

## **CONVEYANCE – DEED**

### **DESCRIPTION OF PROPERTY**

<b>1.</b>	Type of Land	:	Residential
<b>2.</b>	Ward/Pargana	:	Sadar, Prayagraj
<b>3.</b>	Mohalla/Village	:	Clive Road, Prayagraj.
<b>4.</b>	Description of property	:	<b>Flat No.</b> _____ <b>(Floor</b> _____), having Carpet Area of _____ sq.feet = _____ sq.metres. Total Area of Exclusive Balconies/ Varandas & Proportionate Area of common Area _____ sq.mtrs/ _____ sq.ft. Accordingly the builtup Area is _____ sq.ft./ _____ sq.mtrs at Citizen Ram Nivas Group Housing Project, which is built over a part of Free Hold Land 115A, Civil Station, (22, Clive Road) Pargana & Tehsil Sadar, Distt. Prayagraj
<b>5.</b>	Measurement of unit sold	:	In Sq.mtrs
<b>6.</b>	Proportionate Area of Flat	:	_____ Sq. Mt.
<b>7.</b>	Location of Road	:	Clive Road
<b>8.</b>	Other description/9 mtr Road/Corner etc.	:	More Then 9 mtrs road
<b>9.</b>	Type of property	:	Residential flat
<b>10.</b>	Total area of the plot over which the apartment is built (In case of Multistory Building)	:	6290.81sq.mtrs.
<b>11.</b>	Total covered area of the property (In case of Multistory Building)	:	_____ sq.mtrs. As per approved FAR.
<b>12.</b>	Stage-Finished/Semi-finished/etc.	:	

<b>14.</b>	Valuation of trees	:	X
<b>15.</b>	Boring/Well etc.	:	X
<b>16.</b>	Built up area	:	_____ sq.ft./_____ sq.mtrs
<b>17.</b>	Carpet Area	:	_____ sq.ft./_____ sq.mtrs
<b>18.</b>	Year of construction	:	_____
<b>19.</b>	Whether member of SahkariAwasSamiti-Yes/No	:	No
<b>20.</b>	Sale consideration	:	Rs. _____/-
<b>21.</b>	Market Value	:	<b>Rs. _____/-</b>
<b>22.</b>	Stamp Duty Paid	:	<b>Rs. _____/-</b>

## **CONVEYANCE -DEED**

This Deed of Conveyance ("Conveyance-Deed") executed on this the \_\_\_\_\_ 2024.  
By And Between

### **Description of Transferor/Vendor/Promoter**

**CITIZEN INFRAVENTURES PRIVATE LIMITED** CIN NO. : U70102UP2014PTC067085 (PAN AAFCC8707J) registered under the Companies Act, 1956/2013 through Authorized Signatory and **Director Shri Anubhav Verma** [DIN 06587286] son of Shri Nishith Verma having their principal place of business at Office Address : Sahyog Bhawan, 1, M.G. Marg, Civil Lines, Prayagraj-211001 (hereinafter called the "Transferor/Vendor/promoter" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors-in-interest and permitted assigns) and

**Aadhar No.-XXXX XXXX 9394**

**Mobile No.- 9307502104**

***First Party/Transferor/Vendor/Promoter***

### **Description of Transferee/Vendee**

1. **Mr./Mrs.** \_\_\_\_\_ C/o **Mr.** \_\_\_\_\_ Resident of \_\_\_\_\_, Dist. \_\_\_\_\_, (hereinafter called the "Transferee/Vendee" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors-in-interest and permitted assigns)

**Aadhar No.-**\_\_\_\_\_

**PAN No.-**\_\_\_\_\_ **Mobile No.-**\_\_\_\_\_

***Second Party/Transferee/Vendee***

AND WHEREAS the Transferor/vendor/promoter is the owner and in possession of the **Flat No.** \_\_\_\_\_, situated at 22, Clive Road, Pargana & Tehsil Sadar, Distt. Prayagraj, built over a part of free hold land 115A Civil Station (22, Clive Road) Prayagraj measuring 6290.81sq.meters by virtue of registered builder agreement dated 25/04/2024, executed between Promoters and Landlords, which is registered in Bahi Sankhya 1, Jild Sankhya 12885 on pages 277 to 376, at Serial No. 2853 Registered on 25/04/2024 in the office of Sub-Registrar, Sadar First, Distt. Prayagraj.

AND WHEREAS the 'Said land' was Nazul lease hold land and free hold rights were to be obtained as per the government policy regarding grant of free hold rights consequently free hold rights has been obtained vide registered free hold deed dated 14.07.2008 registered

at the office of Sub- Registrar-1 Sadar, Prayagraj in Bahi No.1 Zild No. 6043 on pages 161 to 182 at Serial no. 3136 on 14.07.2008 by the Collector, District Prayagraj.

AND WHEREAS the shares of land owners are fully described in the aforementioned builder agreement in SCHEDULE-B and SCHEDULE-C which is forming part of builder agreement.

AND WHEREAS the building plan of the said property was sanctioned by the Prayagraj Development Authority vide approval letter dated 22-03-2024 bearing file number PDA/BP/23-24/0598.

AND WHEREAS by virtue of aforesaid builders' agreement and on strength of general power of attorney executed by the land owners in favor of promoter necessary permission from Prayagraj Development Authority Prayagraj for raising multistoried residential flats and after seeking necessary clearance from concerned department, built multistoried residential flats known as "CITIZEN RAM NIVAS" Group Housing Project consisting of , in which 186 flats were constructed out of which 93 flats of different category were under ownership of Transferor/Vendor/Promotor and the rest of 93 flats fall in the share of the Land Owners which are specifically mentioned respectively in the SCHEDULE B and SCHEDULE C of the builder agreement.

AND WHEREAS the Transferor/Vendor/Promotor has completed the civil construction as per sanctioned (referred to above). A completion certificate of said Citizen Ram Nivas Group Housing Project was issued on \_\_\_\_\_ vide Prayagraj Development Authority official letter no. Group Housing/\_\_\_\_\_.

AND WHEREAS the Transferor/Vendor/Promotor has decided to dispose residential flats of the aforesaid property to different persons, firms or companies, which includes a portion- marked as **Flats No. \_\_\_\_\_** and shown by Red Color in the Map attached to this Deed. This flat has a total built-up area of \_\_\_\_\_ sq ft. = \_\_\_\_\_ sqmtrs.

AND WHEREAS the Transferor/Vendor/Promotor hereby further covenant and declares that the Transferor/Vendor/Promotor is the absolute owner in possession with absolute right/privilege to transfer the portion - **Flat No. \_\_\_\_\_** without any other co-sharer, therein.

AND WHEREAS the Transferee/Vendee approached the Transferor/Vendor/Promotor with such a proposal to purchase the said flat under sale by virtue of the sale deed.

AND WHEREAS the Transferee/Vendee and the Transferor/Vendor/Promotor upon reaching mutual consensus on the terms of payments and other general terms and conditions drafted and signed a Provisional Allotment Letter (P.A.L.)dated \_\_\_\_\_ for **Flat No. \_\_\_\_\_**. And agreement to sale dated \_\_\_\_\_; the provisions of the P.A.L. form the basis of this sale deed. And as such the execution of this sale deed shall not constitute a waiver by either party of any obligation mentioned in the P.A.L. which specially attract attention towards agreement to Sale Deed.

AND WHEREAS the Transferee/Vendee has specifically agreed to fulfill all the terms and conditions of occupation, use, maintenance and transfer as mentioned in detail in the Agreement for Sale dated \_\_\_\_\_ pertaining to **Flat No. \_\_\_\_\_**.

AND WHEREAS the Transferor/Vendor/Promotor has agreed to sell, transfer and convey the said property to the Transferee/Vendee.

AND WHEREAS the Parties here to have agreed with terms and condition of this sale deed and also decided to put the same into writing.

AND WHEREAS the Transferee/Vendee aforesaid wants to purchase **Flat No. \_\_\_\_\_**, having an Built up area of \_\_\_\_\_ sq.feet = \_\_\_\_\_ Sq.meters at the \_\_\_\_\_ of the building named "Citizen Ram Nivas Group Housing Project", built over a part of aforementioned free hold land 115A, Civil Station, (22, Clive Road) Prayagraj described and detailed in the schedule below and offered a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) as its sale consideration which is the maximum and most adequate price which the said property could fetch at present.

AND WHEREAS the Transferor/Vendor/Promotor has agreed to sell and transfer - its title and absolute rights vesting in it along with vacant possession of the aforesaid portion of the building viz. **Flat No. \_\_\_\_\_** and out of their free will agree to execute sale deed in favour of the Transferee/Vendee for sale consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) and get the said sale deed registered as required in law in lieu of agreed total sale consideration i.e. Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only).

AND WHEREAS Transferee/Vendee being unable to procure the full amount of consideration price (i.e. the balance amount of consideration price less the amount already paid Rs. \_\_\_\_\_/- as earnest money) from his own source, has approached the Indian Bank, City OfficeBranch Prayagraj for granting a loan of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) and has submitted his application in the prescribed format along with the all related papers.

AND WHEREAS upon scrutiny of all the related papers and being satisfied therewith the \_\_\_\_\_ Bank, \_\_\_\_\_ Branch Prayagraj has agreed to accord sanction Pronote/Term Loan in the form of housing loan to the Transferee/Vendee for purchasing the Flat from the Transferor/Vendor/ Promotor together with all that right and interest of easement on the common spaces, fittings and fixtures and also with all the rights and interest on the undivided land apportioned to the flat concerned.

AND WHEREAS Tripartite Agreement For Housing Loan has been made amongst the parties and all the terms and condition will remain binding upon them.

NOW it is necessary to execute the deed of sale in respect of the said property.

**NOW THIS DEED WITNESSETH AND IT IS HEREBY MUTUALLY AGREED UPON BY AND BETWEEN THE PARTIES AS FOLLOWS :**

- 1) That total sale consideration of a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) having been paid by the Transferee/Vendee to the Transferor/Vendor/Promotor through by self or through the bank in the following manner :-

Date	Total Amount	Cheque No/DD No/Fund Transfer
_____	_____	_____
_____	_____	_____
_____	_____	_____
<b>Total =</b>		

And thus the total sale consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) has been received by the Transferor/Vendor/Promotor who has issued receipts in acknowledgement thereof. However as per income tax act applicable TDS amount Rs. \_\_\_\_\_ only will be paid through prescribed challan under 26QB within stipulated time limit as provided under norms

- 2) That the Transferor/Vendor/Promotor do hereby simultaneously sell, transfer, convey and alienate absolute rights, title and interest privilege and vacant possession of **Flat No. \_\_\_\_\_** in favour of Transferee/Vendee, the Transferee/Vendee who shall now has all rights, privilege, title and interest in respect of **Flat No. \_\_\_\_\_**, having Built up Area of \_\_\_\_\_ sq.feet = \_\_\_\_\_ Sq.meters and Carpet area \_\_\_\_\_ Sq.meters of the building named "Citizen Ram Nivas Group Housing Project", built over a part of aforementioned Free Hold Land 115A Civil Station, (22, Clive Road), Pargana & Tehsil Sadar, Distt. Prayagraj, together with undivided proportionate share in the land, described and detailed in the schedule below and marked red in the site plan annexed hereto and the Transferor/Vendor/Promotor and Transferee/Vendee hereby declare and covenant with their heirs, successors, legal representatives, assigns, nominees etc.
- 3) That the Transferor/Vendor/Promotor hereby covenant that all rights, title and interest in the said property heretofore enjoyed by the Transferor/Vendor/Promotor shall hereafter vest absolutely in the Transferee/Vendee who shall have full and absolute ownership thereof and the said Transferee/Vendee shall hereinafter possess and enjoy the said property without any hindrance or objection of any kind or/and claim whatsoever from or by the said Transferor/Vendor/Promotor subject to the terms and conditions of occupation, use, maintenance and transfer as mentioned in the Agreement To Sale dated \_\_\_\_\_.
- 4) That the Transferor/Vendor/Promotor here forth has withdrawn their possession from the portion of the unit (Marked as **Flat No. \_\_\_\_\_** and hereby transfer without objection, reservation or resistance and has handed over vacant possession of said **Flat No. \_\_\_\_\_**, hereby transferred under this Deed and the Transferor/Vendor/Promotor ceases to have any right, title, interest, privilege etc. of any kind or description in the said **Flat No. \_\_\_\_\_** and that here forth the Transferee/Vendee has absolute right and title in said **Flat No. \_\_\_\_\_** to transfer, to let or use it as the Transferee/Vendee may like hereinafter.
- 5) That the Transferee/Vendee shall be entitled to use and enjoy common amenities such as common passage, stairs, recreational facilities, water, lift etc. No party will be allowed to put up any permanent or temporary encumbrances in an any common area leading to discomfort for any resident.

- 6) That all taxes and charges whatsoever payable to various government department or any other authorities up to the date of this sale deed shall be payable by the Transferor/Vendor/Promotor and from the date of execution of this sale deed and onwards it will be the liability of the Transferee/Vendee.
- 7) That the portion of the \_\_\_\_\_ hereby sold is up to ceiling height-with internal side of ceiling of the **Flat No.** \_\_\_\_\_.
- 8) That the Transferee/Vendee shall have the facility of **ONE** nos, EARMARKED CAR PARKING/ECS in the space provided as per the parking plan of the Transferor/Vendor/Promotor. The allocated parking number and flat number will be painted at such allotted space by the Transferor/Vendor/Promotor.
- 9) The Transferee/Vendee will neither undertake structural changes/construction or remove wall neither drill any holes or core cutting in any beams or columns or common area walls etc. in the premises hereby transferred/sold and further ensure that there is no damage to the building or any openings, apertures or changes visible from the outside are made or changes in external facade and elevationare done by the Transferee/Vendee.
- 10) That no inconvenience should be causedtowards enjoyment of common amenities by anyone under normal circumstances and within the control of the Transferee/Vendee.
- 11) That the Transferee/Vendee will not open doors or windows, create any kind of hindrance, occupy and do any construction or place cupboard, Almirahs or shoe rack on the common passage causing inconvenience of any kind to any person. Bicycles and children tricycles should not be kept in the passage or lift lobbyareas or any such common area that may cause inconveniences to any resident.
- 12) The Transferee /Vendee has scrutinized and satisfied himself regarding the title of property possessed by the Transferor/Vendor/Promotor. Nothing remains undisclosed. The Transferee /Vendee has also reviewed and satisfied himself/herself with all relevant revenue records and verified the measurement of the vended property.
- 13) That in case of any natural calamity or otherwise, and in the unlikely scenariothat the building is razed to the ground, in that case, the Transferee/Vendee shall be entitled to the proportionate area of the land over which the building has been constructed, as detailed later in this deed.
- 14) That the Transferee/Vendee shall use said Flat only for Residential purposes and/or as may be permitted in law at relevant time. The Transferee/Vendee will ensure that all the bye-laws and regulation of the relevant authorities including but not limited to Prayagraj Development Authority are adhered to and no unlawful activity is carried therein.
- 15) That the Transferor/Vendor/Promotor shall get registered a Resident Welfare Society/Association of Allottees comprising of the occupant or owners of the different units in the building referred to as "  
\_\_\_\_\_" and the Transferee/Vendee is bound to join the said society as member and follow the rules and regulations of the said society, which exists as on date or as amended from time to time and the Transferee/Vendee shall be bound to pay the monthly charges or any other charge fixed by the said society from time to time; and the

Transferee/Vendee also agrees to sign a separate "Maintenance Agreement" presented by the Transferor/Vendor/Promotor or his representative or contractor or any Third party nominated/assigned by the Transferor/Vendor/Promotor (renewed yearly or as needed) and abide by the rules and terms laid down in the maintenance agreement and pay applicable charges for the effective maintenance and upkeep of the apartment block.

