

DEED OF SALE

THIS DEED OF SALE is made on this the day of _____ July Two thousand and twenty two.

B E T W E E N

(1) SRI VINOD KUMAR BAGRODIA, aged about 75 years, by caste: Vaishya, by profession: Business, son of Late Mahabir Prasad Bagrodia, PAN: ADUPB1413B, (2) SRIMATI ABHA BAGRODIA aged about 74 years, by caste: Vaishya, by profession: Business, wife of Sri Vinod Kumar Bagrodia, PAN: ADJPB3432D, (3) SRI RAJAT BAGRODIA aged about 51 years, by caste: Vaishya, by profession: Business, son of Sri Vinod Kumar Bagrodia, PAN: ADJPB3431A, (4) SRIMATI UPASNA BAGRODIA aged about 50 years, by caste: Vaishya, by profession: Business, wife of Sri Rajat Bagrodia, PAN: AEBPB7241K, (5) SRI SONGIT

FOR GIREKUMJ TRADELINK PRIVATE LIMITED
VINOD KUMAR BAGRODIA
ABHA BAGRODIA
RAJAT BAGRODIA
UPASNA BAGRODIA
SONGIT KUMAR BAGRODIA
SHRUTI BAGRODIA

Arum Paul
CONSTITUTED ATTORNEY
(ARUM PAUL)

KUMAR BAGRODIA aged about 50 years, by caste: Vaishya, by profession: **Business**, son of Sri Vinod Kumar Bagrodia, PAN: AEFPB6183A, (6) **SRIMATI SHRUTI BAGRODIA** aged about 44 years, by caste: Vaishya, by profession: **Business**, wife of Sri Songit Kumar Bagrodia, PAN: ADEPB2981L, a ll by Caste Vaishya by occupation business, all from (1) to (6) are residing at 44 Ballygunge Circular Road, Post Office Ballygunge, Police Station Ballygunge, Kolkata 700019, West Bengal, India, (7) **GIRIKUNJ TRADELINK PRIVATE LIMITED**, a company within the meaning of Companies Act, 2013, having its registered office at 23C Ashutosh Chowdhury Avenue, KCI Plaza, 4th Floor, Kolkata 700019, PAN no. AABCG1433H, all from (1) to (7) are represented by their constituted attorney **SRI ARUN PAUL**, aged about 56 years, son of Late Akshoy Kumar Paul by faith Hindu, by occupation Service, residing at 79/1, Nimchand Moitra Street, Baranagar, North-24 Parganas, Post Office Baranagar, Police Station Baranagar, Kolkata - 700 035, West Bengal, India, **PAN: AMPPP5774K; M. No. 9331432811** registered at District Sub-Registrar III, Alipore, South 24 Parganas, Book-IV, Volume number 1603-2016, Page from 11383 to 11407, being no. 160300612 for the year 2016, hereinafter jointly referred to as **"THE OWNERS\ VENDORS"** (which term or expression shall, unless excluded by or repugnant to the context include its administrator, representatives successor-in-interest/office and/or assigns) of the **FIRST PART**.

AND

_____ (Name of the Second Party), aged about _____ years, by caste: _____; by Profession: _____, wife or son or daughter of _____ (Name), residing at _____, P.O./Dist _____, Odisha- (PIN _____), India, Police Station: _____, **PAN: AGDPJ8649P, M. No. _____**, hereinafter referred to as the **"PURCHASER"** of the **SECOND PART**.

VALUATION OF PROPERTY:

Land: Area - Ac _____ decs, Cost- Rs. _____
 Apartment (Flat No. _____) Type of Flat : _____ BHK, _____ Floor, Carpet Area- _____ Sqft.; Balcony Area: _____ Sqft.; SBUA: _____ Sqft.; with vitrified tiles; dado; building internal EI and Internal and External PH Cost- Rs. _____

WHEREAS:

A. The Owners/Vendors herein are the sole and absolute Owners of the premises described in the **Schedule - "C"** hereunder. The devolution of the title of the Owners/Vendors and the right, title, interest of the Owners/Vendors to the premises is detailed in **Schedule - "B"** hereunder written.

