

RIVIERA SPRINGS

UNIT NO. " _____ "

SALE DEED

DRAFT WITHOUT PREJUDICE

SALE DEED

Sale Deed of Unit bearing No._____ situated on the _____ Floor of Block _____, admeasuring about _____ sq. meter Carpet area and _____ sq. meter appurtenant area in “RIVIERA SPRINGS” project developed on land admeasuring 12,900 sq meters, being a part of non-agricultural lands bearing (a) Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs. (including Pot-Kharaba land admeasuring 910 sq. mtrs.), (b) Block no. 251 admeasuring 9611 sq. mtrs., (c) Block no. 305 admeasuring 11,129 sq. mtrs. and (d) Block no. 306 admeasuring 10,016 sq. mtrs totally admeasuring about 4,21,683 sq. meters now given Final Plot no. 21 admeasuring about 4,18,887 sq. meters (As per Town Planning Office (TPO) opinion dated: 28-12-2017 the Final plot area is fixed at 4,16,627 sq. meters) of Draft Town Planning Scheme no. 1 (Shela) situate lying and being at Moje Shela, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand at the price of **Rs._____/- (Rupees _____ Only).**

FIRST PARTY

-----:-

VENDOR

M/S SAFAL GOYAL REALTY LLP

A Limited Liability Partnership Firm registered under the Limited Liability Partnership Act, 2008 having LLP Identity Number AAB-5357, incorporated on 20-05-2013 and having its registered office address at 10th Floor, Commerce House 4, Besides Shell Petrol Pump, 100 Feet Road, Prahladnagar, Satellite, Ahmedabad - 380 015

[PAN: ACIFS 8356 D]

Through its Authorized Signatory

MR _____

aged about Adult years, Occupation: Business, having address at 10th Floor, Commerce House-4, Nr. Prahladnagar Garden, Satellite, Ahmedabad.

(Hereinafter in this Sale Deed referred to as "**THE VENDOR**" or "**FIRST PARTY**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said **VENDOR** and its partners, legal representatives, successors and assigns of the One part)

SECOND PARTY

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THE PURCHASER

SHRI _____

aged about ____ years, Occupation: _____,

residing at _____

[PAN: _____]

(Hereinafter in this Sale Deed referred to as "**SECOND PARTY**" or "**THE PURCHASER/ PURCHASERS**", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the

said **PURCHASER**, and his/her/their heirs,
agents, administrators successors, legal
representatives and assigns of the Second part.)

The First Party and the Second Party shall individually be referred to as Party and collectively as Parties.

WHEREAS:

1. The **VENDOR** herein is the absolute owner of and is seized and possessed of or otherwise well and sufficiently entitled to the piece or parcel of Non-Agricultural Lands bearing (a) Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs. (including Pot-Kharaba land admeasuring 910 sq. mtrs.), (b) Block no. 251 admeasuring 9611 sq. mtrs., (c) Block no. 305 admeasuring 11,129 sq. mtrs. and (d) Block no. 306 admeasuring 10,016 sq. mtrs totally admeasuring about 4,21,683 sq. meters, now given Final Plot no. 21 admeasuring about 4,18,887 sq. mtrs. (As per Town Planning Office (TPO) opinion dated: 28-12-2017 the Final plot area is fixed at 4,16,627 sq. meters) of Draft Town Planning Scheme no. 1 (Shela) situate lying and being at Moje Shela, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand, which land is more particularly described in the **Part A of Schedule I** hereunder written and hereinafter referred to as '**said Township Land**'
2. That the **VENDOR** had purchased the said Township Land from its previous owner Sahara India Commercial Corporation Limited vide a sale deed dated 06-06-2014 registered before the Sub Registrar, Sanand at Serial No. 3672 on 06-06-2014.
3. That Non Agricultural Use permission for commercial as well as residential purpose for the lands bearing Block nos. 215, 235, 236, 237, 239, 240, 241, 242, 243, 244, 249, 250, 251, 294/A, 294/B, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305 and 306 totally admeasuring 4,21,683 sq. meters was granted by the District Development Officer, District Panchayat, Ahmedabad vide order bearing no. MASAL/BKHP/ SR/380/VASHI.1376 to 1381 dated 1-10/11-2004.
4. On implementation of Draft Town Planning Scheme no. 1 (Shela), the said **Township Land** bearing (a) Amalgamated Block no. 215 admeasuring 3,90,927

sq. meters (including Pot-Kharaba land admeasuring 910 sq. mtrs.), (b) Block no. 251 admeasuring 9611 sq. meters, (c) Block no. 305 admeasuring 11,129 sq. meters and (d) Block no. 306 admeasuring 10,016 sq. meters totally admeasuring about 4,21,683 sq. meters was given Final Plot no. 21 and its area was fixed at 4,18,887 sq. meters. As per Town Planning Office (TPO) opinion dated: 28-12-2017 the Final plot area is fixed at 4,16,627 sq. meters.

5. That the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar has vide its order dated 16-06-2010 bearing no. PRCH - 102010 - 3013 - E (SAHARA)-L granted permission for development of a Residential Township on the said Township Land.
6. That the revised Township plans for construction on the said Township Land were approved by Senior Town Planner, Ahmedabad Urban Development Authority (AUDA) and a development permission was issued bearing number PRM/197/5/2019/563 dated 17/12/2019, hereinafter referred to as '**Approved Plans**'. That as per the said approved plans, the **VENDOR** had commenced development of Township project named "**SKY CITY**" (hereinafter referred to as said '**Township**') on the said Township Land. The said township consists of various types of residential bungalows, Row Villas, Twin Villas, apartments/Flats, office units, shops and commercial units. The **VENDOR** therefore within the **SKYCITY** Township proposes to develop distinct Projects which shall be known and identified under different name styles and a separate management body for each of the different Project shall be formed. The Township hereafter shall mean, as may be modified, enlarged, reduced, changed, etc. from time to time, as the **VENDOR** may deem fit.
7. That as per the approved plans, a Residential Apartment Project named "**RIVIERA SPRINGS**" (hereinafter referred to as said "**Project**" / "**Scheme**") in "**SKY CITY Township**", is being developed by the **VENDOR** on a piece of land admeasuring 12,900 sq meters (hereinafter referred to as said '**Project Land**'), which is a part of the said Township Land AND more particularly described in **PART B** of **Schedule I** written hereunder.
8. As per the approved plans the Project consists of four blocks and the detail of number of units in each block is as per the table below:

Block No. As Per Marketing Brochure	Block No. As Per Sanctioned Plans	No. of Floors	No of Units in Each Block
A	Z1	HP + 21	80
B	Z2	HP + 21	80
C	Z3	HP + 21	80
D	Z4	HP + 21	80
	TOTAL		320

9. The **VENDOR** had registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the said “Act”) and the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017 (hereinafter referred to as the said “Rules”) with the Real Estate Regulatory Authority of Gujarat (hereinafter referred to as the said “Authority”) and the said Authority had issued a Registration Certificate to the Project dated _____ bearing reference no. _____. A copy of the Certificate is attached herewith as **Annexure-A**.
10. As per the said approved plans, the Development work of the said Project on the said Project Land is completed and the Building Use (BU) permission number _____ dated _____ has been received from the concerned authority AUDA.
11. The **VENDOR** has given copy of the said Township permission, approved plans, copies of Sale Deed in favour of **VENDOR**, its Index No. 2, and Village 7-12 Forms, NA Permissions, Building Use Permission and all relevant title documents details, particulars, etc. as are specified under the RERA Act and the rules and regulations made thereunder to the **PURCHASER** herein. The **PURCHASER** has perused, studied and explained to himself / herself / itself, the said Certificate and Report on Title of the Project Land issued by Advocates / Solicitors, and the records, documents, papers and writings referred to therein, approved Plans, specifications, designs, details and common amenities of the Project and Township Infrastructure and other matters and things generally relating to the said Project and Township. The **PURCHASER** has also verified the documents filed/uploaded by the **VENDOR** with the Real Estate Regulatory Authority and is satisfied with the same. The **PURCHASER** has carefully inspected and studied the same, got them scrutinized and examined by its lawyers, and is fully satisfied about them. That the **PURCHASER** is fully satisfied about the right, title and

interest of the **VENDOR** and its predecessors-in-title with respect to the said Project **Land** on which the said **Project** is constructed as well as development permissions and BU permission granted by competent authority. The **PURCHASER** confirms that no further investigation is required in this regard and will never raise any objection in future.

12. The **VENDOR** and **PURCHASER** had negotiated for the sale of Unit bearing No._____ situated on the _____ Floor of Block _____, admeasuring about _____ sq. meter Carpet area and _____ sq. meter appurtenant area in “**RIVIERA SPRINGS**” project, belonging to the **VENDOR** and more particularly described in the **Schedule-II** written hereunder (hereinafter referred to as “**the said Property**” or “**said Unit**”) for the Purchase Consideration of Rs. _____/- (Rupees _____ only) (hereinafter referred to as the said “**Purchase Consideration**”). In this regards an Agreement for Sale (“**AFS**”) dated _____ had been executed and registered with the office of Sub-Registrar at Sanand bearing no. _____ dated _____. The detail of the carpet area (As per the said Act) of the said Property and other appurtenant areas (meant for exclusive use of the **PURCHASER**) to the said Property is as follows:

Unit No	Carpet Area Sq mtr	Balcony Area Sq mtr	Wash area Sq mtr	Terrace Area Sq mtr

The above areas have been calculated on the basis of unfinished wall surfaces. The **PURCHASER** is satisfied with the same and has no disputes in this regard. The **PURCHASER** has checked and is completely satisfied with regards to the measurement of aforesaid carpet area and other appurtenant areas of the said Property and has no objections in this regard and shall not raise any dispute in future.

13. The undivided proportionate share in the area of Project Land is to be transferred to the **PURCHASER** and hence the **VENDOR** hereby conveys and transfers proportionate undivided land admeasuring _____ sq. meters (more particularly described in the **Schedule III** hereunder written) forming part of the said Project Land along with undivided proportionate right to use the common

areas and facilities of the said Project more particularly described in the **Schedule IV** hereunder written in favour of the **PURCHASER**. The undivided proportionate share in the area of Project Land is determined in proportion to the carpet area of the said Property.

14. The said Purchase Consideration is calculated only on the basis of the Carpet Area of the said Property and other appurtenant areas of the said Property and includes proportionate price of the common areas including the price for undivided proportionate share of Project Land and facilities of the said Project. The nature, extent and description of the common areas and facilities of said Project are more particularly described in the **Schedule IV** hereunder written.
15. The **VENDOR** has formed a Cooperative Service Society namely, “_____” (hereinafter referred to as said “**Project Management Body**” or “**Management Body**”) for the management, running and maintenance of common areas, common facilities and amenities of the said Project. As per the applicable provisions of the said Act the rights and interest in all the common areas, facilities and amenities of the said Project shall be transferred by the **VENDOR** in the name of the said Project Management Body in fiduciary capacity and the **PURCHASER** shall become one of the members of the said Project Management Body. The Purchaser herein gives his irrevocable consent for the same. All matters and things relating to common areas of the Project and common amenities and facilities subject to other provisions herein in general shall be attended, managed and governed by / through Project Management Body and shall be binding upon the **PURCHASER**. The **PURCHASER** hereby agrees to abide by all the rules and regulations of the said Project Management Body. The **PURCHASER** herein shall not raise any dispute or objection or challenge for the same. Any attempt to do shall be null and void.
16. The **VENDOR** has also formed a maintenance body for the overall maintenance and management of the infrastructure, common facilities and common areas of the **SKY CITY Township** (“**Township Management Body**”). The Purchaser shall become member / part of the said Township Management Body either directly or through Project Management Body as and when it is formed and agrees to pay necessary contribution as deposit and towards recurring maintenance charges or other amounts to the Township Management Body as may be decided by Township Management Body or **VENDOR**. The **PURCHASER** has gone through the agreements entered into by the Project Management Body with the Township

Management Body and the same shall be binding on the PURCHASER. The PURCHASER hereby agrees to abide by all the rules and regulations of the said Township Management Body and comply with all the terms and conditions of the Township Order.

17. THAT the **PURCHASERS** have paid the above stated **Purchase Consideration** to the **VENDOR** as per **Annexure-B**.

The **PURCHASER** has requested the **VENDOR** to convey the Said Property, more particularly described in the Schedule - II hereunder written in its/his/her favour by execution and registration of this Deed of Conveyance / Sale Deed which the **VENDOR** has agreed in the manner as hereinafter appearing:

- I. **NOW THIS INDENTURE WITNESSETH THAT** in consideration of the payment of the said Purchase Consideration paid as mentioned in **Annexure - B** by the **PURCHASERS** to the **VENDOR** being the full consideration payable by the **PURCHASERS** for the said **Property** more particularly described in the **Schedule-II** hereunder written; the payment and receipt whereof the **VENDOR** doth hereby admits and acknowledges and of and from the same and every part thereof for ever acquit, release and discharge the **PURCHASERS**, the **VENDOR** doth hereby convey, grant, transfer and assure unto the **PURCHASER ALL THAT** said **Property** (more particularly described in the **Schedule II** hereunder written) and the **VENDOR** doth hereby convey, grant, transfer and assure the undivided proportionate share of Project Land (more particularly described in **Schedule III** hereunder written) unto the **PURCHASERS TOGETHER WITH** the right to use common areas and facilities of the **Project** (more particularly described in the **Schedule IV** hereunder written) proportionately with other owners of various units in the said **Project AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever at law and in equity of the **VENDOR** in to out of or upon the said **Property** or any part thereof **TO HAVE AND TO HOLD** the said **Property** hereby, granted, conveyed and assured or intended or expressed so to be with their and every of their rights, title, interest, easement and appurtenances **UNTO AND TO THE USE AND BENEFIT** of the **PURCHASERS** for ever as full owners as members of the **Project Management Body** and subject to the rules, regulations and resolutions of the said **Project Management Body** and also subject to the rules, regulations and resolutions of the said **Township Management Body** and also subject to the terms and conditions stated in this Deed and in other agreements/deeds made in respect of the said **Property**.

- II. The **PURCHASER** is aware that, the Project Land on which the said project is constructed will eventually be jointly held by all the Unit owners / members of the said Project. The **PURCHASER** is aware that the other **Units** situated in the Project shall be transferred in future and agreements and Sale deeds/Conveyance deed will be made in favor of such other buyers and hence, all the owners shall have undivided proportionate interest in the Project Land, common facilities, areas and amenities and shall be entitled to use and enjoy them jointly subject to the terms mentioned herein.
- III. That quiet, vacant and peaceful possession of the said **Property** described in **Schedule-II** is delivered by the **VENDOR** herein to the **PURCHASER** today and the **PURCHASER** acknowledges the delivery of the said **Property** by the **PURCHASER** in good and proper condition. The **PURCHASERS** have verified and are satisfied with the quality of construction, specifications, fixtures, fittings, project amenities and facilities, etc. and they shall not raise any objections/claims in this respect in future. The **PURCHASER** has also verified the physical condition of the said Property and is satisfied with the same. The **PURCHASERS** have completely satisfied itself with regards to the measurement of carpet area and other appurtenant areas of the said Property and its corresponding proportionate undivided share in Project Land and has no objections in this regard and shall not raise any dispute in future. The **PURCHASER** has inspected the said Property and the said Project including its amenities and facilities and acknowledges that they are completed in all respects.
- IV. AND the **VENDOR** doth hereby for itself, its successors and assigns **COVENANT** with the **PURCHASERS** that notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** or any of their respective ancestors or testators or any person or persons lawfully, or equitably claiming by, from, through, under him or them or omitted or knowingly suffered to the contrary the **VENDOR** now hath at the sealing and delivering of these presents good right, full power and absolute authority to allot, grant, release and assure the said **Property** hereby granted, conveyed released or assured or intended so to be unto and to the use of the **PURCHASERS** in the manner aforesaid and subject to the terms and conditions stated in this deed and also subject to rules, regulations and resolutions of the **Project Management Body / Township Management Body**.
- V. AND that the **PURCHASERS**, after obtaining possession of said **Property** from the **VENDOR** in writing shall and may at all time hereafter peacefully and

quietly enter upon, occupy, possess and enjoy the said **Property** and receive the rents and profits thereof and of every part there to and for his/its use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or by the **VENDOR** or any members or any of them or claiming by, from, under or in trust for him or any of them upon fulfillment of and subject to what is stated herein. The **PURCHASERS** shall carry out at his own cost all internal or external repairs to the said **Property** and maintain the said **Property** at his cost and expenses in the same condition, state and order in which it has been delivered by the **VENDOR** to the Purchaser and shall not do or suffer to be done anything, which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

VI. AND full and free right liberty and license for the **PURCHASERS**, their heirs, executors, administrators, agents, successors, legal representatives and assigns for the time being of the said **Property** and its or their tenants and servants and all other persons authorized in that behalf by it or them from time to time and at all times after delivery of possession from the **VENDOR** in writing, by day and or night for all purposes connected with the use and enjoyment of the said **Property** to go, return, pass and re-pass with or without vehicles in, along, over and upon the Project land of common facilities and approaches subject to what is stated elsewhere in this Sale Deed and rules made by the Project **Management Body** from time to time.

VII. THE **VENDOR** covenants with the **PURCHASERS** that the said **Property** or any part thereof is not under any acquisition, requisition or reservation for any purpose whatsoever and that no one else has any right of maintenance or otherwise from and over the said **Property** and that said **Property** is free from any encumbrances, mortgages, lien or charge of any nature whatsoever and that the **VENDOR** has not taken any loan or financial assistance of any nature from anyone by creating charge over the said **Property**. Therefore the said **Property** is free from any mortgage or charge.

VIII. The **VENDOR** hereby covenants to the **PURCHASERS** that, within a period of five years from the date of B.U. permission/handing over the Unit to the **PURCHASERS**, the **PURCHASERS** if brings to the notice of **VENDOR** any structural defect in the **Property** or the building in which the said **Property** is

situated, then, wherever possible such defects shall be rectified by the **VENDOR** at his own cost and in case it is not possible to rectify such defects, then the **PURCHASERS** shall be entitled to receive from the **VENDOR**, compensation equal to cost to cure / rectify such defect. Provided that the **VENDOR** shall not be liable to rectify any defect or for payment of any compensation in the following events:

- a. If the cause of any such defect is not attributable to the **VENDOR** or are beyond the control of the **VENDOR**; or
- b. In case of natural wear-and tear and damage resulting from rough handling, improper use or unauthorized modification; or
- c. **VENDOR** shall not be liable to the extent of any inherent permissible variation and tolerances in shapes, size, thickness or color variation of various natural or factory made products which are not considered as defect by the manufacturers or the supplier; or
- d. In case where guarantees and warranties are provided by the product suppliers or service vendors, the same shall be extended to the **PURCHASER** and to honour such warranties and guarantees shall be at the sole discretion of the party providing the same. Further where the manufacturer guarantee/warranty as provided by the party ends before the defects liability period and such warranties are covered under the maintenance of the said unit/building/wing, and if the annual maintenance contracts are not done/renewed by the **PURCHASER/Management Body**, the **VENDOR** shall not be responsible for any defects occurring due to the same.; or
- e. The Project **Management Body** or the individual **PURCHASER** has not adhered to maintenance schedule and operating manual as prescribed by the manufacturer/**VENDOR**.
- f. If the **PURCHASER** has defaulted in any of its covenants or is in breach of any of the terms and conditions as mentioned in this agreement.
- g. The **PURCHASER** has carried out any alterations of any nature in the said Unit which shall include but not be limited to alterations in columns, beams etc. or in the fittings therein, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, etc.. If any of such work/s is/are carried out then the defect liability automatically shall become void.

IX. That the **VENDOR** has paid and shall pay all kinds of Panchayat taxes, AMC/AUDA Cesses, Betterment charges and Revenue Taxes etc in respect of the said **Property** up to the date of receipt of BU permission. Irrespective of the date

of booking or sale deed execution, the **PURCHASERS** shall be liable to pay such AMC/AUDA taxes, property taxes, cessess, charges, etc for the period post BU permission date. The **PURCHASERS** shall also be liable to pay betterment charges, town planning related charges, water charges, drainage charges, gas connection charges, internet connection charges or any other connection charges in respect of the said Property within 15 (fifteen) days of the demand made by the concerned authority/Project Management Body/Township Management Body/VENDOR. So long as the Said Property is not separately assessed for water rates, electricity bills, and any other outgoing amenities/facilities, the Purchaser shall pay to the VENDOR such amount as may be fixed by it from time to time. After the Said Property in the Said Project is separately assessed, the balance amount will be refunded to or deficiency will be recovered from the Purchaser by the VENDOR. The decision of the VENDOR in all matters relating to the same shall be final and binding upon the Purchaser.

X. A) The **PURCHASERS** hereby undertake and declare that they are legally entitled to buy the said Property under the prevailing laws and have taken necessary permissions for the purchase of the said Property and have paid the consideration for the said Property through legally permissible means. It will be the sole responsibility of the **PURCHASERS** to abide by the terms and conditions of any such permission. On account of breach of any law or rules by the **PURCHASERS**, if any fine or penalty or punishment is imposed by any government authority then the same shall be the liability of the **PURCHASERS** alone and the **PURCHASERS** hereby completely indemnify the **VENDOR** in this regards for all times to come. The Purchaser agrees that in respect of any remittances, or transfer of money is attracted by the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and rules and regulations of Reserve Bank of India or any other applicable law shall be the sole responsibility of the Purchaser, and all concerned. The **VENDOR** accepts no responsibility in respect thereof.

B) Without prejudice to other rights and remedies of the **VENDOR** / Project Management Body under the terms, conditions and provisions herein, and also otherwise available under the law and in addition thereto, the Purchaser shall indemnify and keep the **VENDOR** and all persons to claim under it / Project Management Body, other purchasers/allottees / employees, agents, representatives, estate and effect indemnified and harmless against the payments and observance and performance of all the covenants and conditions on the part of Purchaser and against any loss, damage, liability, action, claim, suit,

proceedings, cost, charges and expenses that may arise due to non payment, non observance or non performance of the said covenants and conditions by the Purchaser as mentioned herein.

- XI. The terms and conditions of all other deeds like agreement for sale, application form, etc shall also be binding upon the **PURCHASERS** and their heirs, assignees, transferees for all times to come.
- XII. The **PURCHASERS** accept, confirm and record that he has been given all documents, details, particulars, as are specified under the said RERA Act and the rules and regulations made thereunder, and the **PURCHASER** is satisfied in respect of the same. The **PURCHASER** further agree and confirm that the **VENDOR** to the satisfaction of **PURCHASER** has carried out all functions, duties and obligations imposed upon the **VENDOR** under the said RERA Act, rules, regulations and guide-lines framed / issued thereunder and also under the said Agreement for Sale, and the **PURCHASER** has no complaint or grievance or objection of any nature whatsoever in respect of the same. The **PURCHASER** hereby acquit, release and discharge the **VENDOR** from its all obligations, duties and functions any and all on its part to be observed and performed generally. The Purchaser hereby agrees to execute such other papers and documents as may be necessary for the purpose of giving effect to these presents.
- XIII. If any provision of this Sale Deed shall be determined to be void or unenforceable under the applicable laws, such provisions of this Sale Deed shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws as the case may be, and the remaining provisions of this Sale Deed shall remain valid and enforceable as applicable at the time of execution of this Sale Deed.
- XIV. It is clearly understood and so agreed by **PURCHASER** that all the provisions contained herein and the obligations arising hereunder in respect of the said Property shall equally be applicable to and enforceable against any subsequent Allottees / Occupiers of the said Property, in case of a transfer or transmission, as the said obligations go along with the said Property for all intents and purposes.
- XV. The **PURCHASER** has no complaint or grievance of any nature whatsoever for the workmanship quality of construction and the materials used and for the plans, specifications, common area and amenities and designs of the Project and

the said Property. The PURCHASER has taken inspection of the Said Property and has checked, verified and satisfied about its area – measurement, and that the Said Property is duly complete in all respect with all utilities and all required common amenities, facilities and services. The PURCHASER has no disputes in this regards and shall not raise any dispute in future.

- XVI. The VENDOR / Project Management Body / Township Management Body shall, in respect of any amount remaining unpaid by the PURCHASER under the terms and conditions hereof, have a first lien and charge on the Said Property.
- XVII. The Purchaser shall at no time demand partition of his/her/its interest in the Project Land or try to sell or convey his share in the Project Land. It is being agreed and declared by the Purchaser that his/her/its interest as stated above is impartible, except exclusivity of Purchaser of Said Property.
- XVIII. The expression “Project Management Body” / “VENDOR” / “Township Management Body” shall also mean and include any person authorized or nominated by it or its assignee or transferee or successor.
- XIX. The letters, receipts and/or notices issued by the VENDOR / Project Management Body / Township Management Body dispatched to the address of the Purchaser or by way of E-mail, as known to the Vendor will be sufficient proof of receipt of the same by the Purchaser and shall completely and effectively discharge the VENDOR / Project Management Body / Township Management Body.

THIS SALE DEED FURTHER WITNESSES and it is hereby mutually agreed by and between the parties hereto as under:-

The **PURCHASERS** irrevocably agree that they have purchased the said **Property** on the following terms and conditions and have specifically agreed, undertaken, accepted, acknowledged, confirmed and covenanted with the VENDOR that the Said Property is allotted, granted, conveyed, transferred and assigned by the VENDOR unto the PURCHASERS is also subject to the obligations, conditions, restrictions, prohibitions, acceptance, stipulations and regulations contained herein and they shall govern and control the transaction, and the PURCHASERS has understood, confirmed, accepted, agreed to observe and perform the same on its part, and the same shall be covenants running with the Said Property. The PURCHASERS further covenant with the VENDOR as stated hereunder:-

- (1) The **VENDOR** has formed the said Project Management Body namely, “ _____ ”for management and maintenance of common facilities and amenities of said **Project** and **PURCHASERS** shall from time to time sign and execute the application and other papers and documents necessary for the membership of the **Management Body**. The **PURCHASERS** shall co-operate and assist the **VENDOR** in functioning of the Project **Management Body** and shall become member of the said Project **Management Body** by purchasing necessary shares. The **PURCHASERS** also agrees to abide by the rules, regulations and resolutions of the Project **Management Body** which is formed for the management of the said **Project** and assures that they shall not commit any breach of the same.
- (2) The **PURCHASERS** hereby agree that he/she/it/they shall also be liable to pay to the **VENDOR**, the **PURCHASER’S** share of stamp duty and registration fees payable for transfer of title in common areas of the **Project** in favour of the Project **Management Body**. If the **PURCHASERS** fail to pay such amount, then the **VENDOR** shall be entitled to deduct the proportionate amount from the Maintenance Deposit paid by the **PURCHASER** to the Project **Management Body**.
- (3) As per the provisions of the said Act / Rules, vide this sale deed undivided proportionate share in the Project land pertaining to the said property, more particularly described in **Schedule III** hereunder written has been transferred to the **PURCHASERS**. In the similar manner as and when remaining units in the said **Project** are sold to various prospective **PURCHASERS**, the **VENDOR** shall transfer proportionate undivided share in the Project land to those respective **PURCHASERS** in such manner that as and when all units in the said **Project** are sold and sale deed for all units have been executed then the entire **Project Land** shall vest in the names of all the **PURCHASERS** jointly. The **PURCHASERS** herein shall be entitled to sell or transfer the said **Property** together with the undivided proportionate share in the Project land as the same is inseparable and forms an integral part of the said Property.
- (4) The **PURCHASERS** shall observe and abide by all the rules and regulations which the Project **Management Body** may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to

time for protection and maintenance and including discipline for use of the said building and the said **Property** therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The **PURCHASERS** shall also observe and perform all the stipulations and conditions laid down by the Project **Management Body** regarding the occupancy and use of the said **Property** in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings. The Purchaser is aware and has perused and studied the constitution of the said Project Management Body, rules and regulations thereof and the resolutions, decisions, etc. taken or adopted from time to time. The Purchaser has also gone through the executed copies or the draft copies of the Agreements that the Project Management Body may have entered into with various entities and all such agreements shall be binding upon the Purchaser. The Purchaser accepts and confirms the same and also shall not be entitled to dispute, challenge or object the same.

- (5) (A) It is hereby agreed by the **PURCHASERS** that as owners of said **Property** in pursuance of this deed it shall deposit with the Project **Management Body** necessary maintenance Deposit as decided by the Project **Management Body** / **VENDOR** from time to time. The **PURCHASERS** agree that subsequently it shall also pay such amount as may be decided by the said Project **Management Body** / **VENDOR** for running / recurring or routine maintenance charges. Such charges may be collected by the Project **Management Body** / **VENDOR** in advance in lump sum for a period of _____ months and the same shall be paid by the **PURCHASERS** without any dispute. It is hereby agreed by the **PURCHASERS** that the common monthly running maintenance charges shall be paid effectively from the date of receipt of Building Use Permission, irrespective of the date of booking or sale deed execution of the said **Property**. The **PURCHASERS** shall bear and pay any applicable service tax or GST on such maintenance charges or deposit payments. Maintenance deposit & running maintenance amount shall be utilized by the said Project **Management Body** / **VENDOR** towards common expenses, maintenance and other expenses incurred for the management and maintenance of common amenities and services of the said Project. The Project **Management Body** shall also be entitled to use/spend the corpus of the said maintenance deposit fund in case of necessity. The **PURCHASERS** shall also be required to pay additional amount in future as corpus fund or otherwise if the Project **Management Body** so decides to meet with such expenses. In case if the

PURCHASERS fails or refuses to make the necessary payments to the said Project **Management Body**, the said Project **Management Body** shall be entitled to cut off the common services agreed to be given to the **PURCHASERS** and thereafter the **PURCHASERS** shall not be entitled to demand such services from the said Project **Management Body** and the **PURCHASERS** shall also be bound to pay interest at the rate as prescribed by said Project **Management Body** per month in case of default or delay. The **PURCHASERS** shall not be entitled to use and demand any services and facilities from the Project **Management Body** if they have committed default in payment of maintenance charges.

(B) The PURCHASER, if directed by the **VENDOR** to do so, hereby undertakes to become a member of said Township Management Body either by purchasing necessary shares or in such manner that may be directed by the **VENDOR**. The Township Management Body shall enter into an Agreement with the Project Management Body on such terms as may be agreed between them and confirmed by the **VENDOR** for the Operations and Maintenance of the Township Infrastructure of Sky City Township. The PURCHASER hereby agrees to cooperate in the same and shall not raise any objection on any terms that may be agreed between the Township Management Body and the Project Management Body. The Purchaser hereby agree to abide by the rules and regulations of the Township Management Body as regards general administration, management, maintenance, repair, addition, omission, upgrade, allocation, distribution, management, use, occupation, enjoyment, maintenance, repair, reconstruction, renovation or replacement etc. of the common amenities, facilities, services, infrastructures and conveniences of the said Township Infrastructure. The PURCHASER agrees to pay Rs. ____/- as corpus deposit on the execution hereof and also annual advance recurring maintenance charges of Rs. ____/- for ____ years in advance. The Purchaser shall bear and pay any applicable service tax or GST on such maintenance charges or deposit payments. The said corpus deposit and the said annual advance maintenance charges shall be paid by the Purchaser in the name of the Township Management Body or any other entity as may be directed by the **VENDOR**. And it is hereby clarified that as per the conditions of grant of Township Permission, the Township Management Body and / or the administration and management of the Township Infrastructure thereof, will be handed over to the competent authority as per provisions of the Township Regulations.

(C) The Purchaser shall also pay such amount as may be decided by the said Township Management Body annually in advance for annual maintenance as well as any deficit in deposit. Maintenance deposit shall be utilized by the said Township Management Body / VENDOR towards maintenance, repair and up-keep of Township Infrastructure. The Township Management Body shall also be entitled to use/spend the corpus of the said fund in case of necessity. The Purchaser shall also be required to pay additional amount or deficit in future if the said Township Management Body decides to raise additional fund to meet with such expenses. The Purchaser shall be liable to pay penal interest at the rate decided by Township Management Body apart from any other penal actions and shall not be entitled to demand any services from the Township Management Body if it has committed default in payment of maintenance charges, maintenance deposits or any additional amount as mentioned herein or has defaulted in complying with the rules and regulations of the Township Management Body.

- (6) The **PURCHASERS** shall not use the said **Property** or permit the same to be used for any immoral or illegal purposes nor for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of the other units in the **Project** or to the owners or occupiers of the neighboring properties. The **PURCHASERS** agrees not to obstruct the common areas or passages of the said Project or Building or driveways of the Project or the ground floor margins of the said project or the side margins of the said project or the common foyer spaces by erecting any kind of temporary or permanent structure or by placing any kind of furniture or fixtures like cabinets, table, chairs or other such loose materials.
- (7) That the **PURCHASERS** shall not throw dirt, rubbish, garbage, trash or any other refuse or permit the same to be thrown out from its **Property** in the common passages, foyers, compound or any portion of the said Project. The **PURCHASERS** shall maintain the esthetics of the Project. The **PURCHASERS** shall carry out their work relating to installation of furniture and fit outs, maintenance and operations in a professional manner with the least inconvenience to the other occupiers of the project and without causing any damage to the common areas of the building. The **PURCHASERS** shall not store in the Property any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the unit is situated or storing of which 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 staircases, common passages or any other structure of the building in which the Property is situated, including entrances of the building in which the Property is situated and in case any damage is caused to the said building or the Property on account of negligence or default of the PURCHASER in this behalf, the PURCHASERS shall be liable for the cost and consequences of the breach. The **PURCHASERS** shall abide by the rules and regulations as may be formed for the entire Project with regards to carrying out the interior work inside the said property and shall also pay any deposit or charges as may be levied in this regards. If the **PURCHASERS** or its employees, agents, visitors, etc. are found throwing dirt, rubbish, garbage, pan-masala, etc. in any part of the Scheme then the **PURCHASERS** shall be liable to clear such dirt, rubbish, etc at its cost and in addition the **VENDOR/ Project Management Body** shall also be entitled to impose fine on the **PURCHASERS** or its employees, visitors, etc..

- (8) The **PURCHASERS** shall not use the said **Property** for non-residential purposes. The **VENDOR/ Project Management Body** shall also be entitled to immediately stop the non-residential use even if such use has begun.
- (9) That the **PURCHASERS** shall not use the said **Property** as consulting room of medical professional, doctor's clinic, classes, maternity home, professional office restaurants, laboratory, video game parlor, beauty parlor, cyber café, office of trade union or political party or to put any hoarding, neon-sign lights, advertisement or tower on any part of the said property, terrace or open land or for any other commercial purpose which may be objectionable to the said **VENDOR/ Project Management Body** and other occupiers in the said Project.
- (10) That the **PURCHASERS** shall maintain at its own costs the **Property** purchased by the **PURCHASERS** in the same good condition, state and order in which it will be delivered to the **PURCHASERS** and shall abide by all bye laws, rules and regulations of the government, the Ahmedabad Urban Development Authority, Ahmedabad Municipal Corporation, UGVCL and Torrent Power Limited and any other authorities, local bodies, and the **Management Body** and shall attend to answer and be responsible for all actions and violations of any of the conditions or rules or bye laws and shall observe and perform all the terms and conditions contained in this Sale Deed.

- (11) The **PURCHASERS** or their employees, agents, etc. shall not demolish or do any additions / alterations / modifications of any nature in the said Property or any part thereof which may be against the rules, regulations or bye-laws or which are likely to cause damage, hazard or structural deterioration to the said Property or the neighbouring premises or the Building and shall keep the portion, sewers, drains and pipes in the said **Property** and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said **Property** is situated. No modifications or changes shall be allowed in the elevation / façade of the project building or the colour scheme for all times to come. The **PURCHASERS** shall not carry out any alterations in the structure for all times to come and shall not even seek for such permission from the Management Body. The **PURCHASER** may carry out internal civil work (non-structural) with prior written consent of **VENDOR/ Management Body** and after obtaining prior written opinion of Structural Engineer of repute and also after obtaining prior permission of Ahmedabad Municipal Corporation / Ahmedabad Urban Development Authority (AUDA) and /or any other authorities however the **PURCHASER** shall never chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC Partis or other structural members in the said Property or Building for all times to come. The **PURCHASER** is hereby made aware that as per the general development control regulations (GDCR) notified by Govt. of Gujarat under Gujarat Town Planning and Urban Development Act, 1976, it shall be the responsibility of the Owners/**PURCHASER** of a building to ensure that the building is kept in good repair, such that its structure stability is not compromised in any manner. It will be the responsibility of the owners / **PURCHASERS** of the project to obtain a Periodic Inspection and Maintenance Certificate from a Structural Engineer. The **PURCHASERS** hereby confirm to abide with the statutory requirements in this regards.
- (12) The **PURCHASERS** shall not alter/change the size and shape of the door, windows, shutters etc and shall not make any hole or new window to fix air conditioner or coolers and shall not damage the partition walls, common walls, flooring, ceiling etc of the said Block/**Unit**. The **PURCHASERS** shall install the air conditioners / coolers at designated places only and in a manner in which the aesthetics of the Project are not compromised.
- (13) That the **PURCHASERS** shall not put any Name Plates without the prior written permission of the **VENDOR / Management Body**. The **VENDOR/**

Management Body will provide necessary dimensions and sizes for the Name Plates to be displayed at the entrance of the Units. The **PURCHASERS** shall be allowed to put its Name Plates on the entrance wall/door of their Unit and shall also follow the instructions of the **VENDOR/ Management Body** regarding dimension and size of the Name Plates. The **PURCHASER** shall never put or install any hoarding, or vinyl or signage or any drape inside the said property which is visible from outside the building in any manner and the **PURCHASER** shall not put or install anything on the façade of the building. Only the **VENDOR / Management Body** are authorized to put up the **PURCHASER's** name along with all other members / occupiers of the Project at a designated place on the ground floor foyer of the building.

- (14) That the **PURCHASERS** shall keep insured its **Property** against loss or damage by fire, flood, earthquake, storm, tempest, aircraft collision, riot, sabotage etc in the full value and the **PURCHASERS** with suitable insurance company or with such insurance company as the management shall determine and whenever required, produce to the **Management Body** or the **VENDOR**, the policy or policies of such insurance and receipt for the premiums for the same and in the event of the **Property** being damaged or destroyed by fire or otherwise as soon as reasonably practicable, to use the insurance money in repair, reinstatement of the **Property**. That the Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance of the Project and other units, or whereby any increased premium shall become payable in respect of the insurance.
- (15) That as per the rules of the local authority and norms of the Fire Department, a Fire Fighting System has been installed in the Project Building and necessary certificate / license has been taken from the designated authority. The **PURCHASERS** hereby confirm that the responsibility to abide by the terms and conditions of the said certificate / license and for the maintenance, repair and proper up - keep of the said system shall be that of the members/owners residing in the said Project and any loss, damage, injury, accident, death caused by a fire breakout or due to functioning/ non functioning or malfunctioning of the fire fighting system, shall be the sole responsibility of the **PURCHASERS** and no demand/action/claims whatsoever in respect of the same shall be made against the **VENDOR** or the Project **Management Body**. The **PURCHASER** is hereby made aware that as per the general development control regulations (GDCR) notified by Govt. of Gujarat under Gujarat Town Planning and Urban

Development Act, 1976, it shall be the responsibility of the Owners/**PURCHASER** of a Project / building to ensure that the fire prevention and safety provisions in a Project / building are kept in good working conditions at all times and to follow the Maintenance Protocol in this regards. It will be the responsibility of the owners / **PURCHASERS** of the project to obtain a Periodic Inspection and Maintenance Certificate from the Fire Protection Consultant. Also it shall be the responsibility of the Owners / **PURCHASERS** to take renewals of Fire System licenses at their own cost from the competent authority from time to time. The **PURCHASERS** hereby confirm to abide with the statutory requirements in this regards.

- (16) (A) That the **PURCHASERS** hereby are aware and unequivocally agree, consent and confirm that that the rights to use the terrace space on the top of the Project building is a restricted / limited facility and its use shall always be regulated by the Project **Management Body**. The **PURCHASERS** herein shall not have any right, title or interest in the said terraces of the building. If any terrace spaces are appurtenant to a particular unit then the same shall be for the exclusive use of the occupier of such respective unit. The **PURCHASERS** herein agree that he shall not claim any right or interest in such terrace areas.
- (B) The **VENDOR** shall not have any claim over common terrace rights after BU permission has been obtained and all units in the Project are sold and conveyed. Such rights, if any, will be enclosed by the Society/Project Management Body of the Purchasers of the Project.
- (C) The terrace area which is appurtenant to a particular unit shall always be kept open to sky. Any kind of permanent or temporary shade / structure covering the terrace space shall not be permitted. The unit Purchaser shall not be allowed to cover the said terrace space in any manner. The **Purchaser** shall never carry out any kind of construction of any slabs or walls or any kind of civil work in the said adjoining terrace space.
- (17) The **PURCHASERS** hereby irrevocably agree that the **VENDOR** alone shall have the absolute rights to undertake and carry out all future advertisement, publicity and communications related work through their advertising agency for publicity/ advertisement in the said Project. The **PURCHASERS** further agree that **VENDORS** and their agents shall be entitled to install hoardings, LCD Screens, Video walls or any other audio-video modes of advertisement/publicity in the said Project. That the **VENDOR** shall be entitled to use any/all portion of the outer Wall i.e. outer Surface of the premises or of the entire building or on

terraces for placing/ affixing/ printing any advertisement/ signs/ decorative neon lights etc even after this Sale Deed. The VENDOR shall also be authorized to operate a marketing office and carry out other allied activities from the said Project premises till the time all the units in the Project are sold off. The Purchaser shall not raise any objection in this regards.

