

## CONVEYANCE DEED

This **Deed of sale** (hereinafter referred to as the "**Deed**") is being executed on this the ..... Day of .....20..... at Baraga within the district of Cuttack in Odisha.

**By**

**M/s Krishna Properties & Developers Pvt. Ltd.**, a company duly incorporated under companies Act, 1956, having its registered office at Plot No. - 46, Indraprastha Housing Colony, Pokhariput, Bhubaneswar, Khorda, Odisha - 751020 represented through its Managing Director **Mr. Debliprasad Mohapatra**, aged about 52 years, S/o Mr. Sribatsa Mohapatra, Resident of Plot No. - 46, Indraprastha Housing Colony, Pokhariput, Bhubaneswar, Khorda, Odisha - 751020 (hereinafter referred to as the "**Vendor**") which expression, unless repugnant to the context or meaning thereof shall mean and include its successor(s) and/or representative(s) and/or executor(S) and/or administrator(s) and/or assigns of the First Party.

**Mrs./Mr.** ....., aged about ..... years, Daughter/Wife/Son of ....., by religion ....., by caste..... at present residing at ....., permanently residing at [Permanent Address] (hereinafter referred as the "**Vendee**"), which expression, unless repugnant to the context or meaning thereof shall mean and include her/his heir(s) successor(s) and/or executor(S) and/or administrator(s) and/or representative(s) and/or assigns of the Second Party.

The term "**Vendor**" and "**Vendee**" shall hereinafter be collectively referred to as "**Parties**" and individually referred to as "**Party**".

### **Whereas:**

- A. The vendor is into the business of development, construction, marketing and sales of residential and commercial properties in and around the city of Bhubaneswar, since its incorporation in the year
- B. The Vendee is [Professional Introduction of the Vendee].
- C. The Vendor has developed a residential Layout under the name and style of "**Krishna Manor**" (hereinafter referred to as the "**Project**") located in the revenue village of Batapuram within the territorial jurisdiction of the Baranga Tahasil, The Project is developed over an area of Ac. 3.84 Decimal of land (hereinafter referred as the "**Project Land**").

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*Debliprasad Mohapatra*  
Director

- D. The Sarpanch , Nagari Grampanchayat & Town Planning Authority Dist:Cuttack (Rural Planning and Development Authority constituted for the city of Cuttack and its peripheral areas under the Orissa Development Authorities Act 1982) has granted the permission to develop and construct the Project vide the approval Letter No- 06, Cuttack, dated.11.04.2023.
- E. The Project was duly registered with the Odisha real Estate Regulatory Authority (hereinafter referred as the "RERA") [Authority constituted for the state of Odisha under the Real Estate (Regulation and Development) Act.2016] at Bhubaneswar vide the Certificate of registration No. ....,dated ....., which remained valid for the period of time commencing on .....and ending on .....
- F. Pursuant to the Vendee's application for booking of a Plot in the Project, the Vendee was allotted with the Sub Plot No ..... (Hereinafter referred as the "Land") having a saleable area of .....square feet or ..... square meters or .....Decimal, Composite Revenue plot No.....Khata No:..... , Revenue Plot Area:..... Decimal on ..... Plot in (hereinafter referred as the "Layout Plan") along with the exclusive right to as open space and the corresponding Impartible share of Acre ..... Decimal in the Project Land of pro-rata share in the common areas (hereinafter referred as the "Amenities areas") Thereafter, on ..... the vendor executed an agreement for sale in favor of the Vendee for sale Land.
- G. The vendee being satisfied with the construction and result of the detailed due diligence exercise of the Land as well as their Project has evinced his/her/its desire to move ahead with the execution of this Deed.

Now Therefore This Deed of Sale Witnessed as hereunder:

1. In Consideration of the Vendee having paid the entire sale consideration Rs..... /- (Rupees in Words), the receipt of which has been duly acknowledged by the vendor, the vendor hereby grant, convey. Transfer by was sale and assign unto and in favor of the vendee the Land and every part thereof along with the full physical possession, together with the right, title and interest therein with all the benefits, advantages, easementary rights, equities, claims, demands, privileges and appurtenant thereto etc., attached to the Land, free from all encumbrances, charge, mortgage, litigation as well as all the statutory charges, demands etc.

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*Devendra*  
Director

2. The Vendor hereby declares and covenants that Vendor along with the landlords are the absolute owner of the Project Land and they have clear, legally valid and marketable title thereto and therefore, an absolute right to sell and convey the same to the Vendee in terms of this Deed.
3. The vendee has confirmed to the vendor that it is entering into this Deed with full knowledge of all the laws, rules regulations, notifications etc., applicable to the apartment and the terms and conditions contained in this Deed.
4. The vendor hereby declare that it is of bone fide view that the Land is free from all encumbrances, lien, charge, mortgage, lease, court or other attachments or any other adverse proceeding or claims from third parties which are in any way detrimental to the interest of the Vendee.
5. The vendor has explained in detail to the Vendee about the architectural specification, common areas and facilities and other salient features of the Project including provision for future maintenance, repairs, payment of Goods and Services Tax in accordance with Government circular and replacements of the common areas equipment's and facilities and formation of the association of apartment owners, which the Vendee fully understood to her/his/its satisfaction.
6. The Vendor has constructed common facilities for the Project, such as common road, drainage, and electrical transformers/generators. The said common facilities shall be maintained by the society formed by the owners of the Land.
7. The Vendor conforms that all taxes, levels, charges etc. pertaining to the Land has been paid up to the date of execution of this Deed and thereafter the same shall be the sole responsibility of the Vendee.
8. The Vendee is entitled to enjoy the common areas and facilities, in cooperation with the other purchasers and shall take effectual steps for the safety of the common areas.
9. The Vendee agrees that the Land shall not be used for any purpose other than the residential purpose for which the plan has been approved. The Vendee shall not store any inflammable item or substances or any materials which may Cause danger to the life and property of any and/or all the inhabitants of the Project or to the Project itself.
10. The Vendor shall keep the Vendee fully indemnified against all and any loss and/or liability and/or cost and/or claims and/or action and/or proceedings and/or damages which the vendee may have to suffer on account of any defect to the title of the Land and/or the Project Land, prior to the registration of this Deed.

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*[Handwritten Signature]*  
Director

11. All the taxes, duties, case, etc. if any, levied by any government on the sale consideration of the Land or any component of sale consideration relating to the Apartment or execution of this Deed, whether prospective or retrospective in nature, either by virtue of interpretation or by operation of law, the same shall be solely borne by the Vendee.
12. The Vendee shall Not:
- Change the color scheme of the outer walls or painting of the exterior said of the Road and Drains etc. or carry out any change/alteration in the exterior elevation or design of the Land and/or the Project.
  - Make any pollution (including noise, air and water) by use of loudspeaker or otherwise and/or throw away or accumulate rubbish, dust, rag, garbage or refuse, anywhere save and except at areas/places specifically earmarked for the purpose in the Project
13. The cost of stamp duty, registration charges and other incidental charges and expenses in respect of this Deed shall be solely borne by the Vendee. In case the Government demands any future stamp duty/registration charge/service tax and any other charges on this Deed, the same shall also be borne by the Vendee.
14. The vendor hereby covenant that all shall sign, verify and execute such further documents as are required so as to effectively transfer the Apartment unto and in favor of the Vendee.

#### LAND DETAILS (Schedule-A)

#### SCHEDULE OF PROPERTY

District – Cuttack, P.S. –Cuttack Sadar, P.S. No. 164, Tahasil – Baranga, under the Jurisdiction of Sub-Registrar Baranga. Mouza – Batapuram, Khata No –382/327 (Three hundred eighty two / Three hundred twenty seven), Plot No-195 (One hundred ninety five) Kisam –Gharabari, Area A0.640dec.(Six hundred forty), Khata No-382/292 (Three hundred eighty two / Two hundred ninety two), Plot No-194 (One hundred ninety four),Kisam –Gharabari, Area-A0.510decimal (Five hundred ten only) Khata No-382/291 (Three hundred eighty two / Two hundred ninety one), Plot No-192/716 (One hundred ninety two/ Seven hundred sixteen ), Kisam-Gharabari, Area-A0.190decimal(One hundred ninety), Khata No-382/328 (Three hundred eighty two / Three hundred twenty eight), Plot

No-193 (One hundred ninety three), Kisam-Gharabari, Area-A0.140decimal(One hundred forty only), Khata No-382/302 (Three hundred eighty two / Three hundred two), Plot No-253/1166 (Two hundred fifty three/ Eleven hundred sixty six),Kisam-Gharabari, Area-A0.506decimal (Five hundred six), Khata No-382/302 (Three hundred eighty two / Three hundred two), Plot No-254/1167 (Two hundred fifty four/ Eleven hundred sixty seven),Kisam-Gharabari, Area-A0.094decimal(Ninety four ), Khata No-382/462 (Three hundred eighty two / Four hundred sixty two), Plot No-258/1403 (Two hundred fifty eight/ Fourteen hundred three), Kisam- Gharabari, Area-A0.065decimal(Sixty five ), Khata No-382/290 (Three hundred eighty two / Two hundred ninety), Plot No-259 (Two hundred fifty nine),Kisam-Gharabari, Area-A0.300(Three hundred), Khata No -382/334 (Three hundred eighty two / Three hundred thirty four), Plot No-192 (One hundred ninety two),Kisam-Gharabar, Area-A0.510decimal( Five hundred ten only) Khata No -382/300 (Three hundred eighty two / Three hundred), Plot No-191 (One hundred ninety one),Kisam-Gharabari, Area-A0.640decimal( Sixty four hundred ), Khata No -382/427 (Three hundred eighty two / Four hundred twenty seven), Plot No-181/1374 (One hundred eighty one/Thirteen hundred seventy four) Kisam-Gharabari, Area-A0.110decimal (One hundred ten) Khata No -382/428 (Three hundred eighty two / Four hundred twenty eight), Plot No-181/1375 (One hundred eighty one/Thirteen hundred seventy five.Kisam-Gharabari,Area-A0.136decimal(One hundred six).

### **CLASSIFICATION OF THE LAND:-HOME STEAD**

#### **Bounded By**

North: .....

South:.....

East: .....

West: .....

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*Devi Yashu*  
Director

SCHEDULE OF LAND (Schedule-B)

Detail of Land, cost and boundary

Sub Plot No : \_\_\_\_\_  
Land Area : \_\_\_\_\_  
Composite Revenue Plot No: \_\_\_\_\_  
Khata No : \_\_\_\_\_  
Revenue Plot Area : \_\_\_\_\_  
Cost of Land (Rs) : \_\_\_\_\_

**Bounded By**

North: .....

South:.....

East: .....

West: .....

In Witness Whereof the parties hereto have executed this Deed or caused this Deed to be executed through their authorized representative(s) on the date first above written.

(Vendors)

(Vendee/es)

Witnesses:

1.

2.

KRISHNA PROPERTIES & DEVELOPERS PVT  
*Devi V...*  
Director