

## CONVEYANCE DEED

THIS DEED OF CONVEYANCE is made at Mathura, Uttar Pradesh on this  
\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_\_.

BY

**M/s EXPRESS TOWERS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 2013, having its registered office at at Orchid House ,Building No 03,Entire Mezzanine Floor, Community Center, East Of Kailash, Dda 4 Story, Srinivasupuri, Srinivasupuri, South Delhi, New Delhi, Delhi, India, 110065 through its duly authorised signatory Sh R.C. Goyal \_\_\_\_\_ (AADHAAR NO. \_\_\_\_\_), vide resolution dated \_\_\_\_\_ passed in the meeting of the Registration Committee of the Company and **M/s HARE KRISHNA ORCHID** a partnership firm is registered under the Indian Partnership Act, 1932 having its registered office at M-33, 2<sup>nd</sup> Floor, Greater Kailash-1, New Delhi, 110048 through its duly authorised signatory Sh V.P Goyal \_\_\_\_\_ (AADHAAR NO. \_\_\_\_\_), vide resolution dated \_\_\_\_\_ passed in the meeting of the Registration Committee of the Company (hereinafter referred to as "**the Promoter/Vendor**", which expression shall unless repugnant to the context or meaning thereof, be deemed to include its successors and assigns) of the ONE PART;

IN FAVOUR OF

**MR. \_\_\_\_\_ S/O \_\_\_\_\_ (PAN No. \_\_\_\_\_)**  
**(AADHAAR NO. \_\_\_\_\_)** resident of \_\_\_\_\_  
(hereinafter referred to as the "**Purchaser/Vendee**", which expression shall unless repugnant to the context or meaning thereof, be deemed to include his/her/their/its, executors, administrators, successors, liquidators, official receivers and assigns) of the OTHER PART.

WHEREAS:

a) Mathura Vrindavan Development Authority, Mathura (MVDA) vide Sanction Letter permit Number Group Housing/07433/MVDA/BP/25-26/0033/29092025 dated 16.10.2025 granted permission for Group Housing Project having area admeasuring 5600 sq. mtr. situated Village Sunrakh, Vrindavan, Mathura, U.P more fully described in Schedule of Land annexed herewith as **Schedule-A** ("said Land") in favour of the Promoter/Vendor for construction and development of a Group Housing thereon. For this purpose, Promoter purchased Land from Sh Rajkumar Aggarwal HUF through Karta Sh Rajkumar Aggarwal and executed an Agreement to Sell dated 20.01.2011 registered vide Document No. \_\_\_\_\_, Bahi No. 1, Jild No. 4036, Pages 189 to 406 dated 20.01.2011 before Sub Registrar Sadar (II), Mathura for allotment/registry of the said Land in favour of the Promoter for construction and development of a Group Housing on the said Land.

b) In pursuance thereof, Promoter has become the owner of the said Land by virtue of Sale/Conveyance Deed dated 20.01.2011 executed by from Sh Rajkumar Aggarwal HUF through Karta Sh Rajkumar Aggarwal registered vide Document No. \_\_\_\_\_ Bahi No.1, Jild No 4036, Pages 406-676 dated 20.01.2011 before Sub Registrar Sadar (II), Mathura for allotment of the said Land in favour of the Promoter for construction and development of a Group Housing on the said Land.

c) The Promoter/Vendor has obtained the necessary licenses, permissions, approvals and NOCs from the various Authorities/Offices of the State and Central Governments for the promotion and development of a Group Housing named as **ALPHA SKY VILLAS** (hereinafter referred to as the "said Group Housing") situated at KHASRA NO. 1182, 1183, 1159, 1160, VILLAGE SUNRAKH, VRINDAVAN, MATHURA, U.P.,Uttar Pradesh,281121 covered by Licenses issued by the Mathura Vrindavan Development Authority, Mathura bearing **License No. Group Housing/07433/MVDA/BP/25-26/0033/2909202** dated 16.10.2025 for area admeasuring 5600 Sq.mtr. The Layout Plan of the said Group Housing have been duly sanctioned by the Mathura Vrindavan Development Authority, Mathura under the provisions of \_\_\_\_\_ and Rules made thereunder.

d) The Promoter/Vendor has developed and set up the said Group Housing as per the approved Layout Plan in respect thereof and has named it as the "**ALPHA SKY VILLAS**".

e) The Promoter/Vendor is well and sufficiently entitled to sell the various products in the said Group Housing Project comprising of various sizes of Residential Units, forming part of the approved Layout plan of the Group Housing Project.

f) No one besides the Promoter/Vendor has any interest, right or claim of any kind in the said Property, which at the date hereof is free from all encumbrances and legal disputes and the Promoter/Vendor has full and unrestricted right and power to convey, assign, transfer, alienate and sell the same.

g) The Purchaser has applied to the Promoter/Vendor for allotment of a Residential Flat Unit No. \_\_\_\_\_ in the said Group Housing and the Promoter/Vendor has allotted Residential Flat Unit bearing No. \_\_\_\_\_ super area admeasuring \_\_\_\_\_sq. mtrs. ( \_\_\_\_\_sq. fts) in the said Group Housing Project and the Promoter/Vendor have allotted the same bearing No. \_\_\_\_\_ on \_\_\_\_\_ Floor in the said Group Housing Project as per the approved layout thereof by the concerned Authority (hereinafter referred to as the "**said Property**") on the terms and conditions contained in the concerned Agreement dated \_\_\_\_\_(hereinafter referred to as the "**said**

**Agreement") issued by the Promoter/Vendor in favour of the Purchaser/Vendee to his/her/their/its complete satisfaction as to the covenants enumerated therein, duly acknowledged by the Purchaser/Vendee.**

- h) The Mathura Vrindavan Development Authority, Mathura has granted Occupation Certificates in respect of units thereof vide Memo No. \_\_\_\_\_ dated \_\_\_\_.
- i) The Purchaser/Vendee has fully satisfied himself/herself/themselves as to the sanctions, approvals, layout, NOC's etc. in respect of the development and promotion of the said Group Housing including that of the said Property which has been carried out and done by the Promoter/Vendor and has now expressed his/her/their/its desire to get this Conveyance Deed thereof, executed and registered in his/her/their/its favour.
- j) The Purchaser/Vendee, in terms of the Agreement, has paid the agreed Sale Consideration of **Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only)** for the said Property, receipt whereof the Promoter/Vendor do hereby acknowledges and is ready to convey the said Property to the Purchaser/Vendee(s) on the terms & conditions stated hereinafter:

**NOW THEREFORE, THIS DEED WITNESSETH AS FOLLOWS:**

**1. PROPERTY AND CONSIDERATION:**

- 1.1 That in consideration of the amount of **Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only)** paid by the Purchaser/Vendee to the Promoter/ Vendor, the receipt whereof the Promoter/ Vendor hereby admits and acknowledges, and the Purchaser/Vendee agreeing to observe and perform the covenants, stipulations, exceptions, reservations, terms and conditions herein contained and as contained in the Agreement, executed between the Promoter/Vendor and the Purchaser/Vendee, the Promoter/Vendor doth hereby convey the said Property unto the Purchaser/Vendee together with all rights, easements and appurtenances whatsoever in the said Property belonging or appertaining thereto TO HOLD the same by the Purchaser/Vendee.
- 1.2 It is clarified that the Electric, Water, Sewerage Connection charges etc. and other charges are not included in the aforesaid consideration and shall be payable by the Purchaser/Vendee in addition to the consideration of the said Property. The Purchaser/Vendee shall pay the aforesaid amounts, on demand, to the Promoter/Vendor as may be determined at the time of providing necessary connections from the Main line laid along the road servicing the said Property or as the case may be.
- 1.3 The Purchaser/Vendee agrees that he shall pay the price of the said Property and other charges calculated on the basis of super area vis-à-vis Unit area, which is understood to include pro-rata share of the common areas in the Project. The super area of the said Property means the covered area of the said Property including the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/Units which form integral part of said Property and common areas shall mean all such parts/areas in the entire said Project which the Purchaser/Vendee shall use by sharing with other occupants of the said Project including entrance lobby, electrical shafts, fire shafts,

plumbing shafts and service ledges on all Units, common corridors and passages, staircases, munties, services areas including but not limited to machine room, security/ fire control rooms, maintenance offices/ stores etc., if provided.

- 1.4 The cost of development of the said Property is escalation-free, save and except increases, which the Purchaser/Vendee hereby agrees to pay due to increase in External Development charges, Government rates, taxes, cess etc. and/or any other charges which may be levied or imposed by the Government/Statutory Authorities from time to time.
- 1.5 That the vacant and peaceful possession of the said Property has been delivered to the Purchaser/Vendee simultaneously with the signing and execution of this Deed and the Purchaser/Vendee confirms the taking over of the possession of the said Property after satisfying himself/herself/themselves as to the area and the location thereof and the Purchaser/Vendee has agreed not to raise any dispute at any time in future on this account. However, it is clarified that the said Property shall always be used for establishing and running Shop in respect thereof and any deviation therefrom or use thereof by the Purchaser other than its specified dedicated use as Shop, shall entitle the Promoter/Vendor/Maintenance Agency to disrupt/disconnect the services to the said Property and to take all legal actions to restore the said Property to Promoter/Vendor.

## **2. PROMOTER/VENDOR'S COVENANTS WITH THE PURCHASER/VENDEE:**

- 2.1 That the absolute interest which they prefer to transfer/demise by way of this Deed subsists and that they have good right, full power and authority to convey the said Property.
- 2.2 That the said Property is free from all kinds of encumbrances such as sale, gift, mortgage, dispute, litigation, acquisition, attachment in the decree of any court, lien, court injunction, lease etc. and that hereafter if any person in any manner claims any interest or right of ownership in the said Property or any part thereof the Promoter/Vendor shall indemnify the Purchaser/Vendee.
- 2.3 The structure of the said Project may be got insured against fire, earthquake, riots and civil commotion, militant action etc. by the Promoter/Vendor or the maintenance agency on behalf of the Purchaser/Vendee and the cost thereof shall be payable by Purchaser/Vendee as the part of the maintenance bill raised by the maintenance agency but contents inside each Unit shall be insured by the Purchaser/Vendee at his/her own cost. The cost of insuring the Project Building structure shall be recovered from the Purchaser/Vendee as a part of total maintenance charges and the Purchaser/Vendee hereby agrees to pay the same. The Purchaser/Vendee shall not do or permit to be done any act or thing which may render void or voidable insurance of any Unit or any part of the said Project Building or cause increased premium to be payable in respect thereof for which the Purchaser/Vendee shall be solely responsible and liable.
- 2.4 The Promoter/Vendor will be responsible to provide internal services within the said Project which inter-alia includes (i) laying of roads, (ii) laying of water lines, (iii) laying of sewer lines (iv) laying of electrical lines. However, it is understood that external or peripheral services such as water lines, sewer

lines, storm water drains, roads, electricity, horticulture etc. are to be provided by the Government or the concerned Local Authority up to the periphery of the said Project.

### **3. OBLIGATIONS OF PURCHASER/VENDEE:**

- 3.1 The Purchaser/Vendee confirms that, they have full knowledge of all laws, rules, regulations, and notifications applicable to the said Property/ said Land/ said Group Housing. That the Purchaser/Vendee hereby undertakes that he/she shall comply with and carry out, from time to time after he/ she has taken over for occupation and use the said Property, all the requirements, requisitions, demands and repairs which are required by any Development Authority/ Municipal Authority/ Government or any other Competent Authority in respect of the said Property/said Land/said Group Housing at his/her own cost and keep the Promoter/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.
- 3.2 That the Purchaser/Vendee shall not be permitted to use the service areas in any manner whatsoever and the same shall be reserved for use by the Promoter/Vendor /Maintenance Agency and its employees for rendering Maintenance Services. The service areas, if any, as may be located within the said Group Housing as earmarked by the Promoter/Vendor under the approved layout or any subsequent revision thereof to house services including but not limited to Electric Sub-station, Transformers, DG sets room, Underground water tanks, Pump Rooms, Maintenance and Service Rooms, fire-fighting Pumps, Air-conditioning Plant and Equipment etc. and other permitted uses as per zoning/ building plans.
- 3.3 That the Purchaser/Vendee undertakes that the said Property shall always be used for the purpose of establishing and running Shop only. Any change in the specified use, which is not in consonance with the theme of the said Group Housing or is detrimental to the public interest will be treated as a breach of the condition entitling the Promoter/Vendor/ Maintenance Agency to initiate and seek appropriate legal remedy against the Purchaser/Vendee for such violation.
- 3.4 The Purchaser/Vendee agrees and understands that in case the Promoter/Vendor is able to get additional FAR, the Promoter/Vendor shall have the sole right to utilize the additional FAR in the manner it may deem fit including but not limited to by making addition to the Building or making additional buildings in and around the land of the Building in said Project and the Promoter/Vendor shall be entitled to get the electric, water, sanitary and drainage systems of the additional construction thereof connected with the already existing electric, water, sanitary and drainage system of the Building in the said Project. The Purchaser/Vendee acknowledges that the Purchaser/Vendee has not made any payment towards the additional FAR and shall have no right to object to any of such construction activities carried on the said Building in the said Project.
- 3.5 That the Purchaser/Vendee shall have no right, title or interest in any other property in the said Group Housing Project except the said Property and any other Property which he may have taken or may hereafter take by any other Deed. Further, the Purchaser/Vendee shall have no absolute right in any of the common areas in the said Group Housing Project including the community building, open spaces etc. developed and/or to be developed by the Promoter/Vendor in the said Group Housing Project. The Purchaser/Vendee or any other person(s) claiming through the Purchaser/Vendee shall not be entitled to bring any action for partition or division of

the said area 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 \_\_\_\_\_ such as parks, community building, etc. The Purchaser/Vendee doth hereby agrees, undertakes and confirms that Purchaser/Vendee shall not create any blockages, elevations, constructions, corridors in continuity in the building blocks, in the common area and shall indemnify the Promoter/Vendor for its acts of omission or commissions in this regard.

- 3.6 The firefighting equipment, pollution control devices and/ or preventive measures may be installed by the Promoter/Vendor in the common area if required by any law/ byelaws, order or directions or guidelines of the Government/ any Statutory Authority/ Body or if deemed necessary by the Purchaser/Vendee and the costs thereof shall be chargeable extra from the Purchaser/Vendee on pro- rata basis. Further, the Purchaser/Vendee hereby agrees to pay cost for the individual electricity meter connection to his Unit to the Promoter/Vendor on demand before offer of possession of the said Property.
- 3.7 That the Purchaser/Vendee shall not make noise/ sound pollution by use of loudspeaker or otherwise and/or throw or accumulate rubbish, dust, rags, garbage or refuse etc. anywhere in the said Group Housing; save and except at areas/places specifically earmarked for these purposes in the said Group Housing Project.
- 3.8 No further construction/ modification is permissible to the Purchaser/Vendee anywhere in the Unit including over the roof/ terrace of the said Property and the Promoter/ Vendor or the Maintenance Agency shall always have the unrestricted right of access to the roof top/ terrace of the Building to repair/ renovate/ install any pipe, drains, water tank, electrical fittings, etc. for the common use.
- 3.9 The Purchaser/Vendee, after taking possession or deemed possession of the said Property, as the case may be, or at any time thereafter have no objection to the Promoter/Vendor of other properties developing or continuing with the development of other properties adjoining the said Property sold to the Purchaser/Vendee.
- 3.10 The said Group Housing Project shall always be known as **ALPHA SKY VILLAS** and this name shall never be changed by the Purchaser/Vendees or anybody else.
- 3.11 That the usage of the said Property shall be as per zoning conditions, rules and regulations of \_\_\_\_\_ and the restrictions as may be imposed by the Competent Authority which shall include the norms pertaining to the covered area.

#### **4. RATES, TAXES, DUTIES AND USER CHARGES FOR FACILITIES :**

- 4.1 The Purchaser/Vendee hereby undertakes to pay directly to the Local Government/Central Govt./Local Authority or the any existing or to exist in future all rates, taxes, charges and assessments of every description including Cess etc., which are now or may at any time hereafter be assessed, charged or imposed upon the said Property from time to time and at all times from the date of allotment of the said Property by the Promoter/Vendor.
- 4.2. The Purchaser/Vendee further agrees and undertakes to pay any amount demanded or expenses incurred by the Promoter/Vendor for providing external development works not provided by the Authority at its own cost.

4.3. The Purchaser/Vendee undertakes to pay to the Promoter/Vendor, on demand, any liability, that may be demanded/imposed by any competent authority with retrospective effect which has not been demanded by Promoter/ Vendor or the concerned Authority in the shape and manner of any increase in the External Development Charges/ any other charges levied, by whatever name called or in whatever form, existing or to exist in future all rates, taxes, charges and assessments of every description including cess etc., which are now or may at any time hereinafter be assessed, charged or imposed upon the said Property in said Group Housing, from time to time and at all times from the date of allotment of the said Property by the Promoter/Vendor and with all such conditions imposed by the Uttar Pradesh Government and/or any competent authority(ies) and such increase in External Development Charges/ any other charges shall be borne and paid by the Purchaser/Vendee in proportion to the area of the said Property to the total area of all the Properties in the said Group Housing as determined by the Promoter/Vendor and any such unpaid charges shall be treated as unpaid sale price of the said Property and the Promoter/Vendor shall have the first charge/lien on the said Property for recovery of such charges from the Purchaser/Vendee.

4.4. The Purchaser/Vendee specifically agrees to pay directly or if paid by the Promoter/Vendor then reimburse to the Promoter/Vendor on demand any Govt. levies, Property Taxes, other charges etc. including cess leviable in future on the said Land and/or Project developed/ constructed on the said Land or the said Property, as the case may be, as assessable/applicable in respect thereof to the Purchaser/Vendee and the same shall be borne and paid by the Purchaser/Vendee in proportion to the area of the said Property to the area of all the entire properties in the said Group Housing as determined by the Promoter/Vendor.

4.5 The Purchaser/Vendee hereby agrees to pay the following other charges on demand to the Promoter/Vendor:

4.5.1 That the standard of internal development has been defined by the Promoter/Vendor and in case of any change at a later stage in the specifications of internal development thereby resulting in the Purchaser/Vendee incurring any extra charges on account of such changes, the same shall be recovered on pro rata basis from the Purchaser/Vendee and shall be payable as and when demanded by the Promoter/Vendor.

4.5.2 The Electricity Load for the entire project will be obtained from concerned Electricity Authority by the Promoter/Vendor or as the case may be, and the cost of installation of Sub-Station/Power House/Transformers shall be charged extra on pro rata basis and shall be payable by the Purchaser/Vendee on demand.

4.5.3 The other charges such as individual Electricity Connection charges from the relevant point of supply including deposit and Meter charges, individual Water Connection charges from the Main supply line, individual Sewerage Connection charges and Storm Water Connection charges from the said Property to the Main Sewerage line and to the Main line respectively and Malba charges etc. shall be borne by the Purchaser/Vendee.

4.5.4 If any provision of the existing and future Laws, guidelines, directions etc. of any

Government or the Competent Authorities made applicable to the said Property/said Project requiring the Promoter/Vendor to provide pollution control devices, effluent treatment plant etc. in the said Project, then the cost of such additional devices, equipment etc. shall also be borne and paid by the Purchaser/Vendee in proportion to the area of said Property to the total area of all the Properties in the said Group Housing, as and when demanded by the Promoter/Vendor.

- 4.6 The Promoter/Vendor alone shall be entitled to obtain the refund of various securities deposited by it during development of the Project with various Governmental/Local Authorities for electric and sewer connection etc.
- 4.7 Stamp Duty, registration fee and all other incidental charges required for execution and registration of this Deed have been borne by the Purchaser/Vendee. The Purchaser/Vendee shall also be liable for due compliance of the provisions of Indian Stamp Act, 1899 as applicable to the State of Uttar Pradesh and shall be liable to pay the deficiency in the amount of Stamp Duty and Penalties, if any, as may be levied by the Concerned Authority.

## 5. MAINTENANCE

- 5.1 In order to provide necessary maintenance services, the Promoter/Vendor may handover the maintenance of the said Project to anybody-corporate, association etc. (hereinafter referred to as "**Maintenance Agency**") as the Promoter/Vendor in its sole discretion may deem fit.
- 5.2 That the Purchase/Vendee(s) shall be under obligation to execute a separate Maintenance Agreement with the Promoter/Vendor or the Maintenance Agency (if not already executed, within 15 days of the execution & Registration of this deed or otherwise it will be deemed to have been signed and executed by the Purchaser/Vendee(s) with all consequential effects flowing therefrom) with regard to terms, conditions and scope of maintenance of the said Group Housing and shall be bound by the rules & regulations as described in the Maintenance Agreement. The said Maintenance Agreement shall, inter alia, define the scope of maintenance of & provisions for various services & facilities in the said Group Housing, the charges payable by the Vendee(s) in respect thereof and penalties and conditions for withdrawal, curtailment and discontinuation of the facilities and amenities being provided by the promoter/Vendor or Maintenance Agency, for non/belated payments thereof.
- 5.3 The Purchaser/Vendee shall also be liable to pay to the Promoter/Vendor the charges, pro-rata as may be determined by the Promoter/Vendor or its nominated Maintenance Agency, for maintaining various services and facilities in the said Group Housing where the said Property is situated until the same are handed over to a local Body/Authority for maintenance. All such charges shall be payable and be paid by the Purchaser/Vendee to the Promoter/ Vendor/ Maintenance Agency periodically as and when demanded by the Promoter/ Vendor/ Maintenance Agency. The pro-rata share so determined by the Promoter/ Vendor/ Maintenance Agency shall be final and binding on the Purchaser/Vendee. The Purchaser/ Vendee shall be liable to pay the maintenance charges, regularly and without fail, as per the demand raised by the maintenance agency irrespective of any pending dispute relating to maintenance between it and the Purchaser/Vendee and such dispute may be resolved/ settled in due course of time.

5.4 The common areas and facilities shall remain under the control of the Promoter/Vendor whose responsibility will be to maintain and upkeep the common areas and provide common amenities until the same are transferred/assigned to Faridabad Municipal Corporation, Faridabad or any other body or any other maintenance agency.

## **6. MORTGAGE**

That in case the of the Purchaser/Vendee(s) availing loan for the purchase of the said Property, the Purchaser/Vendee hereby covenants with the Promoter/Vendor that after the execution and registration of Conveyance Deed regarding the said Property, the original Conveyance Deed shall be received by the Promoter/Vendor on behalf of the Purchaser/Vendee(s) from the registration office directly and shall be deposited with the concerned financer/banker to create equitable mortgage thereon in accordance with the Banking Rules & Regulations.

## **7. TRANSFER OF DEMISED PROPERTY**

7.1 The Purchaser/Vendee further assures that whenever the title of Purchaser/Vendee in the said Property or said Property along with the construction thereon is transferred in any manner whatsoever, such subsequent transferee shall be bound by all covenants and conditions contained in this Deed and Agreement dated 01-Mar-21 and the Maintenance Agreement referred to elsewhere herein and subsequent transferee be answerable in all respects thereof in so far as the same may be applicable to, affect and relate to the said Property and the said Property along with the construction thereon, as the case may be.

7.2 That whenever the title of the said Property may be is intended to be transferred in any manner whatsoever, the transferor and proposed transferee shall prior to execution & registration of transfer deed obtain NOC from the Promoter/Vendor and/or Maintenance Agency. It will be the responsibility of the transferor to pay the outstanding maintenance and other charges payable to the Maintenance Agency before affecting the transfer thereof failing which the transferee shall have to pay the outstanding dues of the Maintenance Agency before occupying the same.

7.3 In the event of death of the Purchaser/Vendee, the person on whom the rights of deceased devolve shall, within three months of devolution, give notice of such devolution to the Promoter/Vendor and the Maintenance Agency and get the necessary entries made/done in the record of Promoter/Vendor/Maintenance Agency on payment of prescribed fee therefor. The person on whom the rights of the deceased shall devolve will be liable for payment of outstanding maintenance and other amounts due to the Maintenance Agency, Authority and or any other Government Agency.

7.4 The person on whom the title devolves or his/her/their/its transferee, as the case may be, shall provide to the Promoter/Vendor and the Maintenance Agency the certified copies of document(s) evidencing the transfer or devolution.

7.5 The Purchaser/Vendee shall not sub-divide or amalgamate the said Property with any other adjoining property in the said Group Housing without taking prior approval of the Promoter/ Vendor/Concerned Competent Authority.

7.6 The terms and conditions contained herein shall be binding on the Occupier of the said Property and default of the Occupier shall be treated as that of the Purchaser/Vendee, unless context requires otherwise.

## 8. GENERAL

8.1 In case of joint Purchaser/Vendees, all communication shall be sent by the Promoter/Vendor to the Purchaser/Vendee whose name appears first and at the address given by him/ it shall for all purpose be considered as served on all the Purchaser/Vendee(s) and no separate communication shall be necessary to the other named Purchaser/Vendee(s).

8.2 All letters, receipts, and/or notices and /or demands issued by the Promoter/Vendor or its nominee and dispatched by Regd. AD/Speed Post/ Courier Service to the last known address of the Purchaser/Vendee shall be sufficient proof of receipt of the same by the Purchaser/Vendee and which shall fully and effectually discharge the Promoter/Vendor /nominee.

## 9. COURT JURISDICTION:

The Courts at Mathura shall have exclusive jurisdiction in dealing with all matters arising out of or touching upon and/or concerning this Deed.

## SCHEDULE OF SAID PROPERTY

All the rights, title and interest of the Promoter/Vendor into and upon the said Property having super srea admeasuring \_\_\_\_\_ sq. mtrs. (\_sq. fts) in the said Group Housing and the Promoter/Vendor have allotted the same bearing No. \_\_\_\_\_ on \_\_\_\_\_  
Floor situated at as per the approved layout thereof by the concerned Authority. The Layout Plan enclosed herewith.

**IN WITNESS WHEREOF** the parties have hereto set their hands on the day, month and year first above written.

### **WITNESSES:**

1.

For M/s **EXPRESS TOWERS**  
**PVT. LTD** through its  
Authorized Signatory **Mr.**

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AND  
For M/s **HARE KRISHNA**  
**ORCHID** through its

Authorized Signatory **Mr**  
**(PROMOTER/VENDOR)**

**2.**

**(PURCHASER/VENDEE)**