- (18) (A) That the **PURCHASERS** shall permit the **VENDOR/Project Management Body / Township Management Body**, its employee, engineers, surveyors and agents with or without workmen and others at all reasonable times after giving at least 24 hour's notice (except in case of emergency) to enter in to and upon his/her/their property and any part thereof to view and examine the state and condition thereof or for the purpose of repairing of the building and for repairing cables, water lines and covers, gutters, wires, walls, structures and other conveniences belonging thereto or services used in the said building and also for the purpose of laying down, maintaining, repairing, testing, drainage, gas and water pipes and electric wires and for similar purposes and also for the purposes of cutting of the supply of water to the Property or any other property in the building in respect whereof the occupiers of such other Property as the case may be shall have committed default in paying its share of maintenance charges, Common charges, taxes, electricity charges and the other outgoings and breach of rules and resolutions of the **Management Body / Township Management Body**. The Purchaser shall without delay, at his cost and expenses carry out any want or defects pointed out to Purchaser during such inspection.

(B) It is specifically agreed by the Purchasers that the VENDOR / Township Management Body has the "Rights in perpetuity on Project Land" to construct, lay, inspect, maintain, operate, repair, or replace or substitute any part of Township Infrastructure and the VENDOR / Township Management Body as well as its representatives shall have free right of access in the Project Land for all times to come, even after the possession of all the units has been handed over in the Project.

- (19) The **PURCHASERS** are aware that sometimes the leakage of water from the toilets, bathrooms and wet areas may happen in **Units** as well as from the neighboring and upper **Units**. Leaked water/moisture may appear on the walls of said **Unit** and that may deteriorate the paint and plaster on the walls. **PURCHASERS** are aware that water being a substance in liquid state is likely to escape, resulting into its leakage. Even if all safety measures are taken to seal the

joints of pipes, sometimes it cannot be avoided. Leakage may be due to various reasons not connected with construction and cannot be construed to be defects as mentioned in this deed. **PURCHASERS** agree that the **VENDOR** shall not be liable for any damage in the **Unit** due to leakage of water and its various other side effects. However, the **PURCHASERS** hereby undertakes to get repaired the toilets and wet areas at its own cost/expense in case the occupiers of lower or adjoining **Units** complain of any water leakage in their units.

- (20) The Lift facility in this building shall be used as per rules of the Project **Management Body** which is formed for the management of said building. It is to be economically used. The **PURCHASERS** as well as their employees or heirs shall not misuse the said lift and will take care and co-operate about it. The lift is of a standard quality and necessary permissions / Licenses are taken for its usage. The **PURCHASERS** hereby confirm that the responsibility to abide by the terms and conditions of the said permission / license and for the maintenance, repair and proper up – keep of the said lifts shall be that of the members/owners residing in the Project. Lift is a machine and is not manufactured by the **VENDOR**. Therefore during the use of the lift and even as a result of any malfunction or negligence or otherwise, if anyone is injured or any damage occurs then the **VENDOR** shall not become responsible for it and the **PURCHASERS** family members, guests, visitors or their employees, heirs etc shall not demand/shall not be entitled to demand such damages/compensation from the **VENDOR** and **PURCHASER** hereby gives assurance and consent in it. The **PURCHASER** is hereby made aware that as per the general development control regulations (GDCR) notified by Govt. of Gujarat under Gujarat Town Planning and Urban Development Act, 1976, it shall be the responsibility of the Owners/**PURCHASER** of a building to ensure that the lifts are kept in good repair, such that its use is safe. It will be the responsibility of the owners / **PURCHASERS** of the project to follow the Maintenance Protocol as mentioned in the said regulations. Also it shall be the responsibility of the Owners / **PURCHASERS** to take renewals of Lift licenses at their own cost from the competent authority. The **PURCHASERS** confirm to abide with the statutory requirement in this regards.
- (21) The **PURCHASERS** and their family members, staff, visitors, etc. shall not spoil or damage any part of the common property or amenity of the said Project or the said Township. The **VENDOR/ Management Body** shall be entitled to impose

fine on any person spoiling or damaging the common property or rendering it unfit for public use and also recover the cost of repairs from the **PURCHASERS**.

(22) The **VENDOR** has provided vehicle parking spaces in the Project as per the provisions of the prevalent General Development Control Regulations. The **PURCHASERS** hereby are aware and unequivocally agree, consent and confirm that the **PURCHASERS** and their family members shall park their vehicles only in their allotted/ designated parking area and they shall not be entitled to park in visitor parking area or allotted parking area of any other member of the Project. All parking areas in the Project (in hollow plinth, margins or basement) are on allotment basis and allotment rights are solely with the **Project Management Body** which shall be regulated by the **Project Management Body** in consultation with the **VENDOR**. The Project Management Body shall make the most efficient use of the provided parking area so as to maximize the number of parking slots available for parking of cars. The allotment of car parking spaces may be provided either "back to back" (dependent car parking) or "up and down" in case of mechanical parking system. Some allotted parking slots might be covered while some might be in open to sky. The allotted parking slots may be on the ground floor or in the hollow plinth or in any of the basements. The **PURCHASER** is aware that the parking slots may be allotted in any combination as mentioned above and such allotment shall be binding to the Purchaser and he shall not raise any objection in this regards. The **PURCHASERS** hereby declare that they have not paid any amount to the **VENDOR** towards the use of parking spaces or for the allotment of parking slots. The **VENDOR/ Management Body** shall be entitled to take strict action against the **PURCHASER**, including imposition of fine, if they don't follow the parking rules. The **PURCHASERS** are aware that for purpose of better safety and security of premises and convenience to owners/end users, the entry/movement of heavy vehicles shall not be permitted inside the Project. The **PURCHASERS** hereby agree to abide by the parking allotment arrangements made by the **Project Management Body / VENDOR** and not to raise any dispute with regards to the same in the future.

(23) A) "**RIVIERA SPRINGS**" project has been developed in one of the sectors / portions of **SKY CITY** Township. The said Township may include bungalows, row houses, villas, hotel, club, Business Park, shops, apartments, flats, offices, Township Infrastructure, etc. ("Diverse Development"). The Purchaser has understood and has specifically agreed and accepted that the entire Township proposed and projected on the Township Land comprises of different Diverse

Development projects, distinct, separate and independent of each other with common Township Infrastructure. Each such Project in Township is distinct, separate and independent with its own common amenities, with separate, independent units or premises to be owned, possessed, held, used and occupied by the allottees/Purchasers thereof. The Project herein is one of such projects and said Property herein is one of the units thereof. The PURCHASER hereby covenants that it shall not raise any objections against inclusions/exclusions of any sub-project or any type of construction being made in the **SKY CITY** Township and the **VENDOR** shall be entitled to make any type of legally permissible construction / development in the said township land. The PURCHASER hereby covenants that the **VENDOR** shall be entitled to develop the said **RIVIERA SPRINGS** project as well as the other areas/projects in the said Township and to undertake construction activities without any hindrance, objection or requisition from the PURCHASER notwithstanding any perceived or actual nuisance or inconvenience that may be caused owing to the construction work. The PURCHASER hereby covenants with the **VENDOR** that the rights and entitlements of the PURCHASER are limited only to the said Property in RIVIERA SPRINGS project. The PURCHASER has no rights or entitlements in the balance portion of the said TOWNSHIP LAND or in any of the Projects that are developed or may be developed therein. Further, the PURCHASER covenants with the **VENDOR** that the development rights of the said TOWNSHIP LAND shall at all times remain with the **VENDOR** only and the **VENDOR** (including its assignees if any) shall be entitled to undertake construction and develop the same in the manner it desires and the PURCHASER shall never raise any objection and shall extend all the co-operation to the **VENDOR** for the same.

