changes or modifications or alterations shall be binding upon the Purchaser and to that extent the terms and conditions, rights and obligations of the Purchaser under this agreement shall stand modified or changed or altered. PROVIDED HOWEVER, such change, modification or alteration shall not prejudicially effect the right of the purchaser with respect to the Said Property.
32. The Purchaser hereby agrees to execute such other papers and documents as may be necessary for the purpose of giving effect to the aforesaid.

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



:- THE SCHEDULE ABOVE REFERRED TO :-

All that residential Unit / Property No. _____, on the _____ floor of Block No. _____ admeasuring about _____ **Sq. Mtrs.** **RERA Carpet Area** and **balcony/veranda** admeasuring _____ Sq. Mtrs, **and wash area** admeasuring **about** _____ **Sq. Mtrs,** **making in all** _____ Sq.mts, as per Annexure "B" in the scheme known as "**PURE BY SANGATH IPL**", WITH PROPORTIONATE _____Sq. mts. undivided share in the land of Final Plot No.266 Town Planning Scheme No. 76/B of CHANDKHEDA, representing Revenue Survey Nos 187/1, and 187/2/2 of at Chandkheda (sim), Sabarmati, in the Registration District and Sub District Ahmedabad, bounded as follows, that is to say on or towards the -

North by :

South by :

East by :

West by :

SIGNED AND DELIVERED)

BY THE WITHIN NAMED:)

1. SAMPATLAL BHABHUTMAL)

2. BHANUBEN SAMPATLAL)

3. NEPHAL SAMPATLAL,)

4. ERIC SAMPATLAL,)

5. SANJAY AMBALAL,)

6. SAMTA SANJAYKUMAR,)

7. JITESH AMBALAL,)

8. NAINA JITESHKUMAR,)

Represented through their constituted Attorney
SANGATH INFRASTRUCTURES PVT. LTD.,
through its Director

[SHRI JITESH AMBALAL]

SIGNED AND DELIVERED
BY THE WITHINNAMED :
THE DEVELOPER
SANGATH INFRASTRUCTURES
PVT. LTD., through its Director

[SHRI JITESH AMBALAL]

In the Presence of

(1) _____

(2) _____

RECEIPT

RECEIVED of and from the Purchaser herein the sum of
Rs. _____/-(Rupees _____Only) as per particulars
below, being the sale consideration for Said Property and Land as
stated above.

Date	Cheque No./NEFT /RTGS	Bank Name	Payment Towards Basic Price	Service Tax
Total				

WE SAY RECEIVED

DEVELOPER

SCHEDULE AS PER SECTION 32 (A) OF REGISTRATION ACT

<u>OWNER AFORESAID</u>	<u>PHOTO</u>	<u>L.H. THUMB</u>
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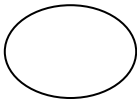
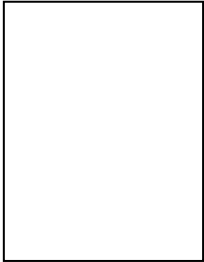
- | | | |
|--------------------------|--|--|
| 1. SAMPATLAL BHABHUTMAL) | | |
| 2. BHANUBEN SAMPATLAL) | | |
| 3. NEPHAL SAMPATLAL,) | | |
| 4. ERIC SAMPATLAL,) | | |
| 5. SANJAY AMBALAL,) | | |
| 6. SAMTA SANJAYKUMAR) | | |
| 7. JITESH AMBALAL,) | | |
| 8. NAINA JITESHKUMAR,) | | |

Represented through their constituted Attorney

SANGATH INFRASTRUCTURES PVT. LTD

represented through its Director

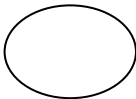
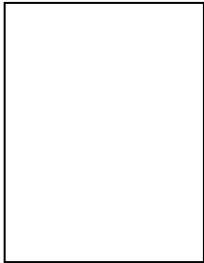
[SHRI JITESH AMBALAL]



DEVELOPER AFORESAID

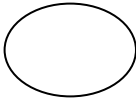
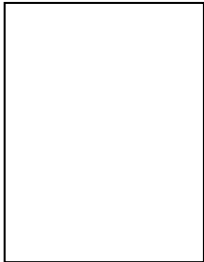
SANGATH INFRASTRUCTURES
PVT. LTD represented through its Director,

[SHRI JITESH AMBALAL]



PURCHASER AFORESAID

[MR./MRS.]



PHOTOGRAPHS OF PROPERTY AS PER SECTION 21
OF REGISTRATION ACT

Address of Property : Property No. _____ of “**PURE BY SANGATH IPL**”, Chandkheda (sim), Taluka Sabarmati, in the Registration District and Sub District Ahmedabad.

Signature of Purchaser: _____

Signature of Owner: _____

PHOTOGRAPHS OF PROPERTY AS PER SECTION 21
OF REGISTRATION ACT

Address of Property : Property No. _____ of “**PURE BY SANGATH IPL**”, Chandkheda (sim), Taluka Sabarmati, in the Registration District and Sub District Ahmedabad.

Signature of Purchaser: _____

Signature of Owner: _____