

S A L E - D E E D

THIS DEED OF SALE made on this ____ day of _____, 2022 (Two Thousand Twenty-Two) at Bhubaneswar.

B E T W E E N

(1) M/S. LAXMI INFRA VENTURE (P) LTD. a company incorporate under the Companies Act, 1956 having its Regd. Office at Plot No-315, Po/Ps-Saheed Nagar, Bhubaneswar, Dist-Khurda, having CIN-U70101OR2011PTC013564 & company PAN-AACCL0256A represented by its Managing Director **MR. RAJESH KUMAR NAYAK**, aged about 41 years, S/o-Sri Surendra Nayak, having Aadhaar No-9579-0419-0507, Mob:-9439201387 by caste- Khandayat,

M/s. Laxmi Infra Venture (P) Ltd.

Rajesh Kumar Nayak
Managing Director

Page 1 of 11

FOR AND ON BEHALF OF SMT. RAJSHREE PATTHNAIK,
SRI SIVANANDA PRASAD NANDA & SMT. RITA
PANIGRAHI.

by profession–Business, As Power of Attorney Holder FOR AND ON BEHALF OF : **(2) Smt. Rajshree Patnaik**, aged about 55 years, W/o-Sri Prasant Kumar Patnaik, resident of Plot No-N1/99, I.R.C. Village, Nayapalli, Bhubaneswar, Dist-Khurda-751015, Aadhar No. 6966 9672 0545, PAN-CCGPP6545M, Mob:- 9437807577, **(3) Sri Sivananda Prasad Nanda**, aged about 62 years, S/o-Sri Radhashyam Nanda, resident of Plot No-N1/136, I.R.C. Village, Nayapalli, Bhubaneswar, Dist-Khurda, Aadhar No. 7524 3291 8375, PAN-AAMPN9134C, Mob:- 9437095858 & **(4) Smt. Rita Panigrahi**, aged about 49 years, W/o-Sri Sivananda Prasad Nanda, resident of Plot No-N1/136, I.R.C. Village, Nayapalli, Bhubaneswar, Dist-Khurda, Aadhar No. 2908 6978 5262, PAN-ABMPP6095R, Mob:- 7381025858 vide Reg. GPA Document No.11081812579, 11081812585 & 11081812580 dtd.04.12.2018 registered at the office of District Sub-Registrar, Khordha, Bhubaneswar (here-in-after called and referred as “VENDORS” which expression shall unless excluded by or repugnant to the subject or context shall mean and include its directors, successors, executors, administrators, assigns and representatives etc.) of the ONE PART.

IN FAVOUR OF

MR. _____, aged about _____ years, S/W/o- _____, Permanent Address:- At- _____, , Po- _____, Ps- _____, Dist- _____, Pin- _____, _____, having Aadhaar No- _____, PAN- _____, by profession -

M/s. Laxmi Infra Venture (P) Ltd.

Rajesh Kumar Nayak
Managing Director

Page 2 of 11

FOR AND ON BEHALF OF SMT. RAJSHREE PATNAIK,
SRI SIVANANDA PRASAD NANDA & SMT. RITA
PANIGRAHI.

_____, by caste - _____, Mob:- _____,
(Here-in-after called as “**VENDEE**” which expression shall mean and include his legal heirs, successors, executors, administrators and assigns) of the **OTHER PART** .

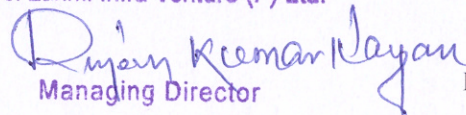
WHEREAS, the vendors are the absolute owner of the property situated in Mouza – Rudrapur, (1)Khata No-412/144 Plot No.617, Area Ac.0.380dec, (2)Khata No.412/125, Plot No.616, Area of Ac.090dec & Plot No.615 Area Ac.0.090dec (3)Khata No.412/124, Plot No.620 Area Ac.0.180dec and Plot No.621 Area of Ac.0.080dec, All plots Kisam-Gharabari & Status-Sthitiban,

AND WHEREAS, the Vendors are in peaceful possession over the total area measuring Ac.0.820 decimals, the details of which are given in the schedule below as absolute owner without any dispute.

AND WHEREAS, the vendors have been paying land revenue (rent) to the Govt. of Odisha through the Tahasildar, Bhubaneswar and obtained receipts thereof.

AND WHEREAS, the vendors have constructed a residential building under the name and style of “**LAXMI ANNEX**” comprising of independent flats and units and various common facilities as per the approved building plan by the Bhubaneswar Municipal Corporation Authority vide letter No.75627 dt. 16.10.2021.

M/s. Laxmi Infra Venture (P) Ltd.


Managing Director

Page 3 of 11

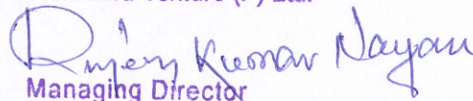
FOR AND ON BEHALF OF SMT. RAJSHREE PATTHNAIK,
SRI SIVANANDA PRASAD NANDA & SMT. RITA
PANIGRAHI.

AND WHEREAS, the vendors have also registered the said Residential Project "LAXMI ANNEX" before the Odisha Real Estate Regulatory Authority vide Letter Dt. _____ registration No.....

AND WHEREAS, the vendors have constructed the flat hereby sold, the vendee being fully satisfied with the construction work and other connected documents required under the law in terms of the building plan approved agreed to execute this deed of sale without any coercion rather in full state of mind.

AND WHEREAS, the abovenamed Vendee expressed his/her desire to purchase an undivided proportionate share and interest in the said schedule property, measuring an area of Ac.0. _____ decimals (_____ Sqft.) out of the total area Ac.0.820 decimals with Flat No. _____ in the _____ Floor, in Block- _____ including parking space area _____ sqft of the multistoried building named "**LAXMI ANNEX**" having car parking space vide Sl No _____ along with proportionate impartibly undivided right, title and interest in the land and in the common area and facilities in the said project for a Govt. valuation of Rs. _____/-(Rupees _____) only but consideration amount is Rs. _____/-(Rupees _____) only inclusive of car parking space and accordingly the Vendee has executed an agreement for sale on dtd. _____ with the vendors for the aforesaid purpose on the terms and conditions incorporated in the said agreement for sale.

M/s. Laxmi Infra Venture (P) Ltd.


Managing Director

FOR AND ON BEHALF OF SMT. RAJSHREE
PATTNAIK, SRI SIVANANDA PRASAD NANDA & SMT.
RITA PANIGRAHI.

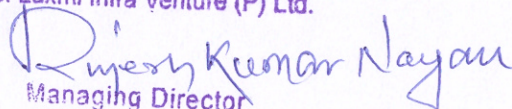
NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. Govt. valuation of Rs. _____/-(Rupees _____) only but consideration amount is 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 to the vendee the proportionate impartibly undivided share in the land in question with building as set out in the schedule given below together with all rights, privileges, easements 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.

2. The vendors do hereby covenant that notwithstanding any act, deed or thing done by them, they have 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 impartibly undivided interest in the land with the building as indefeasible owner thereof without any let, interruption, claim or demand whatsoever from or by the vendors or any person claiming any title or amount to the interest of the vendors.

3. The occupancy certificate (O.C) No..... dtd..... have also issued by the Authority of w.r.t. subject property in

M/s. Laxmi Infra Venture (P) Ltd.


Managing Director

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

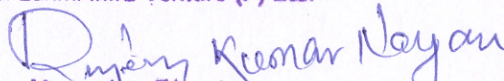
4. The Vendor's further covenants that the vendee is hereby delivered the peaceful physical possession on dtd..... of the proportionate undivided impartible share in the land and building and he/she have right to exercise all legal possessor and proprietary rights, title, interest, possession without any objection from or by the vendor or any person claiming any title under the vendors(copy of the possession certificate attached)

5. That, the vendee is responsible and liable to pay and discharge all taxes, rents, charges and other outgoing payable to Revenue, Municipality, Urban, CESU, P.H.D., Government and other authorities levied in respect of the schedule property and such proportionate share shall be made by the vendee on pro-rate basis and same shall be conclusive, final and binding on the vendee.

6. 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 & Future) or demands by or from the vendors or any of their heirs, successors, assigns and representatives or any other person.

7. That the vendee is at liberty to use an enjoy the common area and all other facilities provided therein the said apartment namely " LAXMI ANNEX" like

M/s. Laxmi Infra Venture (P) Ltd.


Managing Director

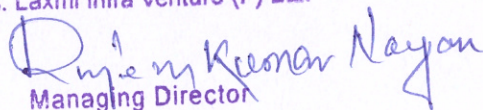
overhead tank, lift, common passages, staircase, etc, along with the other vendees/flat owners of the said apartment and the vendee will not create any sort of obstruction whatsoever in any manner and remain abide by the terms and conditions as an Apartment dweller.

8. That, the vendee is at liberty to use and enjoy the common areas and all other facilities provided therein the said residential project namely "**LAXMI ANNEX**" like overhead tank, U/G water 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 or hindrance, whatsoever in any manner and remain abide by the terms and conditions as an apartment dweller.

9. The vendee/vendees, his/her heirs, successors, assigns and representatives shall use and enjoy the said property along with other co-owners with the undivided proportionate share and interest peacefully without doing any harm or obstruction to other co-owners.

10. That, the vendee shall have absolute right from today onwards to create, mortgage, apply and to receive and loan from any private/public financial institutions by mortgaging this property i.e flat no. _____ and can raise loan or can sale or give power of attorney to anybody i.e. private/public/ govt./trust/company or any individual person.

M/s. Laxmi Infra Venture (P) Ltd.


Managing Director

Page 7 of 11

FOR AND ON BEHALF OF SMT. RAJSHREE PATNAIK,
SRI SIVANANDA PRASAD NANDA & SMT. RITA
PANIGRAHI.

11. The vendee is also at liberty to get his/her name mutated in the Government, Municipal corporation, Elect. Department, Revenue Departments, etc. and all other records and pay the taxes, rents and charges in their names and obtain receipts thereof.

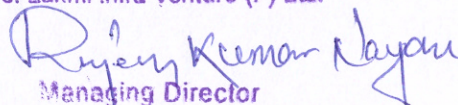
12. It is hereby expressly agreed and understood between the parties hereto that, this sale deed is only in respect of the area allotted to him along with garage facility to park four wheelers in the parking allotment of the building.

13. 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 effect the right of other flat owners.

14. 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 & the vendee undertake not to pet any domestic animal inside the flat.

15. That, the vendee as well as the other similar flat owners shall form an association / society as per the mandates of Odisha Apartment Ownership Act. 1982

M/s. Laxmi Infra Venture (P) Ltd.


Managing Director

as well as the Rules to be framed there under & shall submit a declaration before the competent authority to be designated by the Govt. the similar owner of the apartment shall also frame bye-laws pertaining to the matters specified under section 16 of Odisha Apartment Ownership Act. 1982 and every similar owner shall be bound to become the member of such association / society. The Odisha Apartment Ownership Act. 1982 & rules framed their under shall be binding on the vendee.

16. Both the parties have fully understood the nature, content and purpose of the transaction as well as recitals spelt out in the different covenants of this indenture.

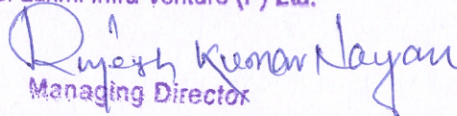
SCHEDULE OF PROPERTY

District – Khordha, Tahasil – Bhubaneswar,
P.S.- Baliana, No-27, under the jurisdiction of
District Sub-Registrar, Khurda at Bhubaneswar.
Mouza-Rudrapur,

- (1) Khata No-412/144, Plot No.617, Area of Ac.0.380dec.
- (2) Khata No.412/125, Plot No.616, Area of Ac.0.090dec and Plot No.615, Area of Ac.0.090dec.
- (3) Khata No.412/124, Plot No.620, area of Ac.0.180dec and Plot No.621 Area of Ac.0.080dec.

Total One Mouza, Three Khatas, Five Plots, Total Area-Ac.0.820decimals, Kisam-Gharabari, Rent Rs.10/-.

M/s. Laxmi Infra Venture (P) Ltd.


Managing Director

The area transferred in favour of the vendee measuring Ac.0. _____decimals of undivided impartibly interest out of total Area-Ac.0.820 decimals with the building thereon measuring _____ Sqft. carpet area assigned as Flat No- _____on _____ Floor, Block- _____, Type _____BHK, including car parking space of the said apartment namely "LAXMI ANNEX".

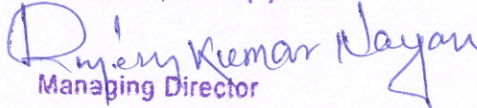
COST OF FLAT (With Break up & Description):-

01. Proportionate undivided
Impartible share land cost
(for Ac.0.0....dec) Rs.xxxxxxx
 02. Total Price of flat on the area.....sqft
Rate of apartment per sqft@Rs..... Rs.xxxxxxx
(Inclusive parking space)
 03. GST, Registration charges, stamp duty
Other taxes as applicable Rs.xxxxxxx
- Total Rs.
(Rupees _____) only.

BOUNDED BY:-

North - _____
South - _____
East - _____
West - _____

M/s. Laxmi Infra Venture (P) Ltd.


Managing Director

FOR AND ON BEHALF OF SMT. RAJSHREE PATTNAIK, SRI
SIVANANDA PRASAD NANDA & SMT. RITA PANIGRAHI.

C E R T I F I C A T E

Certified 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 certified that the land in question is not a ceiling surplus land within the meaning of Urban Land (Ceiling and Regulation) Act.1976 or the Orissa Land Reforms Act.1965.

Further certified that the land in question is not a species of Endowment property within the meaning of Orissa Hindu Religious Endowment Act.1951.

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

WITNESSES :-

1.

FOR AND ON BEHALF OF SMT. RAJSHREE PATTNAIK,
SRI SIVANANDA PRASAD NANDA & SMT. RITA
PANIGRAHI.

VENDORS

2.

We the vendors and vendee do not belong to scheduled caste or scheduled tribe community.

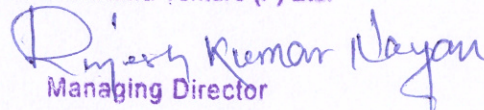
VENDEE

FOR AND ON BEHALF OF SMT. RAJSHREE PATTNAIK,
SRI SIVANANDA PRASAD NANDA & SMT. RITA
PANIGRAHI.

VENDORS

Drafted & typed by me.

M/s. Laxmi Infra Venture (P) Ltd.


Managing Director