

DRAFT SALE – DEED

SALE DEED OF A SELF CONTAINED INDEPENDENT READY BUILT FLAT/ UNIT/COMMERCIAL SPACE TOGETHER WITH PROPORTIONATE IMPARTIBLE UNDIVIDED INTEREST IN THE LAND AND EXERCISE OF RIGHT OF USE AND ENJOYMENT OF COMMON AREAS, FACILITIES AND AMENITIES IN THE BUILDING COMPLEX, HAVING THE NAME AND STYLE **"GRAND BAZAAR & AWAAS"**

THIS INDENTURE OF SALE executed on this the _____ day of _____ 20____.

BY

1) Grand Bazaar Developers LLP, is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008 and having its office at 72, Bentinck Street, Formerly Known As P-16, Bentinck Street, Kolkata-700001, West Bengal and Local Office at Plot No.N3/48, IRC Village, Nayapalli, Bhubaneswar, Dist.-Khurda (Odisha) (PAN-AAPFG4653G); represented through its Designated partners, **Ashish Garg** aged about _____ years son of Lakshmi Chand Agarwal (Aadhar No._____) And **Sri Vineet Mohan Gupta**, aged about ___ years, S/o. Bhagat Ram Gupta (Aadhar No._____) by Occupation-_____, by caste : Marwari; Mobile No._____; hereinafter called the **Vendor-1.**

2) M/s. Tirumala Vinayak Project Pvt. Ltd., having its **CIN-U45400WB2010PTC140899**, **PAN- AANCS7922B** represented by its **Director, Sri Ashish Garg**, aged about ___ years, S/o. Lakshmi Chand Agarwal of Plot No. N-3/48, IRC Village, Behind Sai Temple, P.O/P.S.-Nayapalli, Bhubaneswar-15, Dist- Khurda, Odisha, by Occupation-_____, by caste : Marwari; Mobile No._____; hereinafter called the **Vendor-2.**

3) M/s. Solid Wood Construction Pvt. Ltd., having its **CIN-U45400WB2010PTC140899**, **PAN- AANCS7922B** represented by its **Director, Sri Ashish Garg**, aged about ___ years, S/o. Lakshmi Chand Agarwal of Plot No. N-3/48, IRC Village, Behind Sai Temple, P.O/P.S.-Nayapalli, Bhubaneswar-15, Dist-Khurda, Odisha, by Occupation-_____, by caste : Marwari; Mobile No._____; hereinafter called the **Vendor-3.**

4) M/s. Tirumala Infrastructure & Development Pvt. Ltd., having its **CIN-U45400WB2010PTC140899, PAN- AANCS7922B** represented by its **Director, Sri Ashish Garg**, aged about ___ years, S/o. Lakshmi Chand Agarwal of Plot No. N-3/48, IRC Village, Behind Sai Temple, P.O/P.S.-Nayapalli, Bhubaneswar-15, Dist-Khurda, Odisha, by Occupation-_____, by caste : Marwari; Mobile No._____ ; hereinafter called the **Vendor-4**.

5) M/s. JRG Developers Pvt. Ltd., having its **CIN-U28999OR2001PTC006627, PAN- AABCK7393J** represented by its **Director, Sri Vineet Mohan Gupta**, aged about ___ years, S/o. Bhagat Ram Gupta of Niwas, Cuttack Road, Bhubaneswar-751006, Ps-Laxmisagar, Dist-Khurda, Odisha, by Occupation-_____, by caste : Marwari; Mobile No._____ ; hereinafter called the **Vendor-5**.

(which expression shall unless EXCLUDED BY OR repugnant to the subject or context or meaning thereof be deemed to mean and include its partners, executors, administrators, successors- in-interest and permitted assignees referred to as the party) of the first part..

AND

MR./MRS._____aged about _____ years, S/o./W/o. _____, resident of At_____, PO : _____, PS : _____, Dist : _____ (Odisha) PIN-_____, by Profession.- _____, by Caste.- _____, PAN- _____, Adhar No-_____, Mob. No-_____; (Herein after described and referred to as the PURCHASER/VENDEE which expression shall mean and include his/her/their legal heirs, successors, executors, administrators and assignees of the party) of the **SECOND PART**.

Valuation : **Rs.**_____/ - (Rupees _____) only.

AND WHEREAS Vendor is a firm, with the avowed aims and objectives of constructing buildings comprising of independent flats / units/commercial space with common facilities, amenities, conveniences and common area / utility area, housing colonies comprising of independent houses / cluster of buildings to cater to the needs and requirements of intending purchasers belonging to different strata of firm.

AND WHEREAS

The scheduled land in question land mentioned in Lot No.1, is now stands recorded in the name of M/s Tirumala Infrastructure and Development Pvt. Ltd. as per the numbers of Mutation RORs issued by the Tahasildar, Cuttack vide Mutation case M.C. No. 3189/14 and OLR U/S.8(A) Case No.1083/14 in respect of Khata No.498/106, M.C. No.3188/14 in respect of Khata No.498/620, M.C. No.3175/14 in respect of Khata No.498/622, M.C. No.3187/14 in respect of Khata No.498/388, M.C. No.3186/14 in respect of Khata No.498/75, M.C. No.3180/14 in respect of Khata No.498/360, M.C. No.3179/14 in respect of Khata No.498/362, M.C. No.3178/14 in respect of Khata No.498/355, M.C. No.3177/14 in respect of Khata No.498/621, M.C. No.3176/14 in respect of Khata No.498/623 which they had purchased from it's rightful owner through different registered sale deeds bearing vide RSD Nos. No.10391402086 dtd. 31.03.2013 & No.10391402087 dtd. 31.03.2014 executed before the District Sub-Registrar, Cuttack. Since then the vendor were/are possessing the schedule property and having every right, title and interest over the same and exercising various acts of ownership thereover.

Land mentioned in Lot No.2, is now stands recorded in the name of M/S. Solid wood construction Pvt. Ltd. as per the numbers of Mutation RORs issued by the Tahasildar, Cuttack vide different Mutation and conversion Cases bearing Mutation case No.2567/14, OLR U/S.8(A) case No.1081/14 in respect of Khata No.498/618, Mutation case No 2382/14 , OLR U/S.8(A) No.1080/14 in respect of Khata No.498/624, Mutation case No.6726/14, OLR U/S.8(A) case No.132/15 in respect of Khata No.498/487, Mutation case No.2577/14, OLR U/S.8(A) case No.1082/14 in respect of Khata No.496 and Mutation case No.6725/14 OLR U/S.8(A) No.13/15 in respect of Khata No.498/674 which they had purchased from it's rightful owner through different registered sale deeds bearing vide RSD Nos. 10391211751 dt. 16.11.12, 10391211749 dt. 17.11.12, 10391211951 dt. 22.11.12, 10391307842 dt. 17.10.13, 10391400607 dt. 31.01.14, 10391400606 dt. 31.01.13, 10391400605 dt. 30.01.14, 103914040240 dt. 27.08.14, 103914040240 dt. 27.08.14, 10391400602 dt. 30.01.13 are executed before the District Sub-Registrar, Cuttack.

Land mentioned in Lot No.3, is now stands recorded in the name of M/S. Tirumala Vinayak Project Pvt. Ltd. as per the numbers of Mutation RORs issued by the Tahasildar, Cuttack vide different Mutation and conversion Case bearing M.C No.2600/14 and OLR 8[A] case No.1068/14

in respect of Khata No.498/434; MC. No.2622/14 and OLR 8[A] case No.1069/14 in respect of Khata No.457; M.C. No.4890/14 in respect of Khata No.498/365; M.C. No.4888/2014 in respect of Khata No.498/353; M.C. No.4889/2014 in respect of Khata No.498/352; M.C. No.4891/2014 and OLR 8[A] case No. 1079/14 in respect of Khata No.498/659; M.C. No.2247/2015 in respect of Khata No.154 which they had purchased from it's rightful owner through different registered sale deeds bearing vide RSD Nos. No.10391209987 dt. 26.09.2012, 10391300437 dt. 18.01.13, 10391307519 dt. 16.09.13, 10391400929 dt. 17.02.14, 10391402525 dt. 25.04.14 are executed before the District Sub-Registrar, Cuttack.

Land mentioned in Lot No.4, is now stands recorded in the name of M/S JRG developers Pvt. as per the numbers of Mutation RORs issued by the Tahasildar, Cuttack vide different Mutation and conversion Case bearing Mutation case no.3049/14 in respect of Khata No. 498/101, MC no.3052/14 in respect of Khata No.498/661, MC no.3054/14 in respect of Khata No.498/664, MC no.3053/2014 in respect of Khata no.498/663, MC no.3055/14 in respect of Khata No.498/666 which they had purchased from it's rightful owner through different registered sale deeds bearing vide RSD Nos. 10391211747 & 103911211748 dt. 17.11.12, 10391211952 dt.23.11.12, 10391400511 dt.30.01.14, 10391404239 dt.27.08.14, 10391401976 dt.31.03.14, 10391501851 dated 28.04.15 are executed before the District Sub-Registrar, Cuttack.

Land mentioned in Lot No.5, is now stands recorded in the name of M/s Grand Bazar Developers LLP (Vendor) as per the numbers of Mutation RORs issued by the Tahasildar, Cuttack vide different Mutation and conversion Case No. 2143/2018 and OLR 8(A) Case No. 1273/2018, Mutation Case No. 509/2018 and OLR 8(A) Case No. 1172/2018, Mutation Case No.784/2020, and Mutation Case No. 2858/2020, which they had purchased from it's rightful owner through different registered sale deeds bearing vide RSD Nos. 10391705431 dated 28/12/2017, 10391801643 dated 19/03/2018, 10391007305 dated 23/12/2019, 10392001172 dated 26/02/2020, are executed before the District Sub-Registrar, Cuttack.

AND WHEREAS

The present vendors had formulated a scheme for construction of a multi Storied residential-cum-commercial buildings over the land in question consisting of independent flats/units/commercial space, with common facilities and amenities and all infrastructural facilities for its intending purchasers and accordingly the vendor have been prepared the

building plans under Cuttack Municipal Corporation/ Local Development Authority and the same has been approved and permission for construction has been accorded vide its File No.BP No. 338/2020/CMC, Cuttack and Letter No.580(PLG)BP/CMC dated 25/03/2022, granting permission for construction of 27 nos blocks (out of which 14 nos of block for commercial units i.e. Block Name-A1 to A14 and 12 nos of block for residential flats i.e. Block Name-B, C, D, E, F, G, H, J, K, L, M & O and one Block residential-cum- commercial comprising of block- N) of multi storied & non multi storied buildings And RERA Registration No.- _____, Dated. _____.

AND WHEREAS

The vendors had expressed their intention to transfer by way of absolute sale, a self contained ready built flat/unit/commercial space morefully described and delineated in Schedule-B and more explicitly incorporated in the lay out plan attached to the sale deed together with proportionate impartibly undivided variable interest in the land which is set out in schedule-A. The purchaser/party of the second part has accepted the offer and has clearly expressed his/her/their desire to purchase and acquire a ready built flat/unit/commercial space bearing No._____ in _____ Floor measuring _____ Sqmt (_____sqft.) And a covered car park space inclusive of proportionate impartible undivided interest Ac.0.____ dec. (i.e. _____ Sqm.) out of total extent Ac.0.____ dec. in the land _____ for _____ a _____ total _____ consideration _____ of Rs._____/ - (Rupees _____) only, which is inclusive of the said covered car parking.

AND WHEREAS

The purchaser had perused the title deeds, the agreements executed between vendor and the building plan approved by the Cuttack Municipal Corporation and all other relevant documents. The purchaser is fully satisfied that vendors are competent to transfer the proportionate impartible undivided interest in the land and vendors have absolute saleable right to transfer and convey the ready built flat/unit/commercial space as delineated in the schedule-B. In the mean time the purchaser having adhered to the terms, conditions and covenants enjoined in the agreement and having paid the total consideration amount as fixed and settled receipt whereof is acknowledged by the constituted attorney of vendors. Since the offer made by the vendors have crystallized into a

concluded contract and the purchaser had paid the total consideration amount, this sale deed is being executed.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

- 1.** In consideration of an amount of Rs. _____/- (Rupees _____) only which constitute the consideration amount for transferring and conveying the ready built flat/unit/commercial space together with the proportionate impartible undivided interest in the land as well as other facilities/amenities along with four wheeler parking space provided in the complex, the total break up which has been delineated in the schedule.-"C" having been paid by the purchaser (party of the second part) to the vendors in shape of cheque/D.D the receipt whereof the vendors doth hereby admit and acknowledge. The vendors hereby transfer, assign and assures unto and in favour of the purchaser the said ready built flat/unit/commercial space as delineated in the schedule-B and indicated in the lay out drawing attached here to the sale deed, in the multi storied building complex having the name and style of "**GRAND BAZAAR & AWAAS**" which to be completed and functioned in letter and spirit including all rights easements and benefits, facilities, amenities and conveniences provided in the complex "**GRAND BAZAAR & AWAAS**" for the beneficial use and enjoyment of the said ready built flat/unit/commercial space as morefully described in the schedule-B transferred in favour of the purchaser by way of absolute sale together with the proportionate impartible undivided interest in the land as described in the schedule-A inclusive of common facilities and amenities.
- 2.** The vendors further declare and covenant that the purchaser shall enjoy and hold the said ready built flat described in the schedule-B together with the proportionate impartible undivided interest in the land, as set out in schedule-A and the right of use and enjoyment of the common areas, facilities, amenities and conveniences absolutely and for ever. The vendors unequivocally state that notwithstanding any Act, deed or things done, they

have absolute right and saleable interest to grant and convey the ready built flat/unit/commercial space and undivided interest in the land in favour of the purchaser. As a resultant consequence, the purchaser shall possess, use and enjoy the said ready built flat inclusive of undivided interest in the land at all times hereafter peacefully and quietly as the absolute and indefeasible owner thereof, without any late, interruption whatsoever by the vendors or any person claiming any interest under the vendors.

- 3.** 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 ready built flat/unit/commercial space in the complex **"GRAND BAZAAR & AWAAS"** together with undivided interest in the land as explicitly delineated in schedule-A and B in favour of the purchaser of the second part. The vendors further undertake that they shall at all times here-after, at the cost and request of the purchaser, if so required shall execute or cause to be executed any further acts deeds, and assurances in favour of the purchaser for removing any deficiency and reassuring the title in respect of the ready built flat hereunder transferred in favour 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 its partners, directors, successors in interest/assignees shall at all times, hereinafter indemnify or cause to be indemnified the purchaser against any loss, damage or liability which may be suffered by reason of any defect deficiency in the title of the vendors, in respect of the land or their competency to transfer and convey the ready built flat/unit/commercial space transferred under the sale deed together with proportionate impartible undivided interest in the land.
- 4.** Resultantly, the purchaser shall possess, hold and enjoy the ready built flat/unit/commercial space together with the proportionate impartible undivided interest in the land hereunder absolutely free from any encumbrances, attachment. The

vendors further unequivocally declare that property namely the proportionate impartible undivided interest in the land and the ready built flat/unit/commercial space in the Complex "**GRAND BAZAAR & AWAAS**" 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.

5. 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 notional legal right but also ready built flat/unit/commercial space, which remained unsold till date and conveyed under the sale deed evidently in consonance with the rules, regulations in force as well the bye-laws framed by the Co-owners of the ready built flat in the complex "**GRAND BAZAAR & AWAAS**".
6. The vendors further covenant the purchaser shall have the right to use and enjoy the common areas and facilities including open space, passages stair, lifts and other amenities, in harmony with other purchaser of flat/unit/commercial space in the complex "**GRAND BAZAAR & AWAAS**" and in consonance with the bye-laws, which may be framed by the society/association of the owner of the flat in the complex "**GRAND BAZAAR & AWAAS**".
7. The vendors further covenant that the purchaser is delivered possession of the ready built flat/unit/commercial space as more explicitly delineated in schedule-B today, the date of execution of the sale deed and the purchaser shall have absolute and unfettered right to use and enjoy the said ready built flat/unit/commercial space together with the benefits of common facilities as absolute and indefeasible owner thereof in his/her/their own right.
8. The transaction is an absolute sale and both 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 witnesses where, the vendors here unto have set and subscribed their hands and seal on the date first above written in presence of the witnesses named below.

Witnesses:

- | | |
|----|----------------------|
| 1. | SIGNATURE OF VENDOR1 |
| | SIGNATURE OF VENDOR2 |
| 2. | SIGNATURE OF VENDOR3 |
| | SIGNATURE OF VENDOR4 |
| | SIGNATURE OF VENDOR5 |

SCHEDULE PROPERTY

"SCHEDULE-A"

LOT-1

(Owned by Tirumala Infrastructure and Development Pvt. Ltd.)

District-Cuttack, Tahasil-Cuttack No.273, P.S.-Cuttack Sadar No.45,

Mouza- **NUAHAT,**

- a. Mutation Khata No.498/106, Plot No.937, area Ac.0.120 decimals corresponding to Hal Khata No.318.
- b. Mutation Khata No.498/620, Plot No.1017, area Ac.0.200 decimals and Plot No.1018/2213 area Ac.0.070 decimals, total area Ac.0.270 decs corresponding to Hal Khata No.498/19.
- c. Mutation Khata No.498/622, Plot No.1027/1536, area Ac.0.110 decimals corresponding to Hal Khata No.498/107.
- d. Khata No.498/388, Plot No.1027 area Ac.0.110 decimals.
- e. Khata No.498/75, Plot No.1026 area Ac.0.507 decimals out of Ac.0.540 decimals.

- f. Mutation Khata No.498/360, Plot No.1031, area Ac.0.520 decimals corresponding to Hal Khata No.498/27.
 - g. Mutation Khata No.498/362, Plot No.1032, area Ac.0.080 decimals corresponding to Hal Khata No. 326.
 - h. Mutation Khata No.498/355, Plot No.1033, area Ac.0.060 decimals corresponding to Hal Khata No. 6.
 - i. Mutation Khata No.498/621, Plot No.1034, area Ac.0.070 decimals corresponding to Hal Khata No.498/356.
 - j. Mutation Khata No.498/623, Plot No.1025/2214, area Ac.0.075 decimals out of Ac.0.150 decimals corresponding to Hal Khata No.498/364, Plot No.1025.
- Total Area Ac.1.922 decimals;

LOT-2

(Owned by Solid Wood Construction Pvt. Ltd.)

District-Cuttack, Tahasil-Cuttack No.273, P.S.-Cuttack Sadar No.45,
Mouza- **NUAHAT,**

- a. Mutation Khata No.498/618, Plot No.934 area Ac.0.530 decimals, Plot No.939/2211 area Ac.0.132 decimals, Plot No.940, area Ac.0.070 decimals, Plot No.944 area Ac.2.930 decimals, Plot No.1042 area Ac.0.330 decimals, Plot No.1045 area Ac.0.150 decimals, total Area Ac.4.142 decs. corresponding to Hal Khata No.491, Plot Nos. 946, 768, 948, 769, 944, 934, 939, 930,1042, 1045.
 - b. Mutation Khata No.498/624, Plot No.768/2215 area Ac.0.339 decimals [homestead], Plot No.769/2217 area Ac.0.420 decimals, Plot No.946/2216 area Ac.1.310 decimals, Plot No.948/2218 area Ac.0.250 decimals, total area Ac.2.319 decimals.
 - c. Mutation Khata No.498/487, Plot No.926 area Ac.1.700 decimals,
 - d. Khata No.498/230, Mutation Khata No.496, Plot No.947 area Ac.0.130 decimals.
 - e. Khata No.498/490, Mutation Khata No.498/674, Plot No.943, area Ac.0.240 decimals, Plot No.1022, area Ac.0.150 decimals, Plot No.1041 area Ac.0.100 decimals, total area Ac.0.490 decimals.
- Total Area : Ac.8.781 decimals.

LOT-3

(Owned by Tirumala Vinayak Project Pvt. Ltd.)

District-Cuttack, Tahasil-Cuttack No.273, P.S.-Cuttack Sadar No.45,
Mouza- **NUAHAT**

- a. Mutation Khata No.498/434, Plot No.945/2054, area Ac.0.065 decimals, Plot No.933/2051, area Ac.0.026 decimals, Plot No.933/2052, area Ac.0.006 decimals, total area Ac.0.097 decimals corresponding to Hal Khata No.339
- b. Khata No.457, Plot No.933 area Ac.0.008 decimals
- c. Mutation Khata No.498/365, Plot No.1044 area Ac.0.340 decimals, Plot No.1048 area Ac.0.380 decimals (Homestead) corresponding to Khata No.260.
- d. Khata No.498/353, Plot No.1043, area Ac.0.250 decimals (Homestead).
- e. Khata No.498/352, Plot No.938, area Ac.0.130 decimals (Homestead).
- f. Mutation Khata No.498/659, Mutation Plot No.1037/2257 area Ac.0.081 corresponding to Hal Plot No.1037 under Hal Khata No.260.
- g. Mutation Khata No.154, Plot No.1024 area Ac.0.230 dec., Plot No.1021 area Ac.0.480 decimals (Homestead), Plot No.1023 area Ac.0.430 decimals (Homestead), corresponding to Khata No.498/366 & 498/359.

Total Area : Ac.2.426 decimals.

LOT-4

(Owned by JRG Developers Pvt. Ltd.)

District-Cuttack, Tahasil-Cuttack No.273, P.S.-Cuttack Sadar No.45,
Mouza- **NUAHAT**

Khata No.491, corresponding Mutation Khata No.498/601, 498/609, 498/654, Plot No.773, 932, 927, 930, 939, 775, 946, 768, 948, 769, corresponding to Mutation Khata No.498/601, Plot No.773/2194 area Ac.0.750 decimal, Plot No.775/2195, area Ac.0.400 decimals, Plot No.927 area Ac.0.130 decimals, Plot No.930 area Ac.0.430 decimals, Plot No.939/2196 area Ac.0.437 decimals, Plot No.932 area Ac.1.270 decimals, Total Area Ac.3.417 decimals.

Mutated Khata No.498/654, Plot No.768/2253, area Ac.0.339 decimals, Plot No.769/2254, area Ac.0.420 decimals, Plot No.946, area Ac.1.310

decimals, Plot No.948, Area Ac.0.250 decimals, total Area Ac.2.319 decimals.

Khata 492 corresponding to Mutation Khata No.498/600, Plot No. 931 corresponding to Mutation Plot No.931/2192 area Ac.0.140 decimals, Plot No.936/2193 area Ac.0.195 decimals, total area Ac.0.335 decimals

Khata No.339 corresponding Mutation Khata No.498/609, Plot No.945 area Ac.0.065 decimals.

Khata No.49/490, Mutation Khata No.498/673, Gharabari Plot No. 929, Area : Ac.0.240 decimals; Plot No. 787/2093 Area : Ac.0.640 decimals; Plot No. 935, Area : Ac.0.110 decimals; Total Area : Ac.0.990 dec.

Khata No.498/488 , Mutate Khata No. 498/671, Homestead Plot No.924/2265, Area : Ac.0.770 decimals;

Khata No. 406, Mutate Khata No. 498/491, Patita Plot No. 928/2095 Ac. 0.115 decimals; Plot No.786/2094, Ac.0.065 decimals;

Khata No.406, Mutate Khata No.498/684, Patita, Plot No. 786 Area : Ac.0.345 dec.

Khata No.498/107, Mutate Khata No. 498/664, Plot No.1019, Area : Ac.0.055 decimals out of Ac.0.070 dec.

Khata No.498/19, Mutate Khata No. 498/661, Plot No.1018/2260, Area Ac.0.250 dec.

