

This is model form – broad out-line of Sale Deed, which may be modified by the Owner – Promoter as per the final status and circumstances of the Project at relevant time or otherwise, which is otherwise not violative of the RERA.

DRAFT

WITHOUT PREJUDICE

THIS INDENTURE made at Ahmedabad this _____ day of _____ Two Thousand _____ BETWEEN

SAFAL GOYAL REALTY LLP, (PAN: ACIFS8356D), a Limited Liability Partnership, formed and registered under the Limited Liability Partnership Act, 2008, under No. AAB-5357, Registered on 20th May, 2013, Address: 10th Floor, Commerce House-4, Beside Shell Petrol Pump, 100 Feet Road, Prahladnagar, Satellite, Ahmedabad, hereinafter called “THE OWNER - PROMOTER” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its partners as at present and from time to time and its successors and assigns) of the First Part,

hereinafter called "THE PURCHASER - ALLOTTEE" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include (in case of individual) his heirs, legal representatives, executors and successors, (in case of HUF) its coparceners / members as at present and from time to time, and their respective heirs, executors and successors, (in case of Trust) its Trustees, beneficiaries and office bearers as at present and from time to time, (in case of Partnership firm) its partners as at present and from time to

time, and the heirs and legal representatives of the last surviving partner, (in case of Company) its successors) of the Other Second Part AND

(Details of the Project Management Body,
association of allottees, that may be formed
as required under RERA)

hereinafter called “PROJECT MANAGEMENT BODY” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its successors) of the Third Part.

WHEREAS the Owner - Promoter is sole and absolute owner, title holder and possessor of Non Agricultural Lands, situate at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand, bearing

- a) amalgamated Block No. 215, admeasuring about 390927 Sq.mts.,
- b) Block No. 251, admeasuring about 9611 Sq.mts.,
- c) Block No. 305, admeasuring about 11129 Sq.mts., and
- d) Block No. 306, admeasuring about 10016 Sq.mts.,

in all admeasuring about 421683 Sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 21, admeasuring about 418887 Sq.mts., and more particularly described in **Part-A of the First Schedule** hereunder written (Hereinafter referred to as the “**Township Land**”).

AND WHEREAS the Owner - Promoter has acquired the said Township Land by way of purchase from its previous owner Sahara India Commercial Corporation Ltd., by a Deed of Conveyance on Sale, dated 6th June, 2014, registered with the office of the said Sub Registrar, under Sr. No. 3672 on the same day. The said land is purchased as Non Agricultural Land, Non Agricultural Use Permission granted by the District Development Officer, District Panchayat, Ahmedabad, as per its Order, dated 1st October / November, 2004, bearing No. MSL/BKhP/SR/380/Vashi.1376 to 1381.

AND WHEREAS the Owner - Promoter has proposed to develop the Township Land for development and construction of Residential Township. The Township is known or described as “**Sky City**” (Hereinafter referred to as the “Township”). The said Township consists of various types of residential bungalows, Row Villas, Twin Villas, apartments, commercial units, Township Infrastructure, etc. The Township hereafter shall mean, as may be modified, enlarged, reduced, changed, etc. from time to time, as stated hereafter.

AND WHEREAS the Government of Gujarat, Urban Development and Urban Housing Development, Gandhinagar, prior to purchase of Township Land by the Promoter, had already granted in-principle permission for development of Residential Township as per its Order, dated 16th June, 2010, bearing No. PRCH-102010-3013-E (Sahara)-L. Revised Township plans thereafter, for construction and development on the said Township Land are passed as approved by Senior Town Planner, Ahmedabad Urban Development Authority, bearing No. PRM/232/10/2014/82, dated 7th March, 2015 for the different distinct and separate projects on specific and different parcels of Township Land, like residential bungalows, row villas, twin villas, apartments, retail spaces, community center, etc. and related projects and Township Infrastructure.

AND WHEREAS the Owner - Promoter as part of “**Sky City**” Township is developing project of residential units (Hereinafter referred to as the “Project”) on part of the Township Land, more particularly described in **Part-B of First Schedule** hereunder written (Hereinafter referred to as the “Project Land”). Project is known or described as “**FLORIS**”.

AND WHEREAS the Promoter has registered the Project under the provisions of The Real Estate (Regulation and Development) Act, 2016 (Hereinafter referred to as the “Said Act”) with the Real Estate Regulatory Authority at No. _____, dated _____., copy is attached as **Annexure “A”** hereto.

AND WHEREAS the Purchaser – Allottee applied to the Owner - Promoter for allotment of unit in the Project, being Unit No. _____, of the said Project ‘**FLORIS**’, having super built-up constructed area of _____ Sq. yards, equal to _____ Sq.mts. (“Unit”); along with related land area (Net area for exclusive use of the Allottee) admeasuring _____ Sq.mts., more particularly described in the **Second Schedule** hereunder written, and the constructed area of the Unit along with the land area shall hereinafter together referred to as “the Said Property”. The detail of the carpet area (As per the said Act) and other appurtenant areas of the said Unit meant for exclusive use of the Allottee are as follows:

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

The above areas have been calculated on the basis of unfinished wall surfaces.

“Super Built-up Area” of the construction of the said Property, as referred above is mutually fixed and agreed between the Parties after taking into consideration construction areas other than carpet area. The Purchaser - Allottee is satisfied with the same and has no disputes in this regards. 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.

AND WHEREAS the Owner – Promoter and Purchaser – Allottee have entered into an Agreement for Sale of the said Property, dated _____, registered with the office of the said Sub Registrar, under Sr. No. _____, whereby the Owner – Promoter has agreed for sale of the said Property to the Purchaser – Allottee and the Purchaser – Allottee has agreed to purchase the same from the Owner – Promoter at or for the price or consideration of Rs. _____/- (Rupees _____ only), and on the other terms and conditions contained therein.

AND WHEREAS the construction of the said Unit is duly complete and has been granted Building Use Permission by Ahmedabad Urban Development Authority (AUDA), dated _____, bearing No. _____.

AND WHEREAS the said Project consists of several units to be disposed of to prospective purchaser - allottees. For the purpose of convenience and efficient management, running and maintenance of the common areas, amenities and facilities with Project Land and for the common good, object and purposes of the purchasers – allottees of the units, and to meet the requirement of said Act, Project Management Body herein of the name “_____”, registered on _____, under No. _____ is formed to consist of purchasers - allottees of the units in the Project as its Members and Shareholders. As per the provisions of the said Act, simultaneously with the execution of sale deed in favour of the Purchaser – Allottee, the undivided proportionate title in the common areas is to be transferred to the Project Management Body formed for the management and maintenance of common facilities of said Project. Hence the Project Management Body, _____, has been joined as a third party in this Sale Deed and the Owner – Promoter hereby convey and transfers undivided proportionate share in common area of Project Land admeasuring _____ sq. mtrs. (more particularly described in the **Third Schedule** hereunder written) forming part of the said Project Land along with undivided proportionate right to use the common areas and facilities more particularly described in the **Forth Schedule** hereunder written in favour of the Project Management Body. The

abovementioned Consideration includes proportionate price of the common areas including the price for undivided proportionate share in common area 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 Forth Schedule hereunder written.

AND WHEREAS the Owner – Promoter will also form a maintenance body, like Society, Company or any other entity for the over-all maintenance and management of the Township Infrastructure of the entire Township (Hereinafter referred to as “Township Management Body”), and at the appropriate time the maintenance and management of the Township Infrastructure will be transferred by Owner – Promoter to the Township Management Body. The Purchaser – Allottee shall become member / part of the 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 Owner – Promoter. The Purchaser – Allottee hereby agrees to abide by all the rules and regulations, resolutions, decisions, guide-lines and discipline of the Township Management Body.

AND WHEREAS the Purchaser - Allottee has requested the Owner – Promoter to convey the Said Property, more particularly described in the Second Schedule hereunder written in his favour by execution and registration of Deed of Conveyance / Sale Deed which the Owner – Promoter has agreed in the manner as hereinafter appearing.

A. NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

PART-A
SALE

1. IN CONSIDERATION OF the premises and IN FURTHER CONSIDERATION of the said Agreement for Sale date _____ and in FURTHER CONSIDERATION of the sum of Rs. _____ /- (Rupees _____ only), being the full consideration or sale price paid by the Purchaser - Allottee to the Owner - Promoter (payment and receipt whereof, the Owner – Promoter doth hereby admit and acknowledge and of and from every part thereof for ever acquit, release and discharge the Purchaser - Allottee), the Owner – Promoter allot, grant, convey and assure unto the Purchaser - Allottee the Said Property, more particularly described in the Second Schedule hereunder written, TOGETHER WITH

other common interest and benefits of the Project and usually held, used, occupied and enjoyed therewith or reputed or known as part or member thereof and to belong to or be appurtenant thereto, subject however to as stated hereafter.

2. THE PURCHASER - ALLOTTEE TO HAVE AND TO HOLD all and singular the Said Property hereby allotted, granted, conveyed and assigned and intended or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the Purchaser - Allottee for ever and SUBJECT to the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Panchayat, Ahmedabad Municipal Corporation, State of Gujarat or any other public body or public authority in respect thereof and FURTHER SUBJECT TO obligations, conditions, restrictions, prohibition, acceptance, stipulations and regulations attached to and running with the Said Property and binding on the Purchaser – Allottee contained in Part-B & C hereto, which shall control, define and regulate rights, title, interest, duties and obligations of Purchaser – Allottee to and with respect to the Said Property.
3. The Owner – Promoter hereby for itself, its executors, administrators and assigns covenant with the Purchaser - Allottee that notwithstanding any act, deed, matter or thing whatsoever by the Owner – Promoter or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary, IT, the Owner – Promoter now has in itself good right, full power and absolute authority to give, grant, convey, and assign the Said Property hereby allotted, granted, conveyed, assured and assigned or intended so to be unto and to the use of the Purchaser - Allottee.
4. The Owner – Promoter hereby for itself, its executors, administrators and assigns covenant with the Purchaser - Allottee that it shall be lawful for the Purchaser - Allottee from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the same and receive the issues and profits thereof and of every part thereof to and for his own use and benefits, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Owner – Promoter or by any person or persons lawfully or equitably claiming by, from, under or in trust for them, but subject to aforesaid.

5. The Owner – Promoter hereby for itself, its executors, administrators and assigns covenant with the Purchaser - Allottee that the Owner – Promoter agrees at the request and cost of the Purchaser - Allottee do and execute all such further and other lawful and reasonable acts, deeds, things, matters and writings for more properly transferring and vesting the Said Unit unto the Purchaser - Allottee.
6. THE Owner-Promoter covenants with the Purchaser - Allottee 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 Owner-Promoter 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.
7. That the Owner-Promoter 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 Purchaser - Allottee shall be liable to pay such AMC/AUDA taxes, property taxes, cesses, charges, etc for the period post BU permission date. The Purchaser - Allottee shall also be liable to pay betterment charges, water charges, drainage charges, gas connection charges, internet connection charges or any other connection charges in respect of the said Property.
8. The Purchaser - Allottee hereby undertakes and declares 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 Purchaser - Allottee to abide by the terms and conditions of any such permission. On account of breach of any law or rules by the Purchaser - Allottee, if any fine or penalty or punishment is imposed by any government authority then the same shall be the liability of the Purchaser - Allottee alone and the Purchaser - Allottee hereby completely indemnify the Owner-Promoter in this regards for all times to come.

PART-B

Specific covenants by Purchaser – Allottee

1. The Purchaser - Allottee has specifically agreed, undertaken, accepted, acknowledged, confirmed and covenanted with the Owner - Promoter that the Said Property is allotted, granted, conveyed, transferred and assigned by the Owner - Promoter unto the Purchaser -Allottee is also subject to the followings:
 - i) Obligations, conditions, restrictions, prohibitions, acceptance, stipulations and regulations contained in Part-B & C hereto shall govern and control the transaction, and the Purchaser - Allottee has understood, confirmed, accepted, agreed to observe and perform the same on his part, and the same shall be covenants running with the Said Property. It is clearly understood and so agreed by Purchaser - Allottee 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 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.
 - ii) a) The Project Management Body herein is an association of allottees of the units in the Project to be formed as envisaged under section 11 (4) (e) of the said RERA Act for the objects and purposes and rights and duties of and under the other applicable provisions of the said RERA Act, rules, regulations and guidelines framed / issued thereunder. The Project Management Body herein at all time and as the nature and circumstances may require from time to time, and when assigned agrees to undertake, carry-out and perform its duties and obligations and exercise rights, powers and authorities in accordance with the provisions of the said RERA Act rules, regulations and guidelines framed / issued thereunder and under the provisions of these presents.
 - b) The right and interest of the Purchaser – Allottee herein as regards to his share in common areas and amenities have been agreed to be held, entered, registered and represented in the revenue record and other relevant records in the name of the Project Management Body in fiduciary capacity. The Purchaser - Allottee herein gives his irrevocable consent for the same. The Purchaser – Allottee shall not be entitled to get such share in the Project Land entered in the revenue records in his name, and no such application, if made by the Purchaser – Allottee before the Revenue Authority shall be maintainable.

- c) It will finally so happen that upon disposal of all the units in the Project, the entire common area of Project Land will be entirely entered and registered in the name of the Project Management Body in the revenue and other land records, representing the rights and interest of the purchasers – allottees of units of Project. All matters and things relating to common areas of the Project and common amenities and facilities subject to other provisions herein, including of Part-B & C hereto in general shall be attended, managed and governed by / through Project Management Body and shall be binding upon the Purchaser – Allottee. The Purchaser – Allottee herein shall not raise any dispute or objection or challenge for the same. Any attempt to do shall be null and void.
- iii) The Project Management Body shall unless the context otherwise requires shall have the meaning rights and duties assigned to association of allottees under the said RERA Act.
- iv) The Purchaser – Allottee 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 – Allottee is satisfied in respect of the same. The Purchaser – Allottee further agree and confirm that the Owner – Promoter to the satisfaction of Purchaser – Allottee has carried out all functions, duties and obligations imposed upon the Promoter under the said RERA Act, rules, regulations and guide-lines framed / issued thereunder and also under the said Agreement for Sale, and the Purchaser – Allottee has no complaint or grievance or objection of any nature whatsoever in respect of the same. The Purchaser – Allottee hereby acquit, release and discharge the Owner – Promoter from its all obligations, duties and functions any and all on its part to be observed and performed generally.
- v) If any provision of this Conveyance shall be determined to be void or unenforceable under the applicable laws, such provisions of this Conveyance shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Conveyance and to the extent necessary to conform to the applicable law,s as the case may be, and the remaining provisions of this Conveyance shall remain valid and enforceable as applicable at the time of execution of this Conveyance.

- vi) The Purchaser - Allottee shall at all times and from time to time duly and properly abide by, observe and perform the rules, regulations and decisions of the Owner – Promoter / Project Management Body and Township Management Body as regards general administration, management, maintenance, repair, addition, omission, upgrade, etc. of the common amenities, facilities, services, infrastructures and conveniences of the said Project, Township Infrastructure and generally of common interest and benefit of the allottees of the premises - units in the Project.
- vii) This sale deed is without any adverse effect or impact on and without prejudice to sole and absolute ownership, possession, power and control of Owner – Promoter of the Township Project and, its unrestricted, unlimited, un-fettered and un-hindered rights interests, benefits, advantages and privileges of the Owner - Promoter in respect thereof other than the said Property.
- viii) Any transfer or assignment inter- vivos or by operation of law or any disposal in any manner whatsoever by the Purchaser - Allottee 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.
- ix) It is hereby agreed by the Purchaser - Allottee 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 / Owner-Promoter from time to time. The Purchaser - Allottee agree that subsequently it shall also pay such amount as may be decided by the said Project Management Body / Owner-Promoter for running or routine maintenance charges. Such charges may be collected by the Project Management Body / Owner-Promoter in advance for a period of 24 months and the same shall be paid by the Purchaser - Allottee without any dispute. It is hereby agreed by the Purchaser - Allottee 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 Purchaser - Allottee 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 / Owner-Promoter towards common expenses, maintenance and other expenses incurred for the management and maintenance of common amenities and services of the 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 Purchaser - Allottee 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 Purchaser - Allottee 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 Purchaser - Allottee and thereafter the Purchaser - Allottee shall not be entitled to demand such services from the said Project Management Body and the Purchaser - Allottee 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 Purchaser - Allottee 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.

- x) The Purchaser - Allottee hereby agree to abide by the rules and regulations of the Township Management Body as and when it is formed and agrees to pay Rs. _____ per sq. ft. on super built up area basis to Owner-Promoter / Township Management Body as corpus deposit on the execution hereof and also annual advance recurring maintenance charges of Rs. _____ per sq. ft. on super built up area basis for ____ year in advance. The Purchaser - Allottee shall bear and pay any applicable service tax or GST on such maintenance charges or deposit payments. Till the time Township Management Body is formed by the Owner-Promoter, the said corpus deposit and the said annual advance maintenance charges shall be paid by the Purchaser - Allottee in the name of the Owner-Promoter or any other entity as may be directed by the Owner-Promoter. 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.

- xi) The Purchaser - Allottee 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 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 - Allottee 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 - Allottee 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 or any additional amount as mentioned herein or has defaulted in complying with the rules and regulations of the Township Management Body.

PART-C

Obligations, conditions, restrictions, prohibitions, acceptance, stipulations and regulations governing the transaction.

1. The Purchaser - Allottee 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, sanctioned Development Plans, specifications, designs, details and common amenities of the Project and Township Infrastructure and other matters and things generally relating to the Project and Township. The Purchaser - Allottee have also verified the documents filed/uploaded by the Owner-Promoter with the Real Estate Regulatory Authority and is satisfied with the same. The Purchaser - Allottee have carefully inspected and studied the same, got them scrutinized and examined by their lawyers, and are fully satisfied about them.
2. a) The construction of the said Unit and development of the Project with all common areas, amenities and infrastructure is duly complete in all respect.

- b) The Purchaser - Allottee 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.
 - c) The Purchaser - Allottee has no complaint or grievance of any nature whatsoever for the workmanship quality of construction and the materials used and for the plans, specifications and designs of the Project and the said Unit.
 - d) The actual, physical, vacant and peaceful possession of the Said Property duly complete in all respect is handed over by the Owner - Promoter to the Purchaser - Allottee. The Purchaser – Allottee confirm having received the same.
 - e) The Purchaser - Allottee has verified and is satisfied with the quality of construction, specifications, fixtures, fittings, project amenities and facilities, etc. and shall not raise any objections/claims in this respect in future.
3. The Purchaser - Allottee shall not do or suffer to be done anything in or to the said Property which may be against the rules, regulations or bye-laws or change/alter or make addition / alteration / modification in, to, or any part of said Property without the prior consent of the Owner - Promoter and Project Management Body, and also of local authorities, if required. The Purchaser - Allottee 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 or amenities of the Project.
 4. To 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 was delivered by the Owner - Promoter to the Purchaser – Allottee 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 - Allottee committing any act in contravention of the above provision, the Purchaser - Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

5. Not to demolish or cause to be demolished the said Property or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Property or any part thereof, nor any alteration in the elevation and outside colour scheme of the unit and shall keep the portions, sewers, drains and pipes in the said Property and the appurtenances thereto in good tenantable repair and condition. The Purchaser - Allottee shall not carry out any alterations in the structure of the said unit for all times to come and shall not even seek for such permission from the Project Management Body. The Purchaser - Allottee may carry out internal civil work (non-structural) with prior written consent of Owner-Promoter/ Project Management Body and after obtaining prior written opinion of Structural Engineer of repute and also after obtaining prior permission of Ahmedabad Municipal Corporation and /or any other authorities however the Purchaser - Allottee shall not chisel or in any other manner cause damage to columns, beams, brick walls, slabs or RCC Partis or other structural members in the said Property.
6. The Purchaser - Allottee shall keep insured its Property against loss or damage by fire, flood, earthquake, storm, tempest, riot, sabotage etc in the full value and with suitable insurance company. Not to 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.
7. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Property in the common areas, roads and common portions of the Project. The Purchaser - Allottee 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 Unit. The Purchaser - Allottee shall install the air conditioners / coolers at designated places only and in a manner in which the aesthetics of the Project are not compromised.
8. Pay to the Owner - Promoter within fifteen days of demand by the Owner - Promoter, his share of security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the Project / Township in which the said Property is situated, if any.
9. The Purchaser - Allottee shall not let, sub-let, transfer, assign or part with interest or benefit of Said Property until all the dues payable by the

Purchaser – Allottee 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 Purchaser - Allottee.

10. The Purchaser - Allottee shall observe and perform all the rules and regulations which the Project Management Body or Township Management Body as may be made from time to time including discipline for use of the Said Property; for protection, maintenance, and generally for the common object and purposes of the Project and Township; 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 Purchaser - Allottee 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.

11. The Purchaser - Allottee shall permit the Owner - Promoter / Project Management Body and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Property or any part thereof to view and examine the state and condition thereof. The Allottee - Purchaser shall without delay, at his cost and expenses carry out any want or defects pointed out to Purchaser - Allottee.
12. The Purchaser - Allottee shall permit the Owner - Promoter / Project Management Body / Township Management Body and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Property or any part thereof, do all such work, matters and things the Owner - Promoter / Project Management Body may require for the purposes of Project or Township or otherwise may deem fit. It is specifically agreed by the Purchaser- Allottee that the Owner - Promoter has the “Rights in perpetuity on Project Land” to inspect, maintain, operate, repair, or replace or substitute any part of Township Infrastructure and the Owner - Promoter as well as its representatives shall have free right of access in the Project Land, even after the possession of all the units has been handed over in the Project.

13. "Said Property" shall mean the self contained construction of residential Unit with appurtenant land for exclusive use of Purchaser – Allottee, more particularly described in Second Schedule hereunder written and only related FSI for / of Unit used for the same.
14. The Purchaser - Allottee shall, at all times, abide by and be entitled to only Floor space Index (FSI) which has been utilized for construction of said Unit. The Purchaser - Allottee 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.
15. The 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 - Allottee on demand from the Owner - Promoter at any time, over and above the Consideration.
16. The consideration – price of the said Property is one compact and composite consideration – price. The Allottee - Purchaser shall not be entitled for any running or final bill or estimate of land contribution, construction contribution, common development or any other separate detailed particulars of the Consideration. However, the Owner - Promoter for relevant purposes of accounting or other requirements may split the same into different components for different account purpose.
17. All right, title and interest of the Purchaser - Allottee is restricted to and to be read, understood and interpreted in relation to the said Property only and in accordance with other provisions of these presents. All other constructed/covered or un-covered open spaces/areas/portions, open margin lands, infrastructure, developments, amenities, facilities and services shall belong to the Owner - Promoter except specifically allowed for occupation and enjoyment to the Allottee - Purchaser and right to use amenities, facilities and services that may be reserved for common use of all allottees of the said Project.
18. The said Township of which the said Project forms part may include bungalows, row houses, villas, hotel, club, business park, shops, apartments, flats, offices, Township Infrastructure, etc. ("Diverse

Developments”). The Project and Township work to fully and finally complete will extend beyond the handing over possession of the said Property to the Purchaser - Allottee. The work of implementation and completion of the Project and said Township in general will be in progress and continuing. The Purchaser - Allottee will not raise any dispute or grievance as inconvenience, discomfort, nuisance or annoyance for such progress and continuation of the work nor shall make any claim in respect thereof. The Purchaser - Allottee agrees to extend his all cooperation in completion of the Project and the Township in general and the related work. The Purchaser - Allottee hereby covenants that it shall not raise any objections against any type of construction being made in the Skycity Township. The Owner - Promoter shall be entitled to make any type of legally permissible construction / development in the Skycity Township.

19. The over-all control and management of the said Project and 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 Owner - Promoter. The decision of the Owner - Promoter in all matters shall be final and binding upon the Purchaser - Allottee herein and all other allottees in the Project and said Township. Further, the Purchaser - Allottee covenants with the Owner - Promoter that the development rights of the said Township shall at all times remain with the Owner - Promoter (including assignees if any) only. The Owner - Promoter shall be entitled to undertake construction and develop the same with available and utilizable FSI from time to time in any manner Owner - Promoter desires and decide. The Purchaser - Allottee shall extend all the co-operation to the Owner - Promoter for the same.
20. The Owner - Promoter / Township Management Body, or any other Estate Management Agency (“EMA”) under authority or agreement with Owner - Promoter / Township Management Body will set up rules and regulations for the said Township pertaining to allocation, distribution, management, use, occupation, enjoyment, maintenance, repair, reconstruction, renovation or replacement of the Common Amenities and/or Township Infrastructure as may be decided by them. The same shall be binding upon the Purchaser - Allottee and other allottees of Township projects.
21. a) The Purchaser - Allottee 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 thereof. The Project herein is one of such projects and said Property herein is one of the units thereof.

- b) The right and interest of the Purchaser - Allottee is limited and restricted to said Property and FSI for the said Unit and right to use alongwith other allottees Common Amenities of Project. The Allottee - Purchaser shall have right to Common Amenities to an extent planned, designed and provided by the Owner - Promoter.
- c) It is specifically agreed and accepted by the Allottee - Purchaser, and is the essence of these presents that the Owner - Promoter has un-restricted, un-fettered and un-hindered ownership to Township Land and development rights in respect of the Township, to use, exploit, develop, construct, etc. different projects and Township Infrastructure as Owner - Promoter may decide as may be permissible under the applicable building rules, special or general.
- d) The Owner - Promoter 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 – Allottee 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 – Allottee hereby give specific consent for the same and such consent is irrevocable and forms basis of this Agreement.
- e) The Purchaser - Allottee hereby acknowledges and unequivocally agrees that the Owner - Promoter has the rights to undertake any kind of legally permissible development /construction in the Township Land which is abutting / adjoining the FLORIS Project Land. The adjoining land / Sector may consist of bungalows, row houses, villas, hotels, clubs, Business Park, shops, high rise apartments / flats, commercial complex, public purpose infrastructure etc. The Purchaser – Allottee 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.
- f) The Owner - Promoter has un-restricted, un-hindered, un-qualified, unlimited 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 Owner - Promoter has 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 allottees of projects in such newly added land parcels shall not be required to pay any amount by way of any additional or separate contribution or compensation towards the use of Township Infrastructure. Purchaser – Allottee hereby gives consent for the same, and also shall not raise any objection in respect of aforesaid.

- g) The right and interest of the Purchaser – Allottee shall always be limited and restricted to use, occupy, possess and enjoy the Unit / Said Property subject to and in the manner transferred herein by the Owner - Promoter. The Owner - Promoter 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. The Purchaser – Allottee hereby specifically covenants with the Owner - Promoter that any residual, unutilized, balance or surplus Floor Space Index (‘FSI’), or any future FSI or FSI acquired from any authority, or any floating, transferable or any other form of FSI or Transferable Development Rights other than FSI of the said Unit that is or becomes available in present or from time to time, in respect of the Township, said Township Land or the Project Land shall always belong to the Owner - Promoter and the Owner - Promoter (including assignees) alone shall be entitled to utilize, deal with and dispose the same as it may deem fit. The Owner - Promoter 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 the said additional F.S.I. as per the plan approved by appropriate authority and the Purchaser – Allottee 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 – Allottee shall assist and extend all the co-operation to the Owner - Promoter in respect of the above, which includes signing and executing necessary application, affidavits, consents, etc. as may be required for obtaining approval in respect of the above.

22. As regards use of the said Property, the Allottee - Purchaser agrees that
- a) The Allottee - Purchaser shall not use the said Property or permit the same to be used for any purpose, other than residence, or which may or is likely to cause nuisance or annoyance to other occupiers of the said Project / Township or is illegal, immoral or is prohibited by law.
 - b) The Purchaser – Allottee will not use or permit to be used the said Property or any part thereof for commercial purpose, including without limitation, hotels, restaurants, eatery, dairy, club, gymkhana, consultation, nursing home or hospital, laboratory, video game parlor, beauty parlor, cyber cafe, tuition and coaching classes, garage, services and repair of vehicles, office of the trade union or political parties or to put any hoarding, neon-sign lights, advertisement or tower on any part of the said Property, terrace or open land.
 - c) Not to store in the said Property any goods which are of hazardous, combustible or dangerous in nature.
 - d) The Purchaser - Allottee agrees not to obstruct the common areas or driveways of the Project by erecting any kind of temporary or permanent structure or placing any kind of furniture or fixtures or other such loose materials.
 - e) The Purchaser - Allottee and their family members, staff, visitors, etc. shall not spoil or damage any part of the common property or amenity. The Owner-Promoter/ Project 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 Purchaser - Allottee.
23. The Purchaser – Allottee shall ensure that any document, paper or writings required to be signed by the Allottee - Purchaser is to be returned to the Owner - Promoter immediately without any delay on the receipt of such document by the Purchaser - Allottee, duly signed at all places marked for signatures. That the Purchaser – Allottee 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.

24. The right and interest of Purchaser – Allottee is limited to Said Property and Floor Space Index (FSI) referring to construction of such said Unit. All and every balance FSI, additional FSI, floating FSI, transferable FSI in relation to Township Land or Project Land, or any purchasable FSI as per or under the Township Regulations, TDR available under the Slum Redevelopment Policy, Regulatory Provisions or generally available shall belong to the Owner - Promoter and may be used in the development in Township or any other place.
25. The Purchaser - Allottee will have to bear any Betterment charges or AUDA/Government related charges/levies or any town planning related charges that may come up in the future from time to time before or after this Sale Deed.
26. As per the provisions of the said Act, vide this sale deed undivided proportionate share in common areas of Project Land, more particularly described in Third Schedule hereunder written along with undivided proportionate right to use the common areas and facilities more particularly described in the Forth Schedule hereunder written has been transferred to the Project Management Body. The Purchaser - Allottee herein shall be entitled to sell or transfer only the said Property and the undivided proportionate share in common areas of Project Land shall always belong to the Project Management Body.
27. The Purchaser - Allottee represent that they have understood and are completely satisfied with the specifications, plans, lay out, approvals, title of the Township Land and the said Property, price and the manner in which the Owner - Promoter proposes to develop the Project and Township.
28. So long as the Said Property is not separately assessed for water rates, electricity bills, and any other outgoing amenities/facilities, the Purchaser - Allottee shall pay to the Owner - Promoter 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 - Allottee by the Owner - Promoter. The decision of the Owner - Promoter in all matters relating to the same shall be final and binding upon the Purchaser - Allottee.

29. The Purchaser - Allottee hereby agrees that if any amount hereafter becomes due to the Nagar Panchayat, the State Government, AMC, AUDA, Town Planning Authority, or other public authority like betterment charges or development taxes or payment of similar and/or any other nature becoming payable by the Owner – Promoter, the same shall be paid / reimbursed by the Purchaser – Allottee as may be applicable.
30. The Owner - Promoter / Project Management Body / Township Management Body shall, in respect of any amount remaining unpaid by the Purchaser - Allottee under the terms and conditions hereof, have a first lien and charge on the Said Property.
31. The Purchaser - Allottee shall at no time demand partition of his/her/its interest in the Project. It being agreed and declared by the Purchaser - Allottee that his/her/its interest as stated above is impartible, except exclusivity of Purchaser - Allottee of Said Property.
32. The Purchaser - Allottee is aware and has perused and studied the constitution of the Project Management Body, rules and regulations thereof and the resolutions, decisions, etc. taken or adopted from time to time from incorporation thereof till date. The Purchaser - Allottee accept and confirm the same and also shall not be entitled to dispute, challenge or object the same.
33. Without prejudice to other rights and remedies of the Owner - Promoter / Project Management Body under the terms, conditions and provisions herein, and also otherwise available under the law and in addition thereto, the Purchaser - Allottee shall indemnify and keep the Owner - Promoter 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 – Allottee 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 - Allottee as mentioned herein.
34. The Purchaser - Allottee 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 members shall have undivided interest in the common

facilities, areas and amenities and shall be entitled to use and enjoy them jointly.

35. The Purchaser - Allottee hereby agrees to execute such other papers and documents as may be necessary for the purpose of giving effect to these presents.
36. The expression “Project Management Body” / “Owner - Promoter” / “Township Management Body” shall also mean and include any person authorised or nominated by it or its assignee or transferee or successor.
37. The Purchaser - Allottee hereby declare that he / she / they / it has / have read, understood and agreed to each and every conditions, provisions, stipulations and covenants of these presents before execution hereof.
38. The letters, receipts and/or notices issued by the Owner - Promoter / Project Management Body dispatched Under Certificate of Posting to the address of the Purchaser - Allottee or by way of E-mail, as known to the Owner - Promoter will be sufficient proof of receipt of the same by the Purchaser - Allottee and shall completely and effectively discharge the Owner – Promoter / Project Management Body.
39. The said total price 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 Stamp Duty, registration fees, or any tax, levy or imposts etc. arising from sale or transfer of the said Property to the Purchaser - Allottee or the transaction contemplated herein. They all shall be borne and paid by the Purchaser - Allottee as may be demanded by the Owner - Promoter / Project Management Body from time to time.
40. All the terms, conditions, stipulations and provisions of this sale deed have been agreed and understood by the Purchaser - Allottee and the same shall be binding upon the heirs, assigns, transferee of the Purchaser - Allottee and all other subsequent transferees and future owners and occupiers or tenants of the said Property.
41. If within a period of five years from the date of Building Use permission date, , the Purchaser - Allottee brings to the notice of the Owner - Promoter any structural defect in the said Property or any material defects on account of workmanship, quality or provision of service, then,

wherever possible such defects shall be rectified by the Owner - Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser - Allottee shall be entitled to receive from the Owner - Promoter compensation equal to cost to cure / rectify such defect. Provided that the Owner - Promoter shall not be liable to rectify any defect or for payment of any compensation in the following cases:

- a) If the cause of any such defect is not attributable to the Owner - Promoter or are beyond the control of the Owner - Promoter; or
 - b) In case of natural wear and tear and damage resulting from rough handling, improper use or unauthorized modification; or
 - c) Owner - Promoter 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) If the Purchaser - Allottee has defaulted in any of its representations or covenants as mentioned in this Agreement;
 - e) The Project Management Body or the Purchaser - Allottee has not adhered to maintenance schedule and operating manual as prescribed by the manufacturer/ Owner - Promoter;
 - f) The Purchaser - Allottee 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.
42. If the legal transfer documents involve registration of conveyance, of common areas which may include land referring to Said Property, spaces, amenities, in favour of Project Management Body, the Purchaser - Allottee shall pay to the Owner – Promoter / applicable Management Body, the Purchaser - Allottee's share of stamp duty, registration charges, and all other cost, charges and expenses, that may be required to be paid, spent or incurred with respect to such conveyance or any document or instrument.

