

CONVEYANCE DEED

SALEDEED OF A SELF CONTAINED INDEPENDENT READY BUILT FLAT/COMMERCIAL SPACE/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 BUILDING COMPLEX HAVING THE NAME AND STYLE "ROYAL HOMES" AT BOTANDA IN THE CITY OF BHUBANESWAR.

This INDENTURE of sale executed on this _day of _____ 20__

By

(1) **M/s. SAI BHAGABATI MULTI PROJECTS PVT.LTD** a company duly incorporated under the Companies Act, 1956, having its registered office at Plot No-459 (P), Nuasahi, Nayapalli, Bhubaneswar, Dist-Khordha, Odisha represented through its Managing Director Sri Suryakant Pattnaik aged about 36 years, S/o Sarat Kumar Pattnaik, by caste – Karana, by profession – Business, GPA holder of the Land Owner's (1) **Smt. Nayana Paikaray**, aged about 61 years, W/o- Late Prafulla Ch. Paikaray, (2) **Sri Lingaraj Paikaray**, aged about 39 years, S/o- Late Prafulla Ch. Paikaray, (3) **Geetanjali Paikaray** aged about 45 years, D/o- Late Prafulla Ch. Paikaray, (4) **Reetanjali Paikaray** aged about 43 years, D/o- Late Prafulla Ch. Paikaray, (5) **Sujata Paikaray** aged about 41 years, D/o- Late Prafulla Ch. Paikaray all are of Vill- Botanda, P.O.- Kuha, P.S.-

Sai Bhagabati Multi Projects Pvt. Ltd.


Managing Director


Airfield, Bhubaneswar, Dist-Khurda, Odisha, (6) **Smt. Upama Harichandan**, aged about 58 years, D/o- Priyanath Paikaray, W/o- Malaya Harichandan resident of Vill./P.O./P.S./- Nayapalli, Bhubaneswar, Dist-Khurda, Odisha

(7) **Sri Debendra Paikaray**, aged about 88 years, S/o- Late Sri Jadumani Paikaray, (8) **Sri Prahallad Paikaray**, aged about 55 years, S/o- Sri Debendra Paikaray, (9) **Binod Paikaray**, aged about 50 years, S/o- Sri Debendra Paikaray, (10) **Sri Akshya Paikaray**, aged about 48 years, S/o- Sri Debendra Paikaray, (11) **Sri Pranab Paikaray**, aged about 45 years, S/o- Sri Debendra Paikaray, (12) **Susanti Pattnaik**, aged about 63 years, D/o- Sri Debendra Paikaray, (13) **Suratama Mohanty**, aged about 58 years, D/o- Sri Debendra Paikaray, (14) **Sri Pramod Paikaray**, aged about 58 years, (15) **Nalini Parija**, aged about 49 years, (16) **Bidutprava Mohanaty**, aged about 45 years, (**Legal Heir of Nabaghana Paikaray**) (17) **Sri Prasant Paikaray**, aged about 52 years, S/o- Late Laxmidhar Paikaray, (18) **Sri Susant Paikaray**, aged about 49 years, S/o- Late Laxmidhar Paikaray, (19) **Sri Basanta Paikaray**, aged about 46 years, S/o- Late Laxmidhar Paikaray, (20) **Susama Paikaray**, aged about 65 years, D/o- Late Laxmidhar Paikaray, (21) **Sulochana Subudhi**, aged about 55 years, D/o- Late Laxmidhar Paikaray, (22) **Anupama Mohanaty & Paikaray**, aged about 48 years, D/o- Late Laxmidhar Paikaray, all are of Vill- Botanda, P.O.- Kuha, P.S.-Airfield, Bhubaneswar, Dist-Khurda, Odisha, bearing Hal Plot No-227 & 228 of Hal Khata No-120 & 68, vide registered **GPA Document No.11121600062 dated 11.01.2016** (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**.

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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 2011.

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

C. The Vendor has developed a residential apartment complex under the name and style of "**ROYAL HOMES**" (hereinafter referred to as the "**Project**"), located in the revenue village of BOTANDA within the territorial jurisdiction of the Jatni tahsil, comprising of One Stilt+4 storied Residential Apartment consisting of 116 dwelling units (Residential Unit-92 And EWS Unit-24). The Project is developed over an area of 4870.13 Sqm. 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 and construct the Project vide the approval Letter No. 38994/BDA, Bhubaneswar, dated 24-11-2021.

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 an apartment/flat/unit in the Project, the Vendee was allotted with the Apartment No. (herein after referred to as the "**Apartment**") having carpet area of square feet or square meters, Type-..... BHK, on..... Floor in Block-....., Tower-..... (herein after referred to as the "**Building**") along with the exclusive right to use one free parking space and the corresponding Impartible share of Acre Decimal in the Project Land and of pro-rate share in the common

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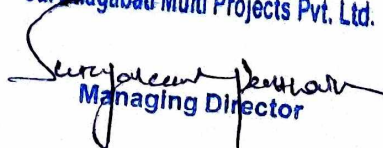
areas (hereinafter referred to as the “**Common Areas**”). Thereafter, on the **Vendor** executed an agreement or sale in favour of the **Vendee** for sale of the **Apartment**.

G. The Vendee being satisfied with the construction and results of the detailed due diligence exercise of the Apartment 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:

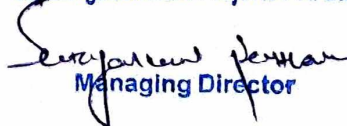
1. In consideration of the Vendee having paid the entire sale consideration Rs...../-(Rupees In Words), the receipt of which has been duly acknowledged by the Vendor, the Vendor hereby grant, convey, transfer by way sale and assign unto and in favour of the Vendee the Apartment and every part thereof 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 Apartment, 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 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. 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 architectural specifications, 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 and facilities and formation of the association of apartment owners, which the Vendee fully understood to her/his/its satisfaction.

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5. The Vendor has constructed common facilities for the Project, such as common road, drainage, STP, firefighting equipment and electrical transformers/generators. The said common facilities shall be maintained by the society formed by the owners of the apartment/flat/unit.
6. The Vendor confirms that all taxes, levies, charges etc. pertaining to the Apartment 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 Apartment 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 Apartment 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 Apartment and/or the Project Land, prior to the registration of this Deed.
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 Apartment unto and in favour of the Vendee.

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LAND DETAILS (Schedule-A)

District – Khordha, Tahasil – Jatni under the Jurisdiction of Sub-Registrar Office, Jatni, P.S. – Airfield, Mouza – Botanda, Hal Khata No. **68 & 120** (Sixty-Eight & One Hundred Twenty Only), Stitiban, Revenue Hal Plot No. **227 & 228** (Two Hindred Twenty-Seven & Two Hindred Twenty-Eight) Kisam- Gharabari, Area – **Ac.1.203 dec i.e. 4870.13 Sqm.**

CLASSIFICATION OF THE LAND: - HOME STEAD

Bounded by:

North-

South

East-

West-

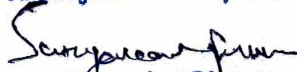
SCHEDULE OF FLAT (Schedule-B)

The area transferred in favour of vendee measuring Ac.....decimals of undivided impartible interest out of total area Ac. 1.203 dec. with building thereon measuring **Carpet Area**.....Sqft assigned as **Flat No.** on **Floor No**..... including parking space No....., on the stilt floor of the apartment named styled as “**ROYAL HOMES**”.

1. Cost of Land undivided impartible share Rs.....
2. Cost of Flat on the carpet area.....sqft
(Rate of apartment per sqft @Rs.....
Including parking/garage cost) Rs.....
3. GST & other taxes as applicable at the time of registration.
Rs.....

Total Cost Rs. _____

Sal Bhagabati Multi Projects Pvt. Ltd.


Managing Director

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.

Sal Bhagabati Multi Projects Pvt. Ltd.


Managing Director

(Vendors)

(Vendee/es)

Witnesses:

1.

2.

Drafted by me, Adv. Bhubaneswar.