

DEED OF CONVEYANCE

This Deed of Conveyance is executed at Gandhinagar on this_____ day of _____

BETWEEN

SHREE SIDDHI SKYLINE LLP (PAN No. AEYFS8701C), a Limited Liability Partnership Firm having its office at D/1001, Ganesh Meridian, Opp. New Gujarat High Court, S.G. Highway, Ahmedabad through its Authorized Partner **MR. DIKSHANT RAMESHBHAI PATEL** hereinafter referred to as '**THE OWNERS/PROMOTER**' (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include its successors and assigns) of the **FIRST PART**

AND

1. First Applicant _____
Aged Adult, PAN No. _____, AADHAAR No. _____
Residing at _____
2. Second Applicant _____ Aged Adult, PAN No. _____, AADHAAR No. _____
Residing at _____

Hereinafter (collectively in case of more than one Party) referred to as the **“Purchaser”** (which expression shall, wherever the context so requires or admits, mean and include his/her/their/its heirs, legal representatives, successors-in-interest, executors and administrators and in the case of a partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the legal heirs, executors and administrators of each of the partners and in the case of a company or a body corporate its successors and assigns) of the **“SECOND PART”**.

The Owners, The Promoter and the Purchaser are hereinafter individually referred to as Party and collectively referred to as **“the Parties”**.

WHEREAS

- A. The Promoter is seized and possessed of or otherwise well and sufficiently entitled, as the owner, to All that piece and parcel of Non-Agricultural land bearing Final Plot No.17/2 having its area admeasuring 6615 sq. mtrs., (allotted in lieu of Survey No.456) of Town Planning Scheme No.63 (Khoraj) of City Survey No.NA456/paiki 2 situate, lying and being at Mouje Khoraj, Taluka Gandhinagar & District Gandhinagar and Registration Sub-District at Gandhinagar. hereinafter referred to as **“Project Land”** more particularly described in the **First Schedule** hereunder written. The Project Land was purchased by the Owners vide Sale Deed no. **24731/2023** registered with Sub registrar Gandhinagar which was registered on **05/05/2023**.
- B. the Promoter is entitled and enjoined upon the construct building/s on the Project Land.
- C. The Owners are in peaceful possession of the Project land and the Promoters have lawful rights to develop and construct on the Project Land.

- D. The Promoter was desirous of developing a Residential & Commercial Project by the name of "GANESH LEGACY" situated Nr. AUDA Garden, B/s. Tragad Under Pass, S.P. Ring Road, Nr. Vaishnodevi Circle, Khoraj, Gandhinagar-382501 (hereinafter referred to as "**GANESH LEGACY**").
- E. Vide orders of District Collector Gandhinagar bearing Revised NA Order No.:- **CB/LAND/555/06/03/056/2022/SUDHARA HUKAM/VASHI.88 TO 92/2023** dated **16/02/2023** of the Project Land as mentioned above was duly granted..
- F. The Building Development Permission were being given to construct buildings upon the Project land by Gandhinagar Municipal Corporation bearing no. **PRM/GMC/221/KHORAJ-63/03/2023/10049 dated 15/05/2023 for Block No. A+B+C+D**
- G. The Promoter has proposed to construct on the Project Land Four blocks having Two Basement Parking, Ground Floor Commercial **33** Units in **A+B+C Block** and 1st to 13th floors residential **156** Flats, making the total **189** Units covering all **8** automatic lifts in all Block, the plan of such buildings having been approved by the concerned authority being Gandhinagar Municipal Corporation vide Plan Approval bearing no. **PRM/GMC/221/KHORAJ-63/03/2023/10049 dated 15/05/2023**.
- H. The Purchaser has expressed his/her willingness to purchase a Unit bearing no. ____ in Block ____ admeasuring ____ sq. mtrs. of carpet area on the ____ floor **and** exclusive wash & balcony-area admeasuring ____sq. mtrs., in the building known as **GANESH LEGACY** and proportionate right in the common areas and amenities of the Said Building viz. passage, foyer, terrace, stairs, lifts, lobby etc. **and** proportionate undivided interest in the land admeasuring ____ sq. mtrs., beneath the super structure of the Building, constructed on portion of Land being the Project Land (hereinafter referred to as the "**Said Unit**") which expression shall entitle the Purchaser with a right to use the common areas and amenities therein). The Said Unit is more particularly described in the **Second Schedule** hereto.
- I. The Carpet area as provided above means the net usable floor area of a Unit excluding the area covered by the external walls, areas under service shafts, exclusive balcony or veranda area and exclusive open terrace area but includes the area covered by the internal partition walls of the Unit.

- J. The Promoter has registered the Project (which consists of the Said Unit) under the provisions of the RERA with the Real Estate Regulatory Authority at Gandhinagar which has granted a **Registration Certificate of Project vide registration no. _____ under Section 5 of RERA**. A Copy of Registration Certificate of the Project issued by RERA Authority is annexed at **Annexure A** hereto.
- K. Vide the sale deed of the Project Land in favour of the Owners/the Promoter has sole and exclusive right to sell the units in the building constructed by Promoter on the Project Land and to enter into Agreement/s with the allottees/s or prospective Purchasers of the units in the building and to receive the Sale Consideration in respect thereof.
- L. The Promoter has executed an Agreement to sell for the Said Unit in favour of the Purchaser bearing registration no. _____/_____ dated _____ as per the terms and consideration therein.
- M. On or before execution of the aforesaid Agreement to Sell, the Promoter has given inspection to the Purchaser of all the documents of title relating to the Project Land and the plans, designs and specification prepared by the Promoter's Architect **Placekinesis Associates** and of such other documents as are specified under the RERA and the Rules and Regulations thereunder and the Purchaser is satisfied in respect of the same.
- N. The authenticated copy of Certificate of Title issued by the advocate of the Promoter, authenticated copy of extract of village Forms VI and VII and XII showing the nature of the title of the Promoter to the Project Land on which the Units are to be constructed have also been inspected by the Purchaser who is satisfied in respect of the same.
- O. The authenticated copy of the Plans of the layout as approved by the concerned authority has been inspected by the Purchaser. The authenticated copies of the plans of the layout as proposed by the Promoter an according to which the construction of the building and open spaces are proposed to be provided for on the Project has also been inspected by the Purchaser.
- P. The authenticated copies of the plans and specifications of the Unit agreed to be purchased by the Purchaser have been annexed marked as **Annexure B** hereto. A Copy of the plan reflecting the Project land in which

the Purchaser shall have undivided interest is annexed hereto as **Annexure C**.

- Q. The promoter has received all the required approvals for the plans, specifications, elevations, section of the building from the concerned local authorities.
- R. The 'fixtures and fittings' with regard to flooring and sanitary & amenities like one or more lifts with brand or brand range, price or price range provided by the Promoter in the building consisting of Said Unit and the Common amenities of the Building are provided in **Annexure D** hereto.
- S. The Building Completion or Occupancy Certificate of the Building constructed on the Project Land has been granted vide permission no. _____ dated _____. A Copy of the Building Completion/Occupation certificate is annexed hereto as **Annexure E**. The Promoter has accordingly completed construction of the building on the Project Land in accordance with the proposed plans.
- T. The Owners/Promoter Company has authorised its Director Mr. DIKSHANT RAMESHBHAI PATEL to sign and execute deeds and documents including Agreement to sell and Conveyance Deed/s in favour of Purchasers of units in GANESH LEGACY.
- U. The Purchaser/s is /are aware that the Finance Act, 2013 has inserted section 194IA in the Income Tax Act, 1961, whereby any credit given or any payment made on or after 1st June, 2013, for acquisition of any immovable property other than agricultural land is subject to Tax Deduction at Source (TDS) at the rate of 1% where the aggregate consideration is equal to or more than Rs. 50,00,000 (Rupees fifty lakh only). Accordingly, prior to the execution of this Deed, the Purchaser has paid the Sale Consideration (along with the taxes in respect thereof) of the Said Unit.
- V. Accordingly, the Parties are desirous of recording the terms and conditions on which the Promoter sells and conveys the Said Premises to the Purchaser and have therefore entered into this Deed on the terms and conditions set out herein

NOW THIS DEED WITNESSETH and it is hereby agreed by and between the Parties as under:

AREA

1. The Promoter hereby sells and transfers vide this Deed of Conveyance the the Unit being the **Said Unit** bearing no. ____ in Block _____admeasuring _____ sq. mtrs. of carpet area on the _____ floor **and** exclusive wash & balcony-area admeasuring _____ sq. mtrs., in the building known as GANESH LEGACY and proportionate right in the common areas and amenities of the Said Building viz. passage, foyer, terrace, stairs, lifts, lobby etc. **and** proportionate undivided interest in the non agriculture land being All that piece and parcel of Non-Agricultural land bearing Final Plot No.17/2 having its area admeasuring 6615 sq. mtrs., (allotted in lieu of Survey No.456) of Town Planning Scheme No.63 (Khoraj) of City Survey No.NA456/paiki 2 situate, lying and being at Mouje Khoraj, Taluka Gandhinagar & District Gandhinagar and Registration Sub-District at Gandhinagar on terms and consideration as mentioned herein below.
2. The Parties hereby declare that hereafter the Purchaser shall be the absolute, lawful and true owner of the Said Unit and shall hold and enjoy the Said Unit absolutely and exclusively and enjoy and use the common areas of the Building like passage, foyer, terrace, stairs, lifts etc. in common along with all other purchasers similarly entitled to an undivided interest therein.
3. That the Purchaser confirms that with the execution of this Conveyance Deed, all the obligations of the Owners and the Owners under the Agreement to sell as referred above have been fulfilled and Owners stands discharged thereto.

CONSIDERATION

4. Towards purchase of the absolute rights, title and interest in the Said Unit, the Purchaser has paid Promoter the Sale Consideration being a sum of Rs. _____/- (Rupees _____ Only). The details of price breakup and the payment of Consideration are more specifically set out in **Third Schedule** hereunder written.

COMPLETION OF SALE & POSSESSION

5. Simultaneous with the execution of this Deed, the Promoter has handed over the vacant possession of the Said Unit to the Purchaser and the Purchaser hereby admits and acknowledges the same and has handed over to the Promoter the possession receipt in respect thereof.

6. The Promoter hereby declares that the Floor Space Index available as on the date in respect of the Project land is as below.

FSI	Equivalent to Area (Sq. mtrs.)
FSI Available=	11,907.00
FSI on payment=	5953.50
FSI by TDR=	6722.92
Total=	24583.42

The Promoter has disclosed the Floor Space Index of as proposed to be utilized by Promoter on the Project Land in the Project and Purchaser has agreed to Purchase the Said Unit based on the Proposed construction and sale of units to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Promoter only. Provided that the Promoter plans to utilize or reserves right to utilize a further FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulations or vide TDR based on expectation of increased FSI which may be available in future on modification to GDCR which are applicable to the GANESH LEGACY Project on Project Land. It is clarified that the FSI sold to the Purchaser is as mentioned above only and any further FSI available by TDR or otherwise shall belong to the Promoter only to be utilized by the Promoter in the present GANESH LEGACY Project or any other Project to the sole discretion of the Promoter.

PROVISIONS RELATING TO PURCHASERS NOT RESIDING IN INDIA

7. The Purchaser if resident outside India has shall be responsible to abide by the provisions of the Foreign Exchange Management Act, 1999 (FEMA) and the Foreign Exchange Management (Acquisition and transfer of Immovable Property in India) Regulation, 2000 and all other statutory provision as laid down and notified by Government or concerned authorities from time to time including related to remittance of payment for acquisition of immovable property in India.

METHOD OFCALCULATION OF PROPORTIONATE SHARE IN COMMON AREAS/UNIDVIDED INTEREST IN PROJECT LAND

8. Wherever in this Agreement the term with regard to common areas or undivided interest in the Project Land is referred the same is in proportion to

the carpet area of the Said Unit to the total carpet area of the all the Units in the Project or scheme.

RIGHTS OF THE PURCHASER

9. The Purchaser shall have the following rights

- 9.1 The Purchaser shall be entitled to rights of ownership, possession, enjoyment of the Said unit and shall be entitled to deal with or dispose the same as the Purchaser deems fit without any interference, obstruction or hindrance from the other Parties or anyone claiming under, through or in trust from him, subject to the terms and conditions contained in this Deed and the Bye-laws, Rules and Regulations as may be framed by the Service society, however, the undivided share of the Purchaser in the Said Premises (excluding the Said Unit) shall always remain indivisible and impartible.
- 9.2 The Purchaser in common with other Purchasers of other units will be entitled, to similar rights to use the staircases, passages, lifts and common areas in the building for ingress and egress at all times and for all purposes;

PURCHASER'S OBLIGATIONS

10. The Purchaser covenants that he/she /they shall.

- 10.1 Use the Said Unit or any part thereof or permit the same to be used only for commercial purpose and shall not use it for any other purposes whatsoever.
- 10.2 Not to keep in the parking space anything other than private motor car or motor cycle and shall not raise or put up any construction grilled wall or enclosure thereon or part thereof and shall keep it always open as before. Dwelling or staying of any person or blocking by putting any articles therein shall not be permitted.
- 10.3 Agrees that the terrace of the building situated above the top floor shall always be kept common. It shall be treated as common property or common facility of the building. The access to the common terrace shall be only through common staircase and lift. The common terrace shall always be entitled to use common stairs, lift etc, at par with purchasers of other units in the Building. Purchaser shall not be entitled to put sign boards, communication towers, dish antenna etc.

on terrace or construct or install any such additional structures on the terrace.

- 10.4 Recognize rights of other owners/occupiers of the Building in the common areas of the Building and in the land beneath the building.
- 10.5 be liable to bear and pay to the Service Society the proportionate share of outgoings at actuals including insurance, municipal taxes, water and electricity charges, cess, ground rent (if any), public charges or such other levies by the concerned local authority and/or State or Central Government.
- 10.6 sign and execute the application for membership and other papers and documents necessary for the formation of Service Society and for becoming a member of such Society, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the Organisation of the Purchasers and to abide by the bye-laws of such Organisation of the Purchasers.
- 10.7 the Purchaser shall make such payments as may be decided by Service Society and abide by the rules of the same.
- 10.8 shall not do anything which causes damage or is likely to jeopardise the safety of the Said unit and the Building which shall reduce the value thereof or impairs the easement or add any material structure or excavate any additional basement or cellar of the Building or the Said Unit itself or any part/s thereof or damage any other structure of the Building and any damage caused to the Building or to the Said Unit on account of negligence or default of the Purchaser, the Purchaser shall be liable for the consequences thereof.
- 10.9 not to do or permit to be done any act or thing which may render void or voidable any insurance of the Building situated or any part thereof or whereby any increased premium shall become payable in respect of such insurance.
- 10.10 bear and pay all present and future applicable taxes/levies/cesses and/or any increase thereto if any, which are imposed by the concerned local authority and/or Government and/or other public authority, as and when demanded by the Promoter including but not restricted to GST on sale of the Said Premises by the Promoter or on account of change of user of the Said Unit by the Purchaser.

- 10.11 be responsible for getting his/her/its/their name mutated in the records of the appropriate authority with respect to the Said Unit and shall not hold the Promoter liable/responsible to mutate his name with respect to the Said Unit.
- 10.12 Permit the Promoter and its surveyors and agents, at all reasonable times, to enter into and upon the Building or any part thereof for the purpose of carrying out repairs/maintenance, till a conveyance of all rights, title and interest in the Building is executed.
- 10.13 The Purchaser shall not make in the Said Unit any structural additions or improvements of a permanent nature and not make any alteration in the elevation and outside colour scheme of the Building and keep the portion, sewers, drains, pipes in the Said Unit and appurtenances thereto in good tenantable repair and condition, and not chisel or in any other manner damage or make alterations to columns, beams, wall , slabs or RCC, partition walls, sheer walls or other structural components in the Said UNIT without the prior written permission of the Promoter/ Organisation of the Purchasers. The Purchaser is aware if the Purchaser demolishes, punctures, and/or in any other way alters the existing load bearing walls or pillars or add a new concrete or masonry structure or partition in the Said Unit, since the building structure is not designed to take such load the stability of the Building will be endangered. The Purchaser indemnifies if the Promoter in the event the Promoter suffers any loss or damage as a result of happening of any of the events as mentioned above.
- 10.14 The Promoter shall not have any claim over F.S.I., additional F.S.I., Common Area and Terrace rights after Building Use Permission has been obtained, such rights if any will be enclosed by Society of Purchaser/s.
- 10.15 Not close or permit the closing of lounges or balconies and lobbies or common parts and also not alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the building or any external walls or the fences of external doors and windows which may affect the elevation in respect of the exterior walls of the building in the project.

GENERAL REPRESENTATION AND WARRANTIES

11. Each Party represents and warrants to the other that it has power to execute, deliver and perform its obligations under this Deed and all necessary sanctions have been taken to authorize such execution, delivery and performance and that this Deed constitutes valid and binding obligation, enforceable in accordance with its terms.

REPRESENTATIONS OF THE PURCHASER

12. At or before execution of this Deed the Purchaser has

- 12.1 fully satisfied himself/herself/themselves to title of the Land and rights of the Promoter in respect of the Said Property.
- 12.2 inspected the plan sanctioned by the authorities concerned in respect of the Building and the Said Unit being constructed by the Promoter.
- 12.3 verified the location and site of the Said Unit including the egress and ingress thereof and also the area of the Said Unit. And also the common parts/portions, along with the common facilities and amenities, which would be common for all the owners of the various units comprised in the Building.
- 12.4 Satisfied himself as to the construction and structural stability of the Building and the Said Unit, the fittings and the fixtures installed completion and finishing of the Said Unit, car parking facility, supply of water and electricity.
- 12.5 Verified the carpet area of the Said Unit and Specifications and amenities provided in the Said Unit.
- 12.6 Verified the quality of construction of the Said unit and Building and also the electrification, Plumbing etc., in the Said Unit and the common area of the Project.

13. The Lift in the building shall be used as per the rules of service society. A lift of reputed has been installed but the same is a machine and not manufactured by the Promoter. The Service Society shall ensure the day to day maintenance of the lift vide maintenance contract with the Lift manufacturer or otherwise. During the use of the lift or due to any defect or otherwise in case of any injury or damages the Promoter shall not be liable towards the same.

STRUCTURAL DEFECT

- 14.** If within a period of five years from the date of handing over the Unit to the Purchaser, the Purchaser brings to the notice of the Promoter any Structural Defect in the Unit or the building in which the Unit is situated or any defects on account of workmanship, quality or service, then wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects then the Purchaser shall be entitled to receive from the Promoter compensation for such defect in the manner as provided under RERA. Provided that Promoter shall not be liable in respect of any structural defect or defects due to workmanship, quality or service which cannot be attributable to the Promoter or beyond the control of the Promoter.

GOVERNING LAW, ARBITRATION AND VENUE

- 15.** This Agreement shall be governed by the laws of India.
- 16.** Any dispute arising out of or touching upon or in relation to the terms of this Agreement including the interpretation and validity of the terms and conditions thereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussion. In case the Parties are unable to settle their disputes within 15 days, the same shall be settled through arbitration as per the Arbitration and Conciliation Act, 1996 as amended from time to time by a sole arbitrator proposed by the Promoter. 50% of Cost of arbitration shall be borne by the Owners, Promoter and remaining 50% shall be borne by the Purchaser herein. The arbitration shall be held at Ahmedabad and the language of Arbitration shall be English. The Arbitrator shall have summary powers.

JURISDICTION

- 17.** Subject to the Arbitration clause above the courts at Ahmedabad shall have exclusive jurisdiction in respect of all disputes arising out of or in connection with any matter set out hereinabove.

NOTICES

- 18.** All notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter, by Registered Post AD at the respective addresses mentioned hereinabove OR if sent vide email at notified email ID as mentioned above.

SEVERBILITY

- 19.** If any provision of this Deed is or becomes invalid, illegal or unenforceable under the laws of any jurisdiction, then such provision shall (so far as it is invalid or unenforceable) be given no effect and shall be deemed not to be included in this Deed but without invalidating any of the remaining provisions of this Deed which shall not in any way be affected or impaired. The Parties shall then use all reasonable efforts to replace the invalid or unenforceable provisions with a valid and enforceable and mutually satisfactory substitute provision, achieving as nearly as possible the intended commercial effect of the invalid, illegal or unenforceable provision.

ENTIRE AGREEMENT

- 20.** This Deed contains the entire agreement between the Parties in respect of the subject matter of this Deed. In case of any contradiction between the provisions of any earlier agreement/ deed including the Agreement to Sell or any other agreement executed between the Purchaser and the Promoter/ Land Owner as the case may be, the provisions of this Deed shall prevail. The Purchaser hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise given or made or represented, including those contained in any advertisement or brochure by the Promoter or their respective agents to the Purchaser other than such terms, conditions as contained in this Deed shall be deemed to form part of this Deed or to have induced the Purchaser to enter into this Deed.

NO PERMISSION REQUIRED UNDER DISTURBED AREAS ACT

- 21.** The Said Unit is located in a peaceful area and is not declared as a disturbed area under the Gujarat Prohibition of Transfer of Immovable Property and Provisions for Protection of Tenants from Eviction from Premises in Disturbed Areas Act, 1991 and no prior permission for the transfer of the Said Unit is required to be obtained for this Deed.
- 22.** The Purchaser shall present this Deed in original (duly stamped) at the proper registration office for registration within the time limit prescribed by the Registration Act, 1908 and Owner/Promoter or their constituted attorneys respectively will attend and admit execution thereof by them.
- 23.** The original deed of sale shall be handed over by the Promoter to the

Purchaser or to any person or banker of the Purchaser as directed by the Purchaser. The stamp duty, registration charges, Legal/Advocate Charges and all penalties, fines, levies and impositions thereon whatsoever of and incidental to this Deed shall be borne and paid by the Purchaser alone. It is agreed that the Purchaser shall have this Deed stamped as required by law at his/her/ their own costs before execution of the same.

Photograph of the Said Unit

The Residential/Commercial Unit being the Said unit bearing no. ____ in Block _____admeasuring _____ sq. mtrs., of carpet area on the _____ floor **and** exclusive wash & balcony-area admeasuring _____sq. mtrs., in the building known as GANESH LEGACY **and** proportionate right in the common areas and amenities of the Said Building viz. passage, foyer, terrace, stairs, lifts, lobby etc. **and** proportionate undivided interest in the land admeasuring _____ sq. mtrs., beneath the super structure of the Building, constructed on portion of of Non-Agricultural land bearing Final Plot No.17/2 having its area admeasuring 6615 sq. mtrs., (allotted in lieu of Survey No.456) of Town Planning Scheme No.63 (Khoraj) of City Survey No.NA456/paiki 2 situate, lying and being at Mouje Khoraj, Taluka Gandhinagar & District Gandhinagar and Registration Sub-District at Gandhinagar

Owners

Purchaser/s

SHREE SIDDHI SKYLINE LLP
through its Authorized Partner
DIKSHANT RAMESHBHAI PATEL

1. _____
2. _____

Photograph of the Said Unit

The Residential/Commercial Unit being the Said unit bearing no. ____ in Block _____admeasuring _____ sq. mtrs., of carpet area on the _____ floor **and** exclusive wash & balcony-area admeasuring _____sq. mtrs., in the building known as GANESH LEGACY **and** proportionate right in the common areas and amenities of the Said Building viz. passage, foyer, terrace, stairs, lifts, lobby etc. **and** proportionate undivided interest in the land admeasuring _____ sq. mtrs., beneath the super structure of the Building, constructed on portion of of Non-Agricultural land bearing Final Plot No.17/2 having its area admeasuring 6615 sq. mtrs., (allotted in lieu of Survey No.456) of Town Planning Scheme No.63 (Khoraj) of City Survey No.NA456/paiki 2 situate, lying and being at Mouje Khoraj, Taluka Gandhinagar & District Gandhinagar and Registration Sub-District at Gandhinagar

Owners	Purchaser/s
SHREE SIDDHI SKYLINE LLP through its Authorized Partner DIKSHANT RAMESHBHAI PATEL	1. _____ 2. _____

FIRST SCHEDULE

(Particulars of the Project Land being the entire land)

All that piece and parcel of Non-Agricultural land bearing Final Plot No.17/2 having its area admeasuring 6615 sq. mtrs., (allotted in lieu of Survey No.456) of Town Planning Scheme No.63 (Khoraj) of City Survey No.NA456/paiki 2 situate, lying and being at Mouje Khoraj, Taluka Gandhinagar & District Gandhinagar and Registration Sub-District at Gandhinagar and the same is bounded as follows;

East- 18 Mtrs., T.P. Scheme Road & Railway Line

West- 18 Mtrs., T.P. Scheme Road

North- 24 Mtrs., T.P. Scheme Road

South- Final Plot No.13/2

SECOND SCHEDULE

The Residential/Commercial Unit being the Said unit bearing no. ____ in Block ____ admeasuring ____ sq. mtrs., of carpet area on the ____ floor **and** exclusive wash & balcony-area admeasuring ____sq. mtrs., in the building known as **GANESH LEGACY and** proportionate right in the common areas and amenities of the Said Building viz. passage, foyer, terrace, stairs, lifts, lobby etc. **and** proportionate undivided interest in the land admeasuring ____ sq. mtrs., beneath the super structure of the Building, constructed on portion of of Non-Agricultural land bearing Final Plot No.17/2 having its area admeasuring 6615 sq. mtrs., (allotted in lieu of Survey No.456) of Town Planning Scheme No.63 (Khoraj) of City Survey No.NA456/paiki 2 situate, lying and being at Mouje Khoraj, Taluka Gandhinagar & District Gandhinagar and Registration Sub-District at Gandhinagar and bounded as follows:

East-

West-

North-

South-

THIRD SCHEDULE

(Details of Breakup and payment of Sale Consideration)

BREAKUP

Particulars	Area (Sq.mtrs)
Carpet area of the Said Unit	
Exclusive Area of the Balcony/Wash area	
Proportionate perpetual undivided interest in land beneath the building being the Project Land	
Total Sale Consideration (Rupees)	

DETAILS OF TOTAL SALE CONSIDERATION

CHEQUE/ DD NO.	BANK	DATE	AMOUNT
TDS			
		TOTAL	

IN WITNESS WHEREOF the parties hereto have executed this Deed the day and year first hereinabove mentioned.

SIGNED AND DELIVERED

By the within named

THE OWNERS/PROMOTER

SHREE SIDDHI SKYLINE LLP

through its Authorized Partner

DIKSHANT RAMESHBHAI PATEL

WITNESSES:

1. _____

2. _____

ANNEXURE A

Copy of Registration Certificate of the Project issued by RERA Authority

ANNEXURE B

The authenticated copies of the plans and specifications of the Said Unit

ANNEXURE C

Copy of plan of Project land in which the Purchaser has proportionate undivided interest

ANNEXURE D

Fixtures and Fittings in the Said Unit AND Common amenities in the Building

ANNEXURE E

Copy of Building Completion/BU Certificate

SCHEDULE AS PER SEC: -32 (A) OF THE REGISTRATION ACT, 1908

THE OWNER/PROMOTER OF LAND:

PHOTO

THUMB MARK

SHREE SIDDHI SKYLINE LLP
Through its Authorized Partner
DIKSHANT RAMESHBHAI PATEL

Purchaser

PHOTO

THUMB MARK