Khata No.498/364, Mutate Khata No. 498/663, Plot No.1025/2262, Area : Ac.0.418 decimals out of Ac.0.440 dec.

Khata No.67, Plot No.1040, Area : Ac.0.700dec.

Khata No.498/442, Mutate Khata No. 498/363, Plot No.1035, Area Ac.0.200 dec.

Khata No.498/359, Mutate Khata No. 498/666, Plot No.1036, Area Ac.0.180dec.

Khata No.492, Mutate Khata No.498/731, Plot No.931, Area Ac.0.140 dec.

Khata No.492, Mutate Khata No.498/839, Plot No.936, Area Ac.0.195 dec.

Khata No.406, Mutate Khata No.498/883, Plot No.928, Area Ac.0.115 dec.

Total Area : Ac.10.674 decimals.

LOT-5

(Owned by Grand Bazar Developers LLP)

Dist: Cuttack, Tahasil: Cuttack No.273, PS Cuttack Sadar no. 45,
Mouza: **NUAHAT**, Sabik Khata No. 260, Plot No. 1037, Area: Ac.0.570
decimals, Corresponding Mutated Khata – 498/1021, Plot No. 1037, Area:
Ac.0.489 decimal;

Mutated Khata No. 1162/3460. Plot No. 1020/7768, Area: Ac.0.050
decimals.

Mutated Khata No. 498/1214, Plot No. 1029, Area: Ac.0.250 decimals.

Mutated Khata No. 498/1213, Plot No. 1030, Area: Ac.0.440 decimals.

Total Area : Ac.1.229 decimals.

In toto one mouza, 43 khata, 71 plots, Total area **Ac. 25.032** dec.

The interest transferred is propionate impartible undivided interest
as enjoined in the Orissa Apartment Ownership Act and the extent shall
be **Ac.0._____** decimals i.e. ___ sqmt (_____sqft). Inclusive parking
space, classification of land Homestead.

"SCHEDULE-B"

Delineation of the built of space/flat/unit/Commercial Space

Block -

Flat No.-

Floor-

Flooring-

Type-_____ **BHK**

Carpet area ___ sqmt (_____sqft) inclusive parking space,

All that ready built flat in the building complex having the name and
style of "**GRAND BAZAAR & AWAAS**" delineated and marked in the layout
drawing is attached herewith to the sale deed.

SCHEDULE-C

Cost of Flat For registration purpose (As per Govt. of Odisha Revenue
And Disaster Management Department Letter No.RDM-Reg-Stamp-0001-
2014-13656/R&DM dated 10/05/2019)

Valuation of the Flat - **Rs._____/-**

(measuring an area ___ sqm

(i.e ___ Sq.ft. With vitrified tile flooring)

Cost of Internal E.I & PH
 @ _____% of building cost - **Rs._____/-**

Cost of external PH
 @ _____% of building cost - **Rs._____/-**

GST as applicable - **Rs._____/-**

Valuation of the land - **Rs._____/-**
 (undivided impartible share
 in the land measuring
 Ac.0._____ dec.)

Total Cost of Flat - **Rs._____/-**

CERTIFICATE

Certified that the vendors and the purchaser are not members of any schedule caste or schedule tribe as specified in the constitution order.

Further certified that the land(s) 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 processing undertaken under the orissa consolidation of holding and prevention of fragmentation of Land Act, 1972.

The Purchaser 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, but as per Govt. of Odisha Revenue And Disaster Management Department Letter No.RDM-Reg-Stamp-0001-2014-13656/R&DM dated 10/05/2019 the stamp duty and registration fees paid over GST amount. But the Vendor have received _____% of total consideration amount i.e amount of Rs._____/- from the vendee towards GST as per GST Council.

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 not obtain from Bhudan.

Signature of
of the Vendor1

Signature of
the Vendee

Signature of
of the Vendor2

Signature of
of the Vendor3

Signature of
of the Vendor4

Signature of
of the Vendor5

Signatures of the WITNESSES:
With full Address:

1.

2.

Drafted & prepared by
Advocate, Bhubaneswar