

SALE DEED

This Sale Deed is made, executed and Registered at SR, Baranga, District: Cuttack, Sate of Odisha on this _____ of _____ 20__.
(Two Thousand Twenty-_____)

By

BETWEEN

- 1. SHREE RAM CONSTRUCTIONS**, (Regd. No.-720202200790 of 2022), PAN- AEGFS7217D, a partnership firm constituted under the Indian Partnership Act 1932, Section-4 having its registered office at C/o- Halan Building, 2nd Floor, (above Bank of India), Nayasarak, PO- Chandini Chowk, PS-Lalbag, District: Cuttack-753002, State of Odisha represented by its Managing Partner **SRI VINIT SETHIA** (Aadhaar No: - 5463-7237-0104 PAN No-AYKPS1810L) aged about 39 years, S/o- Late. Sushil Kumar Sethia, By faith-Jain, By Profession-Business, residing at- Flat No-501,502 City Mart 5th floor, Bajrakabati Road, P.O- Buxibazar, P.S- Mangalabag, Town/Dist.Cuttack-753001., State of Odisha, Mobile No-94370-72041.
- 2. MR. RAMNJAN KHAN** (Aadhaar No. 5038-0986-0221, PAN No. AOBPK5614D) aged about 41 years, S/o- Late Dabir Khan, By Caste- Muslim, By Profession- Business, Resident of At- Naraj, P.O- Naraj PS- Barang Town/District: Cuttack-754006, State of Odisha. Mob. No. 99377-75488 represented by the constituted attorney, **SRI VINIT SETHIA**, aged about 39 years, S/o- Late. Sushil Kumar Sethia, By faith-Jain, By Profession-Business, residing at- Flat No-501,502 City Mart 5th floor, Bajrakabati Road, P.O- Buxibazar, P.S- Mangalabag, Town/Dist.Cuttack-753001. Aadhaar No: - 5463-7237-0104, PAN No-AYKPS1810L State of Odisha, Mobile No-94370-72041, Managing Partner of **SHREE RAM CONSTRUCTIONS** who has been appointed as such under irrevocable power of attorney no. 11832100371, dated 03.02.2021. Herein after referred to and described as the **OWNERS / VENDORS / PROMOTER** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees); hereinafter called the **Vendor(s)** of the **ONE PART**.

For Shree Ram Constructions

Sethia.

Managing Partner

AND

SRI/SMT _____ aged about _____ years, S/o /W/o/ D/o. _____, By Caste : _____, By Profession : _____, Residing at _____, P.O- _____ P.S - _____, Town/Dist- _____, State of _____, (PAN : _____), Aadhaar No _____ Mobile No _____ herein after referred to and described as the **PURCHASER / VENDEE** which expression shall mean and include his / her legal heirs, successors, nominee, administrators, successor in interest, executors and assign of the party of the **SECOND PART**.

NATURE OF DOCUMENT: SALE DEED

CONSIDERATION AMOUNT: Rs. _____/-
(Rupees _____ only).

NATURE OF RIGHTS: Ac _____.
(_____) of undivided land out of Ac 1.730 Dec. with Carpet _____ sq.ft. (_____) with annual Rent Rs. _____ is hereby sold with all rights and easements thereof.

WHEREAS

The vendor no. 1 is the absolute and infeasible owner of a compact land situated in Mouza- Padmalava Nagar, Tahasil-Baranga No-196, PS-Cuttack Sadar-No.16, covered under Khata No 170/1153, 170/1152, 170/1145, 170/1144, 170/1146, Plot no 301, 302, 308/1886, 308/1889, 308/1900 respectively, the total extent of the land being Ac.1.490 decimals. The vendor no. 1 has clear and marketable title in respect of the said land in question.

AND WHEREAS

The vendor no 2 is the absolute owner in respect of a piece of land measuring Ac.0.240 decimals, which is presently covered under Khata No. 170/1133, 170/1164, Plot No 308/1901, 308/1896 classified as Homestead, The land belonging to vendor no 1 having an extent of

For Shree Ram Constructions

Dethia.

Managing Partner

Ac.1.490 decimals and piece of land adjacent to Vendor No-1 Having an area measuring Ac 0.240 decimals belonging to vendor no 2 have been amalgamated and the complex "**SRC SIGNATURE**" has been constructed over the total area of Ac.1.730 decimal. It is also trite to state here that the Cuttack Development Authority has been sanctioned the building plans over the total area of Ac.1.730 decimals, granting permission for construction of a Residential-cum-Commercial and Club house complex which shall be used for residential & Commercial purpose.

AND WHEREAS

The genesis and flow of title in respect of the land belonging to **vendor no 1** is that Sri Ashok Kumar Sharma, S/o- Hemraj Sharma was the original owner in respect of the land having an area of Ac.1.490 decimal. The said original land owner had transferred and conveyed the said land in favor of **Shree Ram Constructions** under a registered sale deed bearing no. 11832001565, Dated 02.11.2020. That the Ashok Sharma who had originally purchased the land under registered sale deed No-3367 on dated.11.07.2007 executed by Hari Barik and others, document No-11831901622 on Dated.27.09.2019, Document No-11831901688 on Dated-11.10.2019 & document No- 11832000111 on Dated.17.01.2020 all Three Nos of deeds were executed by Ananta Charan Swain. The sale deed was for consideration and possession had been delivered after execution and registration of the Sale Deed. From the recitals of the sale deed it is evident that the original owner required finance for repayment of certain loans and for construction of a residential / commercial house. On receipt of the total consideration amount as fixed and settled, the original owner had transferred the said land in favor of the purchaser **Shree Ram Constructions** under registered Sale Deed dated 02.11.2020. The recitals of the sale deed further established that the possession of the land had been delivered to the purchaser by the said original owner. After purchase, the purchaser **Shree Ram Constructions** had initiated mutation case No.3075/2020, 3076/2020 this land in question as Gharabari and other mutation case No-3054/2020, 3067/2020, 3072/2020 and OLR Case no. 4738/2021, 4790/2021, 4791/2021 under section 8-A of the OLR Act for conversion

For Shree Ram Constructions

Dethia.

Managing Partner

of classification of the land and for recording of the land in favor of the purchaser **Shree Ram Constructions**. After the applications were allowed, the record of right had been prepared in favor of **Shree Ram Constructions**. Under Khata No 170/1153, 170/1152, 170/1145, 170/1144, 170/1146 containing Plot no **301, 302, 308/1886, 308/1889, 308/1900** area Ac.1.490 decimals.

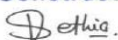
ANDWHEREAS

The vendor no 2, that the Land originally belongs to Sri Ashok Kumar Sharma, S/o- Hemraj Sharma in respect of the land having an area of Ac.0.240 decimal. The said original land owner had transferred and conveyed the said land in favour of **Ramnjan Khan** under a registered Sale Deed bearing Document No.- 11832001543, dated- 29.10.2020, that Ashok Sharma who had purchased the land under registered sale deed bearing Document No.-11832000187 on Dated-29.01.2020 & Document No.-11832000111 on Dated-17.01.2020 both Two Nos of deeds were executed by Ananta Charan Swain. The sale deed was for consideration and possession had been delivered after execution and registration of the sale deed. The lands respectfully belonging to vendor no 1 and 2 are adjacent land and both the vendors had amalgamated the said land for construction of the proposed multi storied commercial cum residential/commercial complex.

ANDWHEREAS

The vendor no 2 has no experience or expertise to construct a multi storied building comprising of independent flats / apartments in consonance with the building plans sanctioned by the Cuttack Development Authority. In furtherance of the common object namely construction of a multi storied building over compact piece and parcel of land belonging to the both the vendor no 2 and 1, the parties had joined together, for successful conception and execution of the housing scheme formulated by them. There was an integrated planning for translating into reality, the dream nourished by the vendors. Vendor no. 1 which is a construction agency has been delegated and vested with right to cause commercial exploitation of the land by construction of a multi-storied building comprising of independent flats in consonance with the building plans sanctioned and approved by the Cuttack Development

For Shree Ram Constructions



Managing Partner

Authority. Such delegation of power had been made under Agreement Dated 30.12.2020, executed by and between the parties namely vendor no 2 and 1. The vendor no. 2 had also executed a registered General Power of Attorney bearing No. 11832100371, Dated: 03.02.2021, registered with the registering Officer, Baranga, Cuttack constituting and appointing **Shree Ram Constructions** represented by its Managing Partner **Vinit Sethia** for successful completion of the scheme namely the construction of multi-storied complex as per the scheme formulated by the parties.

