

DEED OF CONVEYANCE

This Deed of Conveyance is made and executed on this **18th day of June, 2025** at New Delhi.

BETWEEN

M/s. RELIABLE BUILDERS PVT. LTD., a company incorporated under the Companies Act, 1956, having its registered office at 12, Commercial Complex, Connaught Place, New Delhi - 110001, represented by its authorized signatory, **Mr. Alok Kumar Jain**, (hereinafter referred to as the **"VENDOR"** or **"PARTY OF THE FIRST PART"** which expression shall unless repugnant to the context or meaning thereof, be deemed to include its successors-in-interest and assigns) of the **FIRST PART**.

AND

MR. RAHUL SHARMA, son of Mr. Suresh Sharma, residing at C-4/12, Safdarjung Development Area, New Delhi - 110016, with PAN: DFGHS5678K, (hereinafter referred to as the **"VENDEE"** or **"PARTY OF THE SECOND PART"** which expression shall unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators, legal representatives, and assigns) of the **SECOND PART**.

WHEREAS the VENDOR is the absolute owner and in possession of a large parcel of land situated at Sector 65, Gurugram, Haryana, by virtue of a registered sale deed dated 10th April 2019, registered as document no. 4521, in Book No. I, Volume No. 110, on pages 55 to 60, at the office of the Sub-Registrar, Gurugram.

AND WHEREAS the VENDOR has developed the said land into a residential group housing complex known as **"InnovateTech Residency"**, comprising several towers with residential apartments and common amenities, duly approved by the competent authorities.

AND WHEREAS the VENDOR agreed to sell, and the VENDEE agreed to purchase, the residential apartment more particularly described in the Schedule below, for a total sale consideration of **₹ 1,50,00,000/- (Rupees One Crore Fifty Lakh only)**.

AND WHEREAS the VENDEE has paid the entire sale consideration to the VENDOR, the receipt of which the VENDOR doth hereby admit and acknowledge.

NOW, THIS DEED WITNESSETH AS FOLLOWS:

1. **TRANSFER OF OWNERSHIP:** In pursuance of the aforesaid agreement and in consideration of the sum of **₹ 1,50,00,000/- (Rupees One Crore Fifty Lakh**

only) paid by the VENDEE to the VENDOR, the VENDOR does hereby grant, convey, sell, transfer, and assign unto the VENDEE, ALL THAT the property described in the Schedule hereto (hereinafter referred to as the "Scheduled Property"), TO HAVE AND TO HOLD the Scheduled Property unto the VENDEE absolutely and forever.

2. **POSSESSION:** The VENDOR has delivered the vacant, peaceful, and physical possession of the Scheduled Property to the VENDEE.
3. **TITLE:** The VENDOR hereby covenants with the VENDEE that the VENDOR is the absolute owner of the Scheduled Property and has a clear, marketable title, free from all encumbrances, liens, charges, mortgages, litigation, and attachments.
4. **ASSURANCE:** The VENDOR assures the VENDEE that the VENDEE shall peacefully hold, possess, and enjoy the Scheduled Property without any claim, demand, interruption, or disturbance from the VENDOR or any person claiming through or under the VENDOR.
5. **INDEMNITY:** The VENDOR agrees to indemnify and keep the VENDEE fully indemnified against any loss, damage, or costs incurred by the VENDEE due to any defect in the VENDOR's title or any breach of the covenants contained herein.
6. **STATUTORY PAYMENTS:** All taxes, cesses, and outgoings relating to the Scheduled Property up to the date of this deed have been paid by the VENDOR. Henceforth, the VENDEE shall be liable to pay all future taxes and charges.
7. **STAMP DUTY & REGISTRATION:** The stamp duty, registration charges, and all other incidental expenses for this Deed of Conveyance have been borne and paid by the VENDEE.

THE SCHEDULE OF PROPERTY ABOVE REFERRED TO

All that piece and parcel of the residential apartment being:

- **Flat No.:** T-C/1502 (Tower C, 15th Floor, Unit 02)
- **Complex:** InnovateTech Residency
- **Location:** Sector 65, Gurugram, Haryana
- **Super Built-up Area:** 1850 Sq. Ft. (approx.)
- **Carpet Area:** 1250 Sq. Ft. (approx.)
- **Parking:** One covered car parking space bearing No. P-2/C-115 in the basement level 2.

Bounded as follows:

- **North:** Tower D
- **South:** Common Green Area
- **East:** Flat No. T-C/1501
- **West:** External Façade

Together with an undivided, indivisible, and impartial share in the land underneath and all common areas and amenities appurtenant thereto.

IN WITNESS WHEREOF, the parties have executed this Deed of Conveyance on the date first above written.

SIGNATURE OF VENDOR	SIGNATURE OF VENDEE
 _____	 _____
For M/s. Reliable Builders Pvt. Ltd.	(Rahul Sharma)
(Alok Kumar Jain)	
Authorized Signatory	

WITNESSES:

1.	2.
Signature: _____	Signature: _____
Name:	Name:
Address:	Address: