

{2}

1. Type of Land : Residential Plot
2. Outside the limits of Municipal Complex
3. Situated at : **Mauza Jait in Tarang Divine City Phase-2, Tehsil & Dist. Mathura**
4. Description of property : Residential Plot no. ....
5. Area of Property : ..... Sq. Meters(..... sq.yds) APPROX
6. Status of Road : above .....meter wide Road
7. Constructed Area : None
8. Types of Construction : None
9. Amount of Consideration : Rs- .....
10. Circle Rate Rs ...../- p.mtr on page no ..... Serial no. ....
11. Government value : Rs- ...../-
12. Stamp Duty : Rs-...../- e-stamp attach this document
- Under Area : Sub-Registrar – I, Mathura

This **Conveyance Deed** is made at Mathura on this.....th day of .....2023 By **M/S TARANG INFRATECH PVT. LTD.,(PAN NO-AACCT8530D)** a company incorporated under the Companies Act, 1956 having Regd. Office at C-8, East of Kailash, New Delhi-110065, Head Office at D2/22, Sector-10, DLF, Faridabad (Haryana)being LAND OWNER/DEVELOPER COMPANY through Its Authorized Representative/Signatory Mr. .... S/o Shri ..... R/o ....., duly authorized vide board resolution dated- ..... (hereinafter referred to as the "The Vendors" the party of the **First part**. The expression "Vendor" shall mean and include their respected successors in interest, executors and assigns.

Mob. ....

IN FAVOUR OF:-

**1. SH./SMT. .... S/o, W/o SHRI..... R/o .....(PAN : .....)**  
(hereinafter referred to as the "Vendee", which expression, unless excluded by or repugnant to context or meaning thereof, shall mean and include his/her/their respective legal heir(s) representative(s), executor(s) administrator(s), nominee(s) and assign(s) of the SECOND PART. Mob. ...., PAN : .....

Whereas the **Plot no. ....**, area measuring ..... **Sq. Meters(..... sq.yds)APPROX** situated in Tarang Divine City Phase-2, Village **Jait**, Tehsil & Dist. Mathura, belongs to the M/S

{3}

TARANG INFRATECH PVT. LTD., a company incorporated under the Companies Act, 1956 having Regd. Office at C-8, East of Kailash, New Delhi-110065, Head Office at D2/22, Sector-10, DLF, Faridabad (Haryana) being LAND OWNER/DEVELOPER COMPANY, hereinafter referred to as the Land owners/developers (which expression shall include its heirs, successors and assigns.)

AND WHEREAS the VENDORS have acquired right, title and interest in several pieces of land in Village Jait, Tehsil & Dist.. Mathura, by virtue of sale deed of Land :

KHATA NO-00488, KHASRA NO-1975. RAKBA0.9700 HECT.

duly registered vide registration no-17619 dated-21-10-2022 in the office of Sub Registrar-I, Mathura concerned and got the land mutated in their favour in Revenue records at Mathura, U.P.

And whereas the land owner/developer obtained sanction letter from the Office of **MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY PERMIT NO-PLOTTED RESI DEVELOPMENT/PLOTTED HOUSING/03305/MVDA/LD/22-23/1330/26042023 Dated- 21-06-2023** for development of residential colony known as "**TARANG DIVINE CITY PHASE-2** " (hereinafter called the said **colony**) on their Land, and have paid the External Development Charges etc. as per rules of Municipal Complex/MVDA, Mathura. The said plot of land is located in the said colony.

AND WHEREAS in the said Colony, the Vendor have carved/constructed in cluster pattern i.e. without independent boundary wall, Plot of different size, dimension and the areas, designed in an elegant and sophisticated style.

AND WHEREAS in terms of the approval granted by the Municipal complex/MVDA Mathura, U.P. the plot area duly demarcated with common landscape, no alterations and/or additions being permissible on

the exterior of the Plot area or in the open and also no boundary wall around the individual plot shall be allowed.

And whereas the vendee having been fully satisfied with the scheme and concept of Plots and the title of the Vendors entered into Buyer's Agreement with the vendors to purchase from the vendors **Plot no. ....**, area measuring **..... Sq. Meters** in Tarang Divine City Phase-2, Village Jait, Tehsil & Dist. Mathura.

AND WHEREAS Vendor are absolute owner in possession and/or otherwise well and sufficiently entitled to all that piece and parcel of above said Plot in the said Colony, known

{4}

as "TARANG DIVINE CITY PHASE-2" and more particularly described in the First Schedule "A" hereunder written and intended to be hereby conveyed, transferred and assured.

AND WHEREAS Vendor declare that they are the absolute owner of the said Plot and the same is free from all encumbrances, lien, charges or attachment.

And whereas nobody else except the vendor has any kind of right, interest or claim in the said Plot. They have good, subsisting, unencumbered and transferable rights, in the plot.

And whereas the said Plot purchased by the Vendee is for a sale consideration of - ...../- (**Rupees ..... Only**) on the terms and conditions stipulated in the Buyer Agreement and mentioned in this deed.

And whereas the Vendee having paid the **Rs- ...../- (Rupees ..... Only)** stated above, to the Vendor. Now the vendee is desirous to get transfer of the said Plot in his/her/their favor-

Rs. ....-/- by Cheque no. .... dated ..... Bank.....

AND WHEREAS, the parties hereto are now desirous of executing this Conveyance Deed for conveying ownership right, title and interest in the sale of the said Plot to the Vendee (S).

**NOW THIS DEED OF CONVEYANCE WITNESSTH AS UNDER:**

- 1 In consideration of a sum of **Rs- ...../- (Rupees ..... Only)** by the Vendee to the Vendor. The receipts where of the Vendor hereby acknowledge and admit, the Vendor doth grant, convey, transfer, assure and assign unto the Vendee ALL THAT piece and parcel of the said Plot as described in Schedule "A", and subject to the exceptions, reservations, conditions and covenants hereinafter contained and each of them.
- 2 That the above said Plot hereby sold conveyed and assured under this Deed is free from all sorts of encumbrances, charges, easements, lien, attachments of any nature whatsoever and the Vendor has unencumbered, good, subsisting and transferable right in the said plot.
- 3 That the Vendee (S) shall have the ownership rights only in respect of the land of said plot transferred herein and shall have no right of ownership in the common areas, other areas and facilities in the said colony. The said plot of land shall remain indivisible and impartibly in any manner and the vendee(s) or any other person claiming through him/her/them shall not be entitled to bring any action for partition or division of the said plot area and facilities or and part thereof.
- 4 That the vendor hereby covenants with the Vendee that the interest which the vendor hereby profess to transfer is subsisting and-the vendor have good, right full

power and absolute authority to convey, grant, transfer, assign and assure the said Plot unto vendee in the manner aforesaid.

- 5 That the Vendor hereby further covenant that in case the Vendee is deprived of whole or any part of the Said Plot hereby conveyed to the Vendee on account of any defect in the title of the Vendor and/or if at any time hereafter by reason of any act or default or omission or commission on the part of the Vendor, another person lays claim to the said Plot hereby conveyed or to any part thereof, the Vendor shall indemnify the Vendee(s) to the extent of right effected in the said Plot by the act of default, commission or commission of the Vendor and to make good the loss suffered by the Vendee thereby,
- 6 That the Vendee has paid the sale consideration and all other dues payable as on date and has also agreed to pay and discharge all rates, taxes, property tax, charges and assessment of every description which may at any time. The Vendors hereafter be assessed, charged, determined or imposed including the additional External Development Charges, which may be levied in future by Govt. or any other Authority for the provision of peripheral and/or, external services etc. attributable to the Said Plot/Colony, the vendor will not pay any external or internal charge for the said property to the Government or Vendors
- 7 That as the plot in question is situated in the colony called Tarang Divine city Phase-2, Village Jait, Tehsil & Distt. Mathura, U.P., carved, developed and built in pattern of uniformity symmetry in terms of execution of its layout, it is thus agreed by the vendee that he shall construct house in the said plot in same pattern as already existing villas with façade in similar exactitude. However, internal layout can be arranged and executed by him as per his choice but maintaining the character of an original unit. The deviation in pattern of construction would visit the vendee with penal consequences.
- 8 That the Vendee(s) may transfer by sale, gift or otherwise the said plot, However, before such transfer, the Vendee(s) shall inform the Vendor in writing of the said transfer and clear the service charges such as electricity, water, sewerage, security, intercom network etc. or other Govt. out-standings, if any, before executing the transfer by sale, gift or otherwise. The vendee/the purchaser shall also be liable to register himself with the Vendor/Developer after execution of the Sale Deed and shall also pay the charges & transfer charges, if any.
- 9 That the Vendee(s) has/have borne all expenses for the completion of this Deed including the Stamp Duty, Registration and other incidental charges. This

Conveyance Deed in respect of the transaction involved herein, is valued for the purpose of Stamp Duty of in terms of the Indian Stamp Act, 1899. any deficiency in the Stamp Duty as may be determined by the Sub-Registrar or any other concerned Authority along with penalty or deficiency in stamp duty as may be levied in respect of the Said Plot shall be borne by the Vendee(s) exclusively .

- 10 That the possession of the Said Plot been handed over to the Vendee(s) who hereby confirm(s) taking over possession of the Said Plot from the Vendor after fully satisfying himself/herself/themselves.
11. that provision of the various installation like electrification work, sanitary fitting, water and sewerage connection etc. have been made and provided in accordance with the drawings designs and specifications are in good order and condition and that the Vendee(s) has /have no complaint or claim in respect of any item of work, material, quality or work installation etc., therein.
- 12 if the vendee uses or permits the use of the said Plot for any purpose contrary to the permissible use, then in that event, the Vendor shall also be entitled to take action in accordance with law.
- 13 That Vendee(s) has /have hereby undertake that the Vendee(s) shall be solely responsible and liable for violations, if any of the provisions of the law of the land and applicable rule, regulation or defection by the competent Authority.
- 14 That all such taxes or other charges, excluding internal and external charges, as are payable or that may hereafter be payable on or in respect of the said plot, under any law in force shall be borne and paid by the Vendee (s).
- 15 That the Vendee(s) shall have no right, title or interest of any kind of land earmarked for community facilities /amenities in the said colony.
- 16 That the Vendee(s) agree(s) and confirm(s) that all the obligations arising under this Conveyance Deed in respect of the said Plot shall equally be applicable and enforceable against any and all occupiers, tenants, licenses and/or subsequent purchasers of the said plot as the said obligations go with the said Plot for all intents and purposes and the Vendee(s) assure(s) the Vendor that the Vendee(s) shall take sufficient steps to ensure the performance of their obligations in this regards.
- 17 That as the plot in question is situated in the colony called Tarang Divine City Phase-2, Village Jait, Tehsil & Disst. Mathura, U.P., Carved, developed and built in pattern of uniformity and symmetry in terms of execution of approved lay out after approval by the authority.

{7}

(Schedule "A" referred above)

(Description of the property conveyed to the Vendee)

A Residential **Plot no.** ....., area measuring..... East : ..... meter, West : ..... meter, North : ..... meter, South : ..... meter total area ..... **Sq. Meters(..... sq.yds)**  
Tarang Divine City Phase-2, Village **Jait**, Tehsil & Distt. Mathura, U.P. and bounded as:

East : .....  
West : .....  
North : .....  
South : .....

In witness Whereof the said Vendor M/S TARANG INFRATECH PVT. LTD., a company incorporated under the Companies Act, 1956 having Regd. Office at C-8, East of Kailash, New Delhi-110065, Head Office at D2/22, Sector-10, DLF, Faridabad (Haryana)being LAND OWNER/DEVELOPER COMPANY through its Authorised Representative/Signatory, executed Conveyance Deeds have set their hands on these presents at Faridabad on the day, month and year first above written.

Date : .....  
Type by : .....  
Drafted by : .....

WITNESSES :

VENDOR

M/S TARANG INFRATECH PVT. LTD., a company incorporated under the Companies Act, 1956 having Regd. Office at C-8, East of Kailash, New Delhi-110065, Head Office at D2/22, Sector-10, DLF, Faridabad (Haryana)being LAND OWNER/DEVELOPER COMPANY through its Authorised Representative /Signatory

VENDEE(S)