

Sale Deed Rs _____/-
 Stamp papers @ _____% Rs. _____/-
 purchased on _____ E-Stamp paper certificate no.: _____
 issued by _____.

THIS Sale Deed is made and executed at Amritsar on this _____ day of _____ by:-

Dhillon Builders & Land Developers, having its office at Holy City Township, Administrative Block, Ajnala Road Bypass, Amritsar through its proprietor Harinder Singh Dhillon S/o S. Charanjit Singh R/o E-64 Ranjit Avenue, Amritsar (hereinafter referred to as the 'Vendor', which expressions shall, unless excluded by or repugnant to the subject or context to be deemed to include his heirs, legal representatives, successors, executors, administrators & permitted assigns) of the One Part;

In favour of

_____, R/o _____, the intending purchaser, hereinafter referred to as the 'Vendee' which expression shall, unless excluded by or repugnant to the subject or context be deemed to include his/their heirs, successors, executors, administrators, legal representatives, nominees, and assigns of the Other Part.

WHEREAS the Vendor Dhillon Builders & Land Developers through its proprietor Harinder Singh Dhillon has taken land situated in village Mahal Suburban & village Khairabad, Tehsil & Distt. Amritsar (hereinafter referred to as the "Said Land") with a view to setup and develop thereon residential colony named as **HOLY CITY PARADISE PHASE-I'** (hereinafter referred to as the "Said Colony") and has obtained a License No. MTP/4052 Dated: 20-03-2015, for the said purpose in its own name from Competent Authority.

AND WHEREAS the Vendor herein is the absolute owner of **Plot no. _____**, whose dimension is EAST & WEST **'-_'** NORTH & SOUTH **'-_'** admeasuring **_____ sq.yd.** (hereinafter referred to as the "Said Plot") butted and bounded by in East _____, West _____, North _____, South _____, bearing Khasra no. _____ min, Hadbast no _____, Village _____, falling in said colony Tehsil & District Amritsar and no one besides the Vendor has any interest, right, claim of any kind on the said plot and the same are free from all encumbrances and legal disputes and the Vendor has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same.

AND WHEREAS the Vendee has inspected the Said Land on which the Said Colony is being developed including the present layout plan, License, ownership record of the Said Land and all other documents pertaining to arrangement, competency and all other relevant details and the Vendee has confirmed that the Vendee is fully satisfied in all respects with regard to the right, title and interest of the Vendor in the Said Land on which the Said Colony is being developed and has understood all the limitations and obligations of the Vendor in respect thereof. The Vendee confirms that the Vendee does not require any further investigations in this regard and that the Vendee is fully satisfied in all respects. Further the Vendor has right and authority to develop the said Township and to sell the said Plot.

AND WHEREAS the Vendee acknowledges that the Vendor has provided all the information and clarifications as requested by the Vendee and that the Vendee is fully satisfied with the same and the Vendee has relied on his own judgment and investigation in deciding to purchase the Said Plot.

AND WHEREAS the Vendee has represented and warranted to the vendor that the Vendee has the power and authority to execute this Sale Deed.

Now this Sale Deed witnesseth as follows: -

The Vendee has approached and represented to the Vendor for purchase and the Vendor has agreed to sell to the Vendee the Said Plot in the Said Colony. In pursuance to that the vendee has entered into an agreement dated _____ for allotment of the Plot in the said Colony and has agreed to the terms and conditions and has understood the contents thereof and further undertakes to execute the other agreements as and when the Vendor feels appropriate and the same shall be deemed to be forming part of this Sale Deed, collectively, for the purpose of adherence by the Vendee of the terms and conditions mentioned herein.

The Vendee hereby agrees to purchase from the Vendor and the Vendor hereby agrees to sell unto the Vendee, the Said Plot in the Said Colony for a sum of Rs. _____/- (Rupees _____ only) (hereinafter referred to as 'Total Price') on following Terms and conditions:-

Sale Consideration

That in pursuance to the allotment of the said Plot to the Vendee, the Vendee herein has paid to the Vendor a sum of Rs. _____/- (Rupees _____ only) Vide Cheque no. _____ drawn _____, Dated _____ to the above said Vendor as Total Sale Price (Total Price).

Subject to the terms & conditions of Agreement dated _____ and the execution of Conveyance Deed, the Vendee shall have the following right(s):

- (i) Ownership with regard to the Said Plot only.
- (ii) Right to use only such general common areas and facilities, as may be earmarked by the Vendor, subject to timely payment of Maintenance Charges. The Vendee shall use the common area and facilities harmoniously alongwith other plot owners, maintenance staff, etc, without causing any inconvenience or hindrance.

All other land(s), areas, facilities and amenities including but not limited to schools, shops, EWS plots and commercial center facilities, club, community centre, amenities etc, are specifically excluded from the scope of this Sale Deed and the Vendee shall not be entitled to any ownership rights, rights of usage, title or interest etc. in any form or manner whatsoever in such land(s), areas, facilities and amenities. Such lands, areas, facilities and amenities have not been included in the computation of Plot Area for calculating the Total Price and, therefore, the Vendee has not paid any price for use or ownership in respect of such lands, areas, facilities and amenities. The Vendee agrees and understands that the ownership of such lands, areas, facilities and amenities vests solely with the Vendor, and their usage and manner/method of use, disposal etc. shall be at the sole discretion of the Vendor.

All land(s) and any other facility or amenity, as may be provided at the sole option of the Vendor or as may be provided in accordance with the directions of any competent authority(ies) including but not limited to schools, shops, EWS plots, commercial center facilities, club, community centre, amenities etc. are specifically excluded from the scope of this Sale Deed and the Vendee shall not have any right of ownership, usage or title, or interest or claims whatsoever in such land(s), areas, facilities and amenities. The Vendee agrees and understands that the amenities and facilities like shopping centre, school etc. as shown in lay-out plan may be developed by the Vendor or any of its affiliates, Sister Concerns at any time and possession of the Said Plot is neither linked nor dependent on its development. The Vendee shall not have a right to claim any rights, title or any interest in these land(s), areas, facilities and amenities as they are specifically excluded from the scope of this Sale Deed and are not included in the computation of Plot Area in any manner, and for which the Vendee has not made any payment to the Vendor in any form or manner whatsoever and that the Vendee shall not, at a later date, after execution of this Sale Deed have a right to raise any claim or dispute in respect of such

land(s), areas, facilities and amenities. The Vendor as the owner of such lands, areas, facilities and amenities shall have sole right and absolute authority to deal with the same in any manner including but not limited to creation of rights in favour of any third party by way of sale, transfer, lease, joint venture, collaboration or any other mode including withdrawal, transfer to government, semi-government, or other authority, body, any person, institution, trust and/or any local body(ies).

The Vendee understands that Vendee has not made any payment to the Vendor in any manner whatsoever with respect to any land(s), building(s), common areas, facilities and amenities, save and except the use of common areas (for the purpose of direct exit to a nearest public street, nearest road only) identified by the Vendor in its sole discretion and the Vendee hereby agrees that the Vendor has not indicated/ promised/represented/given any impression of any kind in an explicit or implicit manner whatsoever, that the Vendee shall have any right, title or interest of any kind whatsoever therein. The Vendee further agrees that any such identification with respect to Common Areas by the Vendor in its plans now or in future shall be final, conclusive and binding on the Vendee. Further the Vendor has made clear to the Vendee that it (the Vendor or any of its affiliates, Sister Concerns) shall be carrying out extensive developmental / construction activities now and for many decades in future in the entire area falling inside/outside the said colony in which the said plot is located and that the Vendee shall not have a right to raise any objection or make any claims or not to make payments in time as demanded by the Vendor on account of inconvenience, if any, which may alleged to have been caused to the Vendee due to such developmental/construction activities or activities incidental/related to it. It is made clear by the Vendor and agreed by the Vendee that all rights including the rights of ownership of land(s), facilities and amenities shall vest solely with the Vendor who shall alone have the sole and absolute authority to deal in any manner with such land(s), facilities and amenities. This clause shall survive throughout the ownership of the Said Plot by the Vendee, his / her legal representatives, successors, administrators, executors, assigns etc.

The Vendee agrees and undertakes that the Vendee shall not, at any time before or after taking possession of the said Plot or after execution of the sale deed has any right to object to the Vendor or any other plot owner to construct or develop other Plots in the vacant Lands and / or carrying out the construction / modification of other building or plots. The Vendee has understood and agrees that he either individually or jointly or through anybody, will not institute and pursue any litigation or suit to seek injunction in any manner whatsoever against the Vendor, plot owners and / or their agents for developing and constructing the said Colony in any manner whatsoever.

It is further agreed by the Vendee that the Vendor may at its sole discretion make the Said Land a part of any other adjacent Colony that has already come into existence or may be constructed in future at any time or keep it separate as an independent estate and the Vendee shall not have any right to raise any objection in this regard.

While calculating the Total Price of the Said Plot, the Vendor has taken into account External Development Charges (EDC) as applicable and as prevalent on the date of license and has not taken into account Infrastructure Development Charges (IDC), and other charges as levied or may be levied by Government of Punjab or any other competent authority(ies). The Vendee accordingly agree(s) to pay to the Vendor, Govt. Charges (IDC, other charges etc. collectively herein referred to as Govt. Charges) and all increases thereof including increase in EDC as may be levied by the Government of Punjab or any other competent authority(ies), from time to time and as and when demanded by the Vendor. It is also made clear to the Vendee that all such levies/ increases may be levied by the Government of Punjab or any other competent authority(ies) with prospective or retrospective effect, effective from the date of License(s) of the Said Colony. The Vendor makes it clear that if it is required to pay such levies, Govt. Charges, increases, interest and other charges etc.; in such prospective

/retrospective manner from the date of License(s), then the Vendor shall demand, and the Vendee undertake(s) to pay the same proportionately in the manner and in the ratio of the area of the Said Plot to the total area of the Said Colony as calculated by the Vendor. Further it is made known to the Vendee that the Government of Punjab or any other competent authority(ies) may also levy other charges at any stage including upon the completion of the Said Colony or thereafter, the demand for which will be raised by the Vendor and the Vendee undertake(s) to pay the same on demand to the Vendor. Apart from the above demand as stated, for the sake of clarity, it is emphasized and understood by the Vendee that there could be future levies/ increases in the Govt. Charges, levies, including increase in EDC during the occupation of the Said Plot and the same shall be charged and the Vendee agree(s) to be liable and pay all such future levies/ increases as and when demanded by the Vendor and this undertaking by the Vendee shall always survive the conveyance of the Said Plot in favour of the Vendee. The Vendee has agreed that having understood this position the Vendee undertake(s) not to default on the payment of such prospective/ retrospective future levies, Govt. Charges and all increases thereof, including increase in EDC as and when demanded by the Vendor. The Vendee specifically recognize(s) that such demand when made will constitute unpaid sale price, the Vendor shall have lien on the Said Plot to the extent of such unpaid sale price and the Vendee hereby confirm(s) that the Vendee shall not object to the same and agree(s) to cooperate if the Vendor resumes the possession and ownership of the Said Plot and / or take all legal measures to recover such unpaid sale price upon the Vendee defaulting on such payment.

In addition, the Vendee also agree(s) to pay fees, levies, rates, Cesses including labour cess, charges, wealth tax, property tax, service tax or taxes of all and any kind by whatever name called, whether levied or leviable now or in future (including with retrospective effect) and all increases thereof as the case may be from the date of the Agreement with regard to the area of the Said Plot in the Said Colony as and when demanded by the Vendor. The Vendee specifically recognize(s) that such demand when made will constitute unpaid sale price, the Vendor shall have lien on the Said Plot of the Vendee for the recovery of such charges and the Vendee hereby confirms that the Vendee would not object and agree(s) to cooperate if the Vendor resumes the possession and ownership of the Said Plot and / or take all legal measures to recover such unpaid sale price.

The Vendee agrees and undertakes to pay and when demanded by the Vendor all kind of taxes and cesses including but not limited to value added tax, state sales tax, central sales tax, works contract tax, service tax, one time building tax, luxury tax, building and other construction workers welfare fund, education cess and any other Taxes and Cesses by whatever name called, levied charged or to be levied or charged, paid or payable by the Vendor and/or its contractors (including sub-contractors), suppliers, consultants, in connection with the development/construction of the Said Plot/Said Colony now or in future and/or any increase thereof to the Government or any other Statutory Authority and/or designated agency on Governments behalf.

The Vendee shall bear and pay taxes of all and any kind whatsoever (or his share of it) whether levied or leviable now or in future on the lands and/or building(s) as the case may be, and so long as each plot is not separately assessed for such taxes for the land and/or building(s). The same shall be payable and be paid by the Vendee in proportion to the total area of the Said Plot. Such apportionment shall be made by the Vendor or any other agency as the case may be and the same shall be conclusive, final and binding upon the Vendee.

The Vendee agree(s) to enter into a maintenance agreement, with the Vendor/its nominee agency or any other body (hereinafter referred to as the 'Maintenance-Agency') as may be appointed by the Vendor from time to time for the maintenance and upkeep of the Said Colony until these are handed over to local body or any government agency or association. It is made clear to the Vendee that the Maintenance Agency shall render

maintenance services only with respect to the common areas falling within the Said Colony but outside the Said Plot and these shall mainly relate to services in respect to the public roads, landscaping, sewerage, drainage, water, street lights, pavements, horticulture etc. The Vendee agrees and undertake(s) to pay on quarterly basis, the maintenance charges(calculated @ Rs 4/- per sq. yard per month of the plot area along with applicable Service Tax) in advance, at the beginning of every quarter, as per the bills raised by the Maintenance Agency for maintaining various services/facilities as described above. The charges shall escalate at least 10% every year, as may be, so decided by the Vendor/Maintenance Agency in its sole discretion. Maintenance charges shall become applicable / payable from the date of the offer of possession by the Vendor irrespective whether the Vendee has taken possession or is in occupation of the Said Plot or not, until the maintenance services are handed over to the government or any local body for maintenance. Apart from the Maintenance Charges as mentioned above the Vendee agrees and undertakes to pay charges for consumption/usage of Water and Sewer separately as per utilities bills raised by the Maintenance Agency, on monthly basis at the rate fixed by Maintenance Agency from time to time at its sole discretion. It is further clarified to the Vendee that Maintenance Charges does not include; (a) the charges for actual consumption of utilities in the Said Plot including but not limited to electricity and water, which shall be charged based on actual consumption/usage on monthly basis and (b) any statutory payments, Taxes etc. with regard to the Said Colony as these shall otherwise be payable by the Vendee.

In the event of delay/default by the Vendee in payment of the Maintenance charges/Utilities bills by the due dates mentioned in the bills, the Vendor/Maintenance Agency shall have right to discontinue the provision of Maintenance services/utilities/to run and operate the equipments of utilities to the user till the date of payment of the unpaid amount along with interest @ 18% p.a. compounded quarterly for the period of delay. Maintenance agency shall have the first charge/lien on the said plot, for the recovery of aforesaid unpaid amount (including interest thereon).

The general upkeep and maintenance of the exteriors of the individual Plot(s) as allotted shall be the responsibility of the Vendee. However, in case of any negligence / non-maintenance, the Vendor shall undertake suitable cleaning and upkeep thereof at the cost of the Vendee and recover the same from the Vendee before taking up the said charges / maintenance, the Vendor shall serve the said Vendee a written notice stating therein the reason for such charge / maintenance.

The Vendor has handed over the possession of the said plot to the Vendee, which the Vendee confirms.

After taking physical possession or from the deemed date of taking Possession of the Plot(s), whichever is earlier, the Vendee shall not be entitled to put forward any claim, whatsoever, against the Vendor.

The Vendee after taking possession of the Said Plot shall have no claim against the Vendor in respect of any item of work which may be alleged not to have been carried out or completed in the Said Plot for any reason whatsoever.

The Vendee agrees and understands that the Vendee shall complete the construction on the Said Plot and obtain certificate from the competent authority within 4 (four) years from the date of offer of possession by the Vendor. In case the Vendee fails to complete the construction on the Said Plot within the stipulated period, the Vendor shall be entitled to proceed against the Vendee according to the terms and conditions of Sale Deed and seek all such remedies against the Vendee in terms of the Sale Deed and according to law. The Vendor may, at its sole discretion, extend the period for the aforesaid construction upon the Vendee making payment of late construction charges as decided by the Vendor from time to time.

The Vendee shall not use the Said Plot for any purpose other than for residential purpose; or use the same in a manner that may cause nuisance or annoyance to other plot owners or residents of the Said Colony; or for any commercial or illegal or immoral purpose; or to do or cause anything to be done in or around the Said Plot which tends to cause interference to any adjacent plot (s) / building(s) or in any manner interfere with the use of roads or amenities available for common use. The Vendee shall indemnify the Vendor against any action, damages or loss due to misuse for which the Vendee / occupant shall be solely responsible.

The Vendee agrees that specifications shown in the brouchers /pamphlet/advertising materials etc. are indicative only and that the Vendor may on its own may vary/change the specification and /or facilities without any prior notice to the Vendee.

The Vendee shall not make noise pollution by the use of loudspeaker (without permission) or otherwise and throw or accumulate rubbish, dust, rags, garbage or refuse anywhere in the Said Colony except at area(s) specifically earmarked for these purposes in the said colony.

In order to keep the harmony and cleanliness in the colony, residents are not permitted to keep animals such as cows, buffaloes etc. however, pet animals duly vaccinated from certified veterinary are allowed, subject to the condition that such residents take necessary precautions and permissions from the concerned authority(ies) and further ensure that such animals do not create any nuisance to the other occupants and / or visitors of the colony and maintain the cleanliness and safety of other residents and /or visitors of the colony.

For security reasons, the Vendee / occupant(s) agrees that the nominated Maintenance Agency/ Vendor can restrict the entry of any person at the outer gate itself. In case of insistence, the security staff of the nominated Maintenance Agency and/or its nominated security agency shall be at liberty to call upon the Vendee/Occupants/ Lawful owners to come to the gate and personally escort the person(s) from the gate to its/his/her/their Plot and assume the responsibility of escorting them out as well. It is, however, clarified that during daytime, it will not be exercised generally. The provision of this clause will not cast any liability of any kind upon the Vendor or the Maintenance Agency appointed by the Vendor. The Cost of providing security services shall be part of the Maintenance Charges.

The Vendee shall not have any right to demolish any boundary wall erected by the Vendor nor shall he be allowed to give any passage/road to any neighboring land through the plot allotted to him/her.

The Vendee will not setup generating sets or any other equipments causing noise and/ or air pollution without obtaining consent to establish and consent to operate from Punjab Pollution Control Board or any other competent authority.

The Vendee will not install mobile tower on the roof of the built up house or open land. The Vendee will take internet connection, cable TV, fixed phone connection from authorised company/ service provider as approved by Vendor.

The Vendee will not dry or hang clothes on the external facade of the Building.

The Vendee will not wash or clean two/ four wheeler vehicles on the roads or pathways of the said colony. The Vendee will not be allowed to park their vehicles anywhere on the roads or on the shoulders of the road but will have to park their vehicle(s) within the said plots.

The Vendee hereby covenants to the Vendor to pay from time to time and at all times, the amounts which the Vendee is liable to pay as agreed and to observe and perform all the covenants and conditions of sale and to keep the Vendor and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performance of the said covenants and conditions and also against

any loss or damages that the Vendor may suffer as a result of nonpayment, non-observance or non performance of the said covenants and conditions by the Vendee.

The Vendee hereby agrees that it will sign from time to time all applications, papers, documents, maintenance agreement and all other relevant papers, as required, in pursuance to this transaction and do all the acts, deeds and things as the Vendor may require for safeguarding the interest of the Vendor and other Vendee in the Colony.

The Vendor will formulate a set of colony rules which would be handed over to the Vendee(s) and which will be mandatory to be followed by all the Vendee(s) / residents of the colony.

The Vendee acknowledges and confirms that the Vendee has read and understood the Act and the implications thereof in relation to the various provisions of this Sale Deed and the Vendee is in full agreement with the provisions of this Sale Deed in relation to the Act and shall comply and shall be bound by the provisions of the Act, as and when applicable and from time to time or any statutory amendments or modifications thereof or the provisions of any other law (s) dealing with the matter. Act hereby means the Punjab Apartment & Property Regulation Act 1995, Punjab Apartment Ownership Act 1995 and or any statutory amendments or modifications thereto and or any other applicable Act.

The Vendee is executing this Sale Deed for the purchase of plot with the full knowledge of all laws, rules, regulations, notifications applicable to the Said Colony. The Vendee hereby undertakes to comply with and carry out, from time to time after taking possession of the Said Plot all the requirements, requisitions, demands and repairs which are required by any development authority/ municipal authority/ Government/ PSPCL/ Punjab Water & Sewerage Board, PPCB or any other competent authority in respect of the Said Plot at his own cost and keep the Vendor indemnified, secured and harmless against all costs, consequence and all damages, arising on account of non compliance with the said requirements, requisitions, demands and repairs.

The Vendor may, at its sole discretion, upon payment of monies due and transfer charges as applicable from time to time, and subject to applicable laws and notifications or any directions/orders, etc. of any Government/or statutory authority as may be in force and upon receiving a written request from the Vendee, permit the Vendee to get the name of the Vendee/ any of the Vendee's nominees'/transferees', substituted in the Vendee's place subject to such terms, conditions and charges as the Vendor may impose. The Vendee shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nominations. It is specifically made clear to the Vendee that, as understood by the Vendor, at present there are no restrictions imposed by the competent authority(ies) to restrict any nomination / transfer / assignment of allotted plots. However, in the event of any imposition of any restrictions at any time after the date of the Agreement restricting the nomination/ transfer / assignment of allotted plot by any authority, the Vendor will have to comply with the same and the Vendee has specifically noted the same. The 'nominee' hereby means, the person to whom the said Plot is transferred by any mode by the Vendee which includes (transfer by way of Sale deed or Assignment and shall include all transfer by inheritance to the legal heirs of the Vendee). In case where the Vendees mutually decided to exchange their plots with each other, shall be considered at par with transfer as above stated and shall be dealt accordingly.

On and from the date of handing over the possession of the Said Plot, The Vendee can assign, transfer, lease or part with possession of the said Plot with prior consent of the Vendor, which consent shall not be unreasonably withheld if the assignment/ transfer/ sale is in consonance with the terms and conditions herein. In such an event, it shall be the responsibility of the Vendee/his successor(s) to continue to pay the charge pertaining to the Said Plot of whatsoever nature payable under this Sale Deed to the Vendor.

The Vendee shall join association/society of plot owners/residents as may be formed by the Vendor on behalf of plot owners and to pay such fees, subscription charges thereof and to complete such documentation and formalities as may be deemed necessary by the Vendor for this purpose.

The Vendee undertakes to join any association formed by the Vendor and pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary by the Vendor for this purpose. The Vendee also undertakes to join the master association if and when formed by the Vendor or its nominee(s) for a part or whole of the Said Land.

In case the Vendor provides standard design options for individual plots for construction of boundary wall/fence/grill as the case may be and the gate, then the Vendee undertake(s) to choose one of the options and adhere to the same in the best interest of maintaining the aesthetics of the Said Colony. Ramp design and level of the plot shall be uniform and as per the design specified by the Vendor.

It is abundantly made clear to the Vendee that in the zoning plan as may be approved by the Competent Authority(ies), there would be restrictions including but not limited to, on the number of floors and area to be constructed by the Vendee in each plot and other norms as may be imposed by the Competent Authority(ies). The construction by the Vendee shall not exceed the number of floors or violate any other norm as may be stipulated in the zoning plan. The Vendee specifically agrees that the Said Plot shall not be partitioned / sub-divided / fragmented / remodeled / additionally constructed in any manner to create more dwelling units as this will be a clear breach of the conditions as may be contained in the zoning plan/building plan to be approved by the Competent Authority. Further the Vendee specifically undertake(s) to strictly abide by all norms and conditions of the zoning plan/layout plan/building plan, notifications, rules, bye-laws and/or any other approvals granted by the competent authority(ies) in respect of the Said Plot/Said Colony, as may be applicable from time to time.

The Vendee agrees to commence the construction on the said plot only after obtaining necessary sanctions and approvals from the competent authority. The Vendee undertakes to submit the copy of approved building plan with the Vendor before the commencement of construction on said plot. It is further agreed and understood by the Vendee that the construction shall be carried out in accordance with the applicable building bye-laws and would adhered the "Building covenants" if provided by the Vendor. If the building is constructed without obtaining approval from the competent authorities or construction is not in accordance with applicable building bye laws and approved building plan, the Vendor or it's Nominated Agency has the right to enter upon the premises and demolish and remove the whole or any part of, any structure temporary or permanent built in violation and also shall be entitled to proceed against the Vendee according to the terms and conditions of the Sale Deed and seek all such remedies against the Vendee in terms of the Sale Deed and according to law. The Vendee will have no claim or any right to seek any compensation for such acts from the Vendor or its nominated agency.

The Vendee will Construct the labour hutment in his own area of the said Plot during construction and will ensure the proper sanitation of the labour and will provide a security guard during construction to ensure that the labour deployed by him do not spoil the other areas.. The Vendee(s) will not be allowed to store/stack construction materials on either the roads/pathways/green areas/vacant plots/land. During construction all construction material will be stored within the boundary of the said plot.

The Vendor has informed the Vendee that the Said Colony is planned to be developed by the Vendor in accordance with the layout plan sanctioned by the competent authority and as may be changed from time to time by the Vendor at its sole discretion/and/or directed by competent authority. Any changes/ modifications/ amendments as may be made by the competent authority in the layout plan for the Said Colony in future, shall automatically

supersede the present approved layout plan and become binding on the Vendor and the Vendee.

The Vendee agrees and understands that all defaults, breaches and/or non-compliance of any of the terms and conditions of this Sale Deed shall be deemed to be events of defaults. Unless otherwise provided in this Sale Deed upon the occurrence of any one or more of event(s) of default under this Sale Deed the Vendor may, in its sole discretion decide to resume the possession and ownership of the said plot and may impose penalties and/or take all legal measures to recover such non- payments and/or penalties. These non- payments and penalties shall be treated as unpaid sale price and the Vendor shall have first lien on the said plot to the extent of such unpaid sale price. The Vendee hereby confirm(s) that the Vendee shall not object to the same and agree(s) to cooperate if the Vendor resumes the possession and ownership of the Said Plot and / or take all legal measures to recover such unpaid sale price upon the Vendee defaulting on such payment. This will be without prejudice to any other remedies and rights of the Vendor to claim other liquidated damages which the Vendor might have suffered due to such breached committed by the Vendee.

It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and in Agreement dated _____ and all obligations arising hereunder and as per Agreement dated _____, in respect of the Said Plot shall equally be applicable to and enforceable against any and all future Buyers/assignees of the Said Plot, as the said obligations go along with the Said Plot for all intents and purposes.

The Vendee also agrees to abide by all the terms and conditions of Agreement dated _____ between the parties hereto.

Both the parties know the registration act 1908 section 82 in case any wrong statement given by the parties in that case according to above said Act imprisonment upto 7 years can be given.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SIGNATURES TO THIS SALE DEED ON THIS DAY MONTH AND THE YEAR FIRST THEREIN ABOVE WRITTEN.

WITNESSES :

1. VENDOR
DHILLON BUILDERS & LAND DEVELOPERS
THROUGH PROPRIETOR
HARINDER SINGH DHILLON

2. VENDEE
