

SALE DEED FOR Rs...../-

This Deed of Sale executed on this the DAY of 2019 at Coimbatore

BY

M/s.S R E L Properties Holding (Covai) Pvt. Ltd., (PAN AALCS0499K), (CIN U70101TZ2007PTC013872), (Phone No.0422-2432184) having its registered office at 8/2, Mettupalayam Road, Coimbatore - 641 043, represented by its Power of Attorney M/s.SREEVATSA REAL ESTATES PRIVATE LIMITED, (PAN AADCS0177J), (CIN U70101TZ1995PTC005875, a Private Limited Company, having its registered office at No.324, Mettupalayam Road, Coimbatore - 641 043, represented by MR.C.R.RAJIV, Joint Managing Director (PAN AEJPR9562B), (Mobile No.94426 21933) residing at No.28, Bharathi Park Road Cross I, Saibaba Mission Post, Coimbatore - 641 011, duly constituted by registered Power of Attorney dated 20.12.2017 and registered as Document No.9724/2017 in the Office of Sub Registrar, Gandhipuram, Coimbatore, hereinafter referred to as 'VENDORS' (which expression shall wherever the context so admits include the VENDORS' heirs, successors, legal representatives, executors, assigns and administrators)

**VENDORS
(BY POWER AGENT)**

PURCHASER

TO AND IN FAVOUR OF

Mr....., (PAN) (Aadhar No.), (Mobile No.....)
 S/o.Mr....., 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 VENDORS have purchased the extent of 11.1325 Acres of land more fully
 described in Schedule A hereunder by registered Sale Deed dated 03.08.2007 and
 registered as Document No.4975 of 2007 on the file of Sub Registrar, Gandhipuram,
 Coimbatore, and has been in possession and enjoyment thereof.

Whereas the Vendor of Land has already promoted group housing in respect of two
 other adjacent lands named as "Sreevatsa Global Village" and the Schedule A property
 is now being separately developed for group housing and SREL Properties Holding
 (Covai) P Ltd has constituted the "A" schedule property for separate development for
 group housing.

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

Whereas the total extent of 7400 sq.mts of land has been earmarked for the purpose of
 building residential apartment buildings in the group housing scheme comprising of
 FOUR blocks with four floors and ONE block with three floors having 212 apartments
 with amenities and facilities and the said project shall be known as SREEVATSA URBAN
 VILLAGE.

Whereas the VENDORS have appointed the Promoters M/s.Sreevatsa Real Estates Pvt.
 Ltd., Coimbatore to develop the property and construct residential apartments and
 commercial units thereon.

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The VENDORS through 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.334/ABCD/2018 dated 18.12.2018 issued by LPA Coimbatore and Building License No.BL/0050/2019/MH3/N dated 29.01.2018 issued by the 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, Gandhipuram, Coimbatore.

Whereas the VENDORS 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 VENDORS in the presence of witnesses to this deed the receipt of which payment the VENDORS doth hereby acknowledge, the VENDORS 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 VENDORS 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 VENDORS and all persons claiming under the VENDORS. And that the VENDORS and all persons claiming under the VENDORS 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.

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The VENDORS and the authorized Agents and Nominees of the VENDORS 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 VENDORS hereby covenant with the Purchaser that the interest hereby conveyed subsists and the VENDORS have absolute title and power to transfer the same.

The VENDORS 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 VENDORS hereby covenant with the Purchaser that there is no subsisting encumbrance whatsoever over the property hereby conveyed nor have the VENDORS 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 VENDORS in respect of the said land.

The VENDORS further covