

CONVEYANCE DEED

THIS CONVEYANCE DEED FORMAT IS INDICATIVE AND IS SUBJECT TO CHANGE, VARIATION AND MODIFICATIONS AT THE TIME OF EXECUTION THEREOF OR AT THE INSTANCE OF SANCTIONING AUTHORITY)

SCHEDULE OF PROPERTY

- | | |
|---|---|
| 1. Nature of Property: | Freehold Residential |
| 2. Details of Property: | Flat No..... at Oyster walk, Plot No-GH-2C
Oakwood Enclave, Sector-1,
Wave City, Tehsil & Distt. Ghaziabad (U.P.) |
| 3. Construction/Building exists on Plot: | No |
| 4. Measurement of Property Area: | |
| 5. Status of Road: | |
| 6. Total Consideration Value /Market Value: | Rs. |
| 7. Total Circle Rate: | Rs./- per square meter |
| 8. Park Facing: | |
| 9. Two Side Open/Corner: | |
| 10. Total Value as per Circle Rate: | Rs. |
| 11. Stamp Duty Paid: | Rs. |

DESCRIPTION OF PROPERTY

Flat No..... situated in the Project Oyster walk situated at Freehold Residential Plot No. GH-2C, admeasuring 23649.85 square meters falling in the Developed Oakwood Enclave, Wave City, Tehsil and District Ghaziabad, Uttar Pradesh and bounded by:

East -

West –

North –

South –

CONVEYANCE DEED

THIS CONVEYANCE DEED (the "Deed") is made and executed at Ghaziabad, Uttar Pradesh on this ____ day of _____, 20____

BY AND BETWEEN

M/s SRSD Infrastructure Venture LLP (PAN- _____), a Limited Liability Company incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008, having its Registered Office at Fourth Floor, A-15, Sector-136, Noida--201305 represented by its authorized signatory _____ authorized vide board resolution dated _____ (hereinafter referred to as the "Seller/Vendor" which expression unless repugnant to the context or meaning thereof be deemed to mean and include its successors- in- interest, and permitted assigns); the party of the **First Part;**

AND

1. Shri /Smt./Ms. _____
Aadhar No. _____
PAN _____
Mobile No. _____
Son/Daughter/Wife of Shri _____
Resident of _____

2. Shri/Smt./Ms. _____
Aadhar No. _____
PAN _____
Mobile No. _____
Son/Daughter/Wife of Shri _____
Resident _____

(hereinafter referred to as the "PURCHASER(S)/VENDEE(S)" which expression unless repugnant to the context or meaning thereof be deemed to mean and include its respective heirs, executors, administrators, successors-in-interest and permitted assigns), the party of the **Second Part.**

The Seller and the Purchaser shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

(For Partnership Firms)

*M/s _____ a partnership firm duly registered under The Partnership Act, 1932 represented through its duly authorized partner Shri/Smt. (Aadhar No. _____) appointed by virtue of a duly executed Resolution dated _____

(hereinafter referred to as the "PURCHASER(S)/VENDEE(S)" which expression unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include its successors in business, nominees, legal representatives, executors, administrators and permitted assigns).

(Copy of the Board Resolution signed by all Partners is appended herewith)

(For Companies)

M/s _____ a company duly registered under the provisions of the (Indian) Companies Act, 1956, Vide registration no. _____ , year _____ , having its registered office at _____ represented by its duly authorized signatory Mr. _____ , appointed by virtue of a duly executed Company Board Resolution dated _____

(hereinafter referred to as the "PURCHASER(S)/VENDEE(S)" which expression unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include its successors in interest, affiliates, legal representatives, executors, attorney (ies), nominees, administrators and permitted assigns).

(Copy of Board Resolution along with the certified Memorandum & Articles of Association of the Company is appended herewith)

WHEREAS the LLP has obtained land on collaboration basis located on township known as Wave City, NH-24, Ghaziabad for Project OYSTER WALK to be constructed on the said land with M/s Uppal Chadha Hitech Developers Pvt Ltd (Licensee). The Licence has already been granted by Ghaziabad Development Authority to the M/s Uppal Chadha Hitech Developers Pvt Ltd to set up and develop an Integrated Township by the name of Wave City in Ghaziabad. The M/s Uppal Chadha Hitech Developers Pvt Ltd is the Developer and Licensee to set up and develop the said Township in accordance with the terms and conditions of the License and any other condition issued by Ghaziabad Development Authority. The layout plans of the Township of "Wave City" has been sanctioned by Ghaziabad Development Authority. All approvals such as environment, pollution, height clearance, map approvals etc have been obtained in the name of Licensee.

WHEREAS the M/s Uppal Chadha Hitech Developers Pvt Ltd had executed an collaboration agreement to develop land measuring _____sq. meters comprised of FAR of _____ SQ.MT for project OYSTER WALK in the Project – Wave City, NH-24, Tehsil & District Ghaziabad in favour of **M/s SRSD INFRASTRUCTURE VENTURE LLP** which was duly registered in Book No. 1 Volume No. 44428 at Pages no. 201 to 240 on dated 11.06.2025 in the office of the Sub Registrar-Sadar Pratham, Ghaziabad.

AND WHEREAS the Seller has further clarified to the Purchaser that multi-storied residential apartment buildings have been constructed on the developed land of Group Housing project in accordance with the Building Plans/Compounding Plans approved by the Ghaziabad Development Authority (GDA).

AND WHEREAS the Seller has represented to the Purchaser that the said land and Apartments are freehold in nature and the said apartment which is being sold to the Purchaser, is free from encumbrances and the Vendor hold good and marketable right to

convey, transfer & sell the said Apartment.

AND WHEREAS the Seller has registered the Project under the provisions of the Act with the Authority, having Registration No. _____ dated _____ .

AND WHEREAS the Purchaser has seen all documents of titles, all other relevant papers, building plans etc. of Group Housing building “OYSTER WALK”, and has fully satisfied himself/herself/themselves about the authority, power, right & title of the Vendor and signed the **Allotment Letter Dated** _____ with the Vendor and in pursuant whereto the Vendor has agreed to sell and the Vendee has agreed to purchase the said Apartment No.____ on _____ Floor, having Total Area --- **sq. ft. (--- sq. mtr.)** approx in the Group Housing building known as “OYSTER WALK” situated at GH-2C, Wave City, NH-24, Tehsil & District Ghaziabad, U.P, along with impartible and undivided pro-rata, proportionate share in the land of “OYSTER WALK” project (excluding the area of basement and car parking and services) for a total sale consideration of **Rs _____ /- (Rupees -----)** on the terms & conditions appearing hereinafter.

AND WHEREAS the Purchaser has taken Housing Loan from

AND WHEREAS the Purchaser confirms that he/she has verified the description, physical condition of the building in which the said Apartment is situated, the said Apartment, the size, dimensions of the said Apartment and the rooms etc. therein and other physical characteristic thereof and fully satisfied for the same.

AND WHEREAS the Purchaser has agreed to bear all the expenses for completion of the sale of the said Apartment including cost of stamp duty, registration fee etc. as per applicable law, rules and regulations.

AND WHEREAS the parties hereby confirm that they are executing this Deed with full knowledge of all the laws, rules, regulations, notifications etc., applicable in the State of Uttar Pradesh with respect to the Project/Said Plot.

AND WHEREAS in accordance with the terms and conditions set-out in this Deed and as mutually agreed upon by and between the Parties, the Seller hereby agrees to sell and the Purchaser hereby agrees to purchase the Unit/Apartment, the particulars of which have been set- out hereunder.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the amount specified hereinabove of the said Apartment which has been paid by the Purchaser and received by the Seller in advance on or before execution of this deed, the Seller do hereby transfer by way of sale the said Apartment and the both the Seller and the Purchaser accepts that aforesaid consideration is for the total “Total area” which comprises the carpet area of the flat, Balcony area, Wall area of the flat and proportionate common area such as corridor, passage, entrance lobby, lift lobby & staircase, lobby at ground floor, Lobby at upper basement and lower basement, common area at basement level/service area, ramps to basement, lift machine room, mumty of staircase, water tanks, club area, etc, Association of apartment owner’s room, common toilet, maintenance room, etc. and also including all easement rights attached to the said Apartment. However, it is admitted, acknowledged and so recorded by and between the parties that all other rights except what have been mentioned above, lies with the Seller i.e. to carry out further construction in case of any change in the FAR, open

spaces, parking spaces (except what has been conveyed herein) or tot-lots, public amenities, commercial spaces and other facilities and amenities will be the sole ownership of the Seller who will have the full authority and power to use and/or transfer the same in any manner whatsoever and this Sale Deed is executed for the said Apartment of which the Seller have received all and full consideration of the sale price. The sale price is calculated on the basis of its total area. It is agreed between the parties that car parking space/any parking space, commercials are not part of the common area and facilities of the said Apartment in the Group Housing building known as **"OYSTER WALK"** situated at GH-2C, Wave City, Tehsil & District Ghaziabad, (U.P.).

2. That the Seller has handed over actual physical possession of the said Apartment to the Purchaser at the time of execution of this Sale Deed and the Vendee hereby confirms to have taken over possession of the said Apartment from the Vendor.
3. That upon taking over possession of the said Apartment the Vendee shall have no complaint or claim against the Vendor as to any item of work, quality of work, material, area/size of Apartment or on any other ground whatsoever.
4. In case the Central Government, State Government or any other Local Authority, Department imposes any tax, house tax, water tax, sewer tax, rates, charges, fee, cess, levy, metro cess etc. upon the said land of Group Housing Projects Known as **"OYSTER WALK"** and construction thereupon, in future, retrospectively or prospectively, will be the liability of the Purchaser to pay the same in proportion to the total area of the said Apartment and in case any such demand of tax, house tax, water tax, sewer tax, rates, charges, fee, cess, levy, metro cess etc. is/are paid by the Seller, the proportionate amount thereof will be payable and be paid by the Purchaser and any default by the Purchaser in making such payment in time would constitute a lien upon the said Apartment.
5. That the Purchaser has to execute separate Maintenance Agreement, Electricity supply & Power backup with Seller or its nominee.
6. That all taxes such as GST, House Tax, Water Tax, Sewerage Tax, Electricity charges or any other Taxes or charges to Ghaziabad Development Authority, Ghaziabad Nagar Nigam, electricity charges of Uttar Pradesh Power Corporation Limited or any other Competent Authority shall be payable by Purchaser from the date hereof or date of possession or deemed dated of possession declared by the Seller whichever is earlier.
7. That the Purchaser or Occupier of the said Apartment shall not put up any name or signboards, neon lights, publicity or any kind of advertisement material, hoarding, hanging of cloths etc. on the external facade of the building or anywhere on the exterior or the common areas or on the roads of the Complex.
8. That the Purchaser shall not use the said Apartment, so as to cause any blockage or hindrance or nuisance of any nature whatsoever, to any of the Apartment owners in the Complex, common Passages, terraces or common areas and facilities of the building. The Purchaser shall not keep or store any chemical, combustible or hazardous goods in the said Apartment.
9. That the Purchaser shall use the said Apartment for residential purposes only. However, if the Purchaser use or permit to use of the said Apartment for any purpose contrary to the permissible use, then in that event, the Seller and/or its Maintenance Agency/its other Agents and/or the Association of the Apartments Owners shall be entitled to take action

in accordance with law.

10. That the Purchaser shall keep the said Apartment, the walls and partitions, sewers, drains, pipes and appurtenance thereto in good condition so as to support, shelter and protect the parts of the Buildings even other than the said Apartment and shall abide by all laws, guidelines, bye-laws, rules & regulations of the State Government, Central Government, Ghaziabad Development Authority, Municipal Authorities and/or any other Authorities/Local Bodies and shall attend, answer and be responsible for all such deviations, violations or breaches of any such conditions or laws, bye-laws and/or rules and regulations.
11. That the Purchaser shall not do or permit anything to be done in or about the said Apartment which may tend to cause damage to any flooring or ceiling or any Apartment over, below or adjacent to the said Apartment or in any manner interfere with the use thereof or of spaces, passages or amenities available for common use. The Purchaser hereby indemnify(ies) the Seller against any penal action, damages or loss due to misuse for which the Purchaser shall be solely responsible.
12. That the Purchaser shall not change or cause to be changed any structure of the said Apartment or any portion thereof and shall also not make or cause to be made any additions or alterations in the same or any part thereof, so as to cause blockage in any passage, verandahs, terraces etc. In the event of any non-compliance on this account, the Seller shall be entitled to remove the offending structure/nuisance at the cost of the Purchaser and claim all costs on this account from the Purchaser.
13. That the Purchaser shall not remove any common walls of the said Apartment including the load bearing walls and the partition walls/ structures common between the Purchaser and the adjacent Apartment holders. As there are hidden RCC Columns & RCC Shear Wall supporting whole structure, so no change is allowed.
14. That the Purchaser shall have no objection and shall not make any claim against the Seller or its nominees, if any part of the top roof/terrace on/above the top floor of any of the buildings are used by the Seller or its agents for installation of hoardings, sign boards, antenna, satellite dishes, communications towers & equipment, advertisement purposes.
15. That it has been agreed between the Seller and the Purchaser that save and except in respect of particular Apartment hereby acquired by him, the Purchaser has no right, title, interest & claim of any nature or kind except the right of ingress and egress in respect of all or any of the common areas, such as roads, lobbies, stair case, corridor etc. The common areas, parks & roads shall remain undivided and neither the Purchaser nor any other person shall take any action for partition or division of any part thereof and any covenant to the contrary shall be void.
16. That the commercial area, parking space, storage and other space under ground floor and all open space in front of commercial space and all unsold spaces shall continue to be property of the Seller and who shall be entitled to use or deal with for any purpose whatsoever. Any Apartment owner or Association of Apartment Owners will not be allowed for any type of encroachment/construction or claim on the above said area of the Complex and including roads & lobbies.
17. The Seller shall be entitled to obtain the refund of various securities deposited by them during or before construction of the buildings in the Complex with various Government,

Local Authorities and Departments for electric, water & sewer connections etc.

18. No parking of Car/Vehicle is allowed inside the Complex except those Purchaser(s), who have reserved the Car Parking Space. Two-wheeler, scooter, motor cycle, cycle or any vehicle will be parked within same parking space allotted to the Purchaser, no other place will be provided/allowed for the same. The Seller also reserves its right to allot the un-allotted parking spaces in future after handing over the maintenance of the Complex to the Residents Welfare Association of Owners/Allottees of the Apartments. Any Welfare Association of Residents or of the Owners/Occupiers of the Apartment etc. shall not have any right over the un-allotted parking spaces.
19. The Purchaser will be liable & responsible for any damage to any equipment in the Complex i.e. lift, firefighting equipment, motor panels, water pumps or any other item if it occurs due to his/her/their negligence malfunctioning or willful act.
20. The Maintenance, Upkeep, repairs, security etc of the building including common lawns of the building /complex will be organized by the Seller or its nominee. The Purchaser has already signed the maintenance agreement and shall pay maintenance charges that will be fixed from time to time and GST or any other tax if imposed by the Govt./ Local body or any competent authority. Any delay in payment will make the Purchaser liable for interest @ 12% per annum. Non-payment of any of the charges within the time specified shall also dis-entitle the Purchaser to the enjoyment of common services including lifts, water supply and recharge of electric etc.
21. In case Association of Apartment Owners take over the maintenance of the Buildings/Complex where the said Apartment is situated then in such case the following will be handed over to the new maintenance body/Association of Apartment Owners: -
 - a. All existing lifts, corridors, passages, parks, underground & overhead water tanks, firefighting equipment with motors and motor room belongs to Complex only.
 - b. Electric supply distribution system belongs to the Complex with all liabilities & responsibilities.
 - c. Security Gates & lift's machine rooms at terrace.
22. The Purchaser shall not be permitted for closing of verandah, lounges, balconies, common corridors, keeping flower pots/any other thing creating hindrance, even if particular floor/floors are occupied by the same party.
23. The Purchaser shall not be permitted to make any alterations in any elevations and outside colour scheme of exposed walls of verandah, lounges or any external walls or both faces of external doors and windows of the said Apartment acquired by him/her/them, which in the opinion of the Seller/its Agents differs from the colour scheme of Complex.
24. That the Seller covenants with the Purchase(s) that they shall peacefully hold and enjoy the said Apartment without any interruption by the Seller or by any person claiming under the Seller. The Purchaser shall have the right to sell or rent the said Apartment subject to the prior NOC from all existing Maintenance Agencies.

25. The Electricity connection will be obtained from UPPCL or any other agency. Water distribution system, sewerage system etc have already been planned and executed by township maintenance agencies in wave city. Single point/Multiple point or mixed electric connection will be obtained from UPPCL or similar agency depending upon regulation at that point of time of completion. Individual allottees will be given connection through prepaid system Electricity consumption charges will be as per UPPCL norms and line loss.
26. The Purchaser agrees to this that in case of further sale/change in ownership of his/her/their Apartment, a prior NOC in writing from all existing maintenance bodies/agencies are required to be obtained by the Purchaser for transfer/sale of Apartment for the clearance of maintenance dues/any other dues. All the terms & condition will be binding on the successor/subsequent owner/user of the Apartment. If transfer/sale/ change in ownership is affected without NOC then the new owner will pay all the dues.
27. The contents of the said Apartment along with the connected structural part of the building shall be insured by the Purchaser at his/her/their own cost. The Purchaser will pay all charges towards insurance either by him individually or through society/ association collectively if so formed.
28. That the Purchaser agrees and confirms that all the obligations arising under this Sale Deed in respect of the said Apartment/Building/ land/Complex shall equally be applicable and enforceable against the Purchaser, Occupier and subsequent purchasers of the said Apartment as the said obligations go with the said Apartment for all intents and purposes and the Purchaser assures the Seller that the Purchaser shall take sufficient steps to ensure the performance in this regard.
29. That the declaration as provided in the section 12 of U.P. Apartment Act 2010 has been submitted by the Uppal Chadha Hi-tech Developers Pvt Ltd (Being Licensee of Integrated Township) in the office of the competent authority in respect of the building OYSTER WALK.
30. That the Purchaser hereby undertakes that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation or direction by any Competent Authorities/Departments/Courts and that the Purchaser shall indemnify the Seller for any liability and/or penalty in that behalf.
31. That all recital of this Sale Deed along with the annexure hereto shall form a part and parcel of this instrument of sale and shall binding on the parties hereto. That if any provision of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
32. THAT all external services like sewer, electricity, water and other necessary infrastructure of the Project have been completed by the Seller and the same has been connected to the common township services of the Project developed by Uppal Chadha Hi-tech Developers Pvt Ltd.
33. THAT the Purchaser shall be responsible and liable to pay township maintenance charges at applicable rates of the Project from time to time to the Uppal Chadha Hi-tech Developers Pvt Ltd or their appointed agency (Being original licensee of integrated township).

34. THAT it is understood and agreed by the Purchaser there are certain common facilities like Park, Club, Swimming Pool, Sports area etc which is common for all the Towers of OYSTER WALK. These facilities will be used by all flat owners of both phases and Purchaser has no objection for the same.
35. That the registration expenses such as cost of the stamp papers, registration fees and the execution charges have been paid by the Purchaser and the Purchaser will be responsible and liable for paying under stamp, deficiency in stamps and valuation of the said Apartment for the stamp duty. Any deficiency in the stamp duty as may be determined by the Sub-Registrar/Concerned Authority along with consequent penalties and deficiencies and interest as may be levied/imposed in respect of the said Apartment conveyed by this Deed shall be paid by the Purchaser exclusively and the Seller shall not be liable & responsible to pay the same.
36. That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

IN WITNESS WHEREOF, THE VENDOR AND THE VENDEE HAVE SIGNED AND EXECUTED THEIR PRESENCE ON THE DATE MENTIONED ABOVE.

VENDOR

VENDEE

WITNESSES: -

1.

2.

