

PROJECT RERA REGISTRATION NUMBER :

DEED OF CONVEYANCE
FOR RS. _____ /-

THIS DEED OF CONVEYANCE made at Ahmedabad
on this ____ day of _____, Two Thousand _____

BETWEEN

M/s. SHIVAM CORP, [PAN :ADUFS5048P] a partnership firm incorporated under the provisions of the Indian Partnership Act, having its office at 6, Panchvati Society, Jayhind Cross Roads, Maninagar, Ahmedabad-380008 through its partners **MR. KISHOR Z. PANSURIYA & MR. SANJAY D. KASWALA** hereinafter referred to as the "Promoter" and/or "Vendor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Promoter, its partner and legal representatives, successors and assigns as at present and from time to time) of the **FIRST PART**.

AND

_____ [PAN : _____] adult, Indian
inhabitant, _____ residing _____ at
_____ Ahmedabad
hereinafter referred to as the "Allottee" and/or "Purchaser"
(which expression shall unless it be repugnant to the context or
meaning thereof be deemed to mean and include the "Allottee"
his heirs and legal representatives, successors and assigns as
at present and from time to time) of the **SECOND PART**.

The Promoter and the Allottee shall be hereinafter collectively
referred to as the Parties and individually as Party.

WHEREAS

- A. The Promoter is absolutely seized and possessed of and
absolutely entitled to without any obstruction and free from
encumbrance of all that 470.00 square meters of
nonagricultural land for residential purpose being Subplot
No.(Hissa No.) 1 of F.P.No.148/5 of T.P.S.No.4 (Maninagar),
City Survey No. 7601 & 7602, lying and being at village:
Rajpur Hirpur, Taluka: Maninagar, Registration Sub-District
Ahmedabad-7 & Dist: Ahmedabad. (As per AMC TP-4
(Manipur Second Veried)records: Subplot No. 1 of F.P. No.
148/4/2, Land Area: 464.00 square meters) (hereinafter
referred to as the "the **Project Land**" and as more
particularly described in the **First Schedule** hereunder
written)
- B. The Promoter purchased project land in two parts (i) the non
agricultural land of the Eastern side of Subplot no.1 of
F.P.No.148/5 of T.P.S.No.4 (Maninagar), City Survey No. 7602
from Bhaskarbhai Dahyabhai, Chandramaulibhai Bhaskarbhai
& Paragbhai Bhaskarbhai admeasuring 306.00 square meters
Vide a Sale Deed and (ii) the non agricultural land of the
Northen Part of the Western side of Subplot no.1of
F.P.No.148/5 of T.P.S.No.4 (Maninagar), City Survey No. 7601
from Bhagirath (Maninagar) Owners Association admeasuring
164.00 square meters Vide another separate sale deed.

The both said sale deed has been registered in the office
of the Sub-Registrar of Ahmedabad-7 (Odhav) vide sr.no.
4919 on 22nd May, 2019 & sr.no. 5044 on 27th May, 2019
respectively.

- C. The Promoter has developed a residential project comprising 10 (ten) residential Apartments together with the development of Common Facilities (as defined hereinafter) in the Common Areas (as defined hereinafter) to be known as **“Shivam Bhagirath”** (hereinafter referred to as the **“Project”**) and the proposed development plans in relation to the construction and development of the Project has been duly approved by the Ahmedabad Municipal Corporation (AMC) December 19, 2019 (hereinafter referred to as the **“Approved Plans”**) and Rajachitthi dated December 19, 2019 bearing Rajachitthi no. 02871/161119/A2994/R0/M1 permitting the Promoter to commence the construction of the Project (hereinafter referred to as the **“Commencement Certificates”**).

For the sake of convenience and reference in this Deed of Conveyance:-

- i. The Ground Floor space and Common part of Terrace (Non allotted Terrance Part), Foyers, Staircase, Lift Area & Stair Cabin shall be referred to as the **“Common Areas”**:
 - ii. The facilities provided in the Common Areas and to be used in undivided form collectively by the Allottees in the Project
- D. In pursuance to the aforesaid, the Promoter herein is in absolute ownership and possession of the Project Land and legally entitled to develop the Project and also enter into the Agreements to Sell, Conveyance, transfer Deed in relation to the sale of residential Apartments in the Project in favor of the Allottee and receive the sale consideration in respect thereof.
- E. The Allottee herein approached the Promoter herein with the intent to purchase a residential Apartment in the said Project and in pursuance to the discussion held amongst the Parties, the Promoter has agreed to allot/sale and the Allottee has agreed to purchase a Residential Apartment No. _____ on _____ floor having Carpet Area admeasuring _____ Square Meters, Balcony of Hall admeasuring _____ Square Meters, Balcony of bedroom admeasuring _____ Square Meters, **(if applicable)**, Wash admeasuring _____ Square Meters And exclusive Open Terrance area admeasuring _____ Square Meters **(if applicable)** ("Said Apartment") along with

proportionate undivided Land Share in project Land of _____ Square Meters ("Land Undivided Share") and undivided rights in the Common Areas and Common Facilities as well as the rights to use the said Common Facilities with all the other Allottee in the Project.

According to that both the parties had entered in to agreement for sale registered at Sub registrar office, Ahmedabad-7 (Odhav) vide Sr.No._____, dated: _____ as per section 13 of the Real Estate Regulatory Act and by virtue of the agreement to sale, both the parties are executing this deed of conveyance of the said apartment and both the parties shall be abide of all terms and conditions mentioned in the agreement to sale and the deed of conveyance.

- F. The carpet area of the said Apartment as set out above. "carpet area" means the net usable floor area of an said Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony area and exclusive open terrace area but includes the area covered by the internal partition walls of the said Apartment.
- G. The Promoter has agreed to sell the Said Property to the Allottee for total consideration of Rs._____ (Rupees _____ only) (**Sale Consideration**) including Rs. _____ (Rupees _____ only) being the proportionate price of the common areas and facilities appurtenant to the Said Apartment, the nature, extent and description of the common areas and facilities which are more particularly described in the **Second Schedule** herewith and in accordance with the terms and conditions setout hereunder. The total sale consideration is inclusive of all government taxes and cess.

For the sake of convenience and reference in this Deed of Conveyance:

The Said Apartment and the Land Undivided Share as well as the Common Facilities and right to use it shall be collectively referred to as the "Said Property"; The said Property is more particularly described in the **Third Schedule** hereunder written.

- H. The Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans,

designs and specifications prepared by the Promoter's Engineer M/s. Deepsan Planning and Liasoning and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Gujarat Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as "the said Rules") made thereunder and the Allottee is satisfied in respect of the same;

- I. The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of extract of Village Forms VI and Property Cards showing the nature of the title of the Promoter to the project land on which the said Apartment is constructed have also been inspected by the Allottee and is satisfied in respect of the same.
- J. The Promoter has submitted the Project for registration with the Real Estate Regulatory Authority (RERA) as per the provisions of the Said Act and the Said Rules and pursuant to the same the Project has been registered with RERA under Reference/Order No. _____ dated _____. (Copy of Registration Certificate is annexed herewith at **Annexure-A**)
- K. The authenticated copies of the Approved Plans of the Layout as approved by the Amdavad Municipal Corporation, the authenticated copies of the plans and specifications of the Said Apartment being purchased by the Allottee and the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the project and Common Areas are provided for in the said Project has been inspected by the Allottee. (copy of the floor plan of the said Apartment annexed herewith at **Annexure-B**)
- L. The Promoter has undertook the development of the Project as per the Approved Plans and has completed the construction of the Said Apartment and other development works of the said Project; and pursuant to the same AMC has issued the Building Use Permission (BU) vide its reference _____ dated _____ (copy of the same is annexed herewith as **Annexure-C**)
- M. In pursuance to the confirmations, representations and assurances given by the Parties to each other to faithfully

abide by all the terms, conditions and stipulations contained in the various documents executed by either party(ies) and all applicable laws, the Promoter is hereby executing this Deed of Conveyance in respect of the Said Property in favor of the Allottee.

NOW THIS DEED OF CONVEYANCE WITNESSETH BY AND BETWEEN THE PARTIES AS FOLLOWS:-

1. The Allottee has paid an amount of Sale Consideration of Rs. _____/- (Rupees _____ only). to the Promoter; and the Promoter has received the same and hereby admitting and acknowledging the receipt thereof subject to realization of all cheques; and the Promoter having handed over and the Allottee having taken over vacant, peaceful and physical possession of the Said Property free from all encumbrances; this sale deed shall be valid only after realization of all the payments; and if any cheques or payments not realized pursuant to the execution hereof then in such event all the transaction made by the Allottee by way of mortgage, sale, transfer, gift, lease etc. in respect of the Said Property shall become void, invalid and illegal. The details of the payment of consideration are as under:-

Amount (Rs.)	Date	Chq.No./ UTR No.	Bank
_____/-			

2. By virtue of this conveyance the Allottee became absolute owner and occupier of the Said Property and the Allottee hereby entitled to hold, stay, rent or dealt with the Said Property in the manner the Allottee deem fit; and whatever the Allottee gain from the Said Property shall be of his/her/their luck.

3. Both the parties have confirmed the final carpet area of the construction of the said Apartment that has been allotted to the Allottee and the allottee is satisfied with the same.
4. The allottee has checked all the items in detail all the building materials, workmanship, quality of construction up to finishing, all the fixtures and fittings, flooring and sanitary fittings, amenities etc provided by the Promoter in the said project and the Said Apartment and the allottee is satisfied with the same.
5. All the taxes, cesses, levies, betterment charges, AMC, amenities or any charges etc. of all kinds payables to the Government and local bodies in respect of the Said Property up to the date of the execution of this document have been paid by the Promoter, and those which may become payable subsequent to the date of the execution of this document are and will be required to be paid by the Allottee.
6. The Allottee covenants that a Service Society or Association or a Company to be known as the " ", registered under the provisions of the Gujarat Co.Op. Societies Act, 1961 OR registered under the provisions of the Companies Act - 2013 vide reg. no. dated **Said Society)** has been incorporated for the proper and effective administration of the said "Shivam Bhagirath" and the common areas of the project shall be governed and managed by the said society and the Allottee shall be a member of the Said Society and shall also liable for the payment of maintenance deposit & maintenance charges etc on demand in respect of the Said Property to the Said Society and shall follow all the rules, regulations and byelaws of the said Society from time to time and shall use the common amenities and facilities along with other members of the Said Society.

The Allottee shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Project and the Said Apartment therein and for the observance and

performance of the Project Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the Said Apartment in the Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings.

In case the Project Land is required to be conveyed to the Society under the legal requirement or otherwise, then at the time of registration of conveyance or Lease of the land attributed to the Common Areas in the Project and the Common Facilities and structures developed on the Common Areas, the Allottee shall pay to the Promoter/Society, the Allottees' share of stamp duty and registration charges payable, by the said Society on such conveyance or any document or instrument for such transfer.

7. In future also, the Allottee and/or their nominees shall abide by all the bye-laws of the Said Society and shall follow all the rules and regulation that may be formed by the Said Society from time to time. The Allottee hereby and/or his/her/their successors and assign/s and with the intent that they shall discharge all the obligations herein contained as per covenants herein.
8. The Allottee shall not make any kind of modification in the line of electric connection as well as water and drainage line of the Shivam Bhagirath; and, if the Allottee will make such kind of modification without prior written permission of the service society, he/she/they/it shall be liable to pay requisite penalty as decide by the service society.
9. The Allottee mandatory to be liable to pay requisite maintenance charges from the date of taking over the possession of the Said Property of Shivam Bhagirath.
10. The Allottee shall not construct/alter any structure partly or wholly without any prior consent in writing of the Promoter and/or the Said Service Society subject to its Rules & Regulations, and subject to Rules & Regulations and control lines of any Concerned Development

Authority and strictly for residential purpose only and in accordance with the approval to be obtained before commencement of any construction; and, if the Allottee will make any kind of illegal construction without prior approval/permission, the same will be demolished without notice and the Allottee shall be responsible for any kind of damages taken place in that respect.

The Allottee shall not place any additional external doors, windows & Ventilations.

It shall be strictly prohibited to make any modifications / changes in Structural Members (i.e. beams, columns, walls, slabs etc), Elevation, outside color scheme & Balcony color, balcony Railings, external façade, architectural projections, modification of the height & Design of the balcony and wash railings of the said Apartment.

11. The Promoter has provided various common amenities and facilitates in the common areas of the Project as described in the Second Schedule hereunder written and the same has been informed to the Allottee and the Allottee has verified such common amenities and facilitates and he/she/they/it have not any disputes/object in that respect and/or shall not raise any disputes/objections for the same in future.
12. The Promoter shall be in absolute control of the said Shivam Bhagirath project as well as all the unsold units in the said Project till the Promoter has duly completed the sale of each units in the said Project and has handed over the operation and management of the said Project to the Society. The Promoter shall not be liable to pay amount of maintenance deposit and maintenance charges to the Society in respect of unsold units until they sold to prospective Allottee.
13. The Allottee shall, from the date of this deed bear and pay regularly and discharge all the existing and future levies, rates, taxes, cesses, charges, assessments, all other impositions whatsoever created, levied, charged or imposed by AMC, Gram Panchayat, Taluka Panchayat or Nagarpalika, State and Central Governments, or any

Local or any other Authorities upon the Said Property and upon the undivided pro-rata share in common spaces.

14. The Allottee shall be liable to pay/deposit proportionate amount of water tax, land revenue, electricity charges etc. to the Society for the better administration of the said Project. The Allottee shall not take any objection in future if the amount of above charges increased or decreased in any manner whatsoever.
15. If the Allottee fails to pay/deposit any amount of maintenance deposit, maintenance charges or any other amount mentioned in clause no.14, in that event the Society will pay such due amount on behalf of the Allottee and thereafter shall recover the same from the Allottee together with the penal interest thereon and shall take legal action against Allottee for the recovery of such amount. The Society shall also be entitled to discontinue all the common services, amenities and facilities (such as water connection, drainage connection etc.) within the said Project until the recovery of the dues of the Allottee in respect of the Said Property. The Allottee shall be responsible for the consequences, expenses and cost occurs for such recovery.
16. The Allottee further covenant that the common areas as well the common amenities and facilities provided in the said "Shivam Bhagirath" shall be used by them jointly with other unit holders of the "Shivam Bhagirath".
17. The Allottee shall use the Said Property for the earmarked Residential purposes only and not for any other purpose whatsoever and shall not use. The Allottee shall not do or permit to be done in the conduct of or upon the Said Property, or upon the common spaces of "Shivam Bhagirath", anything whatsoever which may be socially undesirable, or which may be or may become a nuisance or create harm, danger, risk, hazard or annoyance to or in any way interfere with the quiet or comfort of the other members in the whole building of Society. The Allottee shall not carry out any offensive or prohibitive activities or business on the Said Property or in any part of the Said Land.

The Allottee undertake to indemnify and keep

Society indemnified of all risk, danger and/or harm arising out of the conduct and activities of the Allottee and ensures availability and validity of all necessary permissions, licenses, necessary to be obtained in respect of the activities of the Allottee.

18. The Allottee shall at their own expenses maintain the Said Property at their own cost in good and tenantable repair and condition i.e. to keep clean the same at regular intervals, get inspected by the government / concerned local authority approved civil / structural engineer and get repairing the civil work as per his instructions and maintain the Said Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Project in which the Said Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the project in which the Said Apartment is situated and the Said Apartment itself or any part thereof without the consent of the local authorities, if required.
19. If within a period of five years from the date of handing over the Said Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Said Apartment or the Project in which the Said Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided that the Promoter shall not be liable in respect of any structural defect or defects on account of workmanship, quality or provision of service which cannot be attributable to the Promoter or beyond the control of the Promoter and for all the damages that may have occurred due to any act or omission of the Allottee which otherwise could have been prevented.
20. The Allottee shall not undertake any works which involve modification, alteration or renovation in the Said Property at any time without having the express written permission is obtained from the Promoter and/or the Society as well

as from the relevant authority.

21. The Allottee shall not put or cause to be put any debris/construction material and/or any house hold goods, furniture / furniture material or any other goods upon the common spaces of the Project and upon the other adjoining units of the Project. The Allottee shall not create any encroachment on common areas / spaces.
22. The Allottee shall not entitled to store in the Said Apartment any goods, which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the project in which the Said Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the common areas / amenities or any other structure of the project in which the Said Apartment is situated including entrances of the Project in which the Said Apartment is situated and in case any damage is caused to the Project in which the Said Apartment is situated or the Said Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for me consequences of the breach.
23. The Allottee shall not amalgamate the Said Property along with any other units and shall not divide the Said Property into two or more units without prior written consent of the Promoter and/or the Society.
24. The Allottee hereby specifically agree that the Promoter is entitled to sale other units of the Shivam Bhagirath to any other person(s) and the Promoter is also free and shall be entitled to enter into agreement and other communications with such other persons of the Project for other units on such or additional, modified terms and conditions as the Promoter may at its own discretion decide. The Allottee shall not has any reservations or objections to such decisions / actions as the Promoter may decide to execute with such other person(s)
25. The Allottee shall not be entitled, without obtaining the prior permission of the Society, to sale, transfer, assign, mortgage, create lien or sub-let, lease, rent or otherwise

part with the possession of the Said Property or any part thereof and/or shares of the Society to any person whomsoever. However, it has been specifically covenanted by the Allottee that, he shall not transfer the Said Property to any person in any manner whatsoever, except when transfer the Said Property to another person after due authorization of the Society and the Said Property shall be transferred as part of the transaction of transfer of membership and shares of the Society, and on payment of specified transfer fees and other charges, expenses etc.

26. The name of the said Project '**Shivam Bhagirath**' should not be changed in future.
27. The Promoter, its partners shall append their signatures on requisite applications, statements, confirmations or writings as may be necessary to enable the Allottee to get the Said Property transferred in his name in the records of the Government, Local bodies, statutory authorities etc.
28. The Allottee shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Apartment in the compound or any portion of the Project Land and the Project in which the Said Apartment is situated.
29. The Allottee shall not do or not to permit to be done any act or thing which may render void or voidable any insurance of the project land and the project in which the Said Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
30. The Vendor is/shall be entitled to use the site office, till the date of sale of all the units of the project.
31. In case the Said Property or any part thereof shall at any time be damaged or destroyed or rendered uninhabitable or any casualties taken place by fire, riot, civil commotion, lightening, flood, earth-quake, cyclone, war, explosion, army, violence, accident or any act of God or accidental injury or death caused, the Promoter or the Society shall not be liable or responsible in any manner

whatsoever and the Allottee shall have to undertake such damages himself and to borne expenses, if occurs from such event. The Allottee further covenants that he/she/they shall not make any dispute or claim or action against the Promoter and/or the Society for such events.

32. The allottee shall place the outdoor units of air conditioners at the specific spaces instructed / shown by the promoter/society (specifically not in common areas of the project).
33. The Allottee shall use the parking as per the allotment pattern of the project. The Parking layout plan of ground floor parking has been prepared by Engineer of the project as per their best knowledge and practicality and has been finalized by Promoter. The Allottee shall be abide for the use of the parking space as per the parking layout plan with co-operation with other allottees of the project for the sake of the convenience. And he shall use the parking spaces for parking purpose only.
34. The Allottee knows, confirms and agrees with that the promoter was / is /shall be entitled to allot / sale the part of the open terrace admeasuring net area admeasuring 50 square meters to the allottee of apartment no. 501 of the project as an exclusive open terrace.
35. The Promoter shall not have any claim FSI, Additional FSI and terrace rights after building use permission has been obtained, such rights if any will be enclosed by the society of buyers.
36. The Said Property is covered within the area of Maninagar Police Station and not been included within the disturbed area under the circular of the Govt. of Gujarat and therefore the permission under the Gujarat Prohibition of Transfer of Immovable Property And Provision For Protection of Tenants from Eviction From Premises in Disturbed Area Act, 1991 is not required prior to the execution and registration of this Deed of Conveyance.
37. All the terms and conditions mentioned in this deed shall be bounded to all the subsequent Allottee /Occupier(s) of the Said Property and they shall be abide by and have to

follow such terms and conditions at all times and in all manners whatsoever.

38. DISPUTE RESOLUTION

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

39. SEVERABILITY

If any provision of this Deed of Conveyance 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 of Conveyance shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Deed of Conveyance 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 of Conveyance shall remain valid and enforceable as applicable at the time of execution of this Deed of Conveyance.

This Deed of Conveyance is presented for registration in the office of the Sub-Registrar, Ahmedabad-7 (Odhav) and all the expenses of stamp duties, registration charges, typing Charges, Advocate's Fees etc. in respect of this document are borne by the Allottee.

FIRST SCHEDULE ABOVE REFERRED TO

All that 470.00 square meters of nonagricultural land for residential purpose being Subplot No.(Hissa No.) 1 of F.P.No.148/5 of T.P.S.No.4 (Maninagar), City Survey No. 7601 & 7602, lying and being at village: Rajpur Hirpur, Taluka: Maninagar, Registration Sub-District Ahmedabad-7 & Dist: Ahmedabad. (As per AMC TP-4 (Manipur Second Veried)records: Subplot No. 1 of F.P. No. 148/4/2, Land Area: 464.00 square meters) which is bounded as under-

East : Panchsheel Apartments

West : 6.09 Mtr. wide T.P.S. Road & 5-B Panchvati Society

North : 9.14 Mtr. wide T.P.S. Road

South : Nishith Apartments & 5-B Panchvati Society

SECOND SCHEDULE ABOVE REFERRED TO

Common underground water tank with pump, 1 (One)
Passenger Lift

THIRD SCHEDULE ABOVE REFERRED TO

All that property being Residential Apartment No. _____ on _____ floor having Carpet Area admeasuring _____ Square Meters, Balcony of Hall admeasuring _____ Square Meters, Balcony of bedroom admeasuring _____ Square Meters, **(if applicable)**, Wash admeasuring _____ Square Meters And exclusive Open Terrance area admeasuring _____ Square Meters **(if applicable)** along with proportionate undivided Land Share in project Land of _____ Square Meters ("Land Undivided Share") and undivided rights in the Common Areas and Common Facilities as well as the rights to use the said Common Facilities with all the other Allottee in the Project known as 'Shivam Bhagirath' on all that 470.00 square meters of nonagricultural land for residential purpose being Subplot No.(Hissa No.) 1 of F.P.No.148/5 of T.P.S.No.4 (Maninagar), City Survey No. 7601 & 7602, lying and being at village: Rajpur Hirpur, Taluka: Maninagar, Registration Sub-District Ahmedabad-7 & Dist: Ahmedabad. (As per AMC TP-4 (Manipur Second Veried)records: Subplot No. 1 of F.P. No. 148/4/2, Land Area: 464.00 square meters) and said Apartment no. _____ is bounded as under-

East :

West :

North :

South :

This Deed of Conveyance has been executed by the Parties hereto at Ahmedabad on dated _____ with their pleasure and freewill, bonafide, while in wits, and without pressure, coercion or threat from anybody and the same is and shall be admitted to, approved by and binding to the Parties, their legal representatives, executors, administrators, assignees etc. as at present and from time to time.

SIGNED AND DELIVERED BY	)	
THE WITHIN NAMED -	)	
PROMOTER / VENDOR	)	
M/s. SHIVAM CORP	)	
represented through its	)	
designated partners	)	
(i) MR.KISHOR Z. PANSURIYA		_____
(ii) MR.SANJAY KASWALA		_____

IN THE PRESENCE OF WITNESSES:

1. _____

2. _____

Apartment No._____, “Shivam Bhagirath”, Maninagar, Ahmedabad

ALLOTTEE

PROMOTER

Apartment No._____, “Shivam Bhagirath”, Maninagar, Ahmedabad

ALLOTTEE

PROMOTER

Annexure-A

Copy of RERA Registration Certificate of the Project

Annexure-B

Floor plan of the Said Apartment

Annexure-C

Copy of Building Use Permission

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

VENDOR

PROMOTER - VENDOR

M/s. SHIVAM CORP

represented through its
designated partners

(i) MR. KISHOR Z. PANSURIYA

(ii) MR.SANJAY D. KASWALA

ALLOTTEE - PURCHASER

1. _____
(_____)

2. _____
(_____)