

CONVEYANCE DEED

THIS CONVEYANCE DEED is executed at Derabassi on this ____ day of ____ 20__.

BETWEEN

M/s ATS Estates Private Ltd, a Company incorporated under the provisions of the Companies Act, 1956, having its registered Office at 711/92, Deepali, Nehru Place, New Delhi-110019, acting through its Authorized Signatory _____, who is duly authorized vide Board Resolution dated _____ to execute this Conveyance Deed and which expression shall unless repugnant to the subject or context or meaning thereof, be deemed to include its successors, executors, administrators, liquidators, official receivers, agencies and assigns (hereinafter referred to as the **“Developer”**).

AND

M/s ATS Infrastructure Limited a company incorporated under the provisions of the Companies Act, 1956 and having its Registered office at 711/92, Deepali, Nehru Place, New Delhi-110019 acting through its Authorized Signatory _____, who is duly authorized vide Board Resolution dated _____ to executed this Conveyance Deed and which expression shall unless repugnant to the subject or context or meaning thereof, be deemed to include its successors, executors, administrators, liquidators, official receivers, agencies and assigns (hereinafter referred to as the **“Land Owner”**).

(The ‘Land Owner’ and the ‘Developer’ are hereinafter collectively referred to as “the Sellers”)
of the FIRST PART;

AND

_____,
hereinafter referred to as **“VENDEE”**, which expression shall, unless it be repugnant to the context or meaning thereto means and includes their respective legal representatives, legal heirs and assigns of the **OTHER PART**.

WHEREAS:

- A. The Vendor is the lawful owner and in possession of land admeasuring _____ (_____ Acres) situated at Village Madhopur, Tehsil Derabassi, District S.A.S Nagar Mohali, Punjab, having acquired the same through Sale Deed(s) registered in the office of Sub-Registrar, Derabassi more particularly provided in **Schedule I** hereunder written (hereinafter referred to as the **“said Land”**) and had planned the development and construction of a group housing project thereon under the name and style of **“ATS Golf Meadows Lifestyle” Derabassi**. (herein after referred to as the **“Complex/Project”**).
- B. The Vendor had got the lay-out/building plan sanctioned from the office of the Municipal Council, Derabassi vide Permit letter No. _____ dated _____, under the provision of applicable Act and Rules and have obtained other necessary permission, approvals and NOC's from the various Authorities/Offices of the Local Authority and State Government for the promotion and development of the project.

- C. After getting the lay-out / building plans sanctioned from the office of the Municipal Council, Derabassi and having obtained other necessary permissions and approvals, the Vendor developed the Said Land by developing & constructing thereon the said Project comprising of several multi-storied buildings/towers having Flats along with other common services and facilities being part of the Project, in accordance with the sanctioned plans.
- D. The Vendor offered for allotment and sale of the Flats in various buildings/towers in the said Project, the Vendor had agreed to allot to the Vendee and the Vendee after inspecting and satisfying himself/herself with respect to the Site, the Plans, ownership records/title deeds and other documents relating to the title and all other details of the said Complex/Project as well as the approvals, permissions and sanctions given by the Government and Statutory Authorities, which the Vendee considered necessary and relevant for the purchase of the Flat had agreed to purchase a Flat bearing No. _____, on ____th Floor in Building / Tower No. _____ having a Super Area of _____ Sq. Ft. which includes a Covered Area of _____ Sq Ft in the Complex / Project and more particularly described in the **Schedule "A"** hereunder written along with undivided and impartibly proportionate share in the land underneath the Building and undivided proportionate share in the common areas of the Building including all easementary rights attached thereto along with right of use to general commonly used areas and facilities earmarked for common use of all occupants within the said Complex (hereinafter referred to as "**Said Flat**"), for an agreed consideration and in accordance with the terms and conditions as contained therein.
- E. The Vendee, having paid the total consideration to the Vendor, is entitled to get the Conveyance Deed executed and registered in his/her/their name(s), in respect of the Said Flat, and this Conveyance Deed is being executed and registered, as under:

NOW, THEREFORE, THIS DEED OF CONVEYANCE WITNESSETH, AS UNDER:

1. In consideration of a total sum of Rs. _____/- (Rupees _____ only) which consideration is already paid by the Vendee to the Vendor, the receipt whereof the Vendor hereby acknowledges and admits and in consideration of the undertaking of the Vendee to pay such further amount, as he/she/they may be at any time hereto after become liable to pay in terms of this Conveyance Deed, and as also subject to all those terms and conditions contained in the allotment as referred hereinabove, which may or may have not been specifically incorporated herein, the Vendor doth hereby grant, convey, transfer, assure and assign unto the Vendee the Said Flat, as more fully described in **Schedule "A"** given hereunder, and for greater clarity delineated on the plan attached hereto, together with the undivided and impartibly proportionate share in the land underneath the Building and the undivided proportionate share in the common areas of the Building and along with all rights and easements whatsoever necessary for the enjoyment of the Said Flat.
2. That the Said Flat hereby sold, conveyed and assured under this Deed is free from all sorts of encumbrances or charges (except those created on request of the Vendee to obtain housing loan for purchase of the Said Flat) transfers, easements, liens, attachments of any nature whatsoever and the Vendor has unencumbered, good, subsisting and transferable rights in the same. That the vacant and peaceful possession of the Said Flat hereby sold has been delivered by the Vendor to the Vendee and the Vendee has satisfied himself about the quality, specifications, and extent of construction and design of the Said Flat and undertakes not to raise any dispute hereto after in connection therewith.

3. That in-case the Vendee has availed of a loan facility from his employer or financing bodies to facilitate the purchase of the Said Flat, then in that case (a) The terms of the financing agency shall exclusively be binding and applicable upon the Vendee only, (b) The Vendee shall alone be responsible for repayment of dues of the financial institution/agency along with interest / penalty accrued thereon or any default in re-payment thereof.
4. For computation purpose the Super Area means the covered area / built-up area of the Flat which is the entire area enclosed by its periphery walls including half of the area under common walls between two Flats and full area of the other walls, columns and projections, balconies, cupboards, window projections and other projections plus proportionate share in the common areas such as staircases, entrances, lobbies, corridors, passages, mum ties, lift wells, electrical and fire shafts etc. of the said Building and proportionate share of other common areas and facilities in the Complex like community facilities, guard rooms, security office / society and maintenance office, maintenance staff rest facilities, rooms for pumps, generators, electric and telephone installations etc.
5. That the Vendee gets exclusive possession of the covered/ built-up area of the Said Flat. The Vendee shall also have undivided proportionate share in the common areas and facilities within the Building and shall use such common areas and facilities harmoniously with other occupants of the Building without causing any inconvenience or hindrance to any of them. The Vendee shall also be entitled to use the general common areas and facilities within the Complex earmarked for common use of all the occupants of the Complex. Further the use of such common areas and facilities within the Building shall always be subject to covenants herein and timely payment of maintenance charges and all other dues.
6. Except for the said Flat conveyed herein along with all common easementary rights attached therewith including undivided right of use of all common areas and facilities of ingress and egress over common areas within the Complex / Project which may be within or outside the foot print of the Building, all rights and interest in all un-allotted / unsold areas in the Buildings / Complex, open spaces, roofs / terraces of Buildings, basements, parking spaces (except those which are specifically allotted), common areas and facilities shall continue to vest in the Vendor. All lands, except the general commonly used areas, facilities and amenities, public road within the said Complex earmarked for common use, falling outside the land underneath the said Building in which said Flat of the Vendee is situated, including shops, facilities, amenities etc. if provided in the said Building / Complex shall vest in the Vendor and the Vendor shall have the sole right and absolute authority to deal with such lands, areas, facilities and amenities in any manner including by way of sale, transfer, lease or any other mode which the Vendor may deem fit in its sole discretion.
7. The Vendee shall not be entitled to claim partition of his/her/their undivided share in the land underneath the Building, and the same shall always remain undivided and impartibly and unidentified.
8. That the Vendee shall abide by and observe all the conditions, terms and covenants of the deeds and approvals governing the Project / Complex, rules framed by the Vendor and / or the nominated maintenance agency (Facilities Management Agency / FM Agency) and all laws, bye-laws, rules and regulations stipulated by the Municipal Council and other Government or Statutory bodies and shall be responsible for and shall keep the Vendor and owners/ occupiers of other Flats in the Building indemnified against all costs, consequences, damages & penalties arising out of any breach or non-compliance of any of them.
9. That the Vendor doth hereby covenant with the Vendee that the interest, which the Vendor hereby profess to transfer is subsisting and the Vendor has good rightful power and authority to convey, grant, transfer, assign and assure the Said Flat unto the Vendee in the manner aforesaid free from all encumbrances. The Vendor hereby further covenants that in case at any time hereafter by reason of any act or default or omission or commission on the part of

the Vendor, the Vendee suffers any loss and is deprived of whole or any portion of the Said Flat hereby conveyed to the Vendee on account of any defect in the title of the Vendor, the Vendor shall refund the sale consideration without any interest, to the extent of the rights affected in the Said Flat by the act of default, omission or commission of the Vendor and to make good the losses suffered by the Vendee thereby, and in such case, the Vendee shall have no right, title or interest or claim in any other property in the Complex.

10. That the Vendee has already paid the sale consideration, as stated hereinabove, and all other dues, which are payable from the date of application and/or, in terms of allotment, referred herein-above. However, if any additional charges levies, rates, taxes, demands etc. including service tax, VAT, development charges for the provision of peripheral and / or external services or for any other reason attributable to the said Flat / Project are levied in future retrospectively or otherwise, then they shall be treated as unpaid consideration of said Flat payable by the Vendee and the Vendor shall have first charge / lien on said Flat for recovery of the same.
11. The Vendor, has agreed to organize Operation, upkeep and maintenance of various services and facilities in the Complex through its nominated Maintenance Agency (Facilities Management Agency / FM Agency) vide Tripartite Maintenance Agreement to be executed between the Vendor, Vendee & nominated Maintenance Agency. The Vendee has undertaken to keep deposit with the Vendor an Interest Free Maintenance Security Deposit (IFMSD). The Vendor shall organize the operations and maintenance of services and facilities through its nominated maintenance agency who shall be entitled to disconnect the said services and facilities including the electricity supply & power back-up in the event of default or delay / default in payment of said maintenances charges by the Vendee. The Vendor/ FM Agency shall handover the Complex Maintenance and Management to the Flat Owners Association/ Society as and when formed. The Vendee promises, agrees and undertakes to become member of such Flat Owners Association / Society and to pay membership fee on its constitution / formation as per its bye-laws.
12. The Vendee is liable to pay recurring maintenance charges as determined by the Vendor/Maintenance Agency, irrespective whether the Vendee is in occupation of the Flat or not, within a period of 7 days of demand. The Vendor/Maintenance Agency reserves the right to enhance IFMSD and the maintenance amount payable by way of further one time, annual or monthly charge. In case of delay in payment interest @ 18% per annum shall be charged for the period of delay. In case of failure of the Vendee to pay the maintenance bill, other charges on or before the due date, the Vendee is permitting the Vendor/Maintenance Agency to deny him/her/them the maintenance services that may include disconnection of water/sewer, power/power backup and debarment from usage of any or all common facilities within the Project. The Vendor may also, apart from other remedies open to it, restrict or object to the transfer of the Said Flat by the Vendee.
13. In case of continuous failure of the Vendee to pay the maintenance charges, the Vendor / Flat Owners Association / RWA/ Maintenance Agency, as the case may be, shall have the right to adjust the amount of outstanding maintenance charges alongwith interest accrued thereon from the IFMSD kept with it.
14. That the Vendor has provided power backup to each Flat and to the common services/facilities in the Project. The Vendee shall be liable to pay regularly and timely the charges towards electricity consumed by the Vendee through the power supply and proportionate running cost of power back-up system over and above the general maintenance charges, electricity consumed through the power back-up system at such rates, taxes, levies, service charges etc., as determined by the Vendor/nominated Facilities Maintenance Agency failing which supply of electricity through mains or power back-up can be discontinued by the nominated Facilities Maintenance Agency.

15. That the maintenance of the said Flat including all walls and partitions, sewers, drains, pipes, attached lawn and terrace areas shall be the exclusive responsibility of the Vendee from the date of the possession / deemed possession. Further, the Vendee will neither himself do nor permit anything to be done which damages any part of the building, the staircases, shafts, common passages, adjacent unit/s etc. or violates the rules or bye-laws of the Local Authorities or the Flat Owners Association / Residents Association.
16. That the Vendee is not permitted to use the lawns, parks and other common areas for organizing personal functions such as marriages, birthday parties etc. If any common space is provided in any Building / Club for organizing meetings and small functions, the same may be used by the Vendee on payment of such charges as may be fixed by the FM Agency from time to time.
17. The Vendor and/or FM Agency and their authorized staff and workmen shall always have the right to enter into and upon the said Flat or any part thereof at all reasonable hours to set right any defect in the said Flat or the defects in the Flats above or below or adjoining the said Flat and for repairing, maintaining, cleaning, lighting and keeping in order and good condition service drains, pipes, cables etc. and the Vendee covenants and agrees to permit them to do so. Any refusal by the Vendee to allow such entry into or upon his Flat or any part thereof will be deemed to be a violation of this Deed and violation of right of easement and right of usage of common services and facilities of other Flat owners and the Vendee shall make himself liable for legal actions for said violation.
18. It is made clear that the Maintenance & Management of the said Complex shall be organized by FM Agency through various outside outsourced specialist agencies under separate agreements / arrangements to be entered into with them. The responsibility of the Vendor and / or FM Agency will be limited only to the extent of supervision to the best of its abilities subject to human limitations and short comings, that the operation and functioning of these agencies is in conformity with the agreements / arrangements entered into with them and to change any agency if its performance is not satisfactory.
19. The Watch & Ward Security of the Complex shall comprise of general security of the Complex. The responsibility of providing Watch & Ward Security services to the said Complex shall be entrusted to some outsourced Security Agency. The FM Agency and the security agency will be entitled to regulate entry into the Complex. The security agency may not guarantee or ensure full proof safety and security of the said Complex or Vendees residing in the said Complex or their belongings and properties It is made clear and agreed by the parties herein that neither the Vendor nor the FM Agency shall have any financial / criminal liability for any loss to life and property by reason of any theft, burglary, fire or any other incident of crime / mishap / accident occurring in the said Flat / Building/Complex or any part or portion thereof due to any lapse / failure / shortcoming on part of the staff of the security agency and / or the Vendor / FM Agency.
20. The Vendor and the FM Agency shall in no case be held responsible or liable for any fire or any kind of hazard, electrical, pollution, structural originating from the Flat of the said Vendee or other Flats/ Common Areas of the said Complex. The Vendee Shall keep FM Agency and the Vendor indemnified and harmless against any loss or damage that may be caused to the FM Agency, the Vendor and other Flat owners of the said Complex or their family members or any other persons or their properties in this regard.
21. The Vendor and the FM Agency shall have no legal liabilities whatsoever arising from acts of omission, commission, negligence and defaults of the aforesaid agencies in providing the stipulated / expected services. The Vendor and / or FM Agency shall not be liable for any default / deficiency in Complex Maintenance & Management of the said Complex by reason of any force major circumstances, human failures and shortcomings or any other circumstances beyond their control. The Vendor and FM Agency shall also not be liable for

any loss, damage or physical injury which may be caused to the Vendee or his family members, domestic staff, guests or any other persons / visitors on account of any human error or fault on the part of the employees of FM Agency or the employees of the any of the outsourced agencies providing services to the said Complex or by reason of any circumstances beyond their control.

22. That the existing use of the Said Flat is residential and the Vendee undertakes to use the Said Flat for residential purpose only. The Vendee shall therefore not use the Said Flat conveyed herein for any illegal, commercial or immoral purpose or use it so as to cause nuisance, annoyance or risk to the Vendor and Owners/occupants of other Flats in the Building / Complex.
23. That the Vendee shall be liable to pay all taxes or other charges including Municipal Tax, House Tax, Water Tax, Sewerage Tax, Service Tax or any other such taxes, charges, levies etc. which are imposed, levied or charged, under any law in force or that may hereafter be enforced, in respect of the Said Flat after the allotment so long the Said Flat is not separately assessed for the taxes, duties etc. the Vendee shall pay proportionate share of such dues, demands, charges, taxes, liabilities, if any, in proportion to the super area of the Said Flat to the Maintenance Agency (FM Agency) or to the Vendor, who on collection of the same from owners of all the Flats in the Complex will deposit the same with the concerned Authority .
24. That all the provisions contained herein and the obligations arising hereunder in respect of said Flat / Building / Complex shall equally be applicable to and enforceable against any and all occupiers, tenants/ licensees and / or subsequent purchasers / transferees of said Flat. Whenever the right, title and interest of the Vendee in the Said Flat is transferred in any manner whatsoever, the transferee shall be bound by all covenants and conditions contained in this Conveyance Deed and the Complex Maintenance & Management Agreement referred to elsewhere in this Conveyance Deed and he / she/ they be liable and answerable in all respects therefore in so far as the same may be applicable to the effect and relate to the Said Flat.
25. That whenever the title of the Said Flat is transferred in any manner whatsoever it will be the responsibility of the transferor to pay the outstanding maintenance and other charges payable to the Maintenance Agency / FM Agency before affecting the transfer of the Said Flat failing which the transferee shall have to pay the outstanding dues of the Maintenance Agency / FM Agency before occupying the Said Flat.
26. The Vendee shall not raise any construction temporary or permanent in or upon the Said Flat nor shall make any alteration or addition or sub-divide or amalgamate the Said Flat. That the Vendee shall not demolish or cause to be demolished any structure of the Said Flat or any portion thereof and shall also not make or cause to be made any structural additions or alterations of any nature whatsoever in the same or in any part thereof in view of structural safety of the Building. That the Vendee shall not remove the floor, roof and any walls of the Said Flat including load bearing walls and all the walls, floor, roof and the structure of the same shall remain integral and common with the Flats above, adjoining and below it.
27. That the Vendee shall not harm or cause any harm or damage to the peripheral walls, front, side and rear elevations of the Said Flat in any form. The Vendee shall also not change the colour scheme of the outer walls or painting of exterior side of the doors and windows and shall not carry out any change in the exterior elevation and design by causing any addition or alteration in the same or otherwise. Any such breach shall be treated as default and the same shall attract disconnection of common services and facilities.
28. The Vendee shall not keep any hazardous, explosive, inflammable chemical/materials etc. which may cause damage to the building or any part thereof. The Vendee shall be liable for

the same and keep the Vendor and owners of other Flats in the Building indemnified in this regard.

29. THAT the Vendee shall keep the Said Flat properly repaired and in good condition and shall not do anything which may endanger or affect the other portions of the Building or hinder the proper and responsible use of such portion(s) by the Vendor and owners of other Flats. The Vendee shall maintain at his/her/their own costs the Said Flat including walls and partitions, sewers, drains, pipes, attached lawns and terrace areas thereto in the same good condition, state and order in which it is delivered to him/her/them and in particular to prevent any seepage, leakage, flooding or damage to any other part of the building, more particularly the flats adjoining and below it. The Vendee shall keep the Vendor, FM Agency and Owners / Occupiers of other flats in the said Building / Complex indemnified, secured and harmless against all costs, damages and consequences arising out of any breach, defaults or non-compliance by the Vendee.
30. The Vendee shall not in any manner whatsoever encroach upon any of the common areas, limited use areas and shall also have no right to use the facilities and services not specifically permitted to use. The Vendee shall be liable for all legal actions and consequences arising out of all encroachments or unauthorized temporary/permanent constructions carried out by him in the Said Flat or on open Car Parking space(s) or on any common areas within the Building or within the Complex and shall be liable to be removed at his/her/their cost.
31. That neither the owners / occupants of the said Flat nor owners / occupants of other Flats in the Building will ever have any right to obstruct or cause obstruction or hindrance of any nature to the staircase / driveway and any other common passage, services and facilities in any manner whatsoever. The common areas e.g. staircase, driveway, passage etc will in no case be used for keeping / chaining any pets/dogs or any animal / bird.
32. That the Vendee shall not put up any name or sign board, neon light, publicity or any kind of advertisement material, hoarding, hanging of clothes etc., at the external façade of the Complex 'or anywhere on the exterior or on common areas or on roads of the Complex / Project and shall be entitled to display their own name plate only at the proper place, provided for the Said Flat.
33. The Vendee may undertake minor internal alterations in his/her/their Flat only with the prior written approval of the Vendor/Maintenance Agency. The Vendee shall not be allowed to effect any of the following changes/alterations:
 - i) Changes, which may cause damage to the structure (columns, beams, slabs etc.) of the Said Flat or any part of adjacent units. In case damage is caused to an adjacent unit or common area, the Vendee will get the same repaired failing which the cost of repair may be deducted from the Vendee's IFMS.
 - ii) Changes that may affect the facade of the Said Flat (e.g. changes in windows, tampering with external treatment, changing of wardrobe position, changing the paint colour of balconies and external walls, putting different grills on doors and windows, covering of balconies and terraces with permanent or temporary structures, hanging or painting of signboards etc.)
 - iii) Making encroachments on the common spaces in the Project.
 - iv) Any construction temporary or permanent or any alteration or addition to sub-divide or amalgamate the Said Flat.
34. That the Vendee shall strictly observe following points to ensure safety, durability and long term maintenance of the Building/Project:

- i) No changes in the internal lay-out of the Said Flat should be made without consulting a qualified structural consultant and without the written permission from the Vendor.
 - ii) No R. C. C. structural member like column and beams should be hammered or punctured for any purpose.
 - iii) All the plumbing problems should be attended by a qualified or experienced plumber in the Building. The plumbing Network inside the Said Flat is not to be tampered with or modified in any case.
 - iv) All the external disposal services to be maintained by periodical cleaning.
 - v) The Vendee shall not cover the balcony/ terrace of the Said Flat by any structure, whether permanent or temporary.
 - vi) No alteration will be allowed in elevation, even of temporary nature.
 - vii) Any electrical changes should be made using good quality material as far as possible and same should be carried out by a licensed electrician.
 - viii) The Vendee should make sure that all water drains in the Said Flat (whether in balconies, toilets or kitchen) should be periodically cleaned i.e. they should not be choked or blocked. Stagnant water is the biggest reason for dampness on levels below.
 - ix) Vendee should avoid random parking of his/her vehicle and use only his allotted parking bay.
 - x) If Vendee rents out the Said Flat, he is required to submit all details of the tenants to the Maintenance agency. The Vendee will be responsible for all acts of omission and commission of his tenant. The complex management can object to renting out the Said Flat to persons of objectionable profile.
 - xi) Vendee is not allowed to put the grills in the Said Flat as per individual wish, only the design approved by Vendor will be permitted for installation.
35. Even after the execution of agreement, Conveyance Deed etc in favour of the Vendee the Vendor shall have the right to make additions, raise additional stories on the building or put up additional structures as all required provisions have been made in the said complex and they shall be sole property of the Vendor who shall have the absolute right to dispose of the Same in any manner he likes without any interference from any Vendee and Vendee hereby expressly consents to the same. The Vendor /nominee shall have the right to connect the electric, water, sewerage and sewage fittings of the additional structures or stories with the existing electric, water, sewage and sewage connections but at the Vendor's own cost. Further the terrace of the Building except the portion sold including the parapet walls shall always be the property of the Vendor. Agreement with the Vendee in the said Building shall be subject to the aforesaid rights of the Vendor who shall be entitled to use the said terrace including parapet walls for all purpose including the display of advertisement, hoardings, neon sign, telecom towers and or sign boards or any other use and the Vendor shall always have the right to access to the roof, parapet walls, etc. The Vendee hereby gives consent to the same and agrees that the Vendee shall not be entitled to raise any objection or claim any reduction in the price of Flat acquired by him or any compensation or damages on the ground of inconveniences or any other ground whatsoever. The Vendor alone shall have the right and be entitled to get the refund or various securities deposited by the Vendor during or after the construction of the Building with various Government Authorities.

36. That the Vendee may transfer in any manner, the Said Flat after obtaining a No Objection of the Vendor and / or the maintenance agency as regards clearance / payment of outstanding maintenance charges and any other charges payable by the Vendee to the Vendor or the Maintenance Agency / the Residents Association / Society concerned with maintenance of common areas, facilities and services.
37. All the costs and expenses incidental to the preparation, execution and registration of this Deed including the payment of Stamp Duty and registration fee has been borne by the Vendee.

SCHEDULE 'A'

Description of the said Flat conveyed to the Vendee

All that piece and parcel of the built-up Flat bearing No. _____, on ____th Floor in Building / Tower No. _____ having a Super Area of _____ Sq. Ft. which includes a Covered Area of _____ Sq Ft consisting of _____ along with undivided and impartibly proportionate share in the land underneath the Building and undivided proportionate share in the common areas of the Building including all easementary rights attached thereto along with right of use to general commonly used areas and facilities earmarked for common use of all occupants within the said Complex/Project together with the right to use the Reserved Car Parking Space in the Complex, being part of the residential complex named “**ATS Golf Meadows Lifestyle**” situated at _____.

IN WITNESS WHEREOF, the Vendor, and Vendee, described hereinabove, have signed, sealed & executed at the place and, on the date, month & year, first above written.

WITNESSES:

1.

SELLERS

For ATS Estates Private Limited

2.

(Authorized Signatory)

For ATS Infrastructure Limited

(Authorized Signatory)

PURCHASER