- 16) That the said \_\_\_\_\_ shall be responsible to maintain the shall be responsible to maintain the entire project area including use of common place. security, common light, CCTV camera, sewer line, repairing and operation of submersible pump, generator, program/function. All expenses shall be borne by the respective society in the form of monthly maintenance charge as the society so determines under its bye-laws in this connection a separate maintenance agreement will have to be executed. The Second Party/Purchaser shall-not refuse to pay the monthly maintenance charges in respect of the Residential units in case the Transferee/Vendee denies such payment, the society may proceed against it in accordance with its bye-laws and prevailing laws.
- 17) That the project land bearing no.115A, Civil Station, (22, Clive Road) Prayagraj over which Bungalow No. 22, Clive Road Prayagraj is situated, ad-measuring 7524 Square Yards or 6290.81 Square Meters include temple area also situated within the premises of the project land. It is herein clarified that the Temple and the land underneath shall form part of the footprint of the proposed/said project but shall not form part of the area under Project Land for the purposes of construction and development.
- 18) That the Promoter/maintenance agency/Association of Allottees shall have rights of unrestricted access of all Common Areas, structures thereon for providing necessary maintenance services and the Transferee/Vendee also agrees to permit the Association of Allottees and/or maintenance agency to enter into his premises or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.
- 19) That the Transferee/Vendee shall enter into a separate facility management and maintenance contract with the Association of Allottees or such maintenance agency as may be designated in this regard, in accordance with the provisions of applicable law, for the maintenance of common areas and facilities. The Transferee/Vendee further undertakes to abide by the terms and conditions of the maintenance agreement.
- 20) The Transferee/Vendee agrees understands that he/she/they/it (or the Association of Allottees) shall not have any right in any Commercial shop.
- 21) That in case of resale of the said flat which is being purchased by this instant Sale Deed the Transferee/Vendee is required to give information to the association of the allottees and the new purchaser will be required to become member of association of allottees. The Transferee/Vendee is bound to clear all dues with the association of allottees before any such subsequent sale.
- 22) That the association of allottees so formed apart from looking after the welfare of the residents will also undertake preventive maintenance of appurtenances in the building, renew AMC of lifts, CCTV, generators, fire fighting equipment's and all other installations. All multistory buildings are required to undertake periodic fire audit and

renewal of NOC from fire department and ground water authority. This must be strictly adhered to by the Association of allottees of which the Transferee/Vendee will be a member.

- 23) The Transferee/Vendee shall, after the execution of the instant sale deed may obtain its own electricity connection for use at its own cost including fees and deposits. The Transferor/Vendor/Promotor shall bear no responsibility of providing electricity however the electrical infrastructure has been already developed by the Transferor/Vendor/Promotor.
- 24) That the Transferee/Vendee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the Association of Allottees and/or maintenance agency appointed by Association of Allottees. The Transferee/Vendee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
- 25) That any charges, fees or tax imposed on the transfer of the said property by any Government/Semi-Government/State Government or any local authority such as VAT/Service Tax/Sales Tax/GST /TDS/Betterment charges/additional stamp duty or any other charges by any name imposed by PDA are any other revenue authority adjudicated after the execution of this instant sale deed etc. shall also be paid by the Transferee/Vendee as per applicable rules.
- 26) That the Generator backup for the essential services and for the required backup/load to the occupants as agreed and prescribed amount for required load will be collected by Transfer or/Vendor/Promotor or his nominee/assignee (or as detailed in the separate maintenance agreement). The Transferee/Vendee or any person claiming under the Transferee/Vendee shall not be allowed to place/install his own generator in any portion of the premises.
- 27) It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within reasonable time by the Transferee/Vendee it shall be duty of the promoter to rectify such defect. However it is specifically clarified here that any re-painting work or any repairs due to any breakage damage or mishandling or accident or failure of any MEP fittings and fixtures and doors and windows due to use or wear & tear will not be considered as defect and such jobs will only be undertaken on-cost basis. Moreover any fittings and vendors/suppliers will be covered through warranties provided by the original equipment manufacturers supplier. The Responsibility of defect in such items will be covered through such warranties by the OEM/supplier only.
- 28) The Transferee/Vendee further undertakes, assures and guarantees that he/she would not put any sign-board /name-plate, neon light, publicity material or advertisement material etc. on the face/facade of the unit or anywhere on the exterior of the buildings therein or Common Areas. Further the Transferee/Vendee shall not store any hazardous or combustible goods in the flat or place any heavy material in the common passages. It is further specified that the Transferee/Vendee shall not hoard constructions materials such as sand, marbles, granite, ply boards etc. on setback or parking areas or lift lobby.

