

TO THE SUB REGISTRAR, SAHIBZADA AJIT SINGH NAGAR (MOHALI)

Conveyance Deed

Plot No. _____	Total Consideration	Stamp Paper
size of Plot _____ Sq.yds.	Rs. _____	
(_____ Sq.Mtr.)		Stamp papers 5% = Rs. _____
Block - _____ (_____) ,		Social Security Fund 3%: Exempted
Sector _____ Uniworld City		S.I.C. Fund 1%: Rs. _____/-
Sector- 97, 106 & 107		Stamp duty has been paid vide E-stamp
Mohali (Punjab)		Certificate No. _____
dated _____		

Note: As per Notification No. 23-LEG./2017 dated 28.08.2017 Social Security Fund has been exempted.

THIS DEED OF CONVEYANCE is made on this day of _____ in the year Two Thousand _____ at MOHALI by and between:

M/S UNITECH LIMITED, a Company Limited by shares and duly incorporated in accordance with the provisions of Companies Act, 1956, and having its Registered Office at 6, Community Centre, Saket, New Delhi – 110017 through its Authorized Signatory **Sh. Pawan Kaushal son of Sh. H.D. Kaushal** vide Board of Directors vide Resolution dated **26.04.2016** (hereinafter referred to as "UNITECH/ VENDOR") The expression "VENDOR" shall mean and include their respective successors-in-interest executors and assigns.

IN FAVOUR OF

_____ Hereinafter referred to as "THE VENDEE(S)" which expression shall, unless it be repugnant to the context or meaning thereof

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mean and include their heirs, executors, administrators, legal representatives and assigns.

WHEREAS the Vendors alongwith its subsidiary and associate Companies have purchased land situated in Sector 97-106 and 107 Mohali, Punjab (hereinafter referred to as the "SAID LANDS") with a view to set up and develop thereon a Residential Colony, known as Uniworld City, and accordingly obtained License(s) from the Director, Town & Country Planning, Punjab, Chandigarh, for the said purposes.

AND WHEREAS VENDORS are duly authorized to develop the said Colony in accordance with the Licenses granted by the Director Town & Country Planning Punjab, Chandigarh, and to market and sell all the developed plots and saleable/ built-up area therein.

AND WHEREAS, the VENDORS are absolutely seized and possessed of or are otherwise well and sufficient entitled to all that piece and parcel of land being Plot No. _____, Block-_____ (_____), Sector _____, admeasuring _____ Sq.yds. (_____ Sq.Mtr.) in the Mega Township known as Uniworld City, Sector 97, 106 and 107, Mohali, Punjab and more particularly described in the Schedule 'A' (hereinafter referred to as the said Plot) hereunder written and intended to be hereby conveyed transferred and assured.

AND WHEREAS the VENDORS declare that they are the absolute owner of the said Plot and the same is free from all encumbrances, liens, charges or attachment either before or after judgment.

AND WHEREAS, the VENDORS have good, subsisting, unencumbered and transferable rights therein.

AND WHEREAS, by an Agreement dated _____, the VENDORS have agreed to sell and the Vendee(s) agreed to purchase the said Plot of land for a consideration of Rs. _____/- (Rupees _____ Only), which includes EDC of Rs. _____/- & PLC of Rs. _____/- on the terms and conditions stated

Government, or any other Authorities, including Punjab Urban Development Authority, Punjab Vidyut Prasaran Nigam, Municipal Corporation etc. for provision of external and /or peripheral services and/or other charges to be determined by any Government or Local Department or Authorities for provision of external and/or peripheral services and charges for maintaining various services and facilities in the Said Colony until the same is handed over to local bodies for purposes of maintenance etc.

AND WHEREAS, the VENDEE(s) having paid the consideration stated above to the VENDORS, the VENDEE(s) is desirous to get transfer of the said Plot of land in his/her/their favour and further agree and undertake to pay on demand from the VENDORS any additional charges which may hereafter be levied and be determined by any Government or Local Authorities inclusive of external and/or peripheral services attributable to the Said Plot of land.