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- B. The Purchaser(s) above named after having caused necessary investigation and searches, as also having inspected all deeds and documents including the plan duly satisfied himself/herself/themselves with regard to the rights, title and/or interest of the Owners/Vendors as also in respect of the proposed complex and the specifications thereof and had approached the Owners/Vendors to purchase and acquire the Unit described in **Schedule "D"** hereof at or for the agreed consideration and further agreed to abide by and comply with the terms, conditions and stipulations contained herein.
- C. The Parties have since agreed and entered into an **Agreement for Sale dated**_____to acquire the Unit as described in **Schedule-D** and on the terms and conditions mentioned therein.
- D. **That, the building is developed by the Owners\ Vendors in accordance with building plan approved by Puri Konark Development Authority(PKDA), vide its Letter No. 384 dated 31.03.2015 and revalidate vide its Letter No. 601 dtd. 07.09.2022 and valid upto dtd. 06.09.2025**
- E. **That, the project has been registered under ORERA bearing registration no.**_____ **dtd**_____ **valid till**_____ .
- F. In pursuance of the aforesaid Agreement for Sale made between Owners\Vendors and Purchaser and all other terms and conditions, the Owners\Vendors had completed construction of the Unit.
- G. The Purchaser has paid to the Owners\Vendors all amounts payable under the said Agreement for Sale.
- H. The Owners\Vendors have agreed to transfer **Flat No.**_____ (**BHK**), on _____ **Floor** along with the impartible undivided proportionate share of land underneath as detailed in **Schedule-"D"** and as fully delineated in the map accompanying this document for a **Total Cost of Rs.** _____ **(Rupees**_____ **Only)** which has been fully paid to the Owners\Vendors as per details given below:-

S. No.	Amount Received (in INR)	Cheque\DD\ RTGS\NEFT Date	Cheque\DD\ RTGS\NEFT No.
1			
2			
3			

excluding registration cost or any other taxes as fixed by the government as on the day of registration.

NOW THIS DEED WITNESSETH as follows:-

- I. In consideration of the premises and in consideration of the sum of **Rs.** _____ **(Rupees**_____ **) only** paid by the Purchaser to the Owners\Vendors towards the sale of the Said unit **AND THE RIGHT AND PROPERTIES APPURTENANT**

FOR GINKUNJ TRABELINK PRIVATE LIMITED
 VINOD KUMAR BAGRODIA
 ABHIR BAGRODIA
 RAJAT BAGRODIA
 UDAY SINGH BAGRODIA
 SANGHVI KUMAR BAGRODIA
 SHIKHAR BAGRODIA

PAUL
 LEGAL
 CONSULTANT
 ATTORNEY
 AT
 LAW
 VARANASI

THERETO the construction cost of the said Unit and the proportionate share in the common areas the receipt whereof the Owners\Vendors do hereby as also by the Receipt and Memo hereunder written admit and acknowledge and of and from the payment of the same forever release, discharge and acquit the Purchaser and the said Unit, the right and properties appurtenant thereto and the said Unit and the proportionate share in the common areas respectively the Owners\Vendors do and each of them doth hereby grant, sell, convey, transfer, assign and assure absolutely and forever by way of absolute sale, free from all encumbrances to you the Purchaser, named above the undivided impartible proportionate share out of the land along with ALL THAT residential **Flat no.**_____ (**BHK**) on the _____ (**Floor**) measuring including Carpet Area___Sqft.. Balcony Area___Sqft.. with right to use and enjoy the common portions with other owners and occupiers of the Building Complex named and known as "ANANTH" and which are hereinafter collectively referred to as the said Unit as detailed in the **Schedule-"D"** below, for a sum of **Rs.**_____ (**Rupees** _____) **only** which the Owners\Vendors have received excluding GST, Registration Cost and/or any other taxes as fixed by the Govt. as on the day of registration.

And agrees that from this day the Owners\Vendors have lost all its right, title and interest in respect of the flat in question along with its undivided impartible proportionate share in the land therein and makes you, the Purchaser, the owner thereof and duly delivers possession of the said flat to you this day.

That the Owners\Vendors, hereby further agree that you the Purchaser can get your name recorded in the records of Puri Municipality. So far as Purchaser flat is concerned and shall enjoy the flat fully (for residential purpose only)

That you the Purchaser shall become a member of the Association alongwith other Co-Flat Owners and shall contribute the Association charges as decided by the flat owners from time to time.

That the Purchaser shall pay and discharge all taxes, rents, charges and other outgoing payable to Revenue, Municipality, Urban, CESU, P.H.D., Govt. and other authorities levied in respect of the unit as described in **Schedule-D**.

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That the Purchaser shall have every right of common and joint enjoyment of the common area and shall have no right to cause any hindrance obstruction or nuisance over the same.

That the Purchaser or the Association shall have no right over the roof top of the entire building and the roof top shall not be included either in the purchase area or in the common areas of the apartment. Therefore, neither the Purchaser nor the Association can claim any right, title or interest in or possession over the roof top of the said multi-storied building. The Owners\Vendors shall have every right to raise further constructions over the roof top subject to the approval of the appropriate authority.

And whereas the percentage of the undivided interest accrued to the purchaser in the common area facilities as expressed in the declaration shall not be offered without the consent of all the apartment owners expressed in an amended declaration apartment act. The percentage of the undivided interest in the common areas and facilities shall not be separated from the apartment to which it appertains, and shall be deemed to be conveyed or encumbered along with the apartment even though such interest is not expressly mentioned in this deed of conveyance.

That the Owners\Vendors, represent that the conveyed flat alongwith its undivided impartible proportionate interest has not been transferred or encumbered the same in any way before to any third party.

That above all the Owners\Vendors, hereby absolutely transfers the flat in question along with the impartible undivided proportionate share in the land in favour of Purchaser and quite enjoyment by the purchaser of the conveyed property.

II. THE OWNERS\VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- i. **THAT** the interest which the Owners\Vendors do hereby profess to transfer subsists and that the Owners\Vendors have the sole right, full power and absolute authority to grant, sell, convey, transfer, assign and assure unto the Purchaser the said Unit **AND THE RIGHT AND PROPERTIES APPURTENANT THERETO TOGETHER WITH** the benefits, rights and properties hereby sold and conveyed.

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- ii. **AND THAT** the Owners\Vendors shall at all times hereafter indemnify and keep indemnified, safe and harmless the Purchaser against all defect in title to the said Unit and the Rights And Properties Appurtenant Thereto and all the benefits rights and Properties hereby sold and losses damages, costs and expenses they may be obliged to incur by reason of any defect, flaw or deficiency in the title of the Owners\Vendors to the said Unit and rights and properties appurtenant thereto or any mistake or deficiency in the title of the Owners\Vendors on the extent description or other particulars or the said Unit and Rights And Properties Appurtenant Thereto.

- iii. **AND THAT** it shall be lawful for the Purchaser from time to time and at all-time hereafter to enter into and upon and to use, hold and enjoy the said Unit **AND THE RIGHT AND PROPERTIES APPURTENANT THERETO** and all benefits, rights and properties hereby conveyed and every part thereof and to receive the rents, issues and profits thereof without any interruption disturbances claim or demand whatsoever from or by the Owners\Vendors or any person or persons claiming through under or in trust for the Owners\Vendors unless otherwise expressly mentioned herein **AND** freed and cleared from and against all manner of encumbrances trusts, liens and attachments whatsoever **SAVE** only those as are expressly contained herein.

- iv. **AND THAT** the Owners\Vendors shall from time to time and at all times hereafter upon every request and at the costs of the Purchaser make, do, acknowledge, exercise, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring the said unit **AND THE RIGHT AND PROPERTIES APPURTENANT THERETO TOGETHER WITH** the benefits rights and properties hereby granted unto the Purchaser in the manner aforesaid.

- v. **AND THAT** the Owners\Vendors and/or the Association shall unless prevented by fire or some other irresistible force from time to time and at all times hereafter upon reasonable request and at the costs of the Purchaser produce or cause to be produced to the Purchaser or to the Purchaser attorneys or agents or before or at any trial, commission, examination, tribunal, board or authority for inspection or otherwise, as occasion shall require the original Title Deeds of the said Premises (which are presently in the possession of the Owners\Vendors) and also shall at the like request and costs of the

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Purchaser deliver to the Purchaser such attested or other copies or extracts there from as the Purchaser may require and shall in the meantime keep the same safe unobliterated and uncanceled.

- vi. **AND THAT** the Owners\Vendors shall not do anything or make any grant or term, whereby the rights of the Purchaser hereunder may be prejudicially affected and shall do all acts as be necessary to ensure the right available to the Purchaser as Purchaser and as a Co-Owner hereunder.
- vii. **AND FURTHER THAT** the Owners\Vendors shall duly fulfill and perform all their obligations and covenants contained elsewhere herein.

III. **THE PURCHASER DOTH HEREBY COVENANT WITH THE OWNERS\ VENDORS THAT** the Purchaser(s) shall observe, fulfill and perform the rules, regulations and covenants of the Association and to regularly pay and discharge all taxes, impositions and all other outgoings on and in connection with the said Unit wholly and the Common Areas and/or the Building proportionately including the Common Expenses.

IV. **PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO** as follows:

- i. **THAT** the said Unit in terms hereof has been constructed completed and made tenantable and vacant possession thereof has been delivered by the Owners\Vendors and received by the Purchaser.
- ii. **AND THAT** the Purchaser neither have nor shall claim from the Owners\Vendors and/or the other Co-owners any right title or interest in any other part or portion of the land and/or the Building **SAVE** the said Unit **AND THE RIGHT AND PROPERTIES APPURTENANT THERETO** and the benefits rights and properties hereby sold and conveyed and the Owners\Vendors shall be entitled to deal with the same in any manner whatsoever and the Purchaser shall not be entitled to any claim from the Owners\Vendors or other Co-Owner thereof :
- iii. **AND THAT** the Purchaser neither is entitled to nor shall claim the partition of his undivided proportionate share in the land and Common Areas of the Building viz staircases, lobbies, pumps, motors, lights, etc.

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**THE SCHEDULE "A"
(DEFINITIONS)**

1. The various terms used in this Deed of Sale, unless it be contrary or repugnant to the subject or context, shall have the meaning assigned to them as hereunder written and the same shall be deemed to be part of this Deed of Sale.
- a) **PARKING SPACE** shall mean the covered spaces in the basement of the Complex, which can be utilized for parking cars or two wheelers. The Owners/Vendors shall exclusively be entitled to grant the right to use of such spaces for parking cars/two wheelers to any person or persons at his discretion.
- b) **ROOF** shall mean the ultimate roof of the Building/Block which will be kept exclusively by the Owners/Vendors.
- c) **ASSOCIATION** shall mean a Maintenance Association to be formed by the Owners/Vendors (hereinafter referred to as the MAINTENANCE ASSOCIATION) for taking over the common parts and portions forming part of the said Building and also for rendition of common services including any replacements and/or repairs to the various equipments and/or installations as may be necessary and/or required from time to time and the rules and regulations framed by such MAINTENANCE ASSOCIATION shall be common for all the flat owners in the said Building and they shall be bound by the same.
- d) **SALE AGREEMENT** shall mean the Agreement for Sale dated _____ made between the Owners\Vendors, therein also called the Vendors of the First Part and the Purchaser, therein also called the Purchaser of the Second Part, hereby and where under the Owners\Vendors agreed to sell and convey the Said Unit and The Rights And Properties Appurtenant Thereto in favour of the Purchaser.
- e) **TOTAL CONSIDERATION** shall mean and include all sums paid/payable by the Purchaser to the Owners\Vendors hereunder, for and towards the consideration for sale of the said share in the land **AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO** and the said Unit, wholly and the Common Areas proportionately.

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SCHEDULE "B"
(TITLE)

By virtue of two several indentures of Lease dated 12th October 1944 and 23rd May, 1947 the father of Mr. Niroop Mahanty: Dr. Swaroop Kumar Mahanty: Dr. Aroop Kumar Mahanty: Mrs. Kamala Mahanty Willig: Mrs. Indira Mahanty Kaczynski, namely Gouranga Chandra Mohanty (since deceased) obtained permanent lease of Ac0.510 decimals in plots No.385/790 and 386/583 under khata No.234, Kissam: Gharabari in Mouza: Jhadeswari Sahi, Dist.Puri, D.S.R.Puri, P.S. Puri Town, Unit No.29, Tehsil : Puri sadar, No.667 executed by the then Collector, Puri in his favour which were registered being Deed No.6347 of 1944 and Deed No.2353 of 1947;

AND by virtue of another lease deed dated 10th December, 1963, Mr. Niroop Mahanty: Dr. Swaroop Kumar Mahanty: Dr. Aroop Kumar Mahanty: Mrs. Kamala Mahanty Willig: Mrs. Indira Mahanty Kaczynski also obtained lease of Ac0.400 decimals in Plot no.386 Khata No.233, Kissam: Gharabari in Mouza: Jhadeswari, Dist.Puri, DSR Puri, P.S.Puri Town, Unit No.29, Tahasil: Puri Sadar, No.667 executed by the then Collector, Puri and registered in DSR, Puri, being No.11697 of 1963;

AND after the demise of Gouranga Chandra Mohanty, Mr. Niroop Mahanty: Dr. Swaroop Kumar Mahanty: Dr. Aroop Kumar Mahanty: Mrs. Kamala Mahanty Willig: Mrs. Indira Mahanty Kaczynski got their names mutated in BPL Case No.55 of 1996 and 89/1995 in respect of the entire property more fully described in the **SCHEDULE-C** hereunder written with a right to construct or cause to be constructed building(s) thereon and to assign and transfer or sub lease their leasehold interest in the said premises or any portion thereof subject to the terms and conditions contained in the said indentures of the lease deeds.

AND Mr. Niroop Mahanty: Dr. Swaroop Kumar Mahanty: Dr. Aroop Kumar Mahanty: Mrs. Kamala Mahanty Willig: Mrs. Indira Mahanty Kaczynski are staying out of State and abroad also and unable to look after the schedule below property, they expressed their intention for alienation of the same and some of them were also in urgent need of money to meet their legal necessities, they expressed their intention to transfer and the Owners\Vendors as Purchaser(s) having agreed to purchase the **Schedule-C** property, after final negotiation, of the final sale deed is executed vide registered sale deed dated: 30.11.2013; Book No. I; Vol.No. 1481305834; Document No. 5599; Year: 2013 on the following terms and shares of Owners\Vendors as Purchaser(s).

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(ARUM PAUL)

- a) GIRIKUNJ TRADE LINK PRIVATE LIMITED
- b) VINOD KUMAR BAGRODIA
- c) ABHA BAGRODIA
- d) RAJAT BAGRODIA
- e) UPASNA BAGRODIA
- f) SONGIT KUMAR BAGRODIA
- g) SHRUTI BAGRODIA

and physical possession was given to Owners\Vendors.

**THE SCHEDULE "C"
(THE SAID PREMISES)**

ALL THAT the Unit No. 29, Tahasil: Puri, Mouza: Jhadeswari Sahi. 1. Khata No. 233 (two hundred and thirty three), Plot no. 386 (three hundred eighty six), Area: Ac0.400 decimals (four hundred decimals), Kissam: Gharabari-1. 2. Khata No. 234 (two hundred thirty-four), Plot no. 386/583 (three hundred eighty-six/five hundred eighty-three), Area: Ac0.500 decimals (five hundred decimals), Kissam: Gharabari. 3. Plot No. 385/790 (three hundred eighty five \seven hundred ninety), Area: Ac0.010 decimals (ten decimals), Kissam: Gharabari, Total area of Khata No. 234 in two plots: Ac0.510 decimals. Total Area in one Mouza: Two Khatas and three plots: Ac0.910 decimals (nine hundred ten decimals). District: Puri, D.S.R. Puri, P.S. Puri Town, within the local limits of Puri Konark Development Authority, which is butted and bounded as follows:

ON THE NORTH BY	:	By Plot No. 385
ON THE SOUTH BY	:	Public Road
ON THE EAST BY	:	By Plot No. 608
ON THE WEST BY	:	By Plot No. 385

FOR GIRIKUNJ TRADELINK PRIVATE LIMITED
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(ARUM PAUL)

SCHEDULE 'D'
(UNIT)

ALL THAT residential flat no. _____ (_____ BHK) on the _____ Floor, having Carpet Area _____ Sq.ft; Balcony Area _____ Sq.ft., along with a car parking bearing no. _____ together with undivided variable proportionate share in the land beneath the respective block with right to use and enjoy the common portions with other owners and occupiers of the Building Complex named and known as "**ANANTH**" at Unit No. 29, Tahasil: Puri Sahi. 1. Khata No. 233 (two hundred and thirty three), Plot no. 386 (three hundred eighty six), Area: Ac0.400 decimals (four hundred decimals), Kissam: Gharabari-2. Khata No. 234 (two hundred thirty four), Plot no. 386/583 (three hundred eighty six/five hundred eighty three), Area: Ac0.500 decimals (five hundred decimals), Kissam: Gharabari. 3. Plot No. 385/790 (three hundred eighty five/seven hundred ninety), Area: Ac0.010 (ten decimals), Kissam: Gharabari, Total area of Khata No. 234 in two plots: Ac0.510 decimals. Total Area in one Mouza, Two Khatas and three plots: Ac0.910 (nine hundred ten decimals). District: Puri, D.S.R. Puri, P.S. Puri Town.

The Valuation of the Flat is Rs. _____ (Rupees _____ only) And the valuation of the impartible undivided proportionate share of the land comes to Ac _____ decs and the same is valued at Rs. _____ (Rupees _____) And the conveyed property is fully delineated in the accompanying map and marked with number _____ and coloured herewith. Flat No. _____ (_____ BHK) butted and bounded by:

ON THE NORTH BY	:	_____
ON THE SOUTH BY	:	_____
ON THE EAST BY	:	_____
ON THE WEST BY	:	_____

Nature of Structure: Frame

Name of Construction: Flat No _____ (_____ BHK), _____ Floor at ANANTH, Station Road, Puri fully finished with tiles flooring, complete electrical wiring, plumbing, painting, doors, windows, kitchen granite top, locks.

None of us belonged to Schedule Caste or Schedule Tribe nor does the property belonged to any religious institutions.

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SHRUTI BAGRODIA

Arum Paul
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(ARUM PAUL)

IN WITNESSES WHEREOF the parties hereto and hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED AND DELIVERED

By the OWNERS/VENDORS at Puri

In presence of:

FOR GIREKULJ TRADELINK PRIVATE LIMITED
VINOD KUMAR BAGRODIA
ABHA BAGRODIA
RAJAT BAGRODIA
UPASNA BAGRODIA
SONGIT KUMAR BAGRODIA
SHRUTI BAGRODIA

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(ARUM PAUL)

SIGNED AND DELIVERED

By the PURCHASER at Puri

In presence of:

FORM- B
DECLARATION
(Land\Property where there is House/Structure exists)

We the Executant/s and Claimant\s do hereby declare that there is structure/house on the schedule property transacted in this document as per details given below. If existence of excess structure/ house area is detected at later stage the document will be treated as invalid.

FOR GIREKURU TRADELINK PRIVATE LIMITED
VINOD KUMAR BAGRODIA
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SHRUTI BAGRODIA

Sign. of Executant\s

Arum Paul
CONSTITUTED ATTORNEY
(FOR PAUL)

Sign. of Claimant\s

DETAILS OF STRUCTURE/HOUSE		
Kind of Structure	:	Framed Structure
Type of Floor	:	Tile Flooring
Square Feet	:	Carpet Area _____ Sqft.. Balcony Area: _____ Sqft..
Cost of the Building	:	
Cost of the Sanitation	:	
Cost of the Water Supply	:	
Cost of the Electricity	:	
Total	:	Rs. _____
Year of Construction	:	
(-) Depreciation Value	:	
Type of Boundary	:	
Length of the Boundary	:	
(+) Cost of the Boundary	:	
Total	:	
Cost of Garage or other ancillary house	:	
Net Value of the Building/House	:	Rs. _____

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SHRUTI BAGRODIA

Sign. of Executant\s

Arum Paul
CONSTITUTED ATTORNEY
(FOR PAUL)

Sign. of Claimant\s

DECLARATIONS

1. I\We the vendor(s) hereby declare that I\ We will be held entirely responsible to be prosecuted both civilly and criminally for any mis-representation, suppression, distortion of facts with regard to ownership, right, title, interest, possession, valuation /consideration and the right to convey/transfer etc. of this property.

2. I\We the Vendee(s) do hereby declare that, I \We 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. I \We further declare that we will be held entirely responsible if we have committed any mis-representations, suppression, distortion of facts or have deceived/defrauded the seller (s) in any manner.

3. We the Vendor (s) and the Vendee (s) hereby declare that we have executed the sale deed with our clear volition without any duress, inducement, allurements or any kind of promise or extraneous influence on either or both part to sale and purchase the property.

FOR GIREKUMI TRADELINK PRIVATE LIMITED
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 SHRUTI BAGRODIA

Arum Paul

CONSTITUTED ATTORNEY

Signature of the Vendor (s)

Signature of the Vendee (s)