

-: DEED OF CONVEYANCE :-

Sub: Property being Unit/s no..... of Block “.....”
of a Scheme known as “THE FIRST” being
constructed on the non-agricultural land
situate, lying and being at Mouje Vastrapur,
Taluka Vejalpur, and District Ahmedabad
bearing Survey No. 103(P) & 107 comprised
by Final Plot No. 85/2 admeasuring 9125 sq.
mtrs. Of Draft Town Planning Scheme No. 31
(University Campus), Ahmedabad

THIS DEED OF CONVEYANCE made at Ahmedabad
on this ____ day of _____ in the Christian Year Two
Thousand Seventeen. by and between

M/S SYNTHESIS CORPORATION (PAN-ABTFS3264N), a partnership firm having its Office situated at B-701, Safal Pegasus, Nr. AUDA Garden, Prahladnagar, Ahmedabad, by its managing partner **Mr. Mohorowala Bhupendra Chinubhai** hereinafter referred to as "**THE OWNER**" or "**VENDOR**" (which expression shall, unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the **FIRST PART**;

AND

Mr..... (PAN-.....), adult, Indian Inhabitant, having address at:

..... hereinafter referred to as "**THE PURCHASER**" (which expression shall unless repugnant to the context and meaning thereof mean and include his/her heirs, executors and administrators) of the **OTHER PART**;

AND WHEREAS,

1. The **VENDOR** is seized and possessed of or otherwise well and sufficiently entitled to all those pieces and parcels of non-agricultural lands situate, lying and being at Mouje Vastrapur, Taluka Vejalpur, District Ahmedabad bearing Survey No. 103(P) & 107 comprised by Final Plot No. 85/2 admeasuring 9125 sq. mtrs. Of Draft Town Planning Scheme No. 31 (University Campus) more particularly described in **SCHEDULE-I** hereunder

written (hereinafter referred to as “The Said Land”);

2. The Collector, Ahmedabad by his Order No CB / Land / 1 / NA / SR-698 / 2009, dated-08/02/2010 had granted a permission for non-agricultural use for residential purpose in respect of the said land bearing Survey No.103 (P) & 107 of Mouje Vastrapur, Taluka Vejalpur, District Ahmedabad and effect of the said order has been enter into revenue record by mutation entry no-5232 dated-18/02/2010 and the said entry was certified on 22/04/2010;
3. The Deputy Collector (NA), Ahmedabad by his Order No N.A. / U-1 / Section-65-A / Vastrapur / Case No-79 / 2014, dated-22/10/2014 had granted a revised permission for non-agricultural use for commercial purpose in respect of the said land and effect of the said order has been entered into revenue record by mutation entry no-5666 dated 25/11/2014 and the said entry was certified on 10/02/2015;
4. The Party of the First Part as part of its business activities, acquired the said non-agricultural land for developing and constructing commercial scheme and has promoted a scheme comprising of fourteen storied two blocks, Eleven storied two blocks and three level basements known as “THE

FIRST” being constructed on the said land (hereinafter referred to as “The Said Scheme”);

5. The Ahmedabad Municipal Corporation has granted the revised Development Permissions bearing Numbers 7035/060914/A2747/R2/M1 for A+B Blocks & 7036/101214/A3342/R1/M1 for C+D Blocks both dated 27th September 2016 for the construction of the said Scheme.
6. Thereafter, the VENDOR commenced construction of commercial units on the said land as per approved plans and has carried out construction on the said land in accordance with the plans, sanctioned by the Ahmedabad Municipal Corporation and has constructed a building on the said land, forming part of the said scheme and the Ahmedabad Municipal Corporation has granted Building Use Permission vide its order bearing No. dated:;
7. By an Agreement dated-....., executed between the PURCHASER and the VENDOR (hereinafter referred to as “the said Agreement”), the VENDOR has agreed to sell to the PURCHASER and the PURCHASER has agreed to acquire the commercial premises being Unit/s No-..... admeasuring approximately carpet area i.e.sq.ft. (.....sq.mtr.) on the floor of a Block-..... constructed on the said Land together with proportionate undivided share of Sq.mtr. in the said land more particularly described in the

SCHEDULE-II hereunder written (hereinafter referred to as “the said Unit/s”); for the consideration and on the terms and conditions set out in the said Agreement. A copy of the said Agreement is annexed herewith as "**Annexure-I**" respectively;

8. The VENDOR has agreed to sell, transfer and assign right, title and interest in the said Unit to the PURCHASER for a total consideration of ₹ _____/-, (_____) (hereinafter referred to as “the sale consideration”).
9. Later on, during the construction work, there were few minor changes in the plans, specifications and F. S. I. regulations, which lead to reduction/addition in civil work on site in relation to construction work of the unit and consequently, reduction/ addition in the cost of construction, which was agreed between the parties hereto and thus, the Vendor, agreed to convey, sell and transfer to the PURCHASER, the said Unit together with proportionate undivided share in the said land for a total consideration of ₹/- (.....), hereinafter referred to as “the sale consideration”.
10. The Party of the First Part has agreed to provide one number of car parking space/s to the Purchasers at a preferred location i.e. Car Parking No..... in Level basement And

accordingly, the car parking space/s will be deemed to have been allotted to the PURCHASERS upon the conveyance to be executed as agreed herein and the preferred location for this purpose will be indicated. A plan showing preferred car parking space/s in red colour boundary is annexed herewith, as Anexure-II;

11. The car parking spaces and the terraces if allotted to unit/s nos-....., will be an inseparable and impartible estate and therefore, the PURCHASERS upon conveyance cannot transfer in future the said unit/s, car parking and terrace separately that is to say whenever the PURCHASER transfers the said Unit/s, it shall be transferred along with the car parking and terrace. PURCHASER shall have the right to use the terrace exclusively but shall have no right to put up any kind of permanent structure on the terrace allotted to him. The Party of The first Part has earmarked certain parking spaces at ground level and upper basement level for visitors only. The Prospective purchasers or their staff will not be allowed to park their cars in such earmarked places.
12. The PURCHASER has paid to the VENDOR the sale consideration towards the land contribution and construction contribution of the said Unit;
13. As the VENDOR has agreed to sell to the PURCHASER and the PURCHASER has agreed to acquire, the said Unit and has paid to the

VENDOR, the sale consideration and requested the VENDOR to execute this Deed of Conveyance which the VENDOR has agreed to do in the manner appearing hereinafter;

NOW THIS DEED OF CONVEYANCE WITNESSTH THAT:

a) In consideration of the premise and in consideration of the agreement ₹ /- (Rupees Only) paid by the PURCHASER to the VENDOR as under:

<u>Rupees</u>	<u>Detail</u>	<u>Date</u>	<u>Chq./ TDS No.</u>	<u>Bank Name</u>
	Booking Amt.			
	Part consideration			
	Part consideration			
	Part consideration			
Rs...../- (Rupees Only)				

b) As a full and final consideration of TRANSFER, representing land contribution and development cost (the receipt whereof the VENDOR doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and exonerate the PURCHASER forever), the VENDOR doth hereby ALLOT, grant, convey, assure, release and transfer and has, put the PURCHASER in vacant and peaceful possession of Unit/s No-..... admeasuring approximately carpet area i.e. _____sq.ft. (____sq.mtr.) on the floor of a

Block-..... constructed on the said Land together with proportionate undivided share of ____ Sq.mtr. in the said land the building constructed on the land situate at Mouje Vastrapur, Taluka Vejalpur, District Ahmedabad bearing Survey No. 103(P) & 107 comprised by Final Plot No. 85/2 admeasuring 9125 sq. mtrs. Of Draft Town Planning Scheme No. 31 (University Campus);

OR – if payment made through advance cheques

c) The Purchaser further declares that out of the total sale consideration of Rs.____/- (Rupees _____ only) , the Purchaser has issued cheque for Rs.____/- (Rupees _____ only) mentioned at Serial No.____ to _____ which amount has cleared into the Vendors account on or before the execution and registration of the Sale Deed, however the balance amount of Rs.____/- (Rupees _____ only) has been shown in the sale deed to be paid by the Purchaser to the Vendor by forward dated cheques mentioned at Serial No.____ to _____ and thereby the Purchaser further declares that the Vendor shall continue to hold its first charge over the said property for the unpaid consideration and the said sale transaction and these presents is subject to realization of all the cheques and thereby the payment of entire sale consideration by the Purchaser to the Vendor.

d) TOGETHER WITH right of passage and right of way for the purpose of enjoyment of the said Unit transferred to the PURCHASER and to use all

common amenities provided in the building for the use of PURCHASER including elevators, staircase provided for the use of unit-holders/PURCHASERS of the premises in the building and more particularly for the use and enjoyment of the said Unit transferred under this deed, specific use of elevator to approach the said Unit and the use of staircase that may be existing;

- e) AND TOGETHER ALSO WITH all and singular all deeds and documents, writings, vouchers and other evidence of title relating to the said land or any part thereof;
- f) AND TOGETHER ALSO WITH all other common amenities provided in the said scheme and proportionate undivided share in the said land in proportion to the area of the said Unit transferred under this Deed of Conveyance;
- g) AND TOGETHER ALSO WITH the rights as PURCHASER of the said Unit in the said Scheme;
- h) AND TOGETHER ALSO WITH all paths, passages, water courses, ditches, drains, lights, electric and telephone cables and connections, liberties, easement, rights, privileges, advantages, Unit Holder and appurtenances whatsoever to the said Unit belonging or in anywise appertaining to or with the same or any part thereof now or at any time, hereto before usually held, used, occupied or enjoyed or reputed or known as part or Unit Holders thereof or appurtenant thereto AND ALL

the estates, rights, title, interest, use, possession, both at law and equity of the VENDOR into, out of or upon the said Unit and all benefits, claims and demands whatsoever in or upon the said Unit hereby allotted, granted, conveyed, transferred and assured or intended so to be with their and every of their rights, Unit Holders and appurtenances;

- i) UNTO and to the use and benefit of the PURCHASER forever subject to all assessments, rates, duties or any other dues chargeable upon the same or which may become payable in respect thereof from the date of these presents to the Central Government, State Government, Municipal Corporation and/or any other local authority and that previous liability thereof have been discharged by the VENDOR and if found to be payable, the liability thereof will be that of the VENDOR subject also to the maintenance payable to the VENDOR and also to the rules and regulations as may be framed by the VENDOR and as a Unit Holder of the said Scheme;
- j) AND the PURCHASER has verified the area of the said Unit and has found the construction in accordance with the plans and specifications and to his satisfaction and has agreed and confirmed the same to be transferred by the VENDOR to him as an Unit Holder of the said Scheme and

undertakes to abide by the rules and regulations thereof;

k) AND the Unit Holder/s shall not permit to be done in the conduct of or upon the said Unit, anything whatsoever which may be socially undesirable, or which may be or may become nuisance or create harm, danger, risk, hazard to or in any way interfere with the enjoyment of the other Unit Holders of the said Scheme and the Unit Holder/s shall not carry out any offensive or prohibitive activities or business in or upon the whole of the said Scheme;

l) AND the VENDOR doth hereby further covenant with the PURCHASER that notwithstanding any act, deed, matter or thing whatsoever by the VENDOR or any person or persons lawfully or equitably claiming or to claim by, from, under, through or in trust for the VENDOR or any one or more of them made, done, committed or omitted or knowingly suffered to the contrary, IT, the VENDOR has in itself good right, full power and absolute authority to allot, grant, convey, release and assure said Unit, being the same hereby granted, conveyed, released and assured or intended so to be unto and to the use of the PURCHASER exclusively in the manner aforesaid;

m) AND the PURCHASER shall and may at all times hereafter peacefully and quietly enter upon, occupy, possess and enjoy the said Unit as a Unit

Holder of the said Scheme and receive rents, profits and benefits thereof and of every part thereof unto and for its own use and benefits without any suit, eviction, interruption, claim or demand whatsoever from or by the VENDOR and/or its successors, assigns, members or any one or more of them or any person or persons lawfully or equitably claiming or claim by, from, under, through or in trust for the VENDOR or any of them;

n) AND THAT free and clear and freely, clearly and absolutely acquitted exonerated and forever discharged or otherwise by the VENDOR well and sufficiently saved, defended and kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned or suffered by the VENDOR or by any other person or persons lawfully or equitably claiming or to claim by, from, under, through or in trust for the VENDOR any of them or any person or persons having lawfully equitably claiming any estate or interest whatsoever in the said premises or any part thereof from, under, through or in trust for the VENDOR shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER or any of them or of the person or persons requiring the same claiming under them do and execute and caused to be done and executed all such further and other acts, deeds,

matters, things, conveyances and assurances in law whatsoever for the better and more perfectly assuring the said premises and every part thereof UNTO and to the use of PURCHASER in the manner aforesaid or its Counsel-in-Law shall be reasonably required;

- o) The expenses of this Deed of Conveyance such as stamp duty, registration fees and other registration expenses have been borne by the PURCHASER.

IN WITNESS WHEREOF the VENDOR has hereunto set and subscribed its hands and a seal to these presents the day and year first hereinabove written.

SCHEDULE-I

All that piece and parcel of non-agricultural land situate, lying and being at Mouje Vastrapur, Taluka Vejalpur, and District Ahmedabad bearing Survey No. 103(P) and 107 comprised by Final Plot No. 85/2 admeasuring 9125 sq. mtrs. Of Town Planning Scheme No. 31 (University Campus) and that the said land is bounded as follows:

East : Survey No-104 paiki & Vidyanagar Flats
West: 18 mtr. TP Road
North: F.P. No-89
South F.P. No-86

SIGNED, SEALED & DELIVERED

BY THE WITHINNAMED

the VENDOR

SYNTHESIS CORPORATION

BY ITS MANAGING PARTNER

Mr. Mohorowala Bhupendra Chinubhai _____

In the presence of: _____

1. _____

2. _____

SCHEDULE-II

All that commercial premises being Unit/s No.....admeasuring approximately carpet area _____sq.ft. (____Sq.mtr.) on the floor of Block-..... together with proportionate undivided share of _____ Sq.mtr. in the land of the scheme known as “THE FIRST” being constructed on the non-agricultural land situate, lying and being at Mouje Vastrapur, Taluka Vejalpur, District Ahmedabad bearing Survey No. 107 comprised by Final Plot No. 85/2 admeasuring 9125 sq. mtrs. of Town Planning Scheme No. 31 (University Campus).

SIGNED, SEALED & DELIVERED

BY THE WITHINNAMED

the VENDOR

SYNTHESIS CORPORATION

BY ITS MANAGING PARTNER

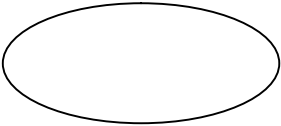
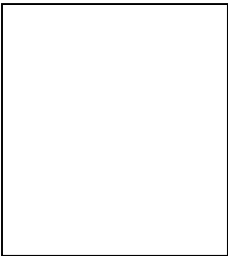
Mr. Mohorowala Bhupendra Chinubhai _____

In the presence of:

1. _____

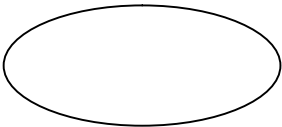
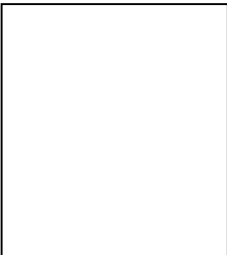
2. _____

SCHEDULE UNDER SECTION 32 (A) OF THE
REGISTRATION ACT,
SIGNATURE, PHOTOGRAPH AND THUMB IMPRESSION OF
THE VENDOR



SYNTHESIS CORPORATION
by its Managing partner
Mr. Mohorowala Bhupendra Chinubhai

SIGNATURE, PHOTOGRAPH AND THUMB IMPRESSION OF
THE PURCHASER



.....

:- Photograph No-1 of Property :-

Vendor

SYNTHESIS CORPORATION

by its Managing partner

Mr. Mohorowala Bhupendra Chinubhai _____

Purchaser/s

..... _____

:- Photograph No-2 of Property :-

Vendor

SYNTHESIS CORPORATION

by its Managing partner

Mr. Mohorowala Bhupendra Chinubhai _____

Purchaser/s

..... _____

-: 19 :-

Annexure – I

(A copy of Agreement for Sale to be attached)

Annexure – II

(A copy of allotted car parking in red colour boundary to be attached)