

## DEED OF CONVEYANCE / SALE DEED (PERFORMA)

This Deed of Conveyance is made and executed on this \_\_\_ day of \_\_\_\_\_ 2025 at Vrindavan, District Mathura, Uttar Pradesh.

### BETWEEN

M/s Gangotri Infrateck, a Partnership Firm, having its registered office at 123, Mangal Deep, Agrawal lane, Raman Reti, Vrindavan (U.P.) — 281121, through its authorized partners Shri Narendra Agrawal, S/o Late Gopal Das, and Smt Sarika Agrawal W/o Narendra Agrawal, and Shri Avdesh Agrawal S/o Narendra Agrawal, and Smt. Kamla Agrawal W/o Avdesh Agrawal, R/o 123, Mangal Deep, Agrawal lane, Raman Reti, Vrindavan, Mathura-281001 hereinafter called the “Vendor/Promoter/First Party” (which expression shall, unless repugnant to the context or meaning thereof, include its successors and assigns)

### AND

Mr./Mrs. \_\_\_\_\_, son/daughter/spouse of \_\_\_\_\_, aged about \_\_\_ years, residing at \_\_\_\_\_, holding PAN No. \_\_\_\_\_, Aadhaar No. \_\_\_\_\_, hereinafter called the “Purchaser/Allottee/Second Party” (which expression shall, unless repugnant to the context, include his/her heirs, legal representatives, administrators, executors and assigns).

### WHEREAS

1. The First Party is the absolute owner and lawful possessor of the land admeasuring approximately 6680 sq.m., situated at Sunrakh Road, Ramtal Kund, Vrindavan, Mathura (U.P.), duly sanctioned by Building Plan No. MVDA/BP/23-24/1398, dated 18 June 2025, valid till 21 December 2030.
2. The said project, known as “Gangotri RAMTAL”, has been registered with the U.P. Real Estate Regulatory Authority under Registration No. \_\_\_\_\_ (hereinafter referred to as the “Project”).
3. All The Developments have done by Vendor and the Purchaser has Seen All The Developments on Spot and the Purchaser is Fully Satisfied by Developments Done by the Vendee, Purchaser will have no right to claim for further development.
4. The First Party has developed residential towers consisting of 1 BHK and 2 BHK flats with common areas, facilities, services, and amenities as per sanctioned plans and specifications.
5. The Purchaser/Second Party applied for allotment of a 2 BHK Flat bearing Unit No. \_\_\_\_\_, situated on the \_\_\_ Floor of Block/Tower \_\_\_ in the said Project, having a Super Carpet area of approximately \_\_\_ sq.m. and a built-up area of about \_\_\_ sq.m. along with proportionate

undivided share in the land and common areas.

6. The First Party has agreed to sell and convey the said Flat along with its undivided proportionate share in land, easements, and common facilities to the Purchaser/Second Party for a total sale consideration of ₹ \_\_\_\_\_ (Rupees \_\_\_\_\_ only).

7. Title Chain – The Initial Owner of the Subject Property was Sri Kanhi, S/o Doongar R/o Village Sunrakh Bangar, Tehsil and District Mathura, they were recorded tenure holder of class 1ka with transferable rights of khasra No 522 area 0.668 hectare land, situated at mauja sunrakh bangar, Tehsil and District Mathura. That later on above noted Sri Kanhi son of Doongar executed sale deed regarding his 0.668 hectare land of Khasra No 522 in favour of Sri Subhash Chand Batra son of Sri Ram Das Batra, resident of 89, Sector 33A, Chandigarh through a deed, registered in the office of Sub Registrar ( Regn ) Mathura at Book No 1 Volume 5013 pages 121-186 Document No 10499 dated 18.01.2012 . That later on above noted Sri Subhash Chand Batra son of Sri Ram Das Batra through his power of attorney Indresh Paul Batra son of Sri Subhash Chand Batra ( authorized through a deed dated 03.05.2023 attested by Notary Public) executed sale deed regarding above noted property in favour of M/s Gangotri Infrateck through its authorized partner Avdhesh Agrawal son of Sri Narendra Agrawal himself and power of attorney of Sri Narendra Agrawal son of late Gopal Das and Smt. Sarika Agrawal wife of Sri Narendra Agrawal and Smt.Kamla Agrawal wife of Sri Avdhesh Agrawal, residents of 123, Mangaldeep , Agrawal Lane Ramanreti Vrindavan , Tehsil and District Mathura (authorized through a deed registered in the office of Sub Registrar ( Regn ) Mathura at Book No 4 Volume 158 pages 155-164 Document No 251 dated 16.10.2018) through a deed, registered in the office of Sub Registrar ( Regn ) Mathura at Book No 1 Volume 11885 pages 1-14 Document No 11146 dated 18.05.2023. That later on above noted M/s Gangotri Infrateck through its partners Sri Narendra Agrawal son of late Gopal Das and Smt. Sarika Agrawal wife of Sri Narendra Agrawal and Avdhesh Agrawal son of Sri Narendra Agrawal and Smt. Kamla Agrawal wife of Sri Avdhesh Agrawal , obtained permission from Mathura Vrindavan Development Authority Mathura vide approved Map No MVDA/BP/25-26/0528 dated 02.09.2025 for proposed Group Housing Project over the property aforementioned. That after the execution of sale deed dated 18.05.2023, above noted M/s Gangotri Infrateck through its partners Sri Narendra Agrawal son of late Gopal Das and Smt . Sarika Agrawal wife of Sri Narendra Agrawal and Avdhesh Agrawal son of Sri Narendra Agrawal and Smt.Kamla Agrawal wife of Sri Avdhesh Agrawal became absolute owner of 6680.00Sqm land, situated at Khasra No 522, mauja Sunrakh Bangar, Tehsil and District Mathura and they are legally entitled to offer their property for equitable mortgage in favour of bank and they can offer their property for equitable mortgage in favour of bank. That the title of the property is clear and marketable and charge can be created over the property in question.

NOW THIS DEED WITNESSETH AS FOLLOWS

1. Consideration — In pursuance of the aforesaid agreement, and in consideration of the total price of ₹ \_\_\_\_\_ paid by the Purchaser to the First Party, the receipt whereof the First Party hereby acknowledges, the First Party doth hereby grant, convey, transfer, assign and assure unto the Purchaser the said Apartment more fully described in the Schedule A hereto.

2. Transfer of Title — The Purchaser shall henceforth be the absolute owner of the said Apartment with full right, title and interest therein, together with all rights, easements and appurtenances attached thereto, subject to the terms and conditions herein.

3. Ownership Possession and The physical possession of the said Apartment has been handed over to the Purchaser on \_\_\_ day of \_\_\_\_\_ 2025.

4. Covenants of the Purchaser —

- a. To use the said Apartment only for residential purposes.
- b. To pay regularly all applicable taxes, maintenance, and other statutory dues.
- c. Not to make any structural alteration without prior written consent of the Promoter or Association.

5. Covenants of the Vendor —

- a. That the Vendor has good and marketable title to the land and full right to sell.
- b. That the said property is free from all encumbrances, liens or litigation.
- c. That upon execution of this deed, no further right shall remain with the Vendor except those pertaining to unsold units or common facilities reserved.

6. Undivided Share in Land — Along with the Apartment, the Purchaser shall own and enjoy an undivided proportionate share in the freehold land described in Schedule B hereunder.

7. Common Areas and Facilities — The Purchaser shall be entitled to use the common areas, amenities and facilities of the Project as described in Schedule C hereto, jointly with other allottees, in accordance with the rules framed by the Apartment Owners Association.

8. Stamp Duty and Registration — All stamp duties, registration charges and incidental expenses in connection with the execution of this deed shall be borne and paid by the Purchaser.

9. Binding Effect — This Deed shall bind and benefit both the parties, their heirs, successors and assigns.

10. Jurisdiction — All disputes arising out of this conveyance shall be subject to the exclusive jurisdiction of competent courts at Mathura Court of Law.

IN WITNESS WHEREOF

The parties hereto have hereunto set their respective hands and seals on the day, month and year first above written.

SIGNED AND DELIVERED BY:

For M/s Gangotri Infrateck  
(Authorized Signatory)

Name: \_\_\_\_\_

Designation: \_\_\_\_\_

Address: \_\_\_\_\_

PAN: \_\_\_\_\_

Signature: \_\_\_\_\_

Purchaser/Allottee

Name: \_\_\_\_\_

Address: \_\_\_\_\_

PAN: \_\_\_\_\_

Signature: \_\_\_\_\_

Witnesses:

1. Name \_\_\_\_\_ Address \_\_\_\_\_ Signature \_\_\_\_\_

2. Name \_\_\_\_\_ Address \_\_\_\_\_ Signature \_\_\_\_\_

SCHEDULE A – DESCRIPTION OF THE APARTMENT

Flat No. \_\_\_ on the \_\_\_ Floor of Block/Tower \_\_\_ in Project “Gangotri RAMTAL”, situated at Sunrakh Road, Ramtal Kund, Vrindavan – 281121, District Mathura (U.P.), having a carpet area of \_\_\_ and super built-up area of \_\_\_ sq.m, together with one covered/open parking space No. \_\_\_\_.

SCHEDULE B – COMMON AREAS AND FACILITIES

Entrance lobby, corridors, staircases, lifts, common terrace, green area, firefighting systems, water supply and sewage lines, electric sub-station, parking area, club space and other facilities as provided in the sanctioned plans.

SCHEDULE C – DIRECTIONS OF THE APRTMENT

East –

West –

North-

South -

SCHEDULE D - DIRECTIONS OF THE PROJECT

EAST - CHUK ROAD

WEST - LAND OF BASUDEV ELEMENT

NORTH - ROAD

SOUTH - LAND OF VASUDEV ELEMENT