

SALE DEED FOR Rs...../-

This Deed of Sale executed on this the DAY of 2018 at Coimbatore

BY

M/s.SREEVATSA REAL ESTATES PRIVATE LIMITED, a Private Limited Company, (CIN.U70101TZ1995PTC005875), (PAN.AADCS0177J), (Ph.No.0422-2432184) a Company incorporated under the provisions of the Companies Act 1956, and carrying on business with its Registered Office at No.8/2, Mettupalayam Road, Coimbatore-641 043, represented by its AUTHORISED SIGNATORY _____ (PAN. _____), (Aadhar No. _____), (Mobile No. _____), S/o. _____, vide Borad Resolution dated _____ hereinafter referred to as 'PROMOTERS' (which expression shall wherever the context so admits include the PROMOTERS' heirs, successors, legal representatives, executors, assigns and administrators)

TO AND IN FAVOUR OF

Mr....., S/o.Mr....., (PAN) (Aadhar No. _____), (Mobile No.....) aged about _____ years, residing at No....., hereinafter referred to as the 'PURCHASER' (which expression shall wherever the context so admits include the Purchaser's heirs, successors, legal representatives, executors, assigns and administrators)

WITNESSETH AS FOLLOWS:

Whereas the PROMOTERS have derived the property measuring 1.70 Acre or 6882.06 sq.mts and out of this a portion of land measuring 0.90 Acre or 3,642.18 sq.mts or 39,204 sft comprised in S.F.NO.124/1C5, Kumaran Nagar, Vilankurichi, Coimbatore - 641 035, situated at Municipal Corporation Limits of Coimbatore in Vilankurichi Village, morefully described in Schedule A hereunder, VIDE sale deed No.1692 of 2014 dated 26.03.2014, registered in the Office of Sub-Registrar, Ganapathy, Coimbatore.

Whereas the PROMOTERS are in possession and enjoyment of the said 'A' Schedule property as sole and absolute owner thereof.

Whereas the total extent of 3,642.18 sq.mts of land has been earmarked for the purpose of building a residential multistoried apartment buildings comprising of ONE Tower having ONE Block with FOUR Floors having 48 apartments with amenities and facilities and the said project shall be known as SREEVATSA VISWA.

Whereas the Promoters have decided to develop the property and construct residential apartments thereon.

The Promoters have obtained requisite sanctions, authorizations, consents, no objections, permissions and approvals from the appropriate authorities for construction and development of the Project vide Planning Permit No.107 (A.A.E)/2018 dated 17.04.2018 issued by LPA, COIMBATORE and Building License No.BL/0552/2018/MH2/E dated 30.06.2018 issued by Coimbatore Municipal Corporation, Coimbatore.

The Purchaser had entered into a registered construction agreement dated _____ with the Promoters for construction of a residential apartment for the Purchaser which has been registered as Document No._____ of _____ in the Office of Sub-Registrar, Ganapathy, Coimbatore.

Whereas the Promoters have agreed with the Purchaser for absolute sale to the Purchaser of undivided share of land measuring sq.ft or sq.mts of undivided part of land in Schedule 'A' property, more fully described in Schedule 'B' hereunder for a total consideration of Rs...../- (Rupees Only).

NOW THIS DEED WITNESSETH AS FOLLOWS:

In pursuance of the above mentioned construction agreement and in consideration of the sum of Rs...../- (Rupees Only) paid by the Purchaser to the Promoters in the presence of witnesses to this deed the receipt of which payment the Promoters doth hereby acknowledge, the Promoters hereby convey, transfer and assign all that property more fully described in Schedule 'B' hereunder together with all rights, ways, liberties, privileges, easements, advantages, appurtenances whatsoever with regard to the property hereby conveyed and all the rights, title, interest and property-claim and demand whatsoever of the Promoters unto or upon the said property and every part thereof, to have and to hold the property hereby conveyed unto the Purchaser in the manner aforesaid.

And the Purchaser will hereafter peacefully hold, use and enjoy the 'B' Schedule property as the Purchaser property without any hindrance, interruption claim

or demand by or from the Promoters and all persons claiming under the Promoters. And that the Promoters and all persons claiming under the Promoters shall and will from time to time upon the request and cost of the Purchaser do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more fully and perfectly assuring the said property and every part thereof unto the Purchaser and placing the Purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

The Promoters and the authorized Agents and Nominees of the Promoters shall always have the right, power and authority to dig, lay and repair the water pipe lines, sewerage and drain pipe lines, telephone cables and wires and electricity cables and wires in, over, under or upon the land that is being sold by the Promoters to the Purchaser herein for providing and for the proper maintenance and upkeep of the aforesaid common amenities being provided to the various flats, and tenements being constructed over the said land.

The Promoters hereby covenant with the Purchaser that the interest hereby conveyed subsists and the Promoters have absolute title and power to transfer the same.

The Promoters hereby covenant with the Purchaser that there are no litigations pending before any Courts of law with respect to the said land, Project of the Apartment.

The Promoters hereby covenant with the Purchaser that there is no subsisting encumbrance whatsoever over the property hereby conveyed nor have the Promoters subjected the same to any encumbrance whatsoever and that the property hereby conveyed is sold free of all encumbrance.

The Schedule property is not the subject matter of HUF and no part thereof is owned by any minor and/or no minor has any right, title and claim over the schedule property;

No Notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoters in respect of the said land.

The Promoters further covenant with the Purchaser that the land allocated for construction of 48 apartments in the 'A' Schedule land will always remain impartible and the Promoters have delivered symbolic possession of the 'B' Schedule undivided part of land to the Purchaser.

The Promoters hereby agree to keep indemnified the Purchaser from and against all losses, damages, costs or expenses which the Purchaser may sustain

or incur by reason of any adverse claim being made by anybody to the said property.

The Promoters have this day delivered to the Purchaser the xerox copies of the title deeds and other connected documents pertaining to the property hereby conveyed.

DESCRIPTION OF PROPERTY

SCHEDULE -A

ITEM - I: In Coimbatore Registration District, Ganapathy Sub Registration District, in Vilankuruchi Village, in S.F.Nos.124/1 & 124/2 Punjai Acre land of 10.60 an extent of 0.90 Acre (or) 3642.18 sq.mts. (or) 39204 sq.ft. of punjai land in new S.F.No.124/1C5 situated in Kumaran Nagar, within the following boundaries including the right to use the mamool pathways to the land.

North of : Land belonging to A.Umavathi in S.F.No.124/1C6
South of : Remaining land in S.F.No.124/1C4
East of : North-South road in S.F.No.124/1C3
West of : Dharmasastha School in S.F.No.125

With the following measurements

North - 122' 9"
South - 116' 3"
East -- 328'
West - 328'

ITEM - II: In Coimbatore Registration District, Ganapathy Sub Registration District, in Vilankuruchi Village, in S.F.No.124/1 Punjai Acre land 7.87 Acres and in S.F.No.124/2 Punjai Acre 5.41 Acres of land, totaling to 13.28 Acres of land. In this Out of 10.60 Acres of punjai land, an extent of 1.03 ¼ Acres of punjai land in new S.F.No.124/1C2A, in this an extent of 0.80 Acre (or) 3236.498 sq.mts. (or) 34848 sq.ft. of land situated in Kumaran Nagar, within the following boundaries including the right to use the mamool pathways to the land.

North of : Remaining land in S.F.No.124/1C held by Mayilsamy
South of : East-West road
East of : Land in S.F.No.124/1C
West of : North-South road

With the following measurements

North - 137' 6"
South - 112' 6"
East - 314' 9"
West - 249'

New patta No.811.

The land mentioned in the above Item Nos.1 and 2 are totally admeasuring an extent of 1.70 Acres (or) 6,879.598 sq.mts. (or) 74,052 sq.ft. of vacant land together with usual path rights and other easements.

The above said property is situated in Kumaran Nagar within the limits of Coimbatore Corporation.

Out of above mentioned property, in Item No.I, as per requirement, 390.28 sq.mts or 3,988 sft is gifted as OSR to Corporation of Coimbatore and balance are of 35,216 sft is earmarked for development of project SREEVATSA VISWA, for construction of 48 apartments as per the approvals.

SCHEDULE - B

In the Item of I of Schedule A property in S.F.No.124/1C5, an extent of 35,216 sq.ft. of land earmarked for construction of 48 Apartments coloured in the plan annexed hereto, an extent of sq.ft or sq.mts of undivided share of land with the right to use the common amenities, layout roads and all common areas in the layout.

The above mentioned undivided share of land is in Item I of Schedule A property and the property is situated in "Sreevatsa Viswa" in S.F.No.124/1C5, within the limits of Coimbatore Municipal Corporation.

The current market value of the property is Rs...../- (Rupees Only).

In witness whereof both the parties have signed this deed of sale on the day, month and year first above written in the presence of the following witnesses.

PROMOTER

PURCHASER

WITNESSES:

- 1.
- 2.