29) That any charges levied by any statutory body including Prayagraj Development Authority will be pro-rata basis borne by the Transferee/Vendee even after the execution of the sale deed.

30) The Transferee/Vendee shall have equal rights to use common areas viz roads and parks, passage, common amenities without creating any hindrance, encroachment, obstruction thereupon.

31) That the brief but mandatory guidelines are as per Schedule-C annexed herewith which is an integrated part of instant sale deed. The Transferee/Vendee has specially agreed to abide by these guidelines of the residential project.

32) That all expenses in relation to transfer of property by virtue of this sale deed shall be borne by Transferee/Vendee.

33) That the aforesaid Flat is a part of the said Group Housing Building consisting of Basement, Stilt and Upper Ground floor parking plus 13 residential stories. The total Built up area of the Flat is \_\_\_\_\_ sq. feet = \_\_\_\_\_ sq.mtrs and Total Valuation according to circle rate is Rs. \_\_\_\_\_/- (as such the property is situated in segment between Kanpur Road to Hanuman Mandir Chauraha Rajapur) since the sale consideration is Rs. \_\_\_\_\_/- therefore the stamp duty on **sale consideration** is payable amounting to Rs. \_\_\_\_\_/- is paid vide G.O. No 2756/11 dated 30/6/2008 however the vendee is a lady therefore benefit of 6% on Rs 10,00,000/- is taken as per government orders G.O No.462 dated 23/02/2006 is has been paid vide E-stamp of Rs. \_\_\_\_\_/- (\_\_\_\_\_  
Only) bearing Certificate No. IN-  
UP \_\_\_\_\_ and serial no. \_\_\_\_\_ dated \_\_\_\_\_.

IN WITNESS WHEREOF the Transferor/Vendor/Promotor and Transferee/Vendee have signed this sale deed with their own good and free will and accord and without any coercion and in sound state of mind and health on this the \_\_\_\_\_ 2024 at Prayagraj.

### SCHEDULE A

WHEREAS TRANSFEROR/VENDOR/PROMOTOR IS THE OWNER AND IN POSSESSION OF THE **FLAT NO.** \_\_\_\_\_ BUILT OVER A PART OF FREE HOLD LAND 115A, CIVIL STATION, PARGANA & TEHSIL SADAR, DISTT. PRAYAGRAJ, MEASURING 6290.81sq.METERS BY VIRTUE OF BUILDER'S AGREEMENT DATED 25/04/2024, EXECUTED BETWEEN THE PARTIES, WHICH IS REGISTERED IN BAHI SANKHYA 1, JILD SANKHYA 12885 ON PAGES 277 TO 376, AT SERIAL NO. 2853 REGISTERED ON 25/04/2024 IN THE OFFICE OF SUB-REGISTRAR, SADAR FIRST, DISTT. PRAYAGRAJ, TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN THE LAND AS

SHOWN AND MARKED WITH RED COLOUR IN THE SITE PLAN AS PER PDA GROUP HOUSING BUILDING PLAN APPROVAL NO. PDA/BP/2023-24/0598 ANNEXED HERETO AND BOUNDED AS BELOW :-

**Flat Boundary :**

<b>East</b>	-	_____
<b>West</b>	-	_____
<b>North</b>	-	_____
<b>South</b>	-	_____

**VALUATION FOR PURPOSES OF STAMP DUTY**

**VALUE OF LAND:**

Total area of the Multistory

Apartment Net Plot Area × Covered area of Transferred Unit -Proportionate area of land  
Total Constructed area of the Multistory Apartment/Flat/House

$$\frac{\text{Sqmts} \times \text{Sqmts}}{\text{Sqmts}} = \text{Sqmts}$$

<b>(i)</b>	VALUE OF PROPORTIONATE AREA OF LAND	: $\frac{\text{Sqmts} \times \text{Rs}00,000}{\text{Sqmts}}$	= Rs. _____/-
<b>(ii)</b>	VALUE OF THE CONSTRUCTION OF BUILUP AREA	: $\frac{\text{Sqmts} \times \text{Rs}00,000}{\text{Sqmts}}$	= Rs. _____/-
<b>(iii)</b>	TOTAL VALUE OF FLAT	: $= (\text{i}) + (\text{ii})$	= Rs. _____/-
<b>(iv)</b>	19% EXTRA CHARGE FOR LIFT(5%), PARKING(5%), SWIMMING POOL(5%), POWER BACK UP(2%), GUARD ROOM (2%),	: _____	= Rs. _____/-
<b>Total (Round off) =</b>		Rs. _____/-	

Total Valuation according to circle rate is Rs. \_\_\_\_\_/- (as such the property is situated in segment between Kanpur Road to Hanuman Mandir Chauraha Rajapur) since the sale consideration is Rs. \_\_\_\_\_/- therefore the stamp duty on **sale consideration** is payable amounting to Rs. \_\_\_\_\_/- is paid vide G.O. No 2756/11 dated 30/6/2008 however the vendee is a lady therefore benefit of 6% on Rs 10,00,000/- is taken as per government orders G.O No.462 dated 23/02/2006 is has been paid vide E-stamp of Rs. \_\_\_\_\_/- (Four Lacs Ten Thousand Only) bearing Certificate No. IN-UP \_\_\_\_\_ and serial no. \_\_\_\_\_ dated \_\_\_\_\_.

**SCHEDULE B**  
**PHOTOGRAPH OF VENDED PROPERTY**

**TRANSFEROR/VENDOR/PROMOTOR**

**CITIZEN INFRAVENTURES  
 PRIVATE LIMITED  
 THROUGH DIRECTOR  
 MR. ANUBHAV VERMA,  
 S/O MR. NISHITH VERMA  
 SAHYOG BHAWAN, 1 MG MARG  
 CIVIL LINES, PRAYAGRAJ – 211001**

**TRANSFeree/VENDEE**

**Mr./Mrs. \_\_\_\_\_  
 C/o Mr. \_\_\_\_\_  
 Resident of \_\_\_\_\_,  
 \_\_\_\_\_, Dist. \_\_\_\_\_,**

<p><b><i>Witnesses :- 1</i></b></p> <p>Name: -  <b>Mr. _____</b>      S/o Mr. _____</p> <p>Signature</p>	<p><b><i>Witnesses:- 2</i></b></p> <p>Name: - <b>Mr. _____</b>      S/o Mr. _____</p> <p>Signature</p>
<p><b>ADDRESS:</b>      _____, _____ - Pin-</p> <p>ADHAAR: _____      MOBILE: _____</p>	<p><b>ADDRESS:</b>      _____, _____ - Pin-</p> <p>ADHAAR: _____      MOBILE: _____</p>

**Drafted by: \_\_\_\_\_ (Advocate)**

**Typed by: Name**

**Date : \_\_\_\_\_**

**Place :Prayagraj**

## **SCHEDULE – C**

### **SUMMARY OF BRIEF GUIDELINES FOR THE RESIDENTS OF CITIZEN RAM NIVAS**

The Transferee/Vendee agrees to do or not to do all or any of the following acts as may be enforced by the association of allottees:-

1. Not to use the Demised Premises for the purpose of any trade, business, employment, service or manufacture of any description, nor as a hotel apartment or guest house, rooming house or place of public reason, nor for any other purpose other than as private residence for the use of one family only to each dwelling unit, nor shall anything be done or permitted upon the Demised Premises that shall be a nuisance to the occupants of any neighbouring property.
2. Without prior specific written permission from the Transferor/Vendor/Promotor, not to erect or permit to be erected any tents, trailer, shacks, tanks or temporary or accessory building or structures.
3. Without prior specific written permission from the Transferor/Vendor/Promotor, not to fix or place to the exterior of the Demised Premises, any aerial, antenna, antenna poles, / mats, DTH antenna.
4. Not to place or affix any cloths line, drying rack or similar device at such a position so that the same is visible from any road or to public view.
5. Not to use any portion of the Demised Premises which is visible from outside, as a drying or hanging area for laundry of and kind.
6. Not to do anything or maintain in or outside the Demised Premises or the common areas, anything which may become unsightly or a nuisance to Citizen Ram Nivas. In the event of a dispute, the decision of the Transferor/Vendor/Promotor shall be final & binding.
7. Not to display any signage to public view on or outside the Demised Premises, except one name plaque at the main entrance in colour & of dimensions as may be prescribed by the Transferor/Vendor/Promotor from time to time.
8. Not to permit growth or maintenance of any weeds or other unsightly growth upon any Residential Unit and not to place or allow to be placed in public view in the Demised Premises or Outside , any refuse or unsightly object.
9. To maintain or cause to be maintained, the Demised Premises, structures thereon, improvements, appurtenances, etc. in a safe, orderly, painted and attractive condition. To ensure that all lawns, landscaping and sprinkler systems, etc are installed and maintained in a neat & orderly condition.
10. Without prior written permission of the Transferor/Vendor/Promotor, not to erect, maintain or use on the Demised Premises or common area(s), any recreational equipment , either permanent or temporary.
11. Without prior written permission of the Transferor/Vendor/Promotor, not to permanently enclose or convert to other use any driveways, parking lots, etc.
12. Without prior written permission of the Transferor/Vendor/Promotor and the applicable Governmental Authorities, not to cut down or remove a living tree. If any such tree is cut down, destroyed or removed, the same shall be replaced at the cost and expense of the Transferee/Vendee.

13. Not to keep or permit keeping at the driveway area of the Demised Premises, any trash, garbage or other waste materials, to ensure that all waste shall be kept in garbage bins with proper segregation of wet & dry waste, which shall be kept in a neat condition & screened from public view. The garbage bins may not be placed outside any Residential Unit except for a reasonable period for the garbage pickup to be accomplished. To ensure that all trash, garbage & their containers are animal proof.
14. Not to raise, breed or keep in the Demised Premises, any animal, livestock or poultry of any kind, except normal domesticated household pets like dogs or cats, which are not ferocious. To ensure that the pets are leashed at times while on any area outside the Demised Premises. Pets shall not be permitted on such areas as may be notified from time to time. Each pet owner shall be responsible for the removal & disposal of their Pets body waste. Any pet, which becomes a reasonable source of annoyance to other residents at Citizen Ram Nivas, may be ordered to be removed by the association of allottees and the Transferee/Vendee confirms that he shall have no objection to such removal. No reptile, amphibians or livestock may be kept in or on any Demised Premises.
15. Not to increase the Demised Premises in size or encroach upon common areas. The Transferee/Vendee shall not change or attempt to change the designs & dimensions of the Demised premises or encroach upon or cover balconies.
16. To ensure that all utility lines & wirings, including but not limited to, electrical lines, cable television lines, telephone lines, water & sewerage located within the Demised Premises shall be located underground/concealed.
17. No commercial vehicles, trailers, recreational vehicles or other motor vehicles, except wheeled passenger automobile, non-commercial vans shall be placed parked or stored in the within the premises or in the common areas for a period of more than 8 hours unless the said vehicle is necessary in the actual construction or repair of a structure or ground maintenance.

The Transferee/Vendee agrees that the Transferor/Vendor/Promotor may at its sole and absolute discretion alter, waive or modify any of the foregoing and other restrictions so long as their substantial character is maintained.

**Date :-** \_\_\_\_\_

**TRANSFEROR/VENDOR/PROMOTOR**

**TANSFEREE/VENDEE**