

DEED OF CONVEYANCE
OF
Unit No «Unit_No», Pratham Riviera,
BIL, VADODARA
Sale Consideration: Rs.: «Consideration_for_the_ATS__SD_Rs»/-

THIS DEED OF CONVEYANCE IS EXECUTED THIS ____ DAY OF
_____201..., AT VADODARA,

BETWEEN

PURCHASER/S:

1. «Name_of_the_legal_owner_1» aged: adult, occupation:«Occupation_of_client», residing at: «Client_Address». PAN No. «PAN_NoOwner1» and,
2. «Name_of_the_legal_owner_2» aged: adult, occupation: «occupation_details_of_2nd_holders», residing at: «Client_Address2». PAN No. «PAN_NoOwner2».
3. «Name_of_the_legal_owner_3» aged: adult, occupation: «occupation_details_of_3rd_holders», residing at: «Client_Address3». PAN No. «PAN_NoOwner3»
4. «Name_of_the_legal_owner_4» aged: adult, occupation: «occupation_details_of_4th_holders», residing at: «Client_Address4». PAN No. «PAN_NoOwner4»
5. «Name_of_the_legal_owner_5» aged: adult, occupation: «occupation_details_of_5th_holders», residing at: «Client_Address5». PAN No. «PAN_NoOwner5»
6. «Name_of_the_legal_owner_6» aged: adult, occupation: «occupation_details_of_6th_holders», residing at: «Client_Address6». PAN No. «PAN_NoOwner6»
7. «Name_of_the_legal_owner_7» aged: adult, occupation: «occupation_details_of_7th_holders», residing at: «Client_Address7». PAN No. «PAN_NoOwner7»

(Hereinafter in this agreement, referred to as the "**PURCHASER/S**" or "**PARTY OF THE FIRST PART**", which expression shall, unless it be repugnant to the context and meaning thereof, be deemed to mean and include his/her/their heirs, executors, assigns, administrators, legal representatives etc; of the PURCHASER/S).

AND

LAND OWNER/S:

- (1) **Jayant Shantilal Sanghvi** (Owner of land bearing Old R. S. No. 790, 791, 797, 807, 808 having New Block No. 571/A, 571/B, 574 & 580 of Mouje Village Bil, District Sub district Vadodara) in his individual capacity and as Partner of M/s. PRATHAM DEVELOPERS, PAN . ANRPS3651F.

(2) M/s. Pratham Developers, A Partnership Firm (Owner of land bearing Old R. S. No. 783 & 782 having New Block No. 567 Paiki and 568 Paiki of Mouje Village Bil, District Sub district Vadodara), registered under the Partnership Act, 1932, having its office at: 'PRATHAM", ISKCON Temple Road, Gotri, VADODARA, PAN. AAHFP2699D through its managing Partner and power of attorney holder – SHRI JAYANT SHANTILAL SANGHVI

(hereinafter in this agreement, referred to as the "LANDOWNERS" &/OR "PARTY OF THE SECOND PART" &/OR "DEVELOPERS", which expression shall, wherever the context permits, be deemed to mean and include, the partners of the firm as also their respective heirs, executors, assigns, legal representatives, and administrators of the PARTY OF THE SECOND PART.)

WHEREAS,

- A. M/s. Pratham Developers purchased 1318 smt of Non – Agricultural lands being part of Old R.S. No.783 having New Block No. 567 Paiki of village Bil, in Registration District and Sub-District, Vadodara, through registered Sale Deed on 12.05.2011, the Said Sale Deed is duly registered with the office of sub registrar of assurance, Vadodara via Sr. No. 5181.
- B. M/s. Pratham Developers purchased 3186 smt of Non – Agricultural lands being part of Old R.S. No. 782 having New Block No. 568 Paiki of village Bil, in Registration District and Sub-District, Vadodara, through registered Sale Deed on 12.05.2011, the Said Sale Deed is duly registered with the office of sub registrar of assurance, Vadodara via Sr. No. 5183.
- C. Jayant Shantilal Sanghvi, authorized partner of M/s Pratham Developers, purchased 8966 smt of agricultural lands being part of Old R. S. No. 790, 791 having New Block No. 571/A & 571/B of village Bil, in Registration District and Sub-District, Vadodara, through registered Sale Deed on 30.09.06, the Said Sale Deed is duly registered with the office of sub registrar of assurance, Vadodara via Sr. No. 8020 & then the agricultural lands being part of Old R. S. No. 790, 791 having New Block No. 571/A & 571/B of village Bil, in Registration District and Sub-District, Vadodara was converted in to the Non – Agricultural lands.
- D. Jayant Shantilal Sanghvi, authorized partner of M/s Pratham Developers, purchased 6272 smt agricultural lands being part of Old R. S. No. 807, 808 having New Block No. 580 of village Bil, in Registration District and Sub-District, Vadodara, through registered Sale Deed on 04.10.06, the Said Sale Deed is duly registered with the office of sub registrar of

assurance, Vadodara via Sr. No. 8074 & then the agricultural lands being part of Old R. S. No. 807, 808 having New Block No. 580 of village Bil, in Registration District and Sub-District, Vadodara was converted in to the Non – Agricultural land.

- E. Jayant Shantilal Sanghvi, authorized partner of M/s Pratham Developers, purchased 5969 smt agricultural lands being part of Old R. S. No. 797 having New Block No. 574 of village Bil, in Registration District and Sub-District, Vadodara, through registered Sale Deed on 04.10.06, the Said Sale Deed is duly registered with the office of sub registrar of assurance, Vadodara via 8080 & then the agricultural lands being part of Old R. S. No. 797 having New Block No. 574 of village Bil, in Registration District and Sub-District, Vadodara was converted in to the Non – Agricultural land.

Jayant Shantilal Sanghvi decided to carry out development of the project under Partnership Firm Ms. Pratham Developers and have accordingly introduced their respective shares in the above said lands to the said Partnership Firm.

- F. So Land owners are the sole and absolute owners of the land bearing Old R. S. No. 783,782, 790, 791, 807, 808 & 797 having New Block No. 567 Paiki, 568 Paiki, 571/A, 571/B, 574 and 580 respectively of Mauje Village Bil, District Sub District Vadodara and are entitled to deal with the same in any manner as they deem fit hereinafter referred to as the "Said Lands".
- G. Permission for non-agricultural use for the land bearing Block No. 567 granted by the order of the District Collector Office, Vadodara, No.RV/NA/SR/61/2010-2011 No.Land-D /Section-65 /Vashi /9035 /2012 dated 11.01.11, Permission for non-agricultural use for the land bearing Block No. 568 granted by the order of the District Collector Office, Vadodara, No.NA /SR /99 /2009-2010 No.Land-D /Section-65 /Vashi /6759 /2010 dated 04.10.11 & Permission for non-agricultural use for the land bearing Block No. 571/A, 571/B, 574 & 580 granted by the order of the District Development Officer, Vadodara, No.L.N.D. /S.R.-1 /272 /2007-08 dated 18.08.08.
- H. The DEVELOPER have organized and undertaken development and construction of the Said Lands, for setting up a scheme of Residential Units known as "Pratham Riviera" hereinafter in this agreement will be referred as the Said Project. The Vadodara Urban Development Authority has approved Layout Plans and Plans for construction on the Said Lands vide Revised Construction Permission No. UDA /Plan-2 /Permission /492

/2012 dated 02-01-13 and UDA /Plan-2 /Permission /197 /2013 dated 05-06-13.

WHEREAS at the desire of the "PURCHASER/S" the "LANDOWNERS" and / or "DEVELOPERS" have executed the present deed of conveyance for identification, allotment and transfer of of Unit No. «Unit_No» of «Structure_name» Tower, located on land bearing Block No. «BLNo» out of the Said Lands forming integral part of project of DEVELOPER known as "PRATHAM RIVIERA" approved by Vadodara Urban Development Authority. more particularly described in the Schedule here under written (Hereinafter referred to as "Said Unit" in this agreement) upon the terms & conditions herein after set out.

At the desire of the PURCHASER/S & the LANDOWNERS had executed, an Agreement to Sell and other agreements and/or documents for identification and reservation of Unit No. «Unit_No» along with its proportionate share in the undivided land admeasuring «Area_of_GCA_as_per_tower» smt. which is allocated to the said «Structure_name» Tower of the said project being part of the PRATHAM RIVIERA, which Unit is hereinafter referred to as the Said Unit, and is more particularly described in the Schedule hereunder written. This Deed of Conveyance has been executed in pursuance of the Said Agreement to Sell dated «Registration_Date_of_ATS» registered before Sub-registrar, Vadodara, vide Serial no. «Registration_Receipt_serial_no_of_ATS» dated «Registration_Date_of_ATS» and other agreements and/or documents executed in past for the reservation and construction of the said Unit.

NOW THIS INDENTURE WITNESSETH THAT:

1. In consideration of a sum of Rs. «Amount_as_per_ATS_registration_Rs_in_fig» (Rupees «Amount_as_per_ATS_registration_Rs_in_wor» only) paid/to be paid by the PURCHASER/S by way of final installment vide Cheque/DD No. _____ dated _____ drawn on _____, _____ Branch, _____ City, subject to clearance of the Said Cheque / DD, to the DEVELOPERS, receipt whereof is hereby admitted and acknowledged, by the DEVELOPERS, they hereby grant, convey, assign and transfer unto the PURCHASER/S the Said Unit of Said Project, more particularly described in the Schedule hereunder written, together with all rights, easements, appurtenances, interests, legal and incidental, ways, paths, sewers, drains, profits, privileges, advantages, and possession, as are in law available to the DEVELOPERS, in respect of the Said Unit, or in any way

appurtenant to or with the same, now or at any time held and enjoyed, and which is hereby granted, released, conveyed, and assured and intended or expressed so to be with their and every of their rights, members and appurtenances into and to the use and benefit of the PURCHASER/S for ever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the State of Gujarat and/or any other public body or local authority, in respect thereof , AND the DEVELOPERS do hereby for themselves and their successor or successors and assigns, covenant with the PURCHASER/S, that notwithstanding any act, deed, matter or thing whatsoever by, from, through, under or in trust for it made, done, committed, omitted or willingly suffered to the contrary, they have in themselves good right, full power and absolute authority to grant, release, and convey the Said Unit hereby, released, conveyed or assured or intended so as to be up to and to lawful for the PURCHASER/S from time to time and at all times hereafter, to peaceably and quietly hold, enter upon have occupy, granted with their appurtenances, and receive the rents, issues and profits thereof and every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the DEVELOPERS &/or their successor or successors and assigns AND that free and clear and freely and clearly and absolutely acquitted, released and for ever discharged, or otherwise by the DEVELOPERS well and sufficiently saved, defended kept harmless. This sale deed will stand null and void and the PURCHASER/S shall have no right on the Unit conveyed through this Deed of Conveyance, if receipt or realization of above referred Cheque/DD from PURCHASER/S or financial institution is pending for whatsoever reasons, for more than seven days from the date of registration of this document.

2. The PURCHASER/S have purchased and the DEVELOPERS have sold the Said Unit, of the PRATHAM RIVIERA Project, constructed as per plans or revised plans, approved or got approved permission from the Vadodara Urban Development Authority. For common amenities assured by the DEVELOPERS, the PURCHASER/S shall make payment to the DEVELOPER separately.
3. The PURCHASER/S has/have inspected the Said Unit, its boundaries, measurements, area, etc. and has/have satisfied himself / herself / themselves as to all specifications being as per this deed and he / she /

they are satisfied about the same and he / she / they undertake/s not to take any dispute / objection about the same in future.

4. The PURCHASER/S has / have been given the report on the titles, the title deeds and the documents recited hereinabove and also the documents referred to therein and the other papers and documents relating to the title of the Said Unit, and is fully satisfied the same.
5. The PURCHASER/S has / have satisfied himself/herself/themselves about the authority of the DEVELOPERS to the said lands and has / have accepted that its title is clear marketable and free from encumbrances. The DEVELOPERS also confirm that the titles of the property hereby sold, are clear, marketable and free from any encumbrances, subject to the terms and conditions of this sale deed and the agreement to sell of the Said Unit, to the PURCHASER/S herein.
6. The PURCHASER/S along with other purchasers of the various other units of the PRATHAM RIVIERA, has/have agreed and undertaken to join in forming and registering a Co-operative Housing Service Society Ltd (Service Society) for maintenance of the common amenities and other common expenses or become a member of an already formed Service Society and for such purpose the PURCHASER/S agrees/agree, from time to time, to sign and execute the application for registration and other papers and documents necessary for the formation and registration of such Service Society, including the by-laws of the Said Service Society, and no objection shall be raised, to the draft bye-laws, as may be required by the Registrar and/or other Competent Authority.

The PURCHASER/S undertakes to abide by the decisions of the DEVELOPERS and/or Service Society, and shall also comply with all their requirements. The PURCHASER/S shall be bound to sign from time to time all papers and documents and to do all other things as the DEVELOPERS and / or Service Society may require him/her/them to do from time to time for safeguarding the interests of the DEVELOPERS the Service Society and of other PURCHASER/S of units of Said Project.

7. That upon conveyance of the Said Unit, The PURCHASER/S has expressly understood and agreed that the DEVELOPERS shall have right to sell any piece of land upon which the Said Project has been developed, which in their opinion, is not necessary for the common access or as part of the planning, and / or does not obstruct access to the Said or any other Unit(s) of the Said Project. It is, however, specifically understood and agreed that all rights in respect of the lands under development, or any part of land which may in future be liable to be acquired by any statutory body or authority, for any reason whatsoever, or any excess area, shall be retained by and vest in the DEVELOPERS, who shall be fully entitled to deal with, and dispose off the same in any manner as they may deem fit and the PURCHASER/S shall have no right whatsoever, in respect of the same. The DEVELOPERS shall be entitled to hand over possession of any such lands of the Said Project as necessary and called upon to appropriate authority and shall also be entitled to receive compensation in respect of the same.
8. All the revenue, rates and taxes paid by the DEVELOPERS till the date of registration of conveyance deed or till the date of Intimation of Possession which ever is earlier, and the PURCHASER/S shall pay the same hereafter. The PURCHASER/S hereby agree/s that in the event of an amount by way of premium to the Municipality or to the State Government or betterment charges or development tax or any other tax, cess, or payment of a similar nature becoming payable hereafter, by the DEVELOPERS, the same shall be paid by the PURCHASER/S in such proportion as the area of the Said Unit bears to the total lands of the Said Project, and in determining such amount, the decision of the DEVELOPERS shall be conclusive and binding upon the PURCHASER/S and the PURCHASER/S has / have agreed to the Said condition.
9. The possession of the Said Unit will be handed over to the PURCHASER/S through a separate letter of Possession.
10. That the Said Unit is always be known as one of the unit of PRATHAM RIVIERA and the PURCHASER/S of Unit/s and/or Service Society of the Said Project shall have no right to change the name of the Said Project and the PURCHASER/S has / have agreed to the same.
11. The PURCHASER/S is/are aware that the said Unit is a part of the overall housing project of the DEVELOPERS. The PURCHASER/S agree/s that till

the date of receipt of possession of the said Unit, the PURCHASER/S shall have no right to carry out any construction thereon either by himself or through any other agency. This condition is the essence of the agreement and the PURCHASER/S shall abide by it in spirit and letter and shall not challenge its validity on any ground. The value of the Said Unit is fixed considering the Said condition and the sale of the Said Unit is also subject to Said condition and the PURCHASER/S has /have agreed to the Said condition.

12. The PURCHASER/S is/are aware of and agree/s that the ownership of terrace and the areas not specifically sold to PURCHASER/S will always vest only with the DEVELOPERS. **PURCHASER/S agree not to do any of the following:**
 - a. Install any antenna / tower / equipment / or any type of temporary or permanent structure or objects in terrace without written permission from DEVELOPERS.
 - b. Make holes in common areas or on peripheral wall of the building for any purpose what so ever.
 - c. Use common passage areas for cabling or piping for any personal or common purpose without taking written permission from DEVELOPERS.
 - d. Change the external appearance of the building in anyway.
 - e. Install or mount any air-conditioning or any type of equipment or do any piping or wiring on the external walls or windows except at the place allowed do so in writing by the Developer.
13. All costs, charges and expenses in connection with preparation, engrossing, stamping and registering, of this conveyance deed and any other documents required to be executed by the DEVELOPERS &/or the DEVELOPERS, or by the PURCHASER/S, including stamp duty and registration charges in respect of such documents, as well as the entire professional costs of the Advocates of the DEVELOPERS in preparing and/or approving all such documents shall be borne and paid by PURCHASER/S. The DEVELOPERS shall not contribute anything towards such expenses. The PURCHASER/S shall, pay on demand, such amount to the DEVELOPERS his / her / their proportionate share in regard to the above. The amount payable under this clause is in addition to the total consideration herein paid. The PURCHASER/S also agree/s to pay any additional stamp duty or other levies by the Government if levied in future on the Said Unit.

14. AT the specific request and after proper verification of the present deed by the Purchaser/s, the Vendor has executed the document/Deed in favour of the Purchaser/s for which the Purchaser shall indemnify the DEVELOPERS &/or the DEVELOPERS against the same.

SCHEDULE

(Description of Unit hereby booked / reserved or the Said Unit No. «Unit_No» of PRATHAM RIVIERA)

Unit No. «Unit_No» of Pratham Riviera, developed/being developed on the part of the land bearing Block No. «BLNo» forming integral part of "PRATHAM RIVIERA".

Which is being developed upon part of Block No. 567 Paiki. 568 Paiki, 571/A, 571/B, 574 and 580 of Moje Bil, in Registration District and Sub-District Vadodara.

The Said Unit No. «Unit_No» having Built up area admeasuring about «Standard_Built_up_area_BUA_in_Sft» Square Feet and corresponding Super Built up area admeasuring about «Super_Built_up_area_SBUA_sft____»Square Feet is agreed to be sold.

The said Unit No. «Unit_No»is bounded as under :

On or towards East	by	«East»
On or towards West	by	<«West»>
On or towards North	by	«North»
On or towards South	by	«South»

Signed sealed & Delivered by the
within named - LANDOWNERS
SHRI JAYANT S. SANGHVI

INDIVIDUALLY

AS WELL AS

AUTHORIZED PARTNER of
M/S. PRATHAM DEVELOPERS

IN PRESENCE OF:

1. _____

2. _____

MOUJE BIL, Block No. 567 Paiki. 568 Paiki, 571/A, 571/B, 574 and 580
PRATHAM RIVIERA, PAIKI PHOTOGRAPHS OF Unit No. «Unit_No»

ADDRESS:
Pratham Riviera
Bil-Chapad Road,
Bil, Vadodara.

«Name_of_the_legal_owner_1»	_____
«Name_of_the_legal_owner_2»	_____
«Name_of_the_legal_owner_3»	_____
«Name_of_the_legal_owner_4»	_____
«Name_of_the_legal_owner_5»	_____
«Name_of_the_legal_owner_6»	_____

SHRI JAYANT S. SANGHVI	-----
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MOUJE BIL, Block No. 567 Paiki. 568 Paiki, 571/A, 571/B, 574 and 580
PRATHAM RIVIERA, PAIKI PHOTOGRAPHS OF Unit No. «Unit_No»

ADDRESS:
Pratham Riviera
Bil-Chapad Road,
Bil, Vadodara.

«Name_of_the_legal_owner_1» _____

«Name_of_the_legal_owner_2» _____

«Name_of_the_legal_owner_3» _____

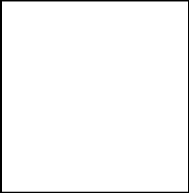
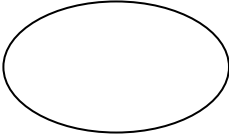
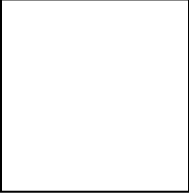
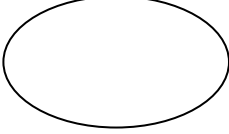
«Name_of_the_legal_owner_4» _____

«Name_of_the_legal_owner_5» _____

«Name_of_the_legal_owner_6» _____

SHRI JAYANT S. SANGHVI -----

SCHEDULE AS PER SECTION 32(2) OF REGISTRATION ACT		
LANDOWNER/S.		
SHRI JAYANT S. SANGHVI Individually AS WELL AS AUTHORIZED PARTNER of M/s. PRATHAM DEVELOPERS		
PURCHASER/S.		
«Name_of_the_legal_owner_1»		
«Name_of_the_legal_owner_2»		
«Name_of_the_legal_owner_3»		
«Name_of_the_legal_owner_4»		
«Name_of_the_legal_owner_5»		

		
«Name_of_the_legal_owner_6»		
		
«Name_of_the_legal_owner_7»		

DEED OF CONVEYANCE

OF

Unit No «Unit_No», Pratham Riviera,

BIL, VADODARA

Sale Consideration: Rs.: «Consideration_for_the_ATS__SD_Rs»/-

THIS DEED OF CONVEYANCE IS EXECUTED THIS ____ DAY OF _____201..,
AT VADODARA,

By

LANDOWNERS:

- (1) **Jayant Shantilal Sanghvi** (Owner of land bearing Old R. S. No. 790, 791, 797, 807, 808 having New Block No. 571/A, 571/B, 574 & 580 of Mouje Village Bil, District Sub district Vadodara) in his individual capacity and as Partner of M/s. PRATHAM DEVELOPERS, PAN . ANRPS3651F.
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IN FAVOUR OF:

1. **«Name_of_the_legal_owner_1»** aged: adult, occupation:«Occupation_of_client», residing at: «Client_Address». PAN No. «PAN_NoOwner1» and,
2. **«Name_of_the_legal_owner_2»** aged: adult, occupation: «occupation_details_of_2nd_holders», residing at: «Client_Address2». PAN No. «PAN_NoOwner2».
3. **«Name_of_the_legal_owner_3»** aged: adult, occupation: «occupation_details_of_3rd_holders», residing at: «Client_Address3». PAN No. «PAN_NoOwner3»
4. **«Name_of_the_legal_owner_4»** aged: adult, occupation: «occupation_details_of_4th_holders», residing at: «Client_Address4». PAN No. «PAN_NoOwner4»
5. **«Name_of_the_legal_owner_5»** aged: adult, occupation: «occupation_details_of_5th_holders», residing at: «Client_Address5». PAN No. «PAN_NoOwner5»
6. **«Name_of_the_legal_owner_6»** aged: adult, occupation: «occupation_details_of_6th_holders», residing at: «Client_Address6». PAN No. «PAN_NoOwner6»

7. «Name_of_the_legal_owner_7» aged: adult, occupation:
«occupation_details_of_7th_holders», residing at: «Client_Address7». PAN No.
«PAN_NoOwner7»

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W H E R E A S

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the agricultural lands being part of Old R. S. No. 797 having New Block No. 574 of village Bil, in Registration District and Sub-District, Vadodara was converted in to the Non – Agricultural land.

Jayant Shantilal Sanghvi decided to carry out development of the project under Partnership Firm M/s Pratham Developers and have accordingly introduced their respective shares in the above said lands to the said Partnership Firm.

- F. So Land owners are the sole and absolute owners of the land bearing Old R. S. No. 783,782, 790, 791, 807, 808 & 797 having New Block No. 567 Paiki, 568 Paiki, 571/A, 571/B, 574 and 580 respectively of Mauje Village Bil, District Sub District Vadodara and are entitled to deal with the same in any manner as they deem fit hereinafter referred to as the "Said Lands".
- G. Permission for non-agricultural use for the land bearing Block No. 567 granted by the order of the District Collector Office, Vadodara, No.RV/NA/SR/61/2010-2011 No.Land-D/Section-65/Vashi/9035/2012 dated 11.01.11, Permission for non-agricultural use for the land bearing Block No. 568 granted by the order of the District Collector Office, Vadodara, No.NA/SR/99/2009-2010 No.Land-D/Section-65/Vashi/6759/2010 dated 04.10.11 & Permission for non-agricultural use for the land bearing Block No. 571/A, 571/B, 574 & 580 granted by the order of the District Development Officer, Vadodara, No.L.N.D/S.R.-1/272/2007-08 dated 18.08.08
- H. The DEVELOPER have organized and undertaken development and construction of the Said Lands, for setting up a scheme of Residential Units known as "Pratham Riviera" hereinafter in this agreement will be referred as the Said Project. The Vadodara Urban Development Authority has approved Layout Plans and Plans for construction on the Said Lands vide Revised Construction Permission No. UDA/Plan-2/Permission/492/2012 dated 02-01-13 and UDA/Plan-2/Permission/95/2014 dated 28-02-2014.

At the desire of the PURCHASER/S, the LANDOWNERS had executed on «Registration_Date_of_ATS», an Agreement to Sell for identification and reservation of Unit No. «Unit_No» being part of the Pratham Riviera and At the desire of the PURCHASER/S, the Developer/s had executed the construction works agreement on «Date_of_CWA», an Agreement to carry out construction work of Unit No. «Unit_No» being part of the PRATHAM RIVIERA, which Unit is hereinafter referred to as the Said Unit, and is more particularly described in the Schedule hereunder written. This Deed of Conveyance has been executed in pursuance of the Said Agreement to Sell dated «Registration_Date_of_ATS» registered before Sub-registrar, Vadodara, vide Serial no. «Registration_Receipt_serial_no_of_ATS» dated «Registration_Date_of_ATS» and construction works agreement on dated «Date_of_CWA».

NOW THIS INDENTURE WITNESSETH THAT:

1. In consideration of a sum of Rs. «Consideration_for_the_ATS__SD_Rs» (Rupees «Consideration_for_the_ATS__SD_Rsin_wo» only) paid/to be paid by the PURCHASER/S by way of final installment vide Cheque/DD No. _____ dated _____ drawn on _____, _____ Branch, _____ City, subject to clearance of the Said Cheque / DD, to the LANDOWNERS, receipt whereof is hereby admitted and acknowledged, by the LANDOWNERS, they hereby grant, convey, assign and transfer unto the PURCHASER/S the Said Unit of Said Project, more particularly described in the Schedule hereunder written, together with all rights, easements, appurtenances, interests, legal and incidental, ways, paths, sewers, drains, profits, privileges, advantages, and possession, as are in law available to the LANDOWNERS & DEVELOPERS, in respect of the Said Unit, or in any way appurtenant to or with the same, now or at any time held and enjoyed, and which is hereby granted, released, conveyed, and assured and intended or expressed so to be with their and every of their rights, members and appurtenances into and to the use and benefit of the PURCHASER/S forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the State of Gujarat and/or any other public body or local authority, in respect thereof, AND the LANDOWNERS do hereby for themselves and their successor or successors and assigns, covenant with the PURCHASER/S, that notwithstanding any act, deed, matter or thing whatsoever by, from, through, under or in trust for it made, done, committed, omitted or willingly suffered to the contrary, they have in themselves good right, full power and absolute authority to grant, release, and convey the Said Unit hereby, released, conveyed or assured or intended so as to be up to and to lawful for the PURCHASER/S from time to time and at all times hereafter, to peaceably and quietly hold, enter upon have occupy, granted with their appurtenances, and receive the rents, issues and profits thereof and every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the LANDOWNERS &/or DEVELOPERS &/or their successor or successors and assigns AND that free and clear and freely and clearly and absolutely acquitted, released and forever discharged, or otherwise by the LANDOWNERS well and sufficiently saved, defended kept harmless. This sale deed will stand null and void and the PURCHASER/S shall have no right on the Unit conveyed through this Deed of Conveyance, if receipt or realization of above referred Cheque/DD from PURCHASER/S or financial institution is pending for whatsoever reasons, for more than seven days from the date of registration of this document.

2. The PURCHASER/S have purchased and the LANDOWNERS have sold the Said Unit, of the PRATHAM RIVIERA Project, this is the residential unit constructed as per plans or revised plans, approved or got approved from the Vadodara Urban Development. For common amenities assured by the DEVELOPERS, the PURCHASER/S shall make payment to the DEVELOPER separately.
3. The PURCHASER/S has/have inspected the Said Unit, its boundaries, measurements, area, etc. and has/have satisfied himself / herself / themselves as to all specifications being as per this deed and he / she / they are satisfied about the same and he / she / they undertake/s not to take any dispute / objection about the same in future.
4. The PURCHASER/S has / have been given the report on the titles, the title deeds and the documents recited hereinabove and also the documents referred to therein and the other papers and documents relating to the title of the Said Unit, and is fully satisfied the same.
5. The PURCHASER/S has / have satisfied himself/herself/themselves about the authority of the LANDOWNERS to the said lands and has / have accepted that its title is clear marketable and free from encumbrances. The certificates of title issued by Mr. Maulik R. Bhatt, Advocate, in respect of the said Lands, is accepted by the PURCHASER/S. The LANDOWNERS also confirm that the titles of the property hereby sold, are clear, marketable and free from any encumbrances, subject to the terms and conditions of this sale deed and the agreement to sell of the Said Unit, to the PURCHASER/S herein.
6. The PURCHASER/S along with other purchasers of the various other units of the PRATHAM RIVIERA, has/have agreed and undertaken to join in forming and registering a Co-operative Housing Service Society Ltd (Service Society) for maintenance of the common amenities and other common expenses or become a member of an already formed Service Society and for such purpose the PURCHASER/S agrees/agree, from time to time, to sign and execute the application for registration and other papers and documents necessary for the formation and registration of such Service Society, including the by-laws of the Said Service Society, and no objection shall be raised, to the draft bye-laws, as may be required by the Registrar and/or other Competent Authority.

The PURCHASER/S undertakes to abide by the decisions of the LANDOWNERS and/or Service Society, and shall also comply with all their requirements. The PURCHASER/S shall be bound to sign from time to time all papers and documents and to do all other things as the LANDOWNERS and / or Service Society may require him/her/them to do from time to time for safeguarding the interests of

the LANDOWNERS the Service Society and of other PURCHASER/S of units of Said Project.

7. That upon conveyance of the Said Unit, The PURCHASER/S has expressly understood and agreed that the LANDOWNERS shall have right to sell any piece of land upon which the Said Project has been developed, which in their opinion, is not necessary for the common access or as part of the planning, and / or does not obstruct access to the Said or any other Unit(s) of the Said Project. It is, however, specifically understood and agreed that all rights in respect of the lands under development, or any part of land which may in future be liable to be acquired by any statutory body or authority, for any reason whatsoever, or any excess area, shall be retained by and vest in the LANDOWNERS, who shall be fully entitled to deal with, and dispose off the same in any manner as they may deem fit and the PURCHASER/S shall have no right whatsoever, in respect of the same. The LANDOWNERS shall be entitled to hand over possession of any such lands of the Said Project as necessary and called upon to appropriate authority and shall also be entitled to receive compensation in respect of the same.
8. All the revenue, rates and taxes shall be paid by the LANDOWNERS till the date of registration of conveyance deed or till the date of Intimation of Possession whichever is earlier, and the PURCHASER/S shall pay the same hereafter. The PURCHASER/S hereby agree/s that in the event of an amount by way of premium to the Municipality or to the State Government or betterment charges or development tax or any other tax, cess, or payment of a similar nature becoming payable hereafter, by the LANDOWNERS, the same shall be paid by the PURCHASER/S in such proportion as the area of the Said Unit bears to the total lands of the Said Project, and in determining such amount, the decision of the LANDOWNERS shall be conclusive and binding upon the PURCHASER/S and the PURCHASER/S has / have agreed to the Said condition.
9. The possession of the Said Unit will be handed over to the PURCHASER/S through a separate letter of Possession.
10. That the Said Unit is one of the unit of a residential Project, known as PRATHAM RIVIERA and the project shall always be known as "PRATHAM RIVIERA" and the PURCHASER/S of Unit/s and/or Service Society of the Said Project shall have no right to change the name of the Said Project and the PURCHASER/S has / have agreed to the same.
11. The PURCHASER/S is/are aware that the said Unit is a part of the overall housing project of the DEVELOPERS. The PURCHASER/S agree/s that till the date of receipt of possession of the said Unit, the PURCHASER/S shall have no right to

carry out any construction thereon either by himself or through any other agency. This condition is the essence of the agreement and the PURCHASER/S shall abide by it in spirit and letter and shall not challenge its validity on any ground. The value of the Said Unit is fixed considering the Said condition and the sale of the Said Unit is also subject to Said condition and the PURCHASER/S has /have agreed to the Said condition.

12. All costs, charges and expenses in connection with preparation, engrossing, stamping and registering, of this conveyance deed and any other documents required to be executed by the LANDOWNERS &/or the DEVELOPERS, or by the PURCHASER/S, including stamp duty and registration charges in respect of such documents, as well as the entire professional costs of the Advocates of the DEVELOPERS in preparing and/or approving all such documents shall be borne and paid by PURCHASER/S. The LANDOWNERS shall not contribute anything towards such expenses. The PURCHASER/S shall, pay on demand, such amount to the DEVELOPERS his / her / their proportionate share in regard to the above. The amount payable under this clause is in addition to the total consideration herein paid. The PURCHASER/S also agree/s to pay any additional stamp duty or other levies by the Government if levied in future on the Said Unit.
13. AT the specific request and after proper verification of the present deed by the Purchaser/s, the Vendor has executed the document/Deed in favour of the Purchaser/s for which the Purchaser shall indemnify the LANDOWNERS &/or the DEVELOPERS against the same.

SCHEDULE

(Description of Unit hereby booked / reserved or the Said Unit No.«Unit_No»)

Unit No. «Unit_No» of Pratham Riviera, being developed upon part of Block No. 567 Paiki. 568 Paiki, 571/A, 571/B, 574 and 580 of Moje Bil, in Registration District and Sub-District Vadodara.

The Said Unit No. «Unit_No» having actual plot area admeasuring about «Sale_Deed_Area_sft» Square feet and Built up area admeasuring about «Standard_Built_up_area_BUA_in_Sft» Square Feet and the same is bounded as under:

The said Unit No. «Unit_No» is bounded as under :

On or towards East	by	«East»
On or towards West	by	«West»
On or towards North	by	«North»
On or towards South	by	«South»

Signed sealed & Delivered by the
within named - LANDOWNERS
SHRI JAYANT S. SANGHVI
INDIVIDUAL
AS WELL AS
AUTHORIZED PARTNER of
M/S. PRATHAM DEVELOPERS

IN PRESENCE OF: 1. _____
2. _____

MOUJE BIL, Block No. 567 Paiki. 568 Paiki, 571/A, 571/B, 574 and 580
PRATHAM RIVIERA, PAIKI PHOTOGRAPHS OF Unit No. «Unit_No»

ADDRESS:
Pratham Riviera
Bil-Chapad Road,
Bil, Vadodara.

«Name_of_the_legal_owner_1» _____

«Name_of_the_legal_owner_2» _____

«Name_of_the_legal_owner_3» _____

«Name_of_the_legal_owner_4» _____

«Name_of_the_legal_owner_5» _____

«Name_of_the_legal_owner_6» _____

SHRI JAYANT S. SANGHVI -----

MOUJE BIL, Block No. 567 Paiki. 568 Paiki, 571/A, 571/B, 574 and 580
PRATHAM RIVIERA, PAIKI PHOTOGRAPHS OF Unit No. «Unit_No»

ADDRESS:
Pratham Riviera
Bil-Chapad Road,
Bil, Vadodara.

«Name_of_the_legal_owner_1» _____

«Name_of_the_legal_owner_2» _____

«Name_of_the_legal_owner_3» _____

«Name_of_the_legal_owner_4» _____

«Name_of_the_legal_owner_5» _____

«Name_of_the_legal_owner_6» _____

SHRI JAYANT S. SANGHVI -----

SCHEDULE AS PER SECTION 32(2) OF REGISTRATION ACT		
LANDOWNER/S : DEVELOPER/S:		

SHRI JAYANT S. SANGHVI		
Individual		
And As An		
AUTHORIZED PARTNER of		
M/S. PRATHAM DEVELOPERS		
PURCHASER/S:		

«Name_of_the_legal_owner_1»		

«Name_of_the_legal_owner_2»		

«Name_of_the_legal_owner_3»		

«Name_of_the_legal_owner_4»		

«Name_of_the_legal_owner_5»		

«Name_of_the_legal_owner_6»		