

BRIEF PARTICULARS OF SALE DEED

Use of Land : Commercial

V-Code :

Village/City : Located on Plot No-8/C Comm-2,3 & 4 at
Siddharth Vihar Yojna, Tehsil and District-
Ghaziabad.

Detail of Property : **SHOP/UNIT No.**, at Floor, In
Project **“EPIC” (without roof right**, Multistoried
building) Located on Plot No-8/C Comm-2,3 & 4 at
Siddharth Vihar Yojna, Tehsil and District-Ghaziabad.,
U.P.

Measuring of property : Carpet Area Sq. ft. /... Mtr.
Super Area Sq. ft. / Mtr.

Status of Road : ____ METER WIDE ROAD

Govt. Value of Shop/Unit : Rs/-

Sale Consideration : Rs...../-

Sector rate : Rs..... /- Per Sq, Mtr. (Less 50%)

Stamp Duty : Rs..... /-

Stamp Duty paid : Rs...../-

.

DETAILS OF VENDOR

JINDALSONS INFRATEX PRIVATE LIMITED; incorporated under the provisions of the Companies Act, 2013, having its Regd. Office at 8, CSC, Vigyan Vihar, Delhi - 110092, (PAN: AADCJ9033C)

through its Authorized Signatory, Shri son of Sh. duly authorized vide its Board Resolution dated hereinafter referred to as "Developer" which was referred by name as 'Promoter' in the agreement for sale between concerned parties, which expression, unless repugnant to the context to remaining thereof, shall mean and include its successors-in-interest and assigns, of the ONE PART

DETAILS OF VENDEE

Mr. _____ S/o _____ residing at _____

(Aadhaar no. _____) & (PAN _____) aged about _____, hereinafter called the "VENDEE" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors in interest and permitted assignees, of the SECOND PART.

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

DETAILS OF SPACE/SHOP/UNIT

The SPACE/SHOP/UNIT No. at Floor, having super area square feet constructed in multi storied commercial complex known as 'EPIC' built on commercial Plot No- 8/C Comm-2,3 & 4 at Siddharth Vihar Yojna, Tehsil and District-Ghaziabad., U.P (hereinafter called the "said space/Shop/Unit") the "said space/Shop/Unit" constructed in Multi Storied Building.

SALE DEED

This Sale Deed is executed at Ghaziabad on this _____ day of _____ 2026

BETWEEN

JINDALSONS INFRATEX PRIVATE LIMITED; incorporated under the provisions of the Companies Act,2013, having its **Regd. Office at 8, CSC, Vigyan Vihar, Delhi - 110092**, (PAN: **AADCJ9033C**) through its Authorized Signatory, **Shri** son of Sh. duly authorized vide its Board Resolution dated hereinafter referred to as **“Developer”** which was referred by name as **‘Promoter’** in the agreement for sale between concerned parties, which expression, unless repugnant to the context to remaining thereof, shall mean and include its successors-in-interest and assigns, of the **ONE PART**

AND

.....**S/o SH.** **R/o**
..... **Aadhar No:, PAN:and**
..... **S/o R/o Aadhar No:**
..... **,PAN:.....,** herein after referred to as **“Allottee(s)”** which was referred by name **‘Allottee(s)’** in the agreement for sale between concerned parties dated , which expression, unless repugnant to the context or meaning thereof, shall mean and include their respective legal heirs, legal representatives, and assigns), of the **OTHER PART.**

WHEREAS:

- A. The Developer, obtaining sanction of building plans from Uttar Pradesh Awas Evam Vikas Parishad (hereinafter referred to as **“UPAEVP”**), vide its letter bearing No. _____, has-constructed a commercial complex on the land totaling to **4000.88** sq. meters, comprising the following Plots:
- i. **Plot No. 8C/Comm.-02**, admeasuring 1350 square meters, situated at Siddharth Vihar Yojna, Tehsil and District Ghaziabad, acquired vide Hire Purchase Agreement dated 05.08.2025, duly registered in the office of the Sub-Registrar, Ghaziabad, in Book No. 1, Volume No. 22855, at pages 145 to 174, bearing Document No. 9408 dated 05.08.2025;
 - ii. **Plot No. 8C/Comm.-03**, admeasuring 1333.63 square meters, situated at Siddharth Vihar Yojna, Tehsil and District Ghaziabad, acquired vide Hire Purchase Agreement dated

31.01.2025, duly registered in the office of the Sub-Registrar, Ghaziabad, in Book No. 1, Volume No. 22329, at pages 141 to 190, bearing Document No. 1292 dated 31.01.2025;

- iii. **Plot No. 8C/Comm.-04**, admeasuring 1317.25 square meters, situated at Siddharth Vihar Yojna, Tehsil and District Ghaziabad, acquired vide Hire Purchase Agreement dated 29.01.2025, duly registered in the office of the Sub-Registrar, Ghaziabad, in Book No. 1, Volume No. 22324, at pages 1 to 50, bearing Document No. 1211 dated 29.01.2025

- B. Pursuant to the aforesaid sanction of a building plan, the Developer developed the Project Land by constructing there on a Commercial Complex, namely **“EPIC”** (hereinafter referred to as **“Said Complex”**) and bearing UP RERA registration number, comprising of buildings having commercial Units along with other common services and facilities being part of the Said Complex, in accordance with the sanctioned building plans.
- C. Upon completion of construction of Said Complex, an application was submitted by the Developer to **“UPAEVP”** for grant of completion/occupation certificate. Thereafter, UPAEVP vide its letter **No.** has granted completion certificate no. in respect of the Said Complex, on the conditions as contained therein.
- D. On an application submitted by the Allottee(s), the Developer agreed to allot, vide a letter of allotment (hereinafter referred to as **“Allotment Letter”**) duly executed in their favor of an commercial unit bearing No..... (here-in referred to as **“Said Unit”**) on Floor without roof right, in the Said Complex, having a Carpet area measuring as per annexed map (**Schedule -B**) along with an undivided and impartible proportionate share in the land underneath the Said Building and undivided proportionate share in the common areas of the Said Building, including easements rights attached thereto against the total Sale consideration of **Rs./- (Rupees Only)** with respect to said Unit receipt of which is hereby confirmed, admit and acknowledged by the First Party.
- E. The Allottee(s) has been provided by the Developer with all the relevant information, documents, building plans, and such other credentials with respect to its rights, title, and interest in the Project Land, and its competency, facilities, and basic infrastructure provided in the Said Building. The Allottee(s) have confirmed that they have examined the said documents, building plans, etc., and are fully satisfied in all respects with regard to the rights, title, and interest of the Developer in the Project **“EPIC”** and have also understood all limitations and obligations of the Developer in relation there to. The Allottee(s) here in, thus, have relied solely on their own judgment while deciding to seek allotment of the Said Unit.

There has never been any objection by the Allottee(s) in this respect after the allotment of the Said Unit by the Developer, and as such, pursuant to the allotment, the Allottee(s) are now entering into this Sale Deed in respect of the Said Unit.

- F. For the purposes of this Sale Deed, "Common Areas and Facilities" means and includes:
- i. the land on which the Said Building is located and all easements, rights, and appurtenances belonging thereto and the Said Building;
 - ii. the foundations, columns, girders, beams, supports, main walls, roofs, walls, common corridors, passages, lobbies, stairs, stairway, and entrances and exits of the Said Building;
 - iii. installations of common services such as power, light, sewerage, and rainwater in the Said Complex;
 - iv. the elevators, tanks, pumps, motors, expressers, pipes and in general all apparatus and installations existing for common use including electrical, plumbing and fire shafts, on all floors; and
 - v. Circulation area, service areas including but not limited to, machine room, overhead water-tanks, stores, etc., architectural features, if provided, and security control rooms.
- G. All other common areas and facilities, which are not included herein before, shall be treated as limited common areas & facilities and shall be reserved for use of certain Unit or Units to the exclusion of other Units without the interference of other Unit owner(s). "Limited common areas and facilities", means those common areas and facilities within the Said Building earmarked/ reserved for use of certain Unit or Units to the exclusion of other Units.
- H. The Allottee(s), since have paid the total agreed to consideration to the Developer as mentioned hereinafter, the Developer, by virtue of this sale deed, transferring and conveying their respective rights, title, claim and interest in the Said Unit to the Allottee(s), on the terms and conditions, as set out hereinafter.

NOW, THEREFORE, THIS SALE DEED WITNESS, AS UNDER:

1. In consideration of a total sum of which consideration is already paid by the Allottee(s) to the Developer, the receipt where of the Developer hereby acknowledge and admit before the Sub-Registrar, and in consideration of the undertaking of the Allottee(s) to pay such further amount, as may be at any time here to after become liable to pay in terms of this Sale Deed, and also subject to all those terms and conditions contained in the Allotment Letter, as referred here in above, which may or may have not been specifically in corporate herein, the Developer doth hereby grant, convey, transfer, assure and assign unto the Allottee(s), the Said Unit, as more fully described in **SCHEDULE "A"** and layout of said Unit, as more fully described in **SCHEDULE "B"** and for greater clarity delineated on the site plan

attached hereto, together with the undivided and impartible proportionate share in the land underneath the Said Building and the undivided proportionate share in the common areas of the Said Building and along with all rights and easements whatsoever necessary for the enjoyment of the Said Unit together with the rights to use space in limited common areas and facilities, specifically ear marked in the said complex To HAVE AND TO HOLD the same unto and to the use of the allottee(s) and their successors-in-interest and assigns, legal heirs, absolutely and forever, subject to the exceptions, reservation, conditions, stipulations and covenants hereinafter contained and each of them.

2. The Said Unit hereby sold, conveyed, and assured under this Sale Deed is free from all sorts of encumbrances or charges (except those created on request of the Allottee(s) to obtain loan for the purchase of the Said Unit), transfers, easements, liens, attachments transferable rights in the same.
3. The vacant and peaceful possession of the Said Unit here by sold and has been delivered by the Developer to the Allottee(s) and the Allottee(s) have taken possession of the same, after physical inspection of the Said Unit, and after having satisfied themselves about the quality, specifications and extent of construction, carpet-area, Exclusive Balcony /Verandah/ Open Terrace Area facilities, and amenities and design of the Said Unit and undertakes not to raise any dispute hereto after in connection therewith individually or collectively with any other person(s).
4. In case the Allottee(s) have availed of a loan facility from their employer or financing bodies to facilitate the purchase of the Said Unit, then in that case; (a) the terms of the financing agency shall exclusively be binding and applicable upon the Allottee(s)only, and (b) the Allottee(s) shall alone be responsible for the repayment of dues of the financial institution/agency along with interest/penalty accrued here on or any default in re-payment thereof.
5. For Computation Purpose, 'Carpet Area' shall mean usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, / open terrace area or any exclusive open terrace area.
6. The Allottee(s) shall get exclusive possession of the carpet area of the Said Unit. The Allottee(s)shall also have undivided proportionate share in the common areas and facilities within the Said Building and shall use such common areas and facilities harmoniously with other occupants of the Said Building without causing any inconvenience or hindrance to any

of them. The Allottee(s) shall also be entitled to use the general common areas and facilities within the Said Complex, earmarked for common use of all the occupants of the same. Further, the use of such common areas and facilities within the said Building and/or of the Said Complex shall always be subject to covenants herein and timely payment of maintenance charges and all other dues.

7. Except for the Said Unit, conveyed herein along with all common easement rights attached there with, including undivided right of use of all common areas and facilities and of ingress and egress over common areas within the Said Complex, which may be within or outside the foot print of the Said Building, all rights and interest in all un-allotted / unsold areas in the Said Building / Said Complex, open spaces, roofs / terraces of Said Building, common areas and facilities shall continue to vest in the Developer and the Developer shall have the sole right and absolute authority to deal with such areas, facilities and amenities in any manner including by way of sale, transfer, lease or any other mode, which the Developer may deem fit in their sole discretion.
8. The Allottee(s) shall not be entitled to claim partition of their undivided share in the land underneath the Said Building, and the same shall always remain undivided and impartible and unidentified.
9. The Allottee(s) shall abide by and observe all the conditions, terms and covenants of the Sale Deed, approvals governing the Said Building / Said Complex, rules framed by the Developer and / or the nominated maintenance agency (Facilities Management Agency / FM Agency) and all laws, bye-laws, rules, and regulations stipulated by UPAEVP including the conditions mentioned in the completion certificate, referred herein-above, and/or the Municipal, Local and other Government or Statutory bodies and abide the provision of Real Estate (Regulation and Development) Act, 2016. and rules made thereunder and shall remain responsible and shall keep the Developer and owners/occupier of other Units in the Said Building indemnified against all costs, consequences, damages & penalties arising out of any breach or non-compliance of any of them.
10. The Developer hereby covenant with the Allottee(s) that the interest, which each of the Developers hereby professes to transfer, is subsisting and the Developers have good right full power and authority to convey, grant, transfer, assign and assure the Said Unit to the Allottee(s) in the manner aforesaid free from all encumbrances.
11. The Allottee(s) have already paid the sale consideration, as stated here in above, and all other dues/charges, which are payable from the date of application and/or, in terms of the

Allotment Letter, referred herein-above. However, if any additional charges including an increase in Development charges, levies, rates, taxes, demands, etc. including service tax, GST, VAT/Works Contract Tax, development charges for the provision of peripheral and /or external services or any other reason attributable to the Said Unit / Said Building/Said Complex, are levied in future retrospectively or otherwise, then the same shall be treated as unpaid consideration of Said Unit payable by the Allottee(s) and the Developer shall have first charge/lien on Said Unit for recovery of the same.

12. The Developer has agreed to organize operation, upkeep, and maintenance of various services and facilities provided in the Said Complex as a facilitator through its nominated agency, (herein "Maintenance Agency"). The Allottee(s) have agreed and undertaken to enter in to a Maintenance Agreement for availing various services and facilities provided in the Said Complex/Said Building, the Allottee(s) have paid in advance, for an initial period of two years from the date of hand over of the said unit on account of Maintenance Charges towards recurring maintenance expenses, housekeeping, watch & ward charges & other expenses including administrative charges, etc., as per the terms of the Maintenance & Management Agreement. Thus, the Maintenance Agency shall be entitled to disconnect the said services and facilities including the power back-up in the event of default or delay/default in payment of said maintenances charges by the Allottee(s), after the expiry of an initial period. Allottee(s) may be permitted to transfer the Said Unit only after obtaining no dues from the Maintenance Agency.
13. The Allottee(s) have reimbursed/agreed to reimburse to the Developer such charges as demanded/may be demanded separately for making arrangements for providing sewerage, water to the Said Unit from the peripheral services/connections provided by various authorities to the Said Complex. The Allottee(s) have also agreed and undertaken to pay power back up charge to the Developer or its nominated agency for the supply of electricity through power back up to the Said Unit. The supply of the electricity shall be liable to be disconnected if the bills for the same are not paid in the specified time.
14. The Developer have provided a power backup system to each Unit and the common services/facilities in the Said Building. The Allottee(s) shall be liable to pay regularly and timely the charges towards electricity consumed by the Allottee(s) through the power supply and proportionate running cost of power back-up system over and above the general maintenance charges, electricity consumed through the power back-up system at such rates, taxes, levies, service charges, etc., as determined by the Developer/Maintenance Agency, failing which supply power back-up can be discontinued by them. Supply of power backup/ electricity may be disconnected, and maintenance services may be stopped to the Said Unit,

in case of default by the Allottee(s) in payment of these amounts.

15. The maintenance of the Said Unit including all walls and partitions, sewers, drains, pipes, attached lawn, and terrace areas shall be the exclusive responsibility of the Allottee(s) from the date of the possession. Further, the Allottee(s) will neither themselves permit anything to be done nor caused to be done, which may damage any part of the Said Building, the staircases, shafts, common passages, elevators, adjacent Unit(s), etc., or violates the rules or bye-laws of the Local Authorities.
16. The Developer and/or Maintenance Agency and their authorized staff and workmen shall always have the right to enter into and upon the Said Unit or any part thereof at all reasonable hours to set right any defect in the said Unit or the defects in the Units above or below or adjoining the Said Unit and for repairing, maintaining, cleaning, lighting, and keeping in order and good condition service drains, pipes, cables, etc., and the Allottee(s) covenants and agrees to permit them to do so. Any refusal by the Allottee(s) to allow such entry into or upon their Unit or any part thereof will be deemed to be a violation of this Sale Deed and violation of the right of easement and right of usage of common services and facilities of other Unit owners and the Allottee(s) shall make themselves liable for legal actions for said violation.
17. It is made clear that the Maintenance & Management of the Said Complex shall be organized by Maintenance Agency through various outside/ outsourced agencies under separate agreements/arrangements to be entered into with them. The responsibility of the Developer and/or Maintenance Agency will be limited only to the extent of supervision to the best of its abilities subject to human limitations and short comings, that the operation and functioning of these agencies conform with the agreements/arrangements entered into with them and to change any agency if its performance is not found satisfactory.
18. The responsibility of providing Watch & Ward Security Services in the Said Complex shall be with the Maintenance Agency who can entrust to some out sourced Security Agency. The Maintenance Agency and the security agency will be entitled to regulate entry into the Said Complex. The security agency may not guarantee or ensure full proof of the safety and security of the Said Complex or Allottee(s) residing in the said Complex or their belongings and properties. It is made clear and agreed herein that neither the Developer nor the Maintenance Agency shall have any financial/criminal liability for any loss to life and property by reason of any theft, burglary, fire, or any other incident of crime/mishap/accident occurring in the Said Unit / Said Building/ Said Complex or any part or portion thereof due to any lapse/failure/short coming on the part of the staff of the security agency and/or the

Developer/Maintenance Agency.

19. The Developer or Maintenance Agency shall in no case be held responsible or liable for any fire or any kind of hazard, electrical, pollution, structural originating from the Said Unit or other Units / Common Areas of the Said Building. The Allottee(s) shall keep Maintenance Agency/Developer indemnified and harmless against any loss or damage that may be caused to the Unit Owners.
20. The Developer shall have no legal liabilities what so ever arising from acts of omission, commission, negligence, and defaults of the aforesaid agencies in providing the stipulated/expected services. The Developer shall not be liable for any default/deficiency in Maintenance & Management of the Said Complex by reason of any force-majeure circumstances, human failures, shortcomings, or any other circumstances beyond their control. The Developer shall also not be liable for any loss, damage, or physical injury which may be caused to the Allottee(s) or the family members, domestic staff, guests, or any other persons/visitors on account of any human error or fault on the part of the employees of Maintenance Agency or the employees of the any of the outsourced agencies providing services to the Said Complex or by reason of any circumstances beyond their control.
21. The Allottee(s) shall be liable to pay all taxes or other charges including Municipal Tax, House Tax, Water Tax, Sewerage Tax or any other such taxes, charges, levies, etc., which are imposed, levied, or charged, under any law in force or that may hereafter be enforced, in respect of the Said Unit, from the date of allotment of Said Unit .So long as Said Unit is not separately assessed for the taxes, duties, etc., the Allottee(s) shall pay a proportionate share of such dues, demands, charges, taxes, liabilities, if any, in proportion to the Carpet area of the Said Unit to the Developer/Maintenance Agency/ Govt. Agency, who on the collection of the same from owner so fall the Units in the Said Complex shall deposit the same with the concerned Authority.
22. All the provisions contained herein and the obligations arising hereunder in respect of Said Unit shall equally be applicable to and enforceable against any occupiers, tenants/ licensees, and/or subsequent purchasers/transferees of Said Unit. Whenever the right, title, and interest of the Allottee(s) in the Said Unit is transferred in any manner whatsoever, the transferee(s) shall be bound by all covenants and conditions contained in this Sale Deed and the Maintenance & Management Agreement referred to elsewhere in this Sale Deed and they are liable and answerable in all respects therefore in so far as the same may be applicable to the effect and relate to the Said Unit.

23. The Allottee(s) shall not raise any construction temporary or permanent in or upon the Said Unit nor shall they make any alteration or addition or sub-divide or amalgamate the Said Unit. The Allottee(s) shall not demolish or cause to be demolished any structure of the Said Unit or any portion thereof and shall also not make or cause to be made any structural additions or alterations of any nature whatsoever in the same or any part thereof given structural safety of the Said Building. The Allottee(s) shall not remove the floor, roof and any walls of the Said Unit including load-bearing walls and all the walls, floor, roof and the structure of the same shall remain integral and common with the Units above, adjoining, and below it.
24. The Allottee(s) shall not harm or cause any harm or damage to the peripheral walls, front, side, and rear elevations of the Said Unit in any form. The Allottee(s) shall also not change the color scheme of the outer walls or painting of the exterior side of the doors and windows and shall not carry out any change in the exterior elevation and design by causing any addition or alteration in the same or otherwise. Any such breach shall be treated as default and the same shall attract discontinuation of common services and facilities till the breach is satisfactorily rectified at the cost of the Allottee(s).
25. The structures of the said Building along with lifts, pump houses, generators, other common facilities, etc. ,may be got insured by the Developer or Maintenance Agency, under Fire and Special Perils Policy at the expense of the Allottee(s) provided all the occupiers/owners of all the Units pay and continue to pay the proportionate charges to be incurred for the purpose of insurance and the Allottee(s) shall always be liable to pay proportionate cost thereof separately. The Allottee(s) shall not do or permit to be done any act which may render void or voidable any insurance or cause increased premium. The said insurance shall not include contents inside the Said Unit and the Allottee(s) may get the same insured separately at their own cost and expense.
26. The Allottee(s) shall not keep any hazardous, explosive, inflammable chemicals/materials, etc. which may cause damage to the Said Building or any part thereof. The Allottee(s) shall be liable for the same and keep the Developer and owners of other Units in the Said Building indemnified in this regard.
27. The Allottee(s) shall keep the said Unit properly repaired and in good conditions and shall not do anything which may endanger or affect the other portions of the said building and hinder the proper and responsible use of such portions by the owner of other Units the allottee(s) shall maintain at their own cost including walls, partitions, drains pipes and terrace areas if any at the their own cost in the same and good condition, state and order in which

its delivered to them and in particular to prevent any seepage, leakage, flooding or damaged to any other part of the said building more particularly the Units adjoining and below it. The allottee(s) shall keep the developer and owner/occupiers of the other Units in the said building/said complex indemnified secured and harmless against all cost damages and consequences arising out of any breach for non-compliance by the Allottee(s).

28. The Allottee(s) shall not in any manner what so ever encroach upon any of the common areas, limited use areas, and shall also have no right to use the facilities and services not specifically permitted to use. The Allottee(s) shall be liable for all legal actions and consequences arising out of all encroachments or unauthorized temporary/permanent constructions carried out by them in the Said Unit or any common areas within the Said Building or within the Said Complex and shall be liable to be removed at their cost.
29. Neither the owners/occupants of the Said Unit nor owners/occupants of other Units in the Said Building will ever have any right to obstruct or cause obstruction or hindrance of any nature to the staircase/driveway and any other common passage, services, and facilities in any manner whatsoever. The common areas, e.g., staircase, driveway, passage, etc., will in no case be used for keeping/chaining any pets/ dogs or any animal/bird.
30. The Allottee(s) may undertake on-structural/interior decorations-related alterations in their Unit only with the prior written approval of the Developer. The Allottee(s) shall not be allowed to affect any of the following changes/alterations:
 - (i) Changes, which may cause damage to the structure (columns, beams, slabs, etc.) of the Said Unit or any part of adjacent units. In case the damage is caused to an adjacent Unit or common area, the Allottee(s) will get the same repaired failing which the cost of repair may be paid by the said owner.
 - (ii) Changes that may affect the facade of the Said Building (e.g. changes in windows, tampering with external treatment, changing the paint and external walls, changing or painting of signboards, etc.);
 - (iii) Making encroachments on the common spaces in the Said Building/Said Complex; and
 - (iv) Any construction temporary or permanent or any alteration or addition to sub-divide or amalgamate the Said Unit.
31. The Allottee(s) shall strictly observe the following to ensure safety, durability, and long-term maintenance of the Said Building:

- i) No RCC structural member like column and beams should be hammered or punctured for any purpose.
 - ii) All the plumbing problems should be dealt with by a qualified or experienced plumber in the Said Building. The plumbing Network inside the Said Unit is not to be tampered with or modified in any case.
 - iii) All the external disposal services to be maintained by periodical cleaning.
 - iv) The Allottee(s) shall not covert the balcony/terrace of the Said Unit by any structure, whether permanent or temporary.
 - v) No alteration will be allowed in elevation, even of temporary nature.
 - vi) Any electrical changes should be made using good quality material as far as possible and same should be carried out by a licensed electrician;
 - vii) If Allottee(s) rent out the Said Unit, they are required to submit all details of the tenants to the Maintenance Agency. The Allottee(s) will be responsible for all acts of omission and commission of their tenants.
 - viii) If Allottee(s) rent out the said Unit they are required to submit all details of the tenant to the maintenance agency. The allottee(s) will be responsible of all acts of omission and commission of their tenants. The Maintenance Agency may object to renting out the said Unit to persons of the objectionable profile.
 - ix) The Allottee(s) are not allowed to put the grills or change façade or temper any kind of Unit front of the said unit as per the individuals wish only the design approved / developed by developer will be permitted.
32. The Allottee(s) may transfer by sale, gift, exchange, or otherwise in any manner, the Said Unit after obtaining a No Objection of the Developer and/or the Maintenance Agency regards clearance/payment of outstanding maintenance charges and any other charges payable by the Allottee(s) to the Developer or the Maintenance Agency.
33. All costs and expenses incidental to the preparation, execution and registration of this Sale Deed including the payment of Stamp Duty and registration fee has been borne by the Allottee(s).

E-Stamp Certificate No.:

SCHEDULE - "A"

Referred here-in Above

Description of Said Unit conveyed to the Allottee(s)

All that piece and parcel of the built-up Unit bearing No. Carpet Area Sq. Meter / Sq. Ft. Project "EPIC" situated at Plot No. 8C/Comm 2,3 &4, Siddharth Vihar Yojna, Distt Ghaziabad, U.P.- 201009 along with an undivided and impartible proportionate share in the land underneath the Said Building and undivided proportionate share in the common areas of the Said Building including all easements rights attached there to along with right of use to general commonly used areas and facilities earmarked for the common use of all occupants within the Said Complex named EPIC. This deed is written according to the statement of both the parties.

IN WITNESS WHEREOF, the Developer and the Allottee(s), described here in above, have signed, sealed & executed at the place and, on the date, month & year, first above written and in the presence of following witness

SIGNED, EXECUTED & DELIVERED BY:

DEVELOPER

ALLOTTEE(S)

WITNESS:

1

Signature

Name

Address

2.

Signature

Name

Address

Developer

Allottee(s)

E-Stamp Certificate No.:

SCHEDULE - “B”

Developer

Allottee(s)