NOW THEREFORE, THIS DEED OF CONVEYANCE WITNESSETH AS UNDER:

1. In pursuance of the aforesaid Agreement and in consideration of a sum of **Rs. _____/- (Rupees _____ Only)** already paid by the Vendee to the Vendors, the receipt whereof the Vendors hereby acknowledged and admit and in consideration of the undertaking of the vendee to pay such further amount as he/she/they may at any time hereafter become liable to pay under Clause-4 of this DEED, the vendors do hereby grant, convey, transfer, assure and assign unto the VENDEE by way of Sale ALL THAT PIECE AND PARCELS of Plot of land described in the Schedule -A, given hereunder TOGETHER WITH all ways, passages, rights, liberties, privileges, easement, benefits, and advantages of light, water, courses, appendages, and appurtenances, whatsoever in respect of the said Plot or any part thereof, belonging to or appertaining thereto or usually held, used, occupied or reputed, per enjoyed or known a part and parcel thereof appurtenant thereto and together also with full and free right and liberty of the estate, rights, title and interest into or out of or upon the said Plot of land. TO HAVE AND TO HOLD the same unto and to the use of the VENDEE(S) his/her/their successors and assigns, theirs, executors, administrators absolutely and for ever free from all encumbrances sub-

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ject to the exceptions, reservations, conditions and covenants hereinafter contained and each of them.

2. That the said Plot of land hereby sole, conveyed and assured under THIS DEED is free from all sorts of encumbrances, transfers, easements, liens, attachments and the VENDORS have unencumbered, good subsisting and transferable rights in the said Plot of Land.

3. THAT the VENDORS do hereby covenant with the VENDEE(S) that the interest, which the VENDORS hereby profess to transfer is subsisting and the Vendors have good rightful authority to convey, grant, transfer, assign, and assure the said Plot of land unto the VENDEE(S) in the manner aforesaid free from all encumbrances and Vendors further shall from time to time at all times hereafter upon every reasonable request and at the cost of the VENDEE(S), agree to execute and to do every such assurance or things necessary for further and more perfectly assuring the said Plot of land together with appurtenances thereof unto the VENDEE(S).

4. THAT the Vendee(s) has already paid the consideration of **Rs. _____/-**
(Rupees _____ Only) and all other dues payable as on date under the Agreement date _____ stated above and also shall pay and discharge all rates, taxes, charges and assessments of every description which may at any time hereafter be assessed, charged, determined, or imposed in respect of the said Plot including the additional External Development or other similar charges which may be levied in further by Govt. or any other Authority for the provision of peripheral and /or external services attributable to the said Plot of land.

5. That the Vendee(s) shall commence the construction of the House on the said Plot of land hereby sold within three years from the date of this conveyance deed. In case the Vendee(s) fails to commence the said construction within the period stipulated herein, the Vendee(s) shall approach the Vendors for extension in period for the aforesaid construction.

6. That the VENDEE(S) may transfer by sale, gift, exchange or otherwise in any manner the said Plot of land after obtaining a NO OBJECTION of the VENDORS as regards clearance / payments of outstanding maintenance charges or any other kind of dues payable by

the VENDEE(S) to the VENDOR(S) or the maintenance Agency concerned with maintenance of common areas facilities and service in the said colony.

7. That at such time operation and maintenance of various services and facilities of the said Colony, namely internal roads, street lighting, water supply, sewerage and horticulture area taken over by the Local bodies, the Vendee(s) shall pay to the Vendors or its Nominated Agency interest free Maintenance Security to ensure payment of Maintenance Charges which shall be payable by the Vendee(s) separately. Such maintenance charges shall be determined on pro-rata plot area basis and the same shall be binding on the VENDEE(S).
8. That the Vendee(s) shall have ownership rights only in respect of the said Plot sold herein and the Vendee(s) shall have no right of ownership in the common areas and facilities in the said colony which shall remain indivisible and impartible and the Vendee(s) or any other person claiming through him/her/them shall not be entitled to bring any action for partition or division of said areas and facilities or any part thereof. The Vendee(s) shall have only the right of Ingress/ egress over or in respect of open spaces and all or any of the common areas in the said Colony including but not limited to parks, playgrounds, community centers schools, shopping complex, hospitals etc.
9. That the VENDEE(S) shall reimburse to the VENDORS such charges as may be demanded separately for making arrangements for providing sewerage and water connection from the mains laid along the road serving the Plots.
10. All the costs and expenses incidental to the preparation execution and registration of this Conveyance Deed including the payment of Stamp Duty & Registration Fee have been borne by the Vendee(s).
11. That the vacant and peaceful possession of the said Plot of land hereby sold has been delivered by the VENDORS to the VENDEE(s).
12. That the Building Plan of the construction and/or the structure intended to be raised on the Plot of land hereby sold shall be obtained by the VENDEE(S) from the concerned authorities. The construction / structure so raised shall be used for puprose of residence only.
13. That any common walls build on adjoining plots shall be jointly owned and used

equally for support whether vertical or lateral etc. by the respective plot Buyers. The area of the land will include half of the area to be covered by such common wall.

14. That hereafter all such taxes or other charges that are payable or that may hereafter be payable on or in respect of the said Plot of land or in any building and structure constructed therein under any law in force or that may hereafter be enforced shall be borne and paid by the VENDEE(S).

SCHEDULE -A (Referred hereinbefore)

All that piece and parcel of land being Plot No. _____, Block - _____ (_____) Sector _____, measuring _____ Sq.yds. (_____ Sq.Mtr.) in the residential Mega Township known as Uniworld City situated in Sector 97, 106 and 107, Mohali Punjab, and bounded as under:-

East : _____
West : _____
North : _____
South : _____

IN WITNESS WHEREOF, THE VENDORS THROUGH ABOVE NAMED AUTHORIZED SIGNATORIES / CONSTITUTED ATTORNEY, SEALED & EXECUTED THIS DEED AT MOHALI ON THE DATE, MONTH & YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1)

For UNITECH LIMITED

VENDOR

2)

VENDEE(S)

TO THE SUB REGISTRAR, S.A.S. NAGAR (MOHALI)

CONVEYANCE DEED

Flat No. _____ (_____ Floor),
Block : **D**
in Executive Floors, Sector-97,
Uniworld City,
SAS Nagar(Mohali)
Super Built up Area **1835 Sq.ft.**

Sale Consideration- Stamps
Rs. _____/- Rs. _____/-
Stamp Duty 5% = Rs. _____/-
Social Security Fund 3% = Exempted
Social Infrastructure Cess 1% = Rs. _____/-

Note: Stamp duty of Rs. _____/- has been deposited
vide E-stamp Certificate No. _____
dated _____

Note: As per Notification No. 23-LEG./2017 dated 28.08.2017 Social Security Fund has been exempted.

Advance money: Total sale price
Before Sub Registrar: Nil

This Sale Deed/ Conveyance Deed is made and executed at SAS Nagar (Mohali), Punjab on
this _____ day of _____, 20_____.

BY AND BETWEEN

M/S. UNITECH LIMITED, a Company Limited by shares and duly incorporated in accordance with the provisions of Companies Act 1956, and having its Registered Office at 6, Community Centre, Saket, New Delhi – 110017 through its Authorized signatory **Sh. Kulvir Singh son of S. Surmukh Singh**, duly authorized by the Committee of Board of Directors vide Resolution dated **26.04.2016** (hereinafter referred to as the Vendor, in which expression shall unless excluded by or repugnant to the subject or context, be deemed to include its successors, executors and permitted assigns of the One Part).

IN FAVOUR OF

_____, (hereinafter referred to as the 'VENDEE'), which expression shall unless repugnant to the context or meaning thereof, includes his/her/their legal heirs, administrators, executors, successors and permitted assigns of the Other Part.

WHEREAS

1. The Vendor is the owner in possession of land situated in and around the revenue estates of Villages Bhagomajra, Tehsil and District SAS Nagar (Mohali) forming part of Sector -97, SAS Nagar(Mohali) in the State of Punjab, on which the vendor has developed/ is in the process of development of an integrated Township (Colony) with the name and style of 'UNIWORLD CITY, Sector 97, SAS Nagar (Mohali) Punjab, in accordance with approval granted by the Punjab Urban Planning and Development Authority.
2. The Vendor has got approved the layout plan of the said land from the competent authority vide Letter No: 6958CTP(Pb)/MPR-4 dated 04.09.2009 and Zoning Plan vide Letter No. 7636CTP(Pb.)MPR-4 dated 31.12.2009 and in pursuance thereof the Vendor has built Flats/Floors strictly in accordance with the layout plan and approved building plan.
3. The Vendee having perused the title and other documents of the Vendor with regard to the said land and desirous of purchasing a built up Floor / Executive Floor in "UNIWORLD CITY", Sector -97, SAS Nagar(Mohali) Punjab, and have submitted an Application for a allotment, thereafter after the compliance of formalities in this regard, vide Letter of Allotment dated _____ the Vendor has allotted to the Vendee a built up **Flat No. _____ (_____ Floor), Block-- D, having super built up area 1835 Sq. feet (Approx), situated In Executive Floors, Sector 97, SAS Nagar(Mohali) Punjab,** (hereinafter referred to as the 'said Floor'), forming part of the approved layout plan of 'UNIWORLD CITY, Sector -97, SAS Nagar(Mohali).
4. Subsequent thereto a Floor Buyer Agreement dated _____ was executed between the vendor and the vendee. The contents of the application form submitted for an allotment, letter of allotment and the Flat/Floor buyer agreement shall be deemed to form the part of the present sale deed.
5. The Vendor is in possession of and otherwise well and sufficiently entitled to sell the said Floor, forming part of approved layout plan of 'UNIWORLD CITY, Sector 97, SAS Nagar(Mohali) Punjab, free from all sorts of encumbrances, liens, charges to the Vendee

together with all rights of easements, latent or patent, enjoyed or reputed to be enjoyed pertaining to the Said Floor for total sale consideration of Rs. _____/- (Rupees _____ Only) which @ Rs. _____ per sq. feet for the size of 1835 Sq. feet.(Approx) super built up area. The total sale consideration is also included EDC of Rs. _____/- and PLC of Rs. _____/-. Total sale consideration is not included the Service Tax, Govt. taxes & Fees etc. which have been paid by the vendee in addition.

6. The vendee has agreed to purchase the said floor for the total sale consideration of Rs. _____/- (Rupees _____ Only), as detailed aforesaid on the terms and condition as appearing herein.

NOW, THEREFORE, THIS SALE DEED WITNESSETH AS UNDER:

1. That, In pursuance of the Floor Buyer's Agreement dated _____ and in consideration of payment of the total sale consideration calculated as per specification aforementioned, which amount has already been paid by the Vendee to the Vendor, and the receipt whereof is hereby admitted and acknowledged by the Vendor, the Vendor doth hereby sell, convey and transfer by way of sale unto the Vendee the said Floor along with all rights of easements, latent or patent, enjoyed or reputed to be enjoyed regarding the said Floor.
2. That, the Floor is free from all encumbrances, charges, lien, mortgage, arrangements, etc. and there is no legal impediment or restraint of any nature whatsoever for transfer of the said Floor to the Vendee.
3. That, the actual vacant physical possession of the said Floor has been handed over to the Vendee at the time of registration of the Sale Deed.
4. That the second floor purchaser shall have the right to use 60% of the total area of terrace above the Second Floor whereas the remaining 40% of the terrace above second floor and entrance from the main road to the respective floors as well as the passage, stairs and corridors, over head and under ground water tanks and other common facilities, if any, of the residential floors shall be used and maintained jointly by all the floor purchasers. Further, the purchaser fully understands that no construction of any kind whatsoever, shall be authorized / made on top floor terrace, whether temporary or permanent.
5. That, the Vendee shall be liable to pay Property Tax or any other Govt. taxes, includ-
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ing vacant land tax, if any, for the Said Floor under sale with effect from the date of possession of the said Floor by the Vendor in favour of the Vendee.

6. That, the operation and maintenance of various Value Added Services and Facilities in the said "UNIWORLD CITY", Sector 97, SAS Nagar(Mohali) shall be managed by the Maintenance Agency to be appointed by the Vendor, (hereinafter referred to as the "Maintenance Agency"). The Vendee doth hereby agrees and confirms that Vendee shall not hold the Vendor responsible for any act of omission or commission or deficiency in services of any nature, whatsoever, on the part of Maintenance Agency. The Maintenance Agency shall be solely and exclusively liable (be it tortuous, vicarious, civil or criminal) for its acts of omission and commission in rendering the services to the Vendee. The Vendee hereby expressly discharges the Vendor from the effects of any act, omission, negligence or deficiency in services on the part of the Maintenance Agency.

7. That, the Vendee agrees to enter into a separate Maintenance & Utility usages Agreement with the Maintenance Agency to be appointed by the Vendor. The Vendee agrees to execute the Maintenance & Utility usages Agreement simultaneously with the Maintenance Agency when the possession of the Said Floor is handed over to him. The Vendee shall be liable to pay the maintenance charges & usages of utility as per the demand raised by the Maintenance Agency from time to time in respect of the Said Floor. Maintenance & Holding Charges applicable from the date of intimation of handover of Possession.

8. That, the Vendee shall have the ownership right only in respect of the Said Floor, and shall have absolutely no such right and title in the common areas of Executive Floors in 'UNIWORLD CITY', Sector 97, SAS Nagar(Mohali) including the community buildings, open spaces, etc., developed and/or to be developed by the Vendor in the said Township. The Vendee or any other person(s) claiming through the Vendee shall not be entitled to bring any action for partition or division of the said areas and facilities, or any part thereof. The Vendee shall only have the right of ingress/ egress, over or in respect of open spaces, and/ or any of the common areas in the 'UNIWORLD CITY', Sector 97, SAS Nagar (Mohali) such as parks, community buildings, school etc. The Vendee doth hereby agrees and confirms that Vendee shall not create any blockages, elevations, constructions in the common area and shall indemnify the Vendor for its acts of omission or commissions in this regard.

9. The Vendee further undertakes to pay on demand to the Vendor any and all additional external development charges which may become due on account of enhancement of such charges at any time in future over and above those prevailing on the date of this Sale Deed and / or any other charges levied by Government from time to time or other

authorities on the said Floor of land on a pro-rata basis determined by the Vendor hereto, which determination shall be treated as unpaid price of the Floor and the possession of the Floor has been handed over by the Vendor to the Vendee on the Vendee's assurance and undertaking to abide by the covenants, stipulations and conditions of this Deed.

10. That, the Vendee shall not use or allow to use the Said Floor for any non-residential purpose or any activity that may cause nuisance to other purchasers/ occupants of the neighboring Floors, etc. The Vendee has undertaken and doth hereby undertake that the Vendee shall be solely responsible and liable for violations, if any, of any of the provisions of the law of the land and applicable rule, regulation or direction by the Competent Authority; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.

11. That, the Vendee shall not carry out 'Fragmentation'/ sub-division of the Said Floor, under any circumstances, failing which the Vendee shall be solely and exclusively liable for all consequences arising therefrom.

12. That, the name of the Township is "UNIWORLD CITY", Sector 97, SAS Nagar(Mohali) Punjab, shall not be changed under any circumstances. The Vendee agrees to use the word "UNIWORLD CITY" as necessary suffix or prefix from their correspondence address. It is further agreed that the name of all societies/ associations relating to the said Township or its user, maintenance etc. shall begin with words, "UNIWORLD CITY".

13. That the Vendee shall abide by all the laws, bye-laws, rules, regulations and direction of the Govt./ local authorities etc. relating to the 'UNIWORLD CITY', Sector 97, SAS Nagar(Mohali) of the Said Floor and shall be solely responsible and liable for violation, if any, of any of the provisions of law and the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.

14. That all expenses, charges, including Stamp Duty and registration charges for registration of the Sale Deed have been borne and paid by the Vendee.

15. It is agreed between the Vendor and the Vendee that, in case the existing Vendee desires to sell out the aforementioned Floor, he/she/they shall have to obtain prior permission/ No Objection Certificate (N.O.C), to this effect, from the Vendor. It has been further agreed by the Vendee or his/her/its successor in interest shall intimate the vendor for the change in ownership by other mode also other than by way of sale.

16. If any provision of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provisions shall be deemed, amended or deleted in so far as reasonably consistent with the purpose of this Sale Deed and to the extent necessary to confirm to applicable law and the remaining provisions of this Sale Deed shall remain valid and enforceable in accordance with their terms.

SCHEDULE OF FLOOR

All that piece and parcel of land being **Flat No. _____ (_____ Floor), Block : D,** having super built up Area 1835 Sq. ft (Approx.) in Executive Floors, "UNIWORLD CITY", Sector 97, SAS Nagar (Mohali). The boundaries of the Floor are as under:-

North: Flat No. _____

East : Flat No. _____

South: _____

West : Flat No. _____

IN WITNESS WHEREOF the Vendor and the Vendee have signed this Sale Deed/ Conveyance Deed at SAS Nagar(Mohali) Punjab, on the date, month and year first above written in the presence of the witnesses.

WITNESSES:

1.

Vendor : M/s Unitech Ltd.
through its authorised signatory

2.

Vendee: