

CONVEYANCE DEED (draft)

This Sale Deed is made in this day of 23/12/2021

1. NAME AND ADDRESS OF THE VENDOR :-

S. S. GREEN INFRADEVELOPERSLLP, a limited liability partnership incorporated under the Partnership Act -2008, having LLP ID no - AAQ-3799 and PAN no –ADZFS9414Q, its Office at Shop no L-1, Sri Gajanand Complex, Mohanty pada, Bargarh represented by its Authoised partner Anil Kumar Agrawal aged about 41 years, son of Late Gajanand Agrawal, by Caste: Bania & by Profession: Builderas the absolute owner of the property mentioned herein below by virtue of registered Power of Attorney vide POA Document No. 10312000968, dt. 05/06/2020.

1. Rajendra Kumar Sahoo, aged about 65 years
2. Debendra Kumar Sahoo, aged about 60 years
3. Surendra Kumar Sahoo, aged about 57 years
4. Narendra Kumar Sahoo, aged about 55 years
5. Soumendra Kumar Sahoo, aged about 51 years

All area S/o- Late Gopal Krushna Sahoo,

(hereinafter referred to as the “**Promoter/Vendor**” which expression unless excluded by or repugnant to the subject or context shall include its directors and their share holders, successors in business, executors, administrators, representatives and other assignees) of the one Part.

2. NAME AND ADDRESS OF THE VENDEE:-

.....aged about years,Caste:, Occupation–, Resident of At-, PO-, Tah./Dist–, Pin-....., Aadhar No-....., PAN-....., Mob :(hereinafter called the “**purchaser/Vendee**” which expression shall unless excluded by or contrary to the context be considered to include her legal heirs, successors, executors, administrators, agents and assigns) of the other part:

For S. S. Green Infradevelopers LLP
Anil Kumar Agrawal
 (Partner)

3. **NATURE OF DEED : SALE DEED**
4. **Amount of consideration:Rs. 0,00,000/- (Rupees Zero Only)**
 1-Cost of the land: Rs. 0,00,000/-(Rupees Zero Only)
 2-Cost of the building Rs.0,00,000/-(Rupees Zero Only)
 (Including Cover Parking Area)

SCHEDULE "A" OF PROPERTY

Under the jurisdiction of District, Tahasil&Dist Sub-Registrar office Balangir, situated under R.I. Circle Balangir, in Mouza-Balangir"KHA", P.S.- Balangir, P.S. No.151, **Khata No. 159 (One Hundred Fifty Nine).**

1. **Plot No. 1015/2390** (One Thousand Fifteen/Two Thousand Three Hundred Ninty), Kisam-Gharabari'Eka' measuring an area of **Ac.0.275 decs**, (Two Hundred Seventy-five decimals)

2. **Plot No. 1195/2391** (One Thousand One Hundred Ninty Five/Two Thousand Three Hundred Ninty One). KisaniGharabari 'Eka' measuring an area of **Ac.0.726 decs** (Seven Hundred Twenty Six decimals),

Total one Mouza, one Khata&two plots measuring an area of **Ac.1.001deci** (One Acre point zero zero one decimals) only. Yearly rent of Rs.3206.55 (Rupees Three Thousand Two Hundred Six & fifty five paise only), Land bounded by- East- Plot No. 1195(P), West- Main Road, North-Nalia(Drain), South- Plot No. 1195.

Total area comes to **Ac.1.001**decimal,out of which undivided proportionate impartable share land area sold in favour of the vendee **Ac.0.0012deci(Twelve decimal)**along with a finished house in **Flat No-,.....Floor, Block-, flat measuring a having carpet area..... Sqm. (.....Sqft.) including Garage / Covered parking area** of the residential building comprising of S+4

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storied. The price mentioned in point no. 4 is inclusive of one covered car parking provided with Flats. **(Parking Complementary)**, mentioned in the schedule "B"

1. WHEREAS, the vendors have formulated a project for construction of residential / commercial apartment building over the entire land comprising of (ies) in pursuit of the aforesaid objective and a resolution in this regard has also passed by the company / partnership firm / promoter and the vendors have constructed the apartment through the promoter M/s. S.S. Green Infra Developers LLP in the name of "S.S Gopanjali Arcade, Balangir " in accordance with the building plan sanctioned and approved by the Special planning Authority, Balangir vide Letter no - 607/BSPA, dt.22.03.2021, and further has got the project registered with Odisha Real Estate Regulatory Authority, Bhubaneswar vide project Registration No – ORERA0821456547. Dt. 12.08.2021 in accordance with the RERA Act, 2016 and the rules made therein.

AND WHEREAS, for legal necessity and for business, the vendors have expressed their intention to convey and transfer the proportionate impartible undivided share in the land in question with the building measuring Sqft. area assigned as flat No floor No....., Block..... Type including one parking space No..... in the Stilt floor of the said apartment namely "S.S Gopanjali Arcade, Balangir " (as Mentioned in the schedule A The vendee has accepted. the offer and has evinced his/her willingness to purchase and acquire such proportionate impartible undivided share in the land with the building for a consideration amount of Rs./- (Rupees) only. Consequently, a concluded contract had culminated by and between the parties and the various terms and conditions, pertaining to the sale transaction had been mutually agreed upon and settled by and between the parties.

For S. S. Green Infradevelopers LLP
Anil Kumar Agarwal
(Partner)

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. In pursuance to earlier executed agreement for sale as per the Sec-3, Rute-8(1) of ORERA Act, 2017 bearing registration No.....dt.....between the Vendor (Promoter) and Vendee (allottee) the terms and conditions mentioned therein are fully complied without any deviation and strictly order to the mutual representation, covenants, assurance, promises as content in the said agreement for sale. The said agreement for sale is part and partial of this conveyance deed.
2. In consideration of an amount of Rs..... /- (Rupees..... only has been paid by the vendee to the vendors, the receipt of which the vendors have acknowledged and hereby admits and the vendors hereby grants, transfers, conveys, assigns and assures unto the vendee the proportionate impartible undivided share in the land in question with building as set out in the schedule given below together with all rights, privileges, easements, appendages and appurtenances attached thereto. Resultantly the vendee shall enjoy and hold the said proportionate impartible and undivided share in the land with the building absolutely and forever and the vendors do hereby covenant that notwithstanding any act, deed or thing done by them, they have a clear and marketable title over the land in question to grant and convey the proportionate interest in the land in favour of the vendee, who shall at all times, here-after peacefully and quietly hold, possess and enjoy the said proportionate impartible undivided interest in the land with the building as indefeasible owner thereof without any let, interruption, claim or demand whatsoever from or by the vendor or any person claiming any title or amount to the interest of the vendors. The

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vendors further state that they shall at all times here-after at the request and cost of the vendee executed or cause to be executed any further acts, deeds, conveyances, assurances for assuring the said proportionate impartible undivided interest in the land with the building as detailed and delineated in the schedule set out below in favour of the vendee and the vendors, their successors shall at all times here-after indemnify and keep indemnified the vendee against any loss, damage etc., if any, suffered by the vendee by reason of any defect or deficiency in title of the vendors or any breach of the declaration here-in-obtained.

3. The vendors do hereby declare that the property is not the subject matter of any suit or litigation and the same has not been attached/ pending for auction by any court or authority in any proceeding. The land in question has not been notified under any notification issued under the Land Acquisition Act and there is also no scheme in contemplation or proposal for acquisition of the land for any purpose whatsoever.
4. The vendors further state and declare that they shall at all times here-after indemnify the vendee against any claim or demand in respect of the undivided proportionate interest in the land and building here-under sold or conveyed if advanced by or at the behest of any 3rd party or any other person and shall make good any loss which the vendee may sustain or suffer by reason of any defect in the title of the vendors or on account of any circumstances by which the title of the vendee may be affected or impaired in any manner.
5. The occupancy certificate (O.C) No..... dt.....have also issued by the competent Authority (please insert the name of consent developing authority) w.r.t subject property in accordance

For S. S. Green Infradevelopers LLP

Anil Kumar Agrawal
(Partner)

to the ODA Act 1982 read with Rule 2020 (Copy of occupancy certificate attached).

6. The vendor's further covenants that the vendee is hereby delivered the peaceful physical possession on dt.....of the proportionate undivided impartible share in the land and building and he/she shall have right to exercise all legal possessor and proprietary rights, title, interest, possession without any objection from or by the vendor or any person claiming any title under the vendors. (Copy of the possession certificate attached)
7. That, the vendee is responsible and liable to pay and discharge all taxes, rents, charges and other outgoing payable to Revenue, Municipality, Urban, TPCODL, P.H.D., Government and other authorities levied in respect of the property mentioned in the schedule below.
8. That the vendee shall peacefully and equitably possess in common area along with other vendee and enter into, retain, hold, use and enjoy the same without any binding or interruption, claim (Present and Future) or demands by or from the vendors or any of their heirs, successors, assigns and representatives or any other person.
9. That the Vendee is at liberty to use and enjoy the common areas and all other facilities provided therein the said apartment namely "S.S Gopanjali Arcade, Balangir" like overhead tank, lift, common passage, staircase, etc. along with the other vendees/flat owners of the said apartment and the vendee will not create any sort of obstruction whatsoever in any manner and remain abide by the terms and conditions as an Apartment dweller.
10. The vendee, his/her heirs, successors, assigns and representatives shall use and enjoy the said property along with other co-owners of the Flats with the undivided proportionate share and interest

For S. S. Green Infradevelopers LLP

Anil Kumar Agrawal
(Partner)

peacefully without doing any harm or obstruction to other co-owners.

11. The vendee is also at liberty to get his/her name mutated in the Government, Municipal corporation, TPWODL, Revenue Departments, etc. and all other records and pay the taxes, rents and charges in his/her name and obtain receipts thereof.
12. That the vendee shall not have any right to make any structural change/alteration in the said building & shall not use the flat in such a manner which may impair the safety of the building or cause any danger to the beauty & safety of the building or which may affect the right of other flat owners.
13. That the vendee shall not use the flat for any unlawful acts and shall not store inflammable/explosives, hazardous goods & if it is found so, the other flat owners & Association / Society shall have the discretion to take the said flat owner to the Court of Law. The vendee is responsible to keep the flat free even from noise pollution.
14. AND WHEREAS the second party member/ vendee as well as the other similar flat owner who have purchased the flat shall from an association / society as per the mandates of Orissa Apartment Ownership Act 1982 as well as the Rules to be framed there under and shall submit a declaration before the competent Authority to be designated by the Govt. The similar owners of the Apartment shall also frame bye-laws pertaining to the matters specified under section 16 of Orissa Apartment Ownership Act, 1982 and every similar owner shall be bounded to become the member of such Association / Society. The Orissa Apartment Ownership Act, 1982 & Rules framed there under shall be binding on the second party Member/Vendee.

For S. S. Green Infradevelopers LLP

(Signature)

(Partner)

15. Both the parties have fully understood the nature, content and purport of the transaction as well as recitals spelt out in the different covenants of this indenture.
16. I, the Vendee do hereby declare that I have reasonable enquired and verified the documents relating to the rights, title and interest of Vendor and have purchased the property on payment of full consideration. I further declaration that I will be held entirely responsible if I have committed defrauded the Vendor in any manner.

Schedule - B

COST OF FLAT (WITH BREAK UP AND DESCRIPTION)

- | | |
|--|----------|
| 1. Proportionate undivided impartible share Land Cost
(for Ac.0.0.... dec.) | Rs. |
| 2. Total price of flat on the carpet area Sq ft | |
| Including Garage / Covered parking | Rs. |
| Rate of Apartment per sqft @ Rs..... | |
| 3. GST, Registration charges, Stamp duty,
other taxes as applicable | Rs. |

Total	Rs.
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DECLARATION

(A) We declare that the land in question is not within the purview of consolidation proceeding under Orissa Consolidation of Holdings and Prevention of Fragmentation of Land Act. 1972. Further declare that the land in question is not a ceiling surplus land within the meaning of Urban Land (Ceiling and Regulation) Act.1978 the the Orissa Land Reforms Act.1965 and the land in question is not a species of Endowment

For S. S. Green Infradevelopers LLP

Anil Kumar Dasgupta
(Partner)

property within the meaning of Orissa Hindu Religious Endowment Act.1951.

(B) We, the vendors and vendee do not belong to scheduled caste or scheduled tribe community.

(C) I, the Vendee do hereby declare that no proceeding / any adverse order is pending pertaining to subject property before any court of law / regulatory authority

(D) I, the Vendee do hereby declare that I have reasonably enquired and verified the documents relating to the right, title and interest of the Vendor and have purchased the property on payment of full consideration.

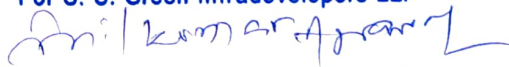
(E) We, the Vendor and the Vendee hereby declare that we, being read out the contents of the Conveyance deed and being explained, have satisfied as about the correctness of the recitals of the same as true and correct, do hereby execute the Conveyance Deed with our clear volition without any duress, inducement, allurement or any kind of promise or extraneous influence on either or both part to sell and purchase the property.

IN WITNESS WHEREOF the vendors AND vendee signed this the day, month and year first above, mentioned, in presence of following witnesses.

WITNESSES:

01.

For S. S. Green Infradevelopers LLP



(Partner)

VENDORS/ Seller

(Signature of the POA Holder)

02.

WITNESSES:

VENDEE/ Purchaser

Certificate

I certified that the vendor and vendee are my clients and as per their instruction I prepared this sale deed. I have read over and explained them all the facts in vernacular language understood by them and after fully understanding same, they put their signatures on the respective column.

Drafted to the instructions of the parties to the document, computerized and printout drawn by me. Read over and explained the contents to the parties.

Advocate, Bargarh

Date –