

## **DEED OF CONVEYANCE**

<b>PROPERTY</b>	:	<b>Land</b>
<b>TYPE OF PROPERTY</b>	:	<b>Residential</b>
<b>LOCATION</b>	:	_____
<b>TRANSACTION VALUE</b>	:	<b>INR</b> _____/-
<b>STAMP DUTY</b>	:	<b>INR</b> _____/-
<b>GRN No.</b>	:	
<b>RECEIPT ISSUED BY</b>	:	

THIS DEED OF CONVEYANCE (hereinafter referred to as the “**Conveyance Deed**”) is made and executed at Lucknow, Uttar Pradesh on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

### **BY**

- A. **M/s. Goldfinch Realty**, a partnership firm registered under the Indian Partnership Act, 1932, having its registered office at 301, 3rd Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010, and having Income Tax Permanent Account Number (PAN) - AAYFG5878L (hereinafter referred to as the “**Developer**” or the “**Promoter**”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its partners, successors and permitted assigns) of the **FIRST PART** acting through its partner Mr. [●] (Aadhaar No. [●]) S/o Mr. [●] duly authorized *vide* letter of authority dated [●];
- B. **M/s. Oakside Infracon LLP**, a limited liability partnership registered under the Limited Liability Partnership Act, 2008 bearing Limited Liability Partnership Identification Number (LLPIN): ACF-0961, with its registered office at Unit No 705-708, Seventh Floor, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh, India, 226010 and having Income Tax Permanent Account Number (PAN): AAIF03925E (hereinafter called the “**Oakside**”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest and permitted assigns) of the **SECOND PART**, acting through its authorised signatory/designated partner, Mr. [●], (Aadhaar No. [●]), S/o. [●], duly authorised *vide* a resolution passed in a meeting of its designated partners/partners dated [●];

### **IN FAVOUR OF**

Mr./Ms. \_\_\_\_\_ (Aadhaar No. \_\_\_\_\_), (PAN: \_\_\_\_\_) S/o/ W/o/ D/o Mr. \_\_\_\_\_, aged about \_\_\_\_\_ years, residing at \_\_\_\_\_, (hereinafter referred to as the “Vendee”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include his/her respective legal heirs, executors, administrators, successors-in-interest and permitted assigns) of the **THIRD PART**.

**OR**

***[If there are more than one Vendee as Individual]***

Mr./Ms. \_\_\_\_\_ (Aadhaar No. \_\_\_\_\_), (PAN: \_\_\_\_\_) S/D/W/o Mr. \_\_\_\_\_, aged about \_\_\_\_\_ years, residing at \_\_\_\_\_; Mr./Ms. \_\_\_\_\_ (Aadhaar No. \_\_\_\_\_), (PAN: \_\_\_\_\_) S/D/W/o Mr. \_\_\_\_\_, aged about \_\_\_\_\_ years, residing at \_\_\_\_\_; and Mr./Ms. \_\_\_\_\_ (PAN: \_\_\_\_\_) S/D/W/o Mr. \_\_\_\_\_, aged about \_\_\_\_\_ years, residing at \_\_\_\_\_ (hereinafter collectively referred to as the “Vendee(s)”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their respective legal heirs, executors, administrators, successors-in-interest and permitted assigns) of the **THIRD PART**.

**OR**

***[If the Vendee is a company]***

M/s. \_\_\_\_\_, a company incorporated under the provisions of the Companies Act, 1956/2013 with Corporate Identification Number (CIN): \_\_\_\_\_, having its registered office at \_\_\_\_\_ and having income tax permanent account number (PAN): \_\_\_\_\_ (hereinafter referred to as the “Vendee”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest and permitted assigns) of the **THIRD PART**, acting through its authorized signatory Mr. \_\_\_\_\_, (Aadhaar No. \_\_\_\_\_), S/o Mr. \_\_\_\_\_, duly authorized *vide* a resolution of its board of directors dated \_\_\_\_\_.

**OR**

***[If the Vendee is an LLP]***

M/s. \_\_\_\_\_, a limited liability partnership firm registered under the Limited Liability Partnership Act, 2008 with Limited Liability Partnership Identification Number (LLPIN): \_\_\_\_\_, with its registered office

at \_\_\_\_\_ and having income tax permanent account number (PAN): \_\_\_\_\_ (hereinafter referred to as the “**Vendee**”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest and permitted assigns) of the **THIRD PART**, acting through its partner Mr. \_\_\_\_\_ (Aadhaar No. \_\_\_\_\_), S/o Mr. \_\_\_\_\_, duly authorized *vide* resolution passed in the meeting of its partners on \_\_\_\_\_.

**OR**

**[If the Vendee is a Partnership]**

M/s. \_\_\_\_\_, a partnership firm registered under the Indian Partnership Act, 1932 (Registration No. \_\_\_\_\_ with the Registrar of Firms & Societies \_\_\_\_\_), having its principal place of business at \_\_\_\_\_ and having income tax permanent account number (PAN): \_\_\_\_\_ (hereinafter referred to as the “**Vendee**”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include the partners for the time being of the said Partnership, the survivor or survivors of them and their respective legal heirs, executors and administrators of the last surviving partner and his/her/their permitted assigns) of the **THIRD PART**, acting through its partner Mr. \_\_\_\_\_ (Aadhaar No. \_\_\_\_\_), S/o Mr. \_\_\_\_\_, duly authorized *vide* letter of authority dated \_\_\_\_\_.

**OR**

**[If the Vendee is a HUF]**

Mr. \_\_\_\_\_ (Aadhaar No. \_\_\_\_\_), S/o Mr. \_\_\_\_\_ aged about \_\_\_\_\_ years for self and as the Karta of the Hindu Joint Mitakshara Family known as \_\_\_\_\_ HUF, having its place of business/residence at \_\_\_\_\_ and having income tax permanent account number (PAN): \_\_\_\_\_ (hereinafter referred to as the “**Vendee**”, which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include the members or member for the time being of the said HUF, and their respective legal heirs, executors, administrators and permitted assigns) of the **THIRD PART**.

The Developer and Oakside shall hereinafter collectively be referred to as the “**Vendors**”. The Vendors and the Vendee(s) shall hereinafter collectively be referred to as the “**Parties**” and individually as the “**Party**”.

**WHEREAS:**

- A. The Developer has developed the Project i.e., Amrawati Sports City, on a land parcel admeasuring 15.29 acres, situated at Sitapur-Hardoi Bypass Road, near I.I.M., Lucknow, Revenue Village- Narharpur, Tehsil-Bakshi Ka Talab (BKT), District-Lucknow, Uttar Pradesh (hereinafter referred to as the “**Project Land**”).
- B. The Project Land is owned collectively by the Vendors. The Vendors have entered into a consortium agreement dated 16.04.2025 (hereinafter collectively referred to as the “**Consortium Agreement**”), pursuant to which the Developer is designated as lead member of the consortium for the purposes of development of the Project. The Consortium Agreement is registered with the office of the Sub-Registrar, District-Sadar-III, Lucknow as Document No. 144 in Book No. 4 Volume No. 733 at Page No. 327 to 247 on 16.04.2025.
- C. The Vendors has obtained approval for the layout plan in respect of the Project from Lucknow Development Authority vide Permit No. Plotted Resi Development/Plotted Housing/14390/LDA/LD/24-25/2985/24122024 dated 07.01.2025 (hereinafter referred to as “**Approved Project Plan**”).
- D. The Project is registered with the Authority at Lucknow on \_\_\_\_\_ vide registration no. \_\_\_\_\_ under the provisions of the Act. The details of the Project are available at the website of the Project are available at the website of the Authority at <https://www.up-rera.in/index.aspx>.
- E. The Vendee(s) had applied and has been allotted the Demised Plot (*defined hereinbelow*) vide allotment letter dated \_\_\_\_\_. Subsequently, the Vendors and the Vendee(s) had entered into an agreement for sale dated \_\_\_\_\_ for sale/purchase of the Demised Plot, which is registered with the Sub-Registrar, [●], Lucknow as document number \_\_\_\_\_ on \_\_\_\_\_ (hereinafter referred to as the “**Agreement for Sale**”).
- F. The Vendee(s) have/has perused all the relevant documents, as set out above, including but not limited to the title documents of the Project Land, and is fully satisfied with the rights, entitlements and obligations of the Vendors in respect of the Project. It is only after satisfying itself regarding the interest, title and rights of the Vendors in the Project, that the Vendee(s) has agreed to purchase the Demised Plot.
- G. The Vendee(s) are/is fully satisfied with the title, location, approach road of the Project and the Demised Plot and has no claim of any nature whatsoever regarding the Demised Plot. The Vendee(s) confirms that the area of the Demised Plot is \_\_\_\_\_ sq. meters ([●] sq. yds).