43. a) That in case there are joint allottees all communications shall be sent by the Owner - Promoter to the purchaser - allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the joint allottees.
- b) In case the purchaser – allottee is joint, the first named allottee alone will be able to represent their interest and other joint allottee/s shall not have any independent or separate voice/rights.
- c) All consents, confirmations etc. if and when required of the joint allottees, the same shall be deemed to have been sufficiently given and received from the first of such joint allottee. However, it has been agreed that for the purpose of the sale, mortgage, transfer, rent/lease/leave and license, etc. the signatures of the all the joint allottees shall be required.
- d) Further, the liabilities, responsibilities, obligations shall be joint and several of the joint allottees. All notices, communications, etc. may be addressed by the Owner - Promoter / applicable Management Body to the first of such joint allottee.
- e) The Purchaser - Allottee inter-se shall not be entitled to subdivide the said Property, the intent being the said Property shall stand in the names of the joint allottees as one single unit.
44. The Project shall always be known as “FLORIS” and this name shall not be changed without the express written permission of the Owner - Promoter. However, the Owner - Promoter may change the name of the Project at any time.
45. The Purchaser - Allottee hereby acknowledges that even after the Project Management Body has been formed with respect to the said Project, the Owner - Promoter 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 apartments 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.
46. The Purchaser - Allottee 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 - Allottee,

and all concerned. The Owner - Promoter accepts no responsibility in respect thereof.

D. All stamp duty and registration charges, present and future, legal fees and all other out of pocket expenses in respect of these presents have been agreed to be borne and paid by the Purchaser - Allottee only.

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

-: THE FIRST SCHEDULE ABOVE REFERRED TO :-

PART-A
(Township Land)

ALL THOSE pieces and parcels of lands or grounds, hereditaments and premises, being Non Agricultural Lands, situate at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand, bearing

- a) amalgamated Block No. 215, admeasuring about 390927 Sq.mts.,
- b) Block No. 251, admeasuring about 9611 Sq.mts.,
- c) Block No. 305, admeasuring about 11129 Sq.mts., and
- d) Block No. 306, admeasuring about 10016 Sq.mts.,

in all admeasuring about 421683 Sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 21, admeasuring about 418887 Sq.mts., or thereabouts.

PART-B
(Project Land)

ALL THOSE pieces and parcels of lands or grounds, hereditaments and premises, being Non Agricultural Lands admeasuring 44500 sq meters, being a part of the Township Land referred in PART – A above and as delineated by red line on the plan annexed herewith as **Annexure – “B”**.

: THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of said Property hereby sold)

ALL THAT Unit No. _____ of Project “FLORIS” of Sky City Township, having super built-up constructed area of _____ sq. yards equal to _____ Sq.mts along with land for exclusive use of the Allottee, admeasuring _____ Sq.mts., in the Project Land described in First Schedule Part-B above subject to and in accordance with the provisions of this presents. 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 Allottee are as follows:

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

Said Unit with appurtenant land for exclusive use is delineated with red colour boundary line on the layout plan annexed herewith as **Annexure – “C”**.

: THE THIRD SCHEDULE ABOVE REFERRED TO:

(Description of undivided share in the Common Areas of Project Land transferred to Management Body)

All that _____ Sq.mts of undivided proportionate share in the Common Areas Land being part of the Project Land described in Part-B of the First Schedule above referred. Such Common Area Land is shown with blue colour hatching on the lay out plan of Project Land annexed herewith as **Annexure "D"**. Such undivided share in Common Area Land to be entered and registered in the name of the Project Management body in the relevant revenue and other Government Records.

:THE FORTH SCHEDULE ABOVE REFERRED TO:

(Details of common areas and facilities of Project)

- Swimming pool
- Gymnasium with steam room
- Indoor squash court
- Mini theatre
- Kids play area
- Indoor games
- Pool room
- Recreation room
- Landscaped garden with sit-outs

SIGNED, SEALED & DELIVERED)
BY THE WITHIN NAMED:)
SAFAL GOYAL REALTY LLP,)
Through its Authorised Signatory)
)
)
In the presence of :)

SIGNED, SEALED & DELIVERED)
BY THE WITHIN NAMED:)
In the presence of :)

ANNEXURES

ANNEXURE “A”

(Copy of Real Estate Regulatory
Authority Certificate)

ANNEXURE “B”

(Plan of Project Land)

ANNEXURE “C”

(Copy of Unit plans)

ANNEXURE “D”

(Plan of Project Land showing Common Areas)