AND WHEREAS

The vendors have clear and marketable title in respect of the said land in question. Land Owners here in after is the developer had formulated a scheme to construct Residential/ commercial complex comprising of several units / CARPET AREA space besides other common areas, facilities and amenities and parking space utilities in the complex of "**SRC SIGNATURE**". The Cuttack Development Authority had granted permission for construction and development of square meter of built-up area. The building plans have been approved and permission for construction has been granted by the authorized officer Planning Member CDA vide memo No. 7172//BP/CDA, Cuttack, Dated-11.07.2022 and ORERA Regd. No: _____ Dated _____ .

AND WHEREAS

As per the building plan approved by the Cuttack Development Authority, vide its letter No 7172/BP/CDA dated 11.07.2022 and ORERA Regd No:_____ dated _____ having utilized absolutely by the Firm its own financial resources / Financial Institutions. That the Multi storied residential / Commercial Apartment building consists of flats in the Basement+Stilt+12th floor having 3 Blocks (Tower A, B, C) with Club House & one Commercial Block provision for utility space in the complex. All the Residential / Commercial Spaces are aesthetically designed with modern facilities and infrastructural amenities. The indoor opulence is fortified by outdoor elegance.

For Shree Ram Constructions

Sethia.

Managing Partner

AND WHEREAS

The above-named vendee expressed his/her desire to purchase undivided proportionate share and interest in the said scheduled property measuring together with the building measuring **Carpet Area of _____ sq.ft** assigned as **Flat No/Commercial Space. _____** in the _____ **Floor in Tower/Commercial Block _____** **"SRC SIGNATURE"** at Padmalava Nagar, Trishulia, Baranga, Cuttack. Along with free garage / closed parking in the Basement / stilt Floor bearing parking No _____ of the said apartment which is registered under ORERA vide Regd No: _____ dated _____ more fully described in Schedule "B".

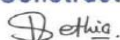
AND WHEREAS

The ownership of a residential/Commercial Space in an integrated complex is a concept which contemplates **(a)** exclusive right, possession and enjoyment of a specified CARPET AREA / constructed space **(b)** right of passage / way, easements and quasi easement etc, **(c)** covenants relating to maintenance of common areas, facilities, amenities and conveniences **(d)** ownership of land remains joint and undivided i.e. a proportionate impartible undivided interest or share in the land over which the building complex has been constructed.

AND WHEREAS

The purchaser / party of the second part had expressed his / her unambiguous, explicit and unequivocal intention to purchase by way of absolute sale a CARPET AREA of flat, in the integrated complex with name and style as **"SRC SIGNATURE"** constructed over the land and more precisely delineated in the lay out plan attached to the sale deed inclusive of proportionate impartible undivided interest in the land described in the Schedule-A. The Residential/commercial complex **"SRC SIGNATURE"** comprises of several built-up space/Flat and covered utility space in the complex besides the common areas, facilities, amenities and conveniences in the integrated complex. The purchaser simultaneously with the execution herewith has already paid the consideration amount both in respect of the CARPET AREA space Flat

For Shree Ram Constructions



Managing Partner

and for acquisition of proportionate impartible undivided interest in the land.

AND WHEREAS

The purchaser had expressed a clear intention to purchase the Residential / Commercial Flat in question. The vendors parties of the first part herein after the Land owner as well as the Developer had accepted the offer given by the purchaser / party of the second part and had expressed the unequivocal intention to transfer and convey the CARPET AREA / Residential / Commercial Space **Flat No/Commercial Space**. _____ in the _____ **Floor in Tower/Commercial Space** _____ **"SRC SIGNATURE"** of the multi storied building as more fully described and delineated in the Schedule - B as well as layout plan drawing attached to the sale deed inclusive of proportionate impartible undivided interest in the land as delineated in the Schedule - A as well as the right of use and enjoyment the common utility areas facilities amenities and conveniences provided and earmarked in the complex.

AND WHEREAS

The offer made and acceptance thereof by the parties namely Vendors and the Purchaser having crystallized into a concluded contract, agreement had been executed by and between the parties. Be that as it may, the essential terms and conditions as well as the incidents of the sale transaction has been agreed upon and settled by and between the parties. The Vender/Developer admit and acknowledge the receipt of the total consideration amount in respect of the carpet area **Flat No.** _____ in the _____ **Floor** of **"SRC SIGNATURE"** complex together with proportionate impartible undivided interest in the land, as more fully described in Schedule B and A set out below respectively.

AND WHEREAS

As stated in the foregoing paragraph the Purchaser party of the second part had evinced an intention to purchase a Commercial Space / CARPET AREA space comprised in the integrated Residential / Commercial complex. The said request of the purchaser has been

For Shree Ram Constructions



Managing Partner

accepted by the vendor. The Residential / Commercial Space is identified as Flat No. _____ is situated in the _____ **floor** of the "**SRC SIGNATURE**" having a carpet area of _____ sq.mt. In respect of which the consideration amount had been fixed and settled at **CONSIDERATION AMOUNT: Rs. _____/- (Rupees _____ only)** being the consideration in respect of chargeable finishing structure, Residential / Commercial Space / CARPET AREA inclusive of proportionate impartible undivided interest in the land.

AND WHEREAS

The purchaser was fully satisfied regarding the title and interest of the vendors in respect of the said property, and the right and competency of the vendors to execute this Sale Deed. The purchaser has also inspected the building plans sanctioned by the Cuttack Development Authority. The said purchaser has also perused the title deeds in support of the title of both the vendors. The party of the second part also acknowledges that as a purchaser of a flat / carpet area, it will have no right over other carpet area comprised in the complex and or the common areas facilities provided in the complex.

NOW THIS INDENTURE WITNESSTH AS FOLLOWS -

1. In pursuance to the agreement between the parties and in consideration as agreed and more specifically covered in Schedule- "C" has already received, admit & acknowledge from the Purchaser as following manner:

Rs. _____ /- (Rupees _____) only
 Vide Ch. No. _____ of Bank
 _____, _____, Cuttack,
 Dated. _____

Rs. _____ /- (Rupees _____) only
 Vide Ch. No. _____ of Bank
 _____, _____, Cuttack,
 Dated. _____

For Shree Ram Constructions

 Managing Partner

Rs. _____ /- (Rupees _____) only
Vide Ch. No. _____ of Bank
_____, _____, Cuttack,
Dated. _____

Rs. _____ /- (Rupees _____) only
Vide Ch. No. _____ of Bank
_____, _____, Cuttack,
Dated. _____

All total comes of **Rs.** _____ /-(Rupees _____ only), which constitute the consideration for transferring and conveying the chargeable carpet space / Residential/commercial Flat in question inclusive of the proportionate impartible undivided interest in the land as well as the right of use and enjoyment the common areas facilities amenities and conveniences provided and earmarked in the complex "**SRC SIGNATURE**" having been paid by the Purchaser, party of the second part to the Developer, the receipt whereof the Vendor doth hereby admit and acknowledge, that the Vendors hereby transfer, assign and assure unto and in favor of the Purchaser the said CARPET AREA space / Residential/Commercial Space as delineated in the Schedule-B and indicated in the layout drawing attached to the sale deed, in the commercial cum Residential/commercial complex including the benefit of all rights, easements and facilities, amenities and conveniences provided in the complex, for the beneficial use and enjoyment of the said CARPET AREA /Residential/Commercial Space, as more fully described in Schedule-B transferred in favor of the purchaser by absolute sale together with the proportionate impartible undivided interest in the land as described in the Schedule-A.

2. The Vendors further declare and covenant that the Purchaser shall enjoy and hold the said CARPET AREA space / Residential/Commercial Space described in the Schedule-B together with the proportionate impartible undivided interest in the land, as set out in Schedule-A as well as the right of use and enjoyment the common areas facilities amenities and

For Shree Ram Constructions

Dethia.

Managing Partner

conveniences provided and earmarked in the complex **"SRC SIGNATURE"** absolutely and forever. The vendors unequivocally state that notwithstanding any act, deed or things done, they have absolute right title and interest as well as saleable right to grant and convey the CARPET AREA space / Commercial Space and undivided interest in the land in favor of the Purchaser explicitly delineated in Schedule 'B' and 'A' respectively. As a resultant consequence, the Purchaser shall possess, use and enjoy the said CARPET AREA space / Residential/Commercial Space inclusive of undivided interest in the land at all times hereafter peacefully and quietly as the absolute and indefeasible owner thereof, without any let, interruption whatsoever by the Vendor or any person claiming any interest under the Vendors as well as the benefit of use and enjoyment of common areas, facilities, amenities and conveniences provided and earmarked in the complex.

3. The Purchaser / party of the second part, shall at all times hereafter peaceably and quietly enter upon and exclusively occupy possess and enjoy the said Residential/Commercial Space / premises conveyed to him with all rights and appurtenances and shall be entitled to receive the rents, income and profits thereof without any interruption, claim or demand whatsoever from or by the vendors or their successors in interest, executors, administrators or assigns or by any other person or persons claiming any right under the Vendors.
4. The Purchaser, after execution herewith shall have unfettered rights to deal with the said residential/Commercial Space including but not limited to the right to sale / lease / etc. to any third party with or without consideration or to deal with the subject residential/Commercial Space as it may so desire without any hindrance or interruption by the vendors or their successors in interest, executors, administrators or assigns or by any other person or persons claiming any right under the Vendors.
5. The Purchaser shall exercise all acts and ownership and possession in respect of the said Residential/commercial Flat premises hereby transferred and conveyed in his favor absolutely and shall be kept

For Shree Ram Constructions



Managing Partner

harmless and indemnified against any claim / right advanced by any third party, pertaining to the project land and the construction of the complex undertaken over the said land by the Vendors or by any other person or persons.

6. The Vendors and all persons claiming any right, title or interest in respect of the said land and premises hereby transferred by the vendors shall from time to time and at all times hereafter at the request and cost of the purchaser execute or cause to be done and executed all such further acts, deeds and things whatsoever for more perfectly and absolutely assuring the property namely the CARPET AREA / Residential/Commercial Space and undivided share in the land unto and in favor of the Purchaser.
7. The Vendors state that they have absolute right, title and competency as well as saleable interest to grant, convey, transfer, assign and assure the said CARPET AREA space / Residential/Commercial Space in the complex together with undivided interest in the land as explicitly delineated in Schedule-B and A respectively in favor of the Purchaser / party of the second part. The Vendors further undertake that they shall at all times hereafter at the cost and request of the Purchaser, if so required, to execute or cause to be executed any further deeds and assurances in favor of the purchaser for removing any deficiency and reassuring the title in respect of the CARPET AREA space / Residential/Commercial Space hereunder transferred in favor of the Purchaser together with the proportionate impartible undivided interest in the land, if the same is considered to be necessary or expedient. The Vendors including their successor in interest / assigns shall at all times, herein after indemnify or cause to be indemnified the purchaser against any loss, damage or liability which may be suffered by the Purchaser by reason of any defect, deficiency in the title of the Vendors, in respect of the land or the CARPET AREA space / Residential/Commercial Space transferred under the sale deed inclusive of proportionate impartible undivided interest in the land.

For Shree Ram Constructions



Managing Partner

8. Resultantly the purchaser shall possess, and enjoy the CARPET AREA / Residential/Commercial Space together with proportionate impartible undivided interest in the land hereunder transferred absolutely free from any encumbrances, attachments, liens, lispence, acquisition or requisition, attachments. The Vendors further unequivocally declare that the property namely the proportionate impartible undivided interest in the land and the carpet area / Residential/Commercial Space in the complex conveyed is not the subject matter of any suit or litigation and the same has not been attached by any Court or authority in any proceeding. The property is also not the subject matter of any land acquisition proceeding and no scheme has been formulated by Government or even in contemplation by the Government or any other authority in respect of the property.
9. The Purchaser shall have the right to exercise all acts of ownership and possession not only in respect of the proportionate impartible undivided share in the land hereby transferred which is a legal right enjoined in the Orissa Apartment Ownership Act but also the carpet space / Residential/Commercial Space, which is conveyed under this sale deed in consonance with the rules, regulations in force as well as the bye-laws to be framed by the owners of the CARPET AREA space / Residential/Commercial Spaces comprised in the complex.
10. The Purchaser shall have unequivocal rights to avail loan / finance from bank / financial institution / private parties by creating charge against the subject Residential/Commercial Space in form of mortgage, hypothecation or any other form and Vendors shall have no objection of whatsoever for the same. In case of any NOC (No Objection Certificate) required by such bank / financial institution / private parties for creation of charge, Vendors shall forthwith provide the NOC to Purchaser.
11. Purchaser at its own costs and expenses can carry out all/any internal modification or alteration of the subject Residential/Commercial Space as it may so desire for the benefit of its use or occupation and Vendors shall have no objection for the

For Shree Ram Constructions

Dethia.

Managing Partner

same as long as the modification is not impacting the structural stability of the complex.

12. Purchaser hereby agrees that the cost of maintenance and repairs of the Common Areas and facilities of the Complex shall be proportionately divided among all the owners of the units of the complex and shall be in accordance with Bye-Laws of the Society / Association of the Owners.
13. The Vendors further covenant that the purchaser shall have the right to use and enjoy the common areas and facilities and other amenities, in harmony with other purchasers of carpet space / Residential / Commercial Space in the complex and in consonance with the bye-laws, which may be framed by the society / association of the owners of the CARPET AREA space / Residential/Commercial Spaces in the complex **"SRC SIGNATURE"**. Purchaser shall be member of such society / association of the owners, whenever formed by the Vendors, and shall have the requisite rights and obligations as per the bye-laws framed by society / association of the owners.
14. The vendors further covenant that the purchaser is delivered possession of the CARPET AREA space / Residential/Commercial Space as more explicitly delineated in Schedule-"B" today, that is, the date of execution of the sale deed and the purchaser shall have absolute and unfettered right to use and enjoy the said CARPET AREA space / unit together with the benefits of common facilities as absolute and indefeasible owner thereof in his / her own right.
15. The transaction is an absolute sale and the parties have fully understood the nature, content and purport of the transaction as well as the recitals spelt out in the covenants of the deed.

IN WITNESS WHEREOF, the vendors here-un-to have set and subscribed their hands and seal on the date first above written in presence of the witnesses named below.

For Shree Ram Constructions



Managing Partner

WITNESSES :

**Signature of the Vendor/Seller
For Shree Ram Constructions
Partner Vinit Sethia
& P/A/H of Ramnjan Khan**

Signature of the Vendee/Purchaser

**SCHEDULE - A
DESCRIPTION OF LAND**

LOT -1

Dist.- Cuttack, SRO:- Baranga, Mouza : Padmalava Nagar, Trishulia, Baranga, P.S- Cuttack Sadar, PS No.-16, Tahasil- Baranga, Kisam- Homestead, Under present ROR Khata **(A)** No-170/1153, 170/1152, Plot no 301, 302 Corresponding to previous khata No-170/685 previous Plot No- 301, 302 Sabak Khata-123 Sabak Plot - 232 & 233 having an area Ac 0.350 decs & Ac 0.720 decs respectively.

Total 2 (Two) Nos of Plots Area Ac 1.070 Decimals.

(B) Under present ROR Khata No- 170/1145, 170/1144 & 170/1146, Plot No. 308/1886, 308/1889, 308/1900 Corresponding to previous Khata No- 170/1119,170/1125 &170/1133 previous Plot No.- 308/1886, 308/1889, 308/1895 Corresponding to Hal before Khata-170/171 Plot No.- 308 Consolidation Khata No.-12 & 9 Plot No- 135

For Shree Ram Constructions

Sethia.

Managing Partner

smadha. having an area Ac0.160 decs,Ac0.160 decs, Ac0.100 decs Total 3 (Three) Nos of Plots Area Ac0.420 Decimals.

All 5 (Five)Nos Khata & 5 (Five)Nos Plot Grand total Area **Ac 1.490** decimals.

LOT -2

Dist.- Cuttack, SRO :Baranga, Mouza : Padmalava Nagar, Trishulia, Baranga, P.S- Cuttack Sadar, PS No.-16, Tahasil- Baranga, Kisam-Homestead, Under present ROR Khata No- 170/1147, 170/1164, Plot no 308/1901, 308/1896 previous khata No-170/1133 & 170/1137 Plot No- 308/1895 & 308/1896 khata-170/171 Plot No- - 308 Consolidation Khata No-12 & 9 Plot No- 135 smadha having an area Ac0.060 decs,Ac0.180 decs Total 2 nos khata & 2 Nos plot total Area Ac0.240 decimals.

Grand total Area of LOT No-1 & Lot No-2 having an Area Ac1.730 Decimal

Which is classified as homestead land? Out of which the proportionate impartible undivided interest transferred and conveyed in favor of the purchaser has an extent of **Ac0._____decimal.**

SCHEDULE - B

DESCRIPTION OF THE RESIDENTIAL/COMMERCIAL SPACE / CARPET SPACE

Flat No- _____
Tower- _____
Floor - _____
Type - Residential/commercial
Flooring - _____)

All that carpet space unit **Flat No.**_____ in the Building Complex Having the name and style of **"SRC SIGNATURE"** as delineated and marked in the lay out drawing attached to the sale deed.

For Shree Ram Constructions

Dethia.

Managing Partner

Along with a free parking Space bearing No _____ in the Basement / Stilt Floor.

BOUNDED BY

	FLAT BOUNDED BY	PLOT BOUNDED BY
North	Flat No-_____	Govt. Road
South	Flat No-_____	Plot No.309
East	_____	Plot No-298,299 &308 (P)
West	_____	Plot No-304 &307

SCHEDULE – C

Memorandum of Consideration

Total Value of undivided proportionate

Impartible land share **Ac0.**_____Decimals Rs. _____

Total Value of Built-up Space Flat Rs. _____

Value of EWS 25% Rs. _____

=====

Total Value of Property

Rs. _____

=====

(Rupees _____ only).

CERTIFICATE

Certified that the vendor and the purchaser are not member of any schedule caste or schedule tribe, as specified in the constitution order.

For Shree Ram Constructions

Dethia.

Managing Partner

Further certified that the land in question is not a species of lease hold land of Government and the same is not a ceiling surplus land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 which stands repealed or Orissa Land Reforms Act, 1965.

Further certified that the land in question is not within the purview of consolidation proceeding undertaken under the Orissa Consolidation of Holding and Prevention of Fragmentation of Land Act, 1972.

Further certified that the land in question is not an Endowment property either public or private within the meaning of Orissa Hindu Religious Endowment Act 1951 or Bhoodan.

Further certified that the core structure CARPET AREA / Commercial Space etc. transferred under the purview of the Orissa Apartment Ownership Act 1982 and is qualified to be registered under the registration system enjoined in the Indian Stamp (Orissa Amendment) Act 2001, notified in the Orissa Gazette on 20th of January 2003 (reference: Page No.5, Clause No.23 (C) Conveyance) as well as the amendment thereto fixing a flat rate and no other stamp duty is permissible in law to be levied under any other Act, Rules, Regulation or executive instruction governing the field.

**Signature of the Vendor/Seller
For Shree Ram Constructions
Partner Vinit Sethia
& P/A/H of Ramnjan Khan**

Signature of the Vendee/Purchaser

The sale deed has been drafted and typed by me as per the unequivocal intention and instruction conveyed by the vendor and the purchaser. I have read over and explained the nature, purport and implications of the various covenants spelt out in the sale deed to the party and the executants having clearly understood the same, have executed this sale deed out of their free will and volition.

Signature of the Advocate

For Shree Ram Constructions

Sethia.

Managing Partner