

DRAFT CONVEYANCE / SALE DEED OF EWS/LIG* APARTMENT
***EWS OR LIG – Mention whichever is applicable in conveyance deed**

Apartment No. :
Floor :
Type of Property : **Residential**
Building Name :- ANANTAM KUNJ- II - **EWS&LIG** situated
Area / City Name : Opp. Police Station Jait Tehsil & Distt. Mathura (U.P)
Sale Deed For (Transaction Value) :/-

Super Built Up Area : **Sq. Mtrs. (Sq.Ft.)**

This **CONVEYANCE DEED** is made and executed on this ____ day of _____, 2023 at Mathura (Uttar Pradesh) by **M/s Suncity Hi-tech Projects Private Limited (CIN No. U45201DL2005PTC143613)**, a company incorporated under the provisions of the Companies Act, 1956/ 2013 and having its registered office at LGF-10, Vasant Square, Plot-A, Sector-B, Pocket-V, Community Centre, Vasant Kunj, New Delhi – 110070 and its corporate office at Suncity Business Tower, Second Floor, Golf Course Road, Sector 54, Gurugram- 122002, Haryana and its PAN is AAJCS5668Q, **represented by its Authorized Signatory.....(Aadhaar No.) duly authorized vide Board Resolutions dated _____** hereinafter referred to as '**Vendor**' (which expressions shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest and permitted assigns);

In favour of

Mr./Mrs./Ms.....son/daughter/wife of Mr.....aged about years, R/o..... (Aadhaar No.) (PAN) (hereinafter singly/ jointly, as the case may be, referred to as the "**Vendee(s)**", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal successor(s), administrators, executors successors & permitted assignees) of the **OTHER PART**.

W H E R E A S:

The Government of Uttar Pradesh has announced the Hi-Tech Township Policy-2007 vide Government Order No. 3189/Eight-1-07-34 Vividh/03 dated 16th August 2007 which was superseded by Government Order no. 3872/Eight-1-07-34 Vividh/03 dated 17th September 2007 and read with Government Order number 4916/eight-1-07-34 Vividh/03 dated 27th August, 2008, 5397/8.3.08-34 Vividh/03 dated 2nd September 2008 and 6481/8-3-2008-24 Vividh/2008 dated 3rd January 2009 to promote and facilitate private sector participation in the development of Hi-Tech Townships with world class infrastructure.

AND WHEREAS the Vendor has signed a Memorandum of understanding on 24.12.2005 with Mathura Vrindavan Development Authority (An Authority constituted under the provisions of Uttar Pradesh urban Planning and Development Act, 1973) for the development of Hi-Tech Township at

Mathura, Vrindavan and the High Level Committee constituted by the Government of Uttar Pradesh has selected the Vendor for development of Hi-Tech Township at Mathura, Vrindavan. A supplementary MOU on 27.04.2016 and amendment to main MOU dated 24.12.2005 on 27.04.2016 were executed between Vendor and the Mathura Vrindavan Authority.

AND WHEREAS the total land area of the proposed Hi-Tech Township is 1500 acres and its conceptual detailed project report (DPR) submitted by the Vendor has been approved by the competent authority on 23.01.2016. However, later vide permit no.: Plotted Resi development / Plotted Housing / 02550/ MVDA / LD / 22-23 / 0520 / 15102022 dated 29th November 2022 granted by Mathura - Vrindavan Development Authority (Uttar Pradesh) in File No. MVDA/LD/22-23/0520, the competent authority directed the Promoter to close the project as per actual landholdings and therefore the area of the Hi-Tech Township got revised from 575 acre to 368.6 acres.

AND WHEREAS the land use of the site conforms to the development of Hi-Tech Township as per the Master Plan of 2021 of Mathura Vrindavan Development Authority or the land use has been converted by the Government of Uttar Pradesh for the purposes of Hi-Tech Township.

AND WHEREAS out of total 368.6 acres land situated in revenue estate of Village(s) Sunrakh Bangar, Mauja Jait and Mauza Chhatikra, Vrindavan, District Mathura (U.P.) known as "Suncity Anantam" (hereinafter referred to as the '**Township**'), the Vendor has developed a residential Group Housing Project for EWS (Economically Weaker Section) & LIG (Lower Income Group) families, over the Land admeasuring "**said land**" by name and style of "**ANANTAM KUNJ - II – EWS & LIG**" in terms of compliance to the notification(s) issued by the competent authority(ies) (hereinafter referred to as "**said project**") forming part of the Township. The layout of the said project / Township is approved by Mathura Vrindavan Development Authority vide File No. and the Map of EWS/LIG is approved vide Map no.dated passed by Mathura Vrindavan Development Authority.

AND WHEREAS the Promoter has registered the said project under the provisions of the Act with the Uttar Pradesh Real Estate Regulatory Authority at Lucknow, under registration no.

AND WHEREAS the **Vendor** is the absolute owner and in possession of the land falling in Khasra No. 2151, 2153, 2160, 2163, 2165, 2170 and 2221 i.e. total land admeasuring 51010 sq. mt (**hereinafter referred to as "said Land"**), by virtue of registered sale deed bearing no.datedand got the approval for development of EWS/LIG apartments from Mathura Vrindavan Development Authority vide Map no.dated

That the Vendor, subsequently after obtaining all requisite permissions/approvals/sanctions of Layout and Building Plan from the competent authorities has constructed a **EWS (G+3) Apartment(s) and LIG (G+3) Apartment(s)** over the said land in terms of the requisite permissions/approvals as detailed above.

AND WHEREAS the Vendor has got the "Declaration" registered, for the said "Anantam Kunj EWS & LIG" in the Office of Sub-Registrar, Mathura vide registration no.dated under the provisions of Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 read along with rules framed thereunder. The VENDOR is well and sufficiently entitled to the said land and the construction made therein, and no one besides the VENDOR has any interest, right, title or claim of any kind in the said land and the construction made thereon is free from all encumbrances and the VENDOR holds

unimpeachable and marketable right, title, interest and power to convey, transfer, alienate and sell the said land and/or constructions made therein in whole or in part.

AND WHEREAS the Vendor has opened a scheme for allotment of numbers of Residential EWS Apartments admeasuringSq.Ft.(approx.)..... sq. Mtr.] (approx.) each for the Economically Weaker Sections (EWS) (hereinafter referred to as the “EWS Apartment”), and numbers of Residential LIG Apartments admeasuring Sq.Ft.(approx..) (..... sq. mtrs.) (hereinafter referred to as “LIG Apartment”) in the project namely “Anantam Kunj-II”, situated opposite police station Jait, Tehsil and District Mathura (Uttar Pradesh).

AND WHEREAS the Vendee has approached the VENDOR and represented to the Vendor, that he/she is eligible for the allotment of the EWS/LIG Apartment in the aforesaid EWS/LIG scheme/ category and accordingly, the Vendee has examined all relevant documents relating to the right, title and interest of the Vendor and has inspected the site, lay-out plans and other relevant documents of the Said Land and Project/Township and the rights of the Vendor to develop and sell the EWS/LIG Apartments in the said Township and after being fully satisfied with the right, entitlement and interests of the Vendor, the Vendee had submitted an application along with requisite Affidavit(s) and other document(s) to the Vendor for allotment of an EWS/LIG Apartment as per applicable rules and regulations.

AND WHEREAS relying upon the representations, assurances, declarations, affirmations and confirmations of the Vendee as mentioned in the Application, Affidavit and other documents as true and correct, the Vendor accepted the Application for the allotment of an EWS/LIG Apartment.

AND WHEREAS the draw of EWS/LIG Apartments was held on, (Date) in the presence of STP, DTP Mathura or any other competent authority and representative on behalf of DC Mathura and before the public at large and in the draw of EWS/LIG category Apartment the Vendee(s) has/have been allotted a EWS/LIG Apartment No.at (floor no.....) admeasuring about _____ Sq. Ft./ _____ Sq. mtrs. (approx.), herein after referred as the “said Apartment / Unit”, situated in Anantam Kunj EWS & LIG, opposite police station Jait, Tehsil and District Mathura (Uttar Pradesh), more particularly described in Schedule-A hereinafter written for a total price of Rs. _____ /- (Rupees _____ only) Plus GST, if applicable, on the terms & conditions mentioned in the Application Form and also as notified by the Government from time to time. After the draw of Flats/Apartment(s), the Vendor vide its letter dated informed the Vendee w.r.t. allotment of the said Flat/Apartment and accordingly as per the terms & conditions of the application, the Vendee from time to time paid the installment(s) to the Vendor;

AND WHEREAS the VENDOR hereto is now desirous of executing the Conveyance Deed for conveying the said apartment / unit to the VENDEE(S);

NOW THEREFORE THIS CONVEYANCE DEED WITNESSETH AS FOLLOWS:

1. That for a total sale consideration of Rs. _____ /- (_____ only) Plus GST, if applicable, (hereinafter referred to as “Sale Consideration”), paid by the Vendee(s) to the Vendor in the following manner:

Amount	Ch./D.D. No.	Bank Name
_____ /-		IMPS
_____ /-		NEFT

The receipt whereof the Vendor hereby admits & acknowledges, the Vendor hereby grants, conveys, transfers absolute ownership rights, title & interests of the **EWS/LIG Apartment No.at (floor no.....) admeasuring about _____ Sq. Ft./_____ Sq. mtrs. (approx.)** together with impartible proportionate share in the land underneath the said Building **together with the right to use all the Common Areas, Common Amenities and facilities** for ingress and egress purposes situated in the said project; in favour of the Vendee(s) together with all rights, interest, easements whatsoever attached or deemed to be attached with the said EWS/LIG Apartment and to HAVE and to HOLD the same forever as its absolute owner and that hereafter if any person in any manner claims any interest or right of ownership in the said apartment or any part thereof, the Vendor shall indemnify the Vendee(s) and that the Vendee(s) shall have no right, title or interest in any other land, apartment or property etc. in the said Township except the said apartment described in **Schedule-A** hereunder written and the Vendor therefore covenant that the Conveyance Deed is executed in all its entirety and they have received full consideration of the sale price of the said apartment subject however to the stipulations and covenants herein contained for any future liability of the Vendee(s).

2. The Vendor doth hereby declares that notwithstanding any act, deed, matter or thing whatsoever by the Vendor done or executed or suffered to the contrary, the Vendee is/are lawfully, absolutely and exclusively and otherwise well and sufficiently entitled to the said EWS/LIG Apartment being hereby granted, conveyed, and transferred by way of this deed. The Vendor doth hereby covenants with the Vendee that the Vendee shall and may at all times hereinafter peacefully and quietly possesses and enjoy the said EWS/LIG Apartment.
3. The Vendor is now left with no right, title & interest of any nature in the said EWS/LIG Apartment and the Vendee has become the absolute owner of the said EWS/LIG Apartment, with full right to use, enjoy, sell and transfer the same as absolute owner without any objection/hindrance by the Vendor or any other person claiming through or under the Vendor. The Vendor hereby assures the Vendee that the Vendor has neither done nor been Party to any act whereby the Vendor's rights and title to the said EWS/LIG Apartment may in any way be impaired or whereby the Vendor may be prevented from transferring the said EWS/LIG Apartment in favour of the Vendee.
4. That the actual physical possession of the said EWS/LIG Apartment has been handed over by the Vendor to the Vendee simultaneously with execution & registration of this Conveyance Deed. The Vendee is/are fully satisfied with the physical and legal status of the said EWS/LIG Apartment and also with the amenities and services provided to the said EWS/LIG Apartment by the Vendor. Further declare that all the assurances given by the Vendor have duly been fulfilled and the said EWS/LIG Apartment is complete in all aspects, and now the Vendee is left with no claim against the Vendor in respect of any item of work in the said EWS/LIG Apartment.
5. That, the Vendee shall not make any additions / structural alterations / modification in the said Apartment / Unit, without prior written consent of the Vendor/maintenance agency and approval of the local Authority or any other competent authority. If the Vendee try or found to do make such additions/ structural alterations / modifications, without prior written consent of the necessary Authority than such additions/ structural alterations / modifications etc. shall be demolished / restored to its original shape and penalty shall be imposed upon the Vendee for breach of the terms and conditions of this Conveyance Deed. The Vendee shall be liable to pay such penalty imposed thereupon within 30 days to the competent Authority.

6. That from the date of registration of this sale deed, the Vendee shall be liable for and pay all applicable statutory charges, rates, taxes, duties or levies of all and any kind by whatsoever name called, as the case may be, with respect to the said EWS Apartment, imposed by the government, authorities, municipal corporation etc. In the event of any increase in such charges, rates, taxes, duties or levies whether prospectively or retrospectively, those charges shall be paid by the Vendee and be treated as unpaid sale price of the said EWS Apartment and the Vendor shall be entitled to recover the same from the Vendee.
7. That the External Development Charges (EDC) and Infrastructure Development Charges (IDC) has been charged on proportionate basis by the Vendor on behalf of the Development/Municipal/Governmental/ Statutory Authority. The Vendee has further agreed to bear and pay, on demand from the Vendor or Mathura Vrindavan Development Authority (MVDA) /Panchayat/ Municipal Corporation/ Governmental/ Statutory Authority, his/her pro-rata share of any additional External Development Charges, Infrastructure Development Charges and/or other charges or levies, as may hereafter be levied or enhanced even with retrospective effect by the Government and/or any other Authority. If such charges are increased (including with retrospective effect) after the execution and registration of this sale deed, then such charges shall be treated as unpaid statutory charges of the said EWS/LIG Apartment and the Vendor shall have the first charge/lien on the said EWS/LIG Apartment for recovery of such charges from the Vendee.
8. That the Vendee shall use the said EWS/LIG Apartment for residential purposes only and shall not use the said EWS/LIG Apartment or permit the same to be used for purposes whatsoever other than the purpose agreed/specified i.e. in violation of imposed terms and conditions, or rules, regulations, notifications, laws, bye-laws as applicable by the Local Authority/State Government or any other competent Authority. The Vendee shall not use/cause to be used the Said EWS/LIG Apartment for any purpose, which may or is likely to cause nuisance or annoyance to occupiers of other EWS/LIG Apartment adjacent to his/her EWS/LIG Apartment or in any manner which interferes with the passage or amenities in the said project.
9. The Vendee shall have no claim against the Vendor in respect of any item of work in the said apartment which may be alleged not to have been carried out or completed or for any other design, specifications, building materials used or for any other reason whatsoever and shall be entitled to the use and occupation of the said apartment without any interference but subject to the terms and conditions, stipulations and restriction contained herein or in the Application Form filled by the Vendee for allotment of the EWS/LIG Apartment. The Vendee further declares that Vendee has no claim, demand or grievance of any nature whatsoever against the Vendor for all times to come.
10. That, by virtue of this Conveyance Deed, the Vendee acquires the right, title and interest to enjoy the said EWS/LIG Apartment. Whereas the interest pertaining to the common areas is limited for the purpose of ingress or egress only; such common areas shall remain the property of the Vendor and all other land(s) and areas, falling outside of the said project are specifically excluded from the scope of this Conveyance Deed and the Vendee shall not be entitled to any ownership rights, title or interest etc. in any form or manner whatsoever in such land(s) and areas. The Vendee further acknowledges that the Vendee or any other person(s) claiming through him/her/them shall not be entitled to bring any action or claim for partition or division of the common area or facilities or any part thereof in any manner whatsoever.

11. Vendor shall be the sole owner of the terrace of the Anantam Kunj- II EWS & LIG Apartments and use the terrace for his own purpose. Vendee shall have no right to claim or object, if the Vendor will get the permission of further construction upon the terrace from the competent authority and sale the same or execute lease deed in favour of any other person / entity.
12. The green lawns, parks and common areas in said project / Township shall not be used by the Vendee for conducting any personal functions such as marriages, birthday parties, social gatherings etc. The same can be conducted at any common space, if any provided in any Building/ Block/Township on cost sharing basis with prior permission of the Vendor or its maintenance agency as the case may be.
13. The Vendee agrees and undertakes that he/she shall not object to the Vendor developing/constructing or continuing to develop/construct other Apartments/buildings on the adjoining lands to the said Apartment. The Vendee agrees & understands that the Vendor or its nominated agency may at their sole discretion and subject to applicable laws & permits by local or statutory Authorities from time to time, may alter/rectify/modify the development of the areas/Apartments/common areas in the township and/or other facilities/structures in the township and the Vendee consents in this respect and declares that he/she either individually or severally, shall not raise any objection or claim at any time against the Vendor.
14. That the Vendee shall neither himself/herself do, nor permit anything to be done that may damage any part of the adjacent Apartment/s etc. or violates any rule or bye-laws of the Local Authorities or the Association of residents.
15. That the Vendee shall be bound by the terms & conditions of the application form for EWS/LIG Apartment scheme and /or any other rules and regulations framed by the Govt. of Uttar Pradesh in this regard. The terms & conditions of the application for EWS/LIG Apartment and the recitals herein above shall be deemed to be incorporated in this Conveyance Deed, and as such forms an integral part of this Conveyance Deed.
16. That from the date of offer of possession of said Apartment, the maintenance of the said Apartment shall be the exclusive responsibility of the Vendee. That the Vendee do hereby agree with the following covenants:
 - a. To maintain the said apartment at its own costs, so as to keep the said apartment in good state and condition from the date of taking possession of the same and not do or suffer to be done anything, in or to the neighboring Apartments or any part of the said project / Township which is against the rules, regulations or bye/laws of the concerned local authority and/or the society of residents of the said Township.
 - b. Not to cover any adjacent area, nor at any time make or cause to be made, any additions or alternations of whatsoever nature in or to the Said apartment or any part thereof, and shall keep the sewers, drains and pipes in good conditions.
 - c. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown in any part of the said project / Township or any portion of the Said Land or anywhere in the said Township.
 - d. To permit the Vendor/Maintenance Agency, on prior intimation, and their servants and agents, whether with or without workmen, at all reasonable times, to enter into and upon the Said Apartment or any part thereof, to view and examine the state and condition thereof and for maintenance purpose.

- e. To abide by all the terms & the conditions of this Indenture of sale / Application Form and the applicable laws and to indemnify for any such act that results in loss owing to any contravention or non-compliance of any of the provisions of the Indenture of sale / Application Form.
 - f. Not to permit installation of any Telecom Tower or Antenna or Advertisement Tower/Hoardings or any other and similar type of equipment.
 - g. That the said apartment along with the said project shall be governed under the provisions of the **Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 read along with rules framed thereunder and also the Declaration registered under this Act.** The common areas and facilities and the undivided interest of each Apartment owner in the **common areas and facilities in the said** project and rules and regulations and resolutions adopted in pursuant thereof or any statutory enactment or modifications thereof and the vendee hereby covenants to be bound by its bye-laws, decisions and resolutions. The Vendee further agrees and confirms that its right, title and interest in respect of the said Apartment in the said project shall be limited to and governed by what are specified in the said Declaration.
17. That till such time the common maintenance of the said building/project “Anantam Kunj EWS & LIG” is handed over to any Association or society of the Residents or body corporate/agency or Municipal Corporation and in order to provide necessary maintenance services, the entire maintenance, upkeep, preservation and operation of common services/common areas in the said building/project shall be done by the Vendor or it's nominee (**hereinafter referred as the “Maintenance Agency”**) on the terms & conditions and charges to be determined by the Vendor or its nominated agency from time to time. The Maintenance charges shall be fixed by the Vendor/ Maintenance Agency, which shall be based on actual cost plus overhead charges which may change from time to time.
18. The Vendee shall allow the maintenance team of the Vendor or Maintenance Agency appointed by Vendor to have full access to and thorough his/her Apartment and constructions made thereupon for the periodic inspection, maintenance and repair of any common services therein.
19. The Vendee shall be bound and hereby agrees to pay such charges together with **charges for any replacement/up-gradation/additions/major repair(s) etc. of plant, machineries and equipments, etc.** promptly as per the Bills raised by the Maintenance Agency from time to time; and **shall execute a Maintenance Agreement with the Vendor/Maintenance Agency** in this regard and also undertakes to abide by the terms & conditions of the Maintenance Agreement.

It is specifically made clear and it is so agreed by the Vendee that this condition relating to the maintenance charges etc. as stipulated in this clause shall survive the conveyance of title in favour of the Vendee and Vendor or its maintenance agency/Mathura Vrindavan Development Authority/ Municipal Corporation/local body or association shall have first charge/lien on the said Apartment in respect of any such non-payment of shortfall or increases as the case may be. The Vendee undertakes to pay promptly without any reminders, all bills and charges as may be raised by the Maintenance Agency from time to time. The Vendee has assured the Vendor and the Maintenance Agency that the Vendee shall not withhold, refuse, or delay the payment of maintenance bills raised by the Maintenance Agency in the event of non-execution of the Maintenance Agreement or for any other reason whatsoever. Non-payment of any such charges within the specified time shall also disentitle the Vendee to enjoyment of common

services and the Vendor/ Maintenance Agency/Resident Welfare Association (RWA) etc. shall be at liberty to disconnect all such services without any notice to the Vendee. The Vendee agrees & consents the above arrangement and will not question the same singly or jointly with other Vendees/residents or occupants. The Vendee shall be liable to pay **interest free maintenance security, sinking fund, common maintenance charges, etc.** as determined by the Vendor or the maintenance agency from time to time without any demur.

20. The Vendee acknowledges that the maintenance agency may in its sole discretion get the **common infrastructures/equipments or machineries/ installations insured** on behalf of the Vendee and the Vendee agree to pay the cost of the same in addition to maintenance charges. The Vendee shall not do or permit to be done any act or thing which may render void or voidable any insurance or cause increased premium to be payable in respect thereof, for which the Vendee shall be solely responsible and liable.
21. That, it is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligation arising hereunder in respect of the "Said Apartment" in the Anantam Kunj – EWS & LIG shall equally be applicable to and enforceable against any and all occupiers, tenants, license(s) and/or subsequent Buyers / assignees of the Said Apartment of the Vendee, as the said obligations go along with the Said Apartment for all intents and purposes. The VENDEE agrees & undertakes to convey all the terms & conditions hereof to the subsequent purchaser/occupier, in case the Vendee further transfers the said apartment to any other person(s) **after 5 years in terms of the EWS/LIG Govt. Policy.** The Vendee shall also obtain NOC from the maintenance agency prior to such sale/subsequent transfer after clearing all their due/outstanding against the common maintenance charges etc. and shall update the records of the Maintenance Agency accordingly; failing which the Vendor herein or the Maintenance Agency shall have first charge over the said apartment to recover it's dues against the common maintenance charges/etc.
22. The Vendee acknowledges that if any clause of this sale 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 are reasonably inconsistent with the purpose of this conveyance 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.
23. That the Vendee shall abide by all the laws, bye laws, rules and regulations of the Government / MVDA/Panchayat / Municipal Corporation, local authorities etc. relating to the said project and the said Apartment. The Vendee has undertaken and doth 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 the Competent Authority; and that the Vendee does hereby indemnifies the Vendor/Maintenance agency from any liability or penalty on that behalf. The Vendee acknowledges that this Conveyance Deed is subject to all laws & notifications and rules applicable in respect of the said Apartment or the township for the time being in force, including the terms & conditions of the approval(s) or sanction(s) granted by the Authorities for setting up the said project/Township.
24. That all expenses such as Stamp Duty, Registration charges, & expenses and all other incidental and legal expenses for execution and registration of the sale Deed in respect of the said Apartment have been paid by the Vendee. The Vendee shall be liable for any deficient in stamp duty and/or any other charges/taxes, etc. if found after the execution/registration of

these presents; and the Vendor shall not be responsible or liable in any manner and the Vendee doth hereby indemnify the Vendor from any loss, injury or damages caused from the entire transaction.

25. That failure of either party to enforce at any time, or for any period of time the provisions hereof shall not be construed to be a WAIVER of any provisions or of the right thereafter to enforce each and every provision.
26. That the use of any gender in this deed or use of singular or plural expressions anywhere in this deed shall be understood to mean the appropriate gender or singular or plural expression with reference to the context and text of any particular clause of the deed and the same shall be read and construed accordingly as the context demands.
27. That the Recitals stated herein above shall form part and parcel and terms and conditions of this deed.
28. That the Courts at Mathura (Uttar Pradesh) alone shall have the exclusive jurisdiction to entertain and decide the disputes and differences, if any, which might arise between the parties with regard to the meaning, interpretation, implications and implementation of this Deed.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seal the day, month and year first above written.

Witnesses:

1. **VENDOR**

2. **VENDEE**

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SCHEDULE OF APARTMENT (SCHEDULE A)

All that piece & parcel of Residential Apartment under EWS/LIG Category bearing EWS/LIG Apartment No.at Floor, in.....Block in the Multi storied residential Group Housing Colony, known as Anantam Kunj- II – EWS & LIG situated opposite police station Jait, Tehsil and District Mathura (Uttar Pradesh), as per attached map and surrounded as under :-

East :
West :
North :
South :