- H. The Vendee(s) further understands the financial and legal implications of entering into this Conveyance Deed and has sought independent legal and financial advice in this regard.
- I. The Vendee(s) has confirmed to the Vendors that he/she/it is/are entering into this Conveyance Deed with the full knowledge of all the laws, rules, regulations, notifications etc. applicable to the Project, Demised Plot and in particular the terms and conditions contained in this Conveyance Deed. The Vendee(s) has further confirmed that he/she/it has clearly understood his/her/its rights, duties, responsibilities, obligations under each and every clause of this Conveyance Deed.

**NOW, THEREFORE**, in consideration of the mutual covenants, terms and conditions and understandings set forth hereunder and other good and valuable considerations (the receipt and adequacy of which are hereby mutually acknowledged), the Parties, with the intent to be legally bound, hereby agree as follows:

## **1. DEFINITIONS**

For the purpose of this Conveyance Deed, unless the context otherwise requires-

- 1.1. **“Agreement for Sale”** shall have the mean the agreement for sale dated \_\_\_\_\_ executed between the Parties in relation to the Demised Plot which is duly registered with the Sub-Registrar, [●], Lucknow as document No. \_\_\_\_\_ on \_\_\_\_\_;
- 1.2. **“Association of Plot Owners”** shall mean an association or society or a cooperative society, as the case may be, of the plot owners which shall be formed in accordance with the applicable laws;
- 1.3. **“External Development Charges (EDC)”** means the charges for external development levied/leviable with respect to the Project (by whatever name called or in whatever form) with all such conditions imposed by the Competent Authority and includes any further increase in such charges with regard to the future demand/assessment payments from local municipal/development authorities;
- 1.4. **“Competent Authority”** means the local authority, or any authority created or established under any law for the time being in force by the appropriate government which exercises authority over land under its jurisdiction and has powers to give permission for development of such immovable property;
- 1.5. **“Demised Plot”** is a plot in the Project more particularly described in **SCHEDULE I** of this Conveyance Deed;

- 1.6. **“IFMS”** means Interest Free Maintenance Security @ ₹ \_\_\_\_\_/- per sq. yd. of the area of the Demised Plot to be paid by the Vendee(s) to the Vendors for the maintenance and upkeep of the Project;
- 1.7. **“Maintenance Agency”** means agency which shall carry out the maintenance and upkeep of the Project and who shall be responsible for providing the maintenance services within the Project, which currently is the Vendors and in future the third-party maintenance agency(ies) appointed by the Vendors;
- 1.8. **“Maintenance Agreement”** means the maintenance agreement executed amongst the Vendors or such agency which shall carry out the maintenance and upkeep of the Project and the Vendee(s) for maintenance of the Project;
- 1.9. **“Maintenance Charges”** means the periodic charges payable by the Vendee(s) to the Maintenance Agency. The details of Maintenance Charges and the mechanism of its payment shall be more elaborately described in the Maintenance Agreement;
- 1.10. **“Project”** shall mean and refer to a plotted development project under the name and style of **“Amrawati Sports City”** with RERA Registration No. \_\_\_\_\_;
- 1.11. **“Project Land”** shall have the meaning assigned to it in Recital A of this Conveyance Deed;
- 1.12. **“Purchase Price”** shall have the meaning assigned to it in **SCHEDULE II** of this Conveyance Deed;
- 1.13. **“RERA ACT”** means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) as amended from time to time.
- 1.14. **“Rules”** means Real Estate (Regulation and Development) Rules, 2016 as amended from time to time;

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

1. In pursuance to the Agreement for Sale and in consideration of the Purchase Price which has been paid by the Vendee(s) and received by the Vendors as per the details set out in **SCHEDULE II** attached hereto and assurances, agreements, covenants, undertakings, representations and commitments made by the Vendee(s) to the Vendors in this Conveyance Deed, the Vendors do hereby transfer, convey, sell and assign absolutely unto the Vendee(s) by way of sale, the Demised Plot.

2. Now it shall be lawful for the Vendee(s) for all times hereafter to enter upon the Demised Plot and hold and enjoy the same and every part thereof without any interruption, disturbance, claim or demand from the Vendors subject to the terms and conditions of this Conveyance Deed and applicable laws. The Vendors agree that they shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the Vendee(s), make, acknowledge, execute and perfect with all proper dispatch, all such further and other lawful and reasonable acts, deeds, matters and things whatsoever necessary for assuring the transfer, sale, conveyance of the Demised Plot unto the Vendee(s) in the manner mentioned in this Conveyance Deed. The Vendors covenant that this Conveyance Deed is executed in its entirety and that the Vendors has received Purchase Price of the Demised Plot.
3. The Vendors confirm that the Purchase Price of the Unit is inclusive of Basic Sale Price (BSP), Preferential Location Charges (PLC)(if any), applicable Taxes, External Development Charges (EDC) or rural development charges, as the case maybe, External Electrification Charges (EEC), other cess and government levies payable to statutory authorities or agencies which the Vendors confirm, have been proportionately paid by the Vendors, as applicable. The Vendee(s) agrees and undertakes that any amount(s) legally and statutorily payable due to permitted increases/revisions in abovementioned charges by any statutory authority subsequent to the execution of this Conveyance Deed but relatable to the period prior to or after the execution of this Conveyance Deed shall be borne and paid by the Vendee(s). In the event the any additional charges, taxes, cess are levied on the Project, the Vendee(s) shall pay the same on a pro rata basis. The determination of the pro rate share of such charges payable by the Vendee(s) shall be made by the Vendors and the same shall be binding on the Vendee(s). The Vendee(s) affirms that if such increased charges are not paid, the Vendee(s) shall be responsible and liable for all cost, delay penalty as accrued thereto and consequences for such non-payment including for all actions as are available to the Vendors as per applicable law.
4. The Parties hereby covenant that all liabilities relating to/arising out of Goods & Services Tax (GST), additional taxes, cess, levy, rate or charge of any kind attributable to the Demised Plot in future as a consequence of any order/demand of the state government, statutory body, municipal corporation/ council and/ or any Centre/State Authority, if applicable and legally leviable to the extent of the area of the Demised Plot shall also be borne and paid by the Vendee(s).
5. The Vendors have simultaneously with the execution of this Conveyance Deed handed over to the Vendee(s) with the vacant and peaceful physical possession of the Demised Plot. The Vendee(s) shall be entitled to exercise all rights of absolute ownership and possession in or related to the Demised Plot without any reference to or obstruction or objections from the Vendors or anyone claiming through or under them.

6. The Vendee(s) shall have no right, title or interest over any area in the Project other than the Demised Plot and such other areas shall be under the exclusive ownership and possession of the Vendors who shall have the absolute right and entitlement to deal with such areas as per its unfettered discretion without any interference or impediment from the Vendee(s).
7. The Parties hereby acknowledge and agree that the conveyance of the Demised Plot shall be subject to all terms, conditions, covenants, and restrictions contained herein and imposed upon them by applicable law.
8. The Vendee(s) understands and confirms that the Project Land forms an integral part of a larger parcel of land admeasuring [●] acres. The Vendee(s) acknowledges that the Developer shall undertake development and construction activities on the Project, the Project Land, and in the surrounding areas over a period of time. The Vendee(s) further agrees and confirms that the Developer may, at its discretion, launch additional projects or further phases of the Project. The Vendee also agrees and confirms that he/she/it/they shall not raise any objection or withhold or default on payment of maintenance charges or any other charges payable by the Vendee(s), on account of any inconvenience caused due to such ongoing or future development/construction activities.
9. The Vendee(s) acknowledges and confirms that the Vendee(s) has read and completely understood the RERA Act and Rules and the implications thereof in relation to the various provisions of this Conveyance Deed and the Vendee(s) shall comply as and when applicable from time to time with the provisions of the RERA Act and Rules or any statutory amendments or modifications thereof or the provisions of any other applicable law(s).
10. The Vendee(s) undertakes to join the Association of Plot Owners which shall be in charge of the maintenance of the Project and day-to-day affairs under the relevant provisions of the RERA Act and pay any Maintenance Charges or any other applicable fee thereof and complete such documentation and formalities as may be deemed necessary for this purpose.
11. The Vendors acknowledge that the Vendee(s) has paid the IFMS and sinking fund of Rs. \_\_\_\_/-, which shall be handed over by the Vendors to the Association of Plot Owners at the time of its constitution/ formation.

12. The Parties acknowledge that the Maintenance Charges for 2 (two) years from the date of offer of possession of the Demised Plot has been paid by the Vendee(s) to the Vendors which shall be utilized in terms of the Maintenance Agreement. In the event, the Association of Plot Owners is not constituted within a period of 2 (two) years hereof, the Vendors shall be entitled to collect from the Vendee(s) an amount equal to the amount of maintenance charges as per the Maintenance Agreement with such escalation as may be deemed appropriate by the Vendors. The amount of such escalation shall be decided by the Vendors and shall be binding on the Vendee(s).
13. The Vendee(s) agrees and undertakes that after the Association of Plot Owners/ Competent Authority, as the case may be, takes over the maintenance of the Project, thereafter, the Vendee(s) shall be liable to pay Maintenance Charges for the maintenance of the common areas of the Project to such Maintenance Agency as appointed by the Vendors. The Vendee(s) agrees to pay all such Maintenance Charges to the Maintenance Agency, as the case may be, by way of a cheque / demand draft drawn in favour of such Maintenance Agency. In case, the Vendee(s) fails to pay any Maintenance Charges or any other applicable charges as sought by the Maintenance Agency or the Vendors then (a) the Vendee(s) shall not be entitled to avail any maintenance services; and (b) shall be obligated to pay interest on the delayed amount @ 18% per annum compounded quarterly for the period of delay.
14. The Vendee(s) acknowledges that the Maintenance Agency shall be responsible for providing maintenance services to the Project and collect payments thereof and to do all such acts, deeds, matters and things as may be necessary to provide uninterrupted maintenance services. The Maintenance Agency may entrust the maintenance services, to be undertaken/carried out through any Person, as deemed fit at its sole discretion. The Vendee(s) undertakes to pay the Maintenance Charges and any other applicable charges as may be raised by the Association of Plot Owners/Maintenance Agency promptly and without any reminders, from time to time. The Vendee(s) confirms not to withhold, refuse or delay the payment of Maintenance Charges raised by the Association of Plot Owners/Maintenance Agency or fail to abide by any of the terms and conditions of the Maintenance Agreement. The Vendee(s) undertakes that the Vendee(s) shall be entitled to use the maintenance services subject to the timely payment of Maintenance Charges. The Vendee(s) undertakes to pay the Maintenance Charges to the Maintenance Agency periodically and as and when demanded by the Maintenance Agency. The rate at which the Maintenance Charges are to be paid by the Vendee(s) shall be exclusively determined by the Maintenance Agency/Vendors/Association of Plot Owners, as the case may be, and the same shall be final and binding on the Vendee(s). The Vendee(s) confirms that the Association of Plot Owners/ Maintenance Agency has the right of unrestricted access the common areas for providing the necessary maintenance services.

15. The elaborate details of the Maintenance Charges and maintenance services shall be set out in the Maintenance Agreement.
16. The Vendee(s) acknowledges and confirms that the infrastructure facilities provided by the Competent Authority in the entire area in which the Project is located, is beyond the control of the Vendors/Association of Plot Owners /Maintenance Agency and the Vendee(s) shall not have a right to raise any claim or dispute against the Vendors/ Association of Plot Owners /Maintenance Agency in respect of the facilities provided by the Competent Authority or any other statutory authorities.
17. The Vendee(s) undertakes and agrees not to use the Demised Plot for any purpose other than residential purpose or in a manner that may cause nuisance or annoyance to other occupants in the Project or for any illegal or immoral purpose or to do or suffer anything to be done in or around the Demised Plot which tends to cause damage to the property of the other occupants of plots / properties in the Project or in any manner interfere with the use thereof or of spaces, roads, parks, footpaths for common use. The Vendee(s) shall indemnify the Vendors/ Association of Plot Owners/Maintenance Agency against any penal action, damages or loss due to misuse by the Vendee(s).
18. The Vendee(s) has understood that his/her/its rights with regards to the Demised Plot are limited to those mentioned in this Conveyance Deed, and the Vendee(s) has not contracted with the Vendors for any other right of any nature whatsoever.
19. The Vendee(s) undertakes that it shall develop/construct a residential complex over the Demised Plot after obtaining all necessary approvals from concerned authorities and shall not create any kind of nuisance for the other occupants of the Project by encroaching upon of the roads, common areas, landscapes, green areas, walkways, footpaths etc. or otherwise. The Vendee(s) further undertakes, covenants and assures to the Vendors that he/she/it shall complete the construction of the residential complex over the Demised Plot within a period of five (5) years from the date of execution of this Conveyance Deed.
20. The Vendee(s) shall notify the Vendor(s) and the Maintenance Agency in writing at least 72 hours prior to the start of any development and construction work in the said Demised Plot and shall give details of contractors and labour/ workforce employed for carrying out such work. For this purpose, the Vendee(s) shall submit a contractor(s) registration form along with proof to the Vendors and the Maintenance Agency, as included in the Maintenance Agreement, of insurance prior to scheduling work. For the sake of abundant caution, it is clarified that in the event of any damages resulting from negligent acts committed by contractors, labour/ workforce employed by the Vendee(s) for carrying out

the construction/development of the plot, the Vendee(s) undertakes and agrees to bear full liability for the damages incurred due to such actions.

21. The Vendee(s) shall, at its sole cost and expense, erect scaffolding/curtains to cover the entire Demised Plot prior to the commencement of any development/construction activities on the Demised Plot and shall keep the same in place until the completion of the said development/construction activities.
22. The Vendee(s) acknowledges and agrees not to keep/store any building construction materials on the adjacent plots and/or the common areas of the Project.
23. The Vendee(s) undertakes to park its vehicles and cause the parking of the vehicles of its guests/visitors at the designated place and in no case on roads, common or green areas, parks, footpaths etc.
24. The Vendee(s) agrees and acknowledges that in the event of any damages sustained by adjacent plots or common areas of the Project Land during the construction of the Demised Plot, the Vendee(s) shall be solely liable for such damages. The Vendors shall not be held responsible for any damages caused due to the actions of the Vendee(s).
25. Pet/Animals:
  - 25.1. The Vendee(s) shall not keep any wild animals as pets or animals of an aggressive temperament (e.g., Rottweiler, Pitbull, Dogo Argentino, Mastiff etc.);
  - 25.2. The Vendee(s) shall ensure it shall register the details of pets it has (or may have) with the concerned authority;
  - 25.3. The Vendee(s) shall prevent littering/relieving of any pets it has except in the areas designated and marked for such purposes in the Project;
26. The Vendee(s) confirms to having borne and paid all expenses for the completion of the registration of this Conveyance Deed, including cost of 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 at RS. \_\_\_\_\_/-(RUPEES \_\_\_\_\_ ONLY) in terms of the Indian Stamp Act, 1899. Any deficiency in the stamp duty, as may be determined by the Sub-Registrar/ concerned authority, along with consequent penalties/deficiencies as may be levied in respect of the Demised Plot conveyed by this Conveyance Deed shall be exclusively borne by the Vendee(s) and the Vendors accept no responsibility in this regard.

27. The Vendee(s) acknowledges that if any clause of this Conveyance Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have been amended or deleted in so far as the same is reasonably inconsistent with the purpose of this Conveyance Deed and to the extent necessary to conform to the applicable laws. The remaining provisions of this Conveyance Deed shall remain valid and enforceable in law.
28. The Vendee(s) confirms that all the obligations arising under this Conveyance Deed in respect of the Demised Plot shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the Demised Plot as the said obligations go along with the Demised Plot for all intent and purposes and the Vendee(s) assures the Vendors that the Vendee(s) shall take sufficient steps to ensure the due performance in this regard.
29. The Vendee(s) confirms and acknowledges that the Vendee(s) shall be solely responsible and liable for violations with respect to the Demised Plot / Project, if any, of the provisions of the law of the land and applicable rule, regulation or direction by the Competent Authority and that the Vendee(s) shall indemnify the Vendors for any liability and/or penalty in that behalf.
30. This Conveyance Deed shall be read with the provisions of the Agreement for Sale and in the event of conflict between the provisions of the Agreement for Sale and the Conveyance Deed, the provisions of the Conveyance Deed shall prevail. The presence of a provision in one document and not in the other document shall not be deemed to be any conflict between the two documents.
31. The Vendee(s) agrees and understand that the terms and conditions of this Conveyance Deed may be modified /amended in accordance with any applicable directions/orders which may be passed by any court of law, tribunal or commission, in compliance with applicable laws, upon final determination of the issues in the pending proceedings before Supreme Court and the Vendee(s) agrees to execute the deed of amendment/supplementary deed / rectification deed modifying this Conveyance Deed if necessary in accordance with such final directions/orders and there upon the Conveyance Deed would be deemed to have been executed in such modified form.
32. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Conveyance Deed, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion.

33. The courts at Lucknow alone shall have the sole jurisdiction to adjudicate upon all matters / issues / disputes arising from / connected to this Conveyance Deed between the Vendors and the Vendee(s).

**IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEAL TO THESE PRESENTS ON THE DAY, MONTH & YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:**

**SIGNED AND DELIVERED BY THE WITHIN NAMED DEVELOPER**  
**For and on behalf of M/s. Goldfinch Realty**

---

**(Signature)**

**SIGNED AND DELIVERED BY THE WITHIN NAMED OAKSIDE**  
**For and on behalf of M/s. Oakside Infracon LLP**

---

**(Signature)**

**SIGNED AND DELIVERED BY THE WITHIN NAMED VENDEE(S)**  
Vendee(s)

---

Signature

**(Name)**

**(Address)**

**At Lucknow, on \_\_\_\_\_ in the presence of:**

**WITNESSES:**

Please affix a photograph and sign across the photograph. Please ensure the signature do not cover any part of

1. Signature \_\_\_\_\_

Name:

S/o:

Address:

Mobile:

Please affix a photograph and sign across the photograph. Please ensure the signature do not cover any part of the face.

2. Signature \_\_\_\_\_

Name:

S/o:

Address:

Mobile:

## SCHEDULE I

### DESCRIPTION OF THE DEMISED PLOT

ALL THAT piece and parcel of land admeasuring \_\_\_\_\_ square meters, of the property known as under **Unit No.** \_\_\_\_\_, situated at Sitapur-Hardoi Bypass Road, near I.I.M., Lucknow, Revenue Village- Narharpur, Tehsil-Bakshi Ka Talab (BKT), District-Lucknow, Uttar Pradesh bounded as under:

**Unit No.** :  
**Plot Area** : \_\_\_\_\_ Square meters (\_\_\_\_\_ Square yard)

#### Bound By

On or towards the East:	<b>Unit No:</b>
On or towards the West:	<b>Unit No:</b>
On or towards the North:	<b>Unit No:</b>
On or towards the South:	<b>Unit No:</b>
Dimension of Demised Plot:	

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**SCHEDULE -II**  
**PURCHASE PRICE – PAYMENT MECHANICS AND DETAILS**