B) It is specifically agreed and accepted by the PURCHASER, and is the essence of this Agreement that the **VENDOR** has un-restricted, un-fettered and un-hindered development rights in respect of the township land, to use, exploit, develop, construct, etc. different projects and infrastructure as **VENDOR** may decide and as may be permissible under the applicable building rules, special or general. The over-all control and management of the said Township, implementation thereof, power to sell the units and other premises in different other projects in / of Township, of all and every other related matters, in general shall be that of the **VENDOR**. The decision of the **VENDOR** in all matters shall be final and binding upon the Purchaser herein and all other allottees/Purchasers in the Project and said Township.

C) The PURCHASER hereby acknowledges and unequivocally agrees that the **VENDOR** has the rights to undertake any kind of legally permissible development /construction in the TOWNSHIP Land which is abutting / adjoining the project land. The adjoining land / Sector may consist of bungalows, row houses, villas, hotels, clubs, Business Park, shops, high rise apartments / flats, commercial complex, etc. The PURCHASER hereby covenants to accept and gives his/her/its express and irrevocable consent for any type of legally permissible construction being made in the said adjoining sector of Township land.

D) The **VENDOR** have un-restricted, un-hindered, un-qualified, un-limited and unfettered right to add to, join, connect or attach with, and enlarge / extend / expand / make bigger ("enlarged Township") the Township, or to reduce, remove or abandon any part from / of the Township, by adding or removing any piece or parcel of land / lands to Township. The **VENDOR** have un-restricted, un-hindered, un-qualified, un-limited and unfettered rights to undertake any kind of legally permissible development activities in such newly added land parcels of enlarged Township. Township Infrastructure may also undergo change / revision. The members of projects in such newly added land parcels shall not be required to pay any amount by way of any additional contribution or compensation towards the use of Township Infrastructure. PURCHASER hereby gives consent for the same, and also shall not raise any objection in respect of aforesaid.

E) The **VENDOR** will be entitled to make such additions, alterations, modifications, changes, etc. in the Township from time to time as it may deem fit. The PURCHASER shall not raise any dispute, claim, objection, challenge, reservation, restriction, nuisance or annoyance for such change and sanction and implementation thereof. If raised, the same shall be null and void. The Purchaser hereby gives specific consent for the same and such consent is irrevocable and forms basis of this Agreement.

F) The right and interest of the PURCHASER shall always be limited and restricted to use, occupy, possess and enjoy the Unit as it is being transferred by the **VENDOR** herein. The **VENDOR** shall be entitled to all present or future balance rights, interests, benefits, advantages, privileges, etc. of every nature, description and form whatsoever for use, exploit, develop, construct, etc. as may be permissible under the applicable building regulations and/or the plans, specifications, design, nature of development, etc., specially or generally, as may be prepared, revised and sanctioned from time to time. That if in future there is

any additional FSI available from the competent/appropriate authority for construction or if there is any surplus FSI, then the **VENDOR** shall be considered its absolute owner. The **PURCHASERS** hereby give their irrevocable consent that in future if any additional FSI is available to the **VENDOR** then the **VENDOR** shall be entitled to utilize the additional FSI by way of transfer the said additional FSI rights to any other entity or use them in any other plot of land and the **PURCHASERS or Project Management Body** shall not raise any objection in this regards. The **PURCHASERS or Project Management Body** shall have no claim or right over such additional or surplus FSI rights. Except the right, title and interest of the Purchaser in relation to the said Property and those specifically allowed for occupation and enjoyment to the Purchaser and right to use the common amenities, facilities and services to the extent planned, designed and reserved for common use of all Purchasers of the said Project and is transferred herein, all other constructed/covered or un-covered open spaces/areas/portions, open margin lands, infrastructure, developments, amenities, facilities and services shall belong to the **VENDOR**. This sale deed is without any adverse effect or impact on and without prejudice to sole and absolute ownership, possession, power and control of **VENDOR** of the Township Project and, its unrestricted, unlimited, un-fettered and un-hindered rights interests, benefits, advantages and privileges of the **VENDOR** in respect thereof other than the said Property. However, any major changes in the approved plans of project "RIVIERA SPRINGS" shall be done by the **VENDOR** only after taking a consent of 2/3rd of the **PURCHASERS** of the said Project.

G) The right and interest of Purchaser is limited and restricted to the Said Property and Floor Space Index (FSI) corresponding to construction of such said Unit. All and every balance FSI, additional FSI, floating FSI, transferable FSI or any purchasable FSI as per or under the Township Regulations, TDR available under the Slum Redevelopment Policy, Regulatory Provisions or generally available in relation to Township Land or Project Land, shall belong to the **VENDOR** and may be used by the **VENDOR** in the development in Township or any other place as it may deem fit. The Purchaser shall not be entitled to ask for any more FSI or carry out any more additional or further construction and shall not make any alterations or changes in construction or design thereof amounting to use of more FSI or otherwise and if done then the same shall be treated as illegal construction and shall be subject to demolition. However, notwithstanding to the above, post the completion of said project and conveyance of all the units in the said Project, the **VENDOR** shall not hold any

claim or interest in the future FSI that may additionally be available on the said Project Land.

H) The **VENDOR** shall have the absolute right to make additional construction on the said Township Land and to construct additional units/structures in any of the sub projects in order to utilize any residual, unutilized, balance, or additional F.S.I. / TDR as per the plan approved by appropriate authority and the Purchaser as well as its transferees shall not be entitled to object to it or to create any obstruction for whatsoever reason including claiming any easement rights. The Purchaser shall assist and extend all the co-operation to the Vendor in respect of the above, which includes signing and executing necessary application, affidavits, consents, etc. if required for obtaining approval in respect of the above.

(24) The **PURCHASERS** hereby acknowledges that even after the Project **Management Body** has been formed with respect to the said Project, the **VENDOR** shall be entitled to sell or in any other manner transfer the un-sold units(s) in the said **Project** to any prospective **PURCHASER** on such terms and conditions as it may deem fit and such **PURCHASER**/transferee of un-sold units shall be entitled to become member of the Project **Management Body** and use all common areas and facilities in the **Project** at par with other unit **PURCHASERS**/occupiers. It is expressly agreed between the Parties and the **PURCHASER** hereby agrees and confirms that the **VENDOR** shall not be liable to pay maintenance and all other charges of any nature whatsoever for the unsold units in the said Project.

(25) That if the **PURCHASERS** are found to have committed breach of any of the conditions then the **VENDOR** and/or **Management Body** shall be entitled to specifically enforce the terms and conditions of this Sale Deed and/or agreement for sale.

(26) A) The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit of Said Property until all the dues payable by the Purchaser to Project Management Body and Township Management Body are fully paid up and permission is granted by the Project Management Body. The conditions that may be imposed for grant of permission shall be binding upon the Purchaser.

B) After obtaining previous written permission of the Project **Management Body** /**VENDOR** / **Township Management Body** the **PURCHASERS** shall be entitled

to transfer/sell, convey, rent, mortgage, charge or in any way encumber or deal with or dispose of said **Property** or to assign, underlet or part with its interest under or benefit of this sale or any part thereof in the said **Property** and such approval shall not be normally denied unless the **PURCHASERS**/occupiers have committed breach or default in compliance of the terms and conditions of this sale deed or any other agreements entered into with of the Project **Management Body** or its rules, resolution etc as the case may be and if the activities of the transferor or transferee are not suitable to the Building/ **Project Management Body**. The **PURCHASERS** shall take prior written permission from the **VENDOR/ Project Management Body** before giving the said Property or any part thereof on Rent, Lease or Leave and License basis and it shall be the responsibility of the **PURCHASERS** to inform the concerned Police Station about the renting of the Property as per prevailing laws. Any such transfer or assignment inter- vivos or by operation of law or any disposal in any manner whatsoever by the Purchaser or by way of transmission on account of inheritance or succession, shall take effect along with the share and membership of the Project Management Body and as per rules, regulations, resolutions, decisions and policies of the Project Management Body and Township Management Body in force from time to time.

- (27) That the **PURCHASER** and the persons to whom the said **Property** shall be subsequently transferred, assigned or given possession of with the permission of the Project **Management Body** of the said **Project** shall from time to time sign all applications, papers and documents and do all acts, deeds, matters and things as the said Project **Management Body** may require for safeguarding the interest of the said **Property** and its occupiers.
- (28) That the **PURCHASER** and persons to whom the said **Property** shall be subsequently transferred, assigned, leased or given possession of shall observe, obey and perform the rules, regulations and resolutions, which may have been made from time to time by Project **Management Body / Township Management Body** including discipline for use of the Said property; for the protection, maintenance, use and transfer of the said **Property** and other space and premises therein and/or in the compound. They will also abide by the building rules, regulations and bye-laws for the time being of the Ahmedabad Urban Development Authority, Ahmedabad Municipal Corporation and other authorities of the government. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Project Management Body /

Township Management Body regarding the occupancy and use of the said Property and shall pay and contribute regularly and punctually towards the taxes, expenses, maintenance charges or other out-goings in accordance with the terms of these presents.

- (29) That if the **PURCHASERS** or its family members, guests or any person claiming under the **PURCHASERS** have damaged or caused to have damaged any of the common properties/amenities/facilities of the said project or the **PURCHASERS** are found to have committed breach of any of the conditions without prejudice to the right of expulsion of the **PURCHASERS** from the occupation and membership of the said Project Management Body and forfeiture of its price and share, the said **VENDOR/ Project Management Body** shall have absolute right to compel the **PURCHASERS** to rectify the damages at its own cost and in default, shall have a right to cause it to be done through its agents and employees at the cost of **PURCHASERS** and transfer it in any manner they like for making good the losses, expenses etc suffered by Project Management Body.
- (30) All the terms, conditions, stipulations and provisions of this sale deed have been agreed and understood by the **PURCHASERS** and the same shall be binding upon the heirs, assigns, transferee of the **PURCHASERS** and all other subsequent transferees and future owners and occupiers or tenants of the said Property.
- (31) The said Scheme shall always be known as “**RIVIERA SPRINGS**”. This name shall not be normally changed under any circumstances by the **PURCHASERS** and other **Unit** holders.
- (32) THAT the **VENDOR M/s. SAFAL GOYAL REALTY LLP**, has authorized and appointed **Mr. _____**, as the Authorized Signatory of the said **VENDOR**, to sign and execute and register the Sale Deed on behalf of the said **VENDOR**.
- (33) The said **Property** is situated outside the area covered by the Gujarat Prohibition of Transfer of Immovable **Property** and Provisions for Protection of Tenants from Eviction from premises in disturbed area Act, 1991 and therefore, no prior permission of the Collector of Ahmedabad for the transfer of the said **Property** is required to be obtained for this Sale Deed.

(34) A) The Purchase Consideration of the said Property is one compact and composite consideration – price. The Purchaser shall not be entitled for any break-up or running or final bill or estimate of land contribution, construction contribution, common development or any other separate detailed particulars of the Purchase Consideration. However, the Vendor for relevant purposes of accounting or other requirements may split the same into different components for different account purpose as it may deem fit.

B) The Purchase Consideration and/or transaction covered by these presents may at present or in future become liable to tax, cess, duty, etc. under any direct or indirect tax laws or similar other laws, by reason of any law or on account of by judicial pronouncement or any amendment to the Constitution or enactment or amendment of any other law, Central or State, or otherwise for any inputs of materials or equipments used or supplied in execution of or in connection with this transaction, the same shall be payable by the Purchaser on demand from the Vendor at any time, over and above the Purchase Consideration agreed herein.

C) The said Purchase Consideration excludes any taxes, levies, cesses, imposts or such charge, cost or outlays by whatever name called, charged, levied, imposed, and payable in respect of the said Property or howsoever arising from the transaction contemplated herein to any Government Authority, any and all taxes from time to time that is service tax, value added tax (VAT), GST or any tax, levy or imposts etc. arising from sale or transfer of the said Property or the transaction contemplated herein. They all shall be borne and paid by the **PURCHASERS** (over and above the Purchase Consideration) as may be demanded by the **VENDOR** / Project Management Body from time to time.

D) The **PURCHASER** shall not be eligible for any additional / further credit on account of input GST credit if availed by the **VENDOR** in the said Project. The **PURCHASER** has agreed on the same and shall not raise any demand or dispute in future.

35) THAT the expenses for Stamp Duty, Additional Stamp Duty, (if any) Registration fees, miscellaneous expenses, Lawyer's fees etc in respect of this sale deed shall be borne by the **PURCHASERS** alone. That the proportionate amount of Stamp duty and registration charges in respect of conveyance of common areas shall be borne by the **PURCHASERS**.

- (36) The **PURCHASERS** will also be responsible to pay additional stamp duty, registration fees, penalty, fine etc if asked for by stamp duty valuation authority under the Stamp Act as well as under the Registration Act.
- (37) 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.

The schedule above referred to are mentioned hereunder: -

SCHEDULE- I

PART-A

(Description of Township Land)

All that piece or parcel of said Non-Agricultural Land bearing (a) Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs. (including Pot-Kharaba land admeasuring 910 sq. mtrs.), (b) Block no. 251 admeasuring 9611 sq. mtrs., (c) Block no. 305 admeasuring 11,129 sq. mtrs. and (d) Block no. 306 admeasuring 10,016 sq. mtrs totally admeasuring about 4,21,683 sq. mtrs. now given Final Plot no. 21 admeasuring about 4,18,887 sq. mtrs. (As per Town Planning Office (TPO) opinion dated: 28-12-2017 the Final plot area is fixed at 4,16,627 sq. meters) of Draft Town Planning Scheme no. 1 (Shela) situate lying and being at Moje Shela, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand.

SCHEDULE- I

PART-B

(Description of Project Land)

All that piece or parcel of non-agricultural land admeasuring **12,900 sq. mtrs** (being part of Township Land as described in Part A above) of Moje Shela, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand. The said Project land is delineated by red colour line on the plan annexed herewith as **Annexure - C** and is bounded as follows:

Towards its North	:	Township Land (Future Project)
Towards its East	:	Township Road
Towards its West	:	OP No. 22
Towards its South	:	Project Floris

SCHEDULE-II

(Description of said Property hereby sold)

All that **Property** of **Unit** bearing No._____ situated on the _____ **Floor** of **Block** _____ in **RIVIERA SPRINGS** project situated at Skycity Township, Club O-7 Road, Shella Village, Ahmedabad, along with the undivided proportionate share of Project land as described in SCHEDULE III below. The detail of the carpet area (As per the said Act) and other appurtenant areas of the said Property meant for exclusive use of the **PURCHASER** are as follows:

Unit No	Carpet Area Sq mtr	Balcony Area Sq mtr	Wash area Sq mtr	Terrace Area Sq mtr

The said Unit is bounded as under:

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

SCHEDULE - III

(Description of undivided proportionate share in the area of Project Land hereby transferred to the PURCHASER)

All that piece or parcel of undivided proportionate share of land admeasuring _____ sq. mtrs., forming a part of the Project Land described above in Part B of Schedule - I, being a part of Non Agricultural Lands bearing (a) Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs. (including Pot-Kharaba land admeasuring 910 sq. mtrs.), (b) Block no. 251 admeasuring 9611 sq. mtrs., (c) Block no. 305 admeasuring 11,129 sq. mtrs. and (d) Block no. 306 admeasuring 10,016 sq. mtrs totally admeasuring about 4,21,683 sq. mtrs. now given Final Plot no. 21 admeasuring about 4,18,887 sq. mtrs. (As per Town Planning Office (TPO) opinion dated: 28-12-2017 the Final plot area is fixed at 4,16,627 sq. meters) of Draft Town Planning Scheme no. 1 (Shela) situate lying and being at Moje Shela, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand.

SCHEDULE - IV

(Description of common areas and facilities of said Project)

- Cricket Pitch
- Gymnasium
- Mini Home Theatre
- Swimming Pool
- Children Play Area
- Outdoor Gym
- Indoor Games
- Multipurpose Hall
- Landscape Garden with Sit Outs

IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands hereunder on this ____th day of _____, 20__ at Ahmedabad.

FIRST PARTY / VENDOR

“M/S SAFAL GOYAL REALTY LLP” a Limited Liability Partnership Firm, through its Authorized Signatory, Mr. _____, who has signed hereunder

(VENDOR)

WITNESSES:-

[1]_____

[2]_____

ANNEXURES

Annexure - A

(Copy of Real Estate Regulatory Authority Registration Certificate)

Annexure - B

(Payment Details)

Annexure - C
(Plan of Project Land)

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