

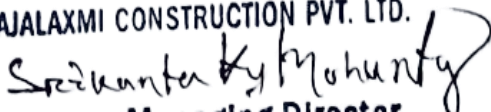
## CONVEYANCE DEED

SALEDEED OF A SELF CONTAINED INDEPENDENT READY PLOTS UNIT, 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 PLOTTING COMPLEX HAVING THE NAME AND STYLE “GAJALAXMI DREAMS” AT KUHA BHUBANESWAR.

This INDENTURE of sale executed on this \_day of \_\_20\_\_

By

**M/s. Gajalaxmi CONSTRUCTION PVT LTD**, is incorporated under the company act.1956 having its registered office at PLOT NO-319,Nuagaon Muncipallity road Po-Sisupalgarh Ps-Pipili Dist-Khurda BHUBANESWAR - 751002 represented though its Managing Director Sri Srikanta Kumar Mohanty aged about 43 years, Son of Ratnakar Mohanty, GPA holder of the Land Owner’s(1) PRAFULLA KUMAR SENAPÁTI, aged about 65 years, by Profession:Retired Govt. Servant, 2) AKSHAYA KUMAR SENAPATI, aged about 61 years, by Profession:Retired Govt. Servant, No. 3) SRI BIJAYA KUMAR SENAPATI, aged about 58 years, Profession:Cultivation, 4) SRI AJAYA KUMAR SENAPATI, aged

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about 54 years, r Profession:Govt. Servant, , all are by Caste Brahmin and Sons of Late Dhaneswar Senapati, resident of Vill/P.O Kuha, P.S-Air Field, Bhubaneswar-751002, Dist-Khurda, Odisha and SRI SABYASACHI SENAPATI, aged about 38 years \$on of Sri Sarangadhar Senapati, by Profession-Business, by Caste-Brahmin, resident of At/P.O-Kuha, P.S-Air Field, Bhubaneswar-751002, Dist-Khurda Khata No.377/265 (Three hundred seventy seven/two hundred sixty five), Plot No.49 (Forty Nine), Area Ac2.105 Decimals (Two acre and one hundred five decimals), Kisam-Gharabari ,Vide registered GPA Document No-11122100639 dated-29.01.2021 AND Khata No.377/817 (Three hundred seventy seven/Eight hundred seventeen), Plot No.45 (Forty five), Area Ac0.230 Decimals (Two hundred thirty decimals), Kisam Gharabari, Full Plot, Status-Stitiban. Khata No.377/926 (Three hundred seventy seven/Nine hundred twenty six), Plot No.44 (Forty four), Area Ac0.105 Decimals (One hundred five decimals), Kisam-Gharabari registered GPA Document No-11122305056 dated-23.08.2023 (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**.

**AND**

**Ms./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) and/or 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 2023.

B. The Vendee is [**Professional Introduction of the Vendee**].

C. The Vendor has developed a residential plotted scheme under the name and style of “**Gajalaxmi Dreams**” (hereinafter referred to as the “**Project**”), located

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in the revenue village of KUHA within the territorial jurisdiction of the Jatni tehsil, comprising of 49 residential sub-plots. The Project is developed over an area of 9874.33Sq.m. of land (hereinafter referred to as the “**Project Land**”).

D. The Bhubaneswar Development Authority (hereinafter referred to as the “BDA”) (Planning Authority constituted for the city of Bhubaneswar and its peripheral areas under the Orissa Town Planning & Improvement Trust Act 1956) has granted the permission to develop the Project vide the approval Letter No.53409, Bhubaneswar, dated 05.12.2023.

E. The Project was duly registered with the Odisha Real Estate Regulatory Authority (hereinafter referred to 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 \_\_\_\_\_ .

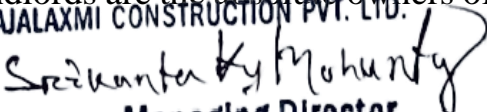
F. Pursuant to the Vendee’s application for booking of a Plot in the Project, the Vendee was allotted with the Plot No. .... (herein after referred to as the “Plotting project”) having area of ..... square feet or ..... square meters, and the corresponding Impartible share of Acre ..... Decimal in the Project Land and of pro-rata share in the common areas (hereinafter referred to as the “**Common Areas**”). Thereafter, on ..... the **Vendor** executed an agreement or sale in favour of the **Vendee** for sale of the **Plot**.

G. The Vendee being satisfied with and results of the detailed due diligence exercise of the plot as well as the Project has evinced his/her/its desire to move ahead with the execution of this Deed.

**Now Therefore This Deed Of Sale Witnesseth 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 way sale and assign unto and in favour of the Vendee, 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 plot, free from all encumbrances, charges, mortgage, litigation as well as all the statutory charges, demands etc.

2. The Vendor hereby declares and covenants that the Vendor along with the landlords are the absolute owners of the Project Land and they have clear, legally

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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 plot and the terms and conditions contained in this Deed. The Vendee further confirms that she/he/it has clearly understood her/his/its rights, duties, responsibilities, obligations under each and every clause of this Deed.

4. The Vendor has explained in detail to the Vendee about the specifications, common areas and facilities and other salient features of the Project including provision for future maintenance, payment of Goods and Services Tax in accordance with Government circular and replacements of the common areas equipment and facilities and formation of the association of plot owners, which the Vendee fully understood to her/his/its satisfaction.

5. The Vendor has constructed common facilities for the Project, such as common road, drainage, STP, fire fighting equipment and electrical transformers/generators. The said common facilities shall be maintained by the society formed by the owners of the plotting project.

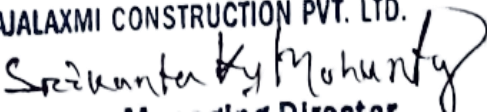
6. The Vendor confirms that all taxes, levies, charges etc. pertaining to the plot has been paid up to the date of execution of this Deed and thereafter the same shall be the sole responsibility of the Vendee.

7. The Vendee is entitled to enjoy the common areas and facilities, in co-operation with the other purchasers and shall take effectual steps for the safety of the common areas. The Vendee warrants that the common areas and facilities shall be used by the other purchasers without any hindrance from him/her/them and he/she/they shall not encroach upon such right of other purchasers.

8. The Vendee agrees that the plot 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.

9. The Vendee shall not do any unlawful act in the plot which will cause hindrance/hardship/harmful to other occupants of the Project.

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 plot and/or the Project Land, prior to the registration of this Deed.

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11. 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 further stamp duty/registration charges/service tax and any other charges on this Deed, the same shall also be borne by the Vendee.

12. The Vendor hereby covenant that it shall sign, verify and execute such further documents as are required so as to effectively transfer the plot unto and in favour of the Vendee.

### LAND DETAILS (Schedule-A)

District – Khurda, Tahasil – Jatni under the Jurisdiction of Sub-Registrar Office, Khurda, PS – Airfield, Mouza – Kuha, Khata No.377/265 (Three hundred seventy seven/two hundred sixty five), Plot No.49 (Forty Nine), Area Ac2.105 Decimals (Two acre and one hundred five decimals), Kisam-Gharabari AND Khata No.377/817 (Three hundred seventy seven/Eight hundred seventeen), Plot No.45 (Forty five), Area Ac0.230 Decimals (Two hundred thirty decimals), Kisam Gharabari Full Plot, Kisam-Gharabari. Khata No.377/926 (Three hundred seventy seven/Nine hundred twenty six), Plot No.44 (Forty four), Area Ac0.105 Decimals (One hundred five decimals), Kisam-Gharabari

In to one Mouza, three Khata, three Plots, total Area – **Ac.2.44 dec i.e. 9874.33Sqm,**

Area Sold Ac.0.....decs or .....sqft. Out of total saleable area Ac.1.439 decimals O/o Approved layout area **Ac.2.44 decimals** admeasuring total sold area: Ac.....decimals or .....sqft. marked as sub-plot No.....corresponds to respective composite revenue Plot No.....under Khata No.....and delineated with Red colour in the sketch map attached here with as per approved layout.

Bounded By :

North:

South :

East :

West :

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*Srikanta Kumar Mohanty*  
Managing Director

1. Cost of Land undivided impartible share Rs.....

2. registration & other taxes as applicable at the time of registration.  
Rs.....

Total Cost Rs. \_\_\_\_\_

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

(Vendors)

(Vendee/es)

**Witnesses:**

1.

2.

Drafted by me, Adv. Bhubaneswar.

GAJALAXMI CONSTRUCTION PVT. LTD.  
*Srikanta Kumar Mohanty*  
Managing Director