

SALE DEED

This Sale Deed (“Deed”) together with all annexures is made and executed on this _____ day of _____, _____ at Lucknow, India.

BETWEEN

1. **Experion Developers Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the Companies Act, 2013, CIN No U70109DL2006FTC151343 having its registered office at F- 9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi, 110075 and its corporate office at Plot no-18, 2nd floor, Institutional Area, Sector-32, Gurugram, Haryana-122001 , PAN No. AACCG8138L, represented by its authorized signatory _____ (Aadhar Card No. _____) authorized vide board resolution dated _____;
2. **Experion Hospitality Private Limited**, a company incorporated under the Companies Act, 1956 and governed by the Companies Act, 2013, CIN No. U55101DL2006PTC147123, having its registered office at F- 9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi, 110075 and its corporate office at Plot no-18, 2nd floor, Institutional Area, Sector-32, Gurugram, Haryana-122001 , PAN No. _____, represented by its authorized signatory _____ (Aadhar Card No. _____) authorized vide board resolution dated _____;

(hereinafter collectively referred to as the " **Vendor**" which expression shall, unless repugnant to the context thereof, be deemed to mean and include their successors and assigns);

AND

Mr/ Mrs./Ms. _____, son of/ daughter of/ wife of _____, r/o of _____, Aadhar Card No. _____;

OR

M/s. _____, a company incorporated under the Companies Act, _____, CIN No. _____ having its registered office at _____ and corporate office at _____ represented by its authorized signatory _____ (Aadhar Card No. _____) authorized vide board resolution dated _____ ;

OR

_____, a firm incorporated under the Indian Partnership Act, 1932, having its registered office at _____ and corporate office at _____, PAN No. _____ represented by its authorized partner _____ (Aadhar Card No. _____) authorized vide _____;

OR

_____, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at _____ and corporate office at _____, PAN No. _____ represented by its authorized partner _____ (Aadhar Card No. _____) authorized vide _____;

OR

_____, a trust, duly incorporated and constituted under the Indian Trusts Act, 1882, PAN No. _____ through its trustee _____ (Aadhar Card No. _____);

OR

Mr. _____, (Aadhar Card No. _____) son of _____ aged about _____ years for self and as the Karta of the Hindu Joint Mitakashara Family known as _____ HUF, having its place of business/residence at _____ (PAN No. _____)

(hereinafter jointly or individually, as the case may be, referred to as the "**Vendee**" which expression unless contrary or repugnant to the context or meaning thereof shall mean and include its successors, heirs, representatives, administrators, executors, transferees and permitted assigns) of the **SECOND PART**;

The Vendor and the Vendee are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The Vendor is the absolute owner of land admeasuring 27573.95 sq. mts. situated at plot no. TCG-1/AV-6 and TCG-1/AV7, Gomti Nagar, Phase I, Vibuti Khand, Lucknow, Uttar Pradesh, ("**Land**") vide sale deed having registration no. 3516 dated April 9, 2008 and sale deed having registration no. 994 dated February 1, 2008 before the office of the Sub-Registrar, Lucknow (II);
- B. After obtaining the Building Plans approval dated 14.07.2020, the Environment Clearance from the Ministry of Environment and Forests(MOEF) vide memo no. 50/Parya/SEAC/3723/2016 dated 12.12.2017 and revised vide memo no. 595/Parya/SEAC/4638/2019 dated 31.12.2020 and the Consent to Establish from the State Pollution Control Board vide Ref. No.-23052/UPPCB/Lucknow(UPPCBRO)/CTE/ LUCKNOW/2018, Dated 06.06.2018 the Vendor has developed over the said Land a mixed use project comprising of residential apartments in a condominium setting and a commercial complex consisting of shops and office spaces under the name and style of Experion Capital;
- C. The commercial complex developed on an area of approximately _____ sq.mts. ("**Project Land**") out of the said Land, comprises of _____ nos. shops and office spaces along with

other infrastructure and amenities as prescribed under the Applicable Laws (hereinafter referred to as the said "**Project**");

- D. The Vendee acknowledges that the Vendor has readily provided all information, clarifications as required by the Vendee. The Vendee has also inspected all documents pertaining to the Project as well as all approvals and sanctions obtained by the Vendor through its advocates/consultants, obtained legal advice, made enquiries and has fully satisfied itself in all respects, with regard to the right, title and interest of the Vendor in the said Project. Furthermore, the Vendee acknowledges and declares that it has agreed to purchase the Commercial Unit entirely upon its own independent enquiry and investigation;
- E. The Vendee after fully satisfying itself with respect to the right, title and interest of the Vendor in the said Land, the approvals and sanctions for Project as well as the designs, specifications and suitability of the construction, approached the Vendor and applied for allotted Commercial Unit bearing no. _____, floor no. _____ ("**Unit**") in tower/block/building no. _____ ("**Building**"), having a Carpet Area of _____ sq.mtr. or _____ sq.ft. approximately along with pro rate share in the Common Areas and entered into the Agreement for Sale dated _____ ("**Agreement for Sale**") for purchase of the same on the terms and conditions contained therein;
- F. The Vendee hereby acknowledges and agrees that the final Carpet Area of Commercial Unit _____, floor no. _____ in tower/block/building no. _____, is _____ sq. mtrs., (_____ sq. ft.);
- G. The Site Plan of the Project is annexed herewith as **Annexure-I** and the Floor Plan for the said Commercial Unit (depicting layout of Floor _____ of Tower-_____) is annexed herewith as **Annexure-II**;
- H. The Vendee having made the payment of the entire agreed consideration has requested the Vendor to execute the conveyance of the Commercial Unit in its favour.
- I. Capitalized terms used herein this Deed but not defined shall have the same meaning as ascribed to them in the Agreement for Sale (defined hereinafter) executed between the Parties

NOW THEREFORE THIS DEED BETWEEN THE PARTIES WITNESSETH AS UNDER:

1. In consideration of the receipt of a sum of Rs. _____/- (One _____ only) paid by the Vendee to the Vendor towards cost of the Commercial Unit, the Vendor do hereby grant, convey, transfer, assign and assure unto the Vendee by way of sale, the said Unit _____, floor no. _____ in tower/block/building no. _____, having a Carpet Area of _____ sq. mtrs., or _____ sq. ft., more particularly described in the Schedule, forming part of this Deed; together with all ways, paths, passages, rights, liberties, privileges, easements, benefits to the said Commercial Unit; AND subject to adherence of terms and

conditions as stated hereinafter as well as the terms, conditions, stipulations and restrictions contained in the Declaration.

2. The Vendor assures the Vendee that the said Commercial Unit is free from all encumbrances such as sale, gift, mortgage, disputes, attachment, lien, claims etc., and there is no legal impediment or restraint of any nature whatsoever for the transfer of the said Commercial Unit to the Vendee.
3. The Vendee has already inspected the Commercial Unit and has fully satisfied itself about all items of work, quality of workmanship, materials, specifications, fittings and fixtures used and/or provided therein and all other services rendered or to be rendered. The Vendee undertakes and confirms to take possession of the Commercial Unit after execution and registration of this Deed. The Vendee hereby assures the Vendor that it shall not raise any objection or make any claim against the Vendor in respect of any item of work which may be alleged to have been or not have been carried out or completed or for any other reason whatsoever and such claim or objection, if any, shall be deemed to have been waived off by the Vendee.
4. The Vendee hereby also assures, represents and warrants to the Vendor that it shall comply with the terms hereof and with all the applicable laws and statutory compliances with respect to the said Commercial Unit, the said Land and to any proposed construction to be raised thereon and relying on all the assurances, representations and warranties made herein by the Vendee, the Vendor has agreed to enter into this Deed.
7. The Vendee shall use the Common Areas subject to the by-laws of the Association, Maintenance Agreement and provisions of the Apartment Act. The Vendee shall only have a joint and non-exclusive right of use of the Common Areas and common services and facilities subject to the timely payment of the maintenance charges. The Vendee agrees and accepts that the Vendee has an undivided proportionate right over the Common Areas only in respect of the Common Areas that form part of the commercial Building/Project and such right shall not extend to Common Areas that are part of the other residential phases of Experion Capital. The Vendee further understands and accepts that the Vendee shall not have any right to become a member of the club or to use the facilities of the club as maybe provided by the Vendor for the use of the occupants of the residential group housing portion of the project. This clause shall survive the conveyance of the said Commercial Unit.
8. The Vendee hereby unequivocally authorize the Vendor, its representatives, agents, employees, contractors, workmen to enter into and upon the said designated Common Areas, open areas, driveways without any restriction or interference whatsoever. The Vendee further undertakes and agrees that it shall not claim any right, title or interest with respect to areas designated for common use by the occupants of the entire mixed use development.
9. The Vendee hereby confirms that in case any structural defect or defect in workmanship, quality or provision of services or any other obligation as provided herein is brought to the notice of the Vendor by the Vendee within a period of 5 (Five) years from the actual date of handing over of possession of the first unit in the Project, such defect shall be rectified by the Vendor without any further cost or charges from the Vendee. In the event of failure of the Vendor to rectify

such defect within a period of 30(Thirty) days, the Vendee shall be entitled to receive appropriate compensation in the manner as provided under the Real Estate Act.

10. The Vendee hereby confirms and agrees that the Vendor shall be responsible for handing over the building/constructions or infrastructure services and systems, laid out for the said Project, in typical working order and free from any structural or fundamental defect. Only such defects of workmanship and quality that would in the ordinary course lead to the breakdown, malfunction or failure of building/constructions or infrastructure services and systems shall be covered under Defect Liability. The Vendee further confirm and agree that the Defect Liability would be rendered void in case of failure to maintain the technological equipment, materials and processes involved in the services laid out and implemented in the Project and failure to undertake maintenance and upkeep of such services, equipment and systems through appropriately qualified agencies. The Vendee also agrees that the Vendor shall not be responsible in cases where such defect has occasioned on account of unauthorized tampering, mishandling, human error or intervention by a technically unqualified person. Furthermore, it is agreed that the defects that are the result of ordinary wear and tear in due course or which are result of failure by the Government to provide its obligated services, infrastructure, etc., upto and outside the periphery of the Project shall not be covered under Defect Liability.
11. The Vendee hereby confirm and agree that all fittings, fixtures, unit level equipment whatsoever like ACs, CP fittings, toilet fixtures, etc., shall be made functional at the time of handing over possession but the maintenance thereof through appropriate AMCs or otherwise shall be the responsibility of the individual unit owner alone. Intrinsically breakable or degradable items like tiles, stones, wooden items, glass, iron grills, aluminium items, façade, doors, windows and such like shall also not be covered under Defect Liability.
12. The Vendee acknowledge and agree that despite of all the necessary steps and precautions taken while designing and construction, the concrete slabs/beams may deflect due to self-weight, imposed loading, creep and/or shrinkage phenomenon (inherent properties of concrete), for years after completion of construction. Further, there may be cracks in finishes i.e., flooring, ceiling, slab gypsum etc. as a result of such slab/beam deflection and due to any renovation work or alterations undertaken by the Vendor or Vendees of other commercial units. The Vendee hereby agree and confirm that it shall not hold the Vendor liable for any such defects or claim any compensation from the Vendor in this regard.
13. The Vendee undertakes to become a member of the Association of the owners, if applicable, as and when it shall be formed by the Vendor in accordance with the provisions of the Apartment Act. The Vendee hereby undertakes and agrees to fulfill all its obligations in this regard including signing of the membership form, payment of membership charges etc. The Vendee undertakes to abide by all the necessary documents and conditions in this respect. The Vendor shall transfer and convey the right, title and interests in the Common Areas as well as all its rights and obligations for maintenance of the Project excluding all the unsold commercial units to the Association of owners of the said Project or any part thereof as may be constituted in accordance with the provisions of the Apartment Act.
14. Upon assuming possession of the Commercial Unit, the Vendee may, carry out interior works in the Commercial Unit as per the requirement and use provided no structural alterations or

modifications are done to the Commercial Unit and no walls or other permanent constructions are broken or new walls or permanent constructions made that changes the internal layout plan of the Commercial Unit. Before commencement of interior works, the Vendee shall take prior written consent of the Vendor/ Association and adhere to the directions/ requirements specified by them and subsequently no alternation work should be carried out by the Vendee without obtaining prior written permission from the Vendor/Association. The Vendee shall ensure that no work carried out by it will in any manner affect the commercial units of other owners or Common Areas. In the event any damage is caused to other commercial units or Common Areas, the Vendee shall solely be responsible for making good such damage at his own risk as to cost and consequences and shall keep the Vendor indemnified at all times. Any internal works carried out in the Commercial Unit shall not cause damage to the Apartment, electrical systems, plumbing and fire-fighting system. The operating electrical load of all appliances installed inside the Commercial Unit e.g. ovens, air conditioners, coolers, water heaters and convectors, microwave ovens, refrigerators, televisions, lighting and other fixtures, fittings and appliances shall not exceed the electrical load provided for the Commercial Unit and shall not pose any risk or hazard of fire. Any damage caused to other units and the Common Areas due to such internal works shall be made good at the cost of the Vendee.

15. The Vendee has specifically agreed and understood that the Vendor shall have absolute right on identifying, earmarking, determining and allowing usage of the signage spaces in the Project. It is further agreed by the Vendee that such rights can be changed / modified at any time by the Vendor. The Vendee shall be entitled to install and maintain such signage/hoardings, only at the space allocated/permitted in writing, by the Vendor, in a well-lit, legible and in a proper manner at his / her / its / their own cost. The Vendor may issue such guidelines / directions including but not limited for color scheme, style and manner of the signage, proper maintenance and upkeep by the Vendee of such (allotted) signage's from time to time. The Vendee further undertakes, assures and guarantees that it would not put any sign-board / name plate, neon-light, publicity material or advertisement material etc. on the face / façade/roof of the said block/Building/Project or anywhere on the exterior of the block/Building/Project or Common Areas except at the places specifically earmarked and allotted by the Vendor to the Vendee. Further, the Vendee shall also be liable to pay charges, as applicable, to the Vendor along with any taxes that may be imposed by any Government Authority(ies) for putting any signage on the external façade/roof of the block/Building/Project or in the atrium. The Vendee agrees to obtain a prior written approval from the Vendor for putting any sign-board / name plate, neon-light, publicity material or advertisement material etc. on the face / façade/ roof of the said block/Building/Project or anywhere on the exterior of the block/Building/Project or Common Areas and also in respect of format, type, design, size, colour, material and lettering of the sign board / name plates, etc.
16. The Vendee agrees that the Vendor may as permitted under the Applicable Laws, grant on lease, license or franchise any space in the Common Areas of the Project, face / façade/roof of the said block/Building/Project or anywhere on the exterior of the block/Building/Project for advertisements, display hoardings, poster and signage spaces, including at corridors, passages, front elevation, atrium, lobbies, balconies and other Common Areas, terrace, in and around the outer façade of the entire Project and receive rents, profits and other revenue generated therefrom. Further, the Vendor may carry out promotional/recreational activities in the Common Areas of the Project, provided such activities do not cause any disturbance or

hindrance to the other occupants of the Project. The Vendee agrees and undertakes to not raise any objections or claims against the same.

17. The Vendee shall maintain the Commercial Unit in good order and shall ensure timely and proper maintenance of all its walls, partitions, sewers, drains, pipes and appurtenances thereto or belonging thereto in good condition and maintain the same at costs to be borne entirely by the Vendee. The Vendee shall not do or suffer to be done anything in or to the Building or the Unit, or the staircase, lifts, common passage, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any Authority(ies).
18. The Vendee agrees and undertakes to use the Commercial Unit only for such permitted use as prescribed under Applicable Laws. Furthermore, the Vendee shall not conduct any illegal or immoral activities thereon. The Vendee shall abide by all Applicable Laws and guidelines as may be prescribed by the applicable Authority/ Vendor/ Association from time to time.
19. The Vendee shall abide by the following:
 - i. Vehicles shall be parked only at designated car parking spaces;
 - ii. The Vendee shall neither encroach upon any of the Common Areas, passages and corridors or obstruct any amenities/ services available for common use nor store any article in such areas or block the same in any manner whatsoever;
 - iii. The Vendee shall not do anything that alters or changes the external façade, color scheme and texture of the Commercial Unit and shall not put up any structure, (temporary or permanent), to cover any open areas common and shared with other occupants.
 - iv. The terrace/balconies, if any, shall not be covered in any manner
 - v. The Vendee shall not install any window shades, awning, window grills, air conditioning/heating units or any other equipment in the Unit (except at such designated places as may be specified by the Vendor) without intimating the Vendor/Association of the same.
20. It is specifically made clear and the Vendee agrees that the service areas in the basement provided anywhere in the Project shall be kept reserved for services, use by maintenance staff, etc. and shall not be used by the Vendee for parking his / her / their / its vehicles. The Vendee agrees that all such car parking space(s), if any, reserved for the exclusive use of the occupants of the Project along with the unⁿ allotted car parking spaces shall not form part of any of the Common Areas and Facilities for the purpose of the Deed of Declaration. The Vendor hereby clarifies that the Vendee shall have no right, title and interest in the unreserved car parking spaces anywhere in the Project and the Vendor, at its sole discretion, shall have absolute right to deal with them as they shall remain the absolute property of the Vendor. The Vendee shall be liable to pay the maintenance charges, as may be applicable, of the car park space allocated with right to use to the Vendee. The entry of the Vendee's vehicle in the parking area so allocated shall be subject to stickers/RFID verification.
21. The Vendee accepts and acknowledges that he/she/it/they has/have visited the Unit/Building/Project and fully satisfied in respect of development/construction of the Unit/Project, Common Areas. He/she/it/they has/have no issue/complaint in respect of the

same, the execution of this Deed fully and finally absolves the Vendor from all its obligations and liabilities under the Agreement for Sale executed between the Parties.

22. That this Deed is subject to all laws and notifications and rules applicable to the Project. The terms and conditions of Agreement For Sale shall survive the conveyance of the said Unit. The obligations undertaken by the Vendee and the stipulations herein, to be performed or observed on a continuing basis even beyond the conveyance of the said Unit or which form a condition of ownership of the said Unit, shall survive the conveyance of the said Unit and all such obligations and covenants of the Vendee including without limitation, the obligations contained in various clauses of the Agreement For Sale shall be attached with the said Unit within the meaning of section 31 of the Transfer of Property Act, 1882 and remain enforceable at all times against the Vendee, its legal heirs, transferees, permitted assignees or successors-in-interest including its tenants/licensees/ occupiers for the time being.
23. The Vendee confirms having borne and paid all expenses for the completion of this Deed, including cost of stamp duty, registration and other incidental charges. This 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 said Commercial Unit conveyed by this Deed shall be borne by the Vendee exclusively and the Vendor shall not be liable for the same and accepts no responsibility in this regard.

SCHEDULE OF THE COMMERCIAL UNIT

All that piece and parcel of Unit No. _____ on Floor _____, having Carpet Area of _____ sq. mtrs., (_____ sq. ft.) in the Project, situated at plot no. TCG-1/AV-6 and TCG-1/AV7 , Gomti Nagar, Phase I, Vibuti Khand, Lucknow, Uttar Pradesh .

The Commercial Unit is bounded as under:

At or towards the North:

At or towards the South:

At or towards the East:

At or towards the West:

IN WITNESS WHEREOF, the Parties hereto have set and subscribed their hands through their respective duly authorized representatives as of the date first above written.

Witnessed by:

Experion Hospitality Private Limited

Name:
Address:

Name:
Title: Authorized Signatory

Witnessed by:

Experion Developers Private Limited

Name:
Address:

Name:
Title: Authorized Signatory

Witnessed by:

[●]

Name:
Address:

Name:
Title: Authorized Signatory

Witnessed by:

[●]

Name:
Address:

Witnessed by:

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Name:
Address:

Witnessed by:

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Name:
Address:

Witnessed by:

[●]

Name:

Address:

Annexure-I: Site Plan

[to be inserted]

Annexure-II: Floor Plan Of The Unit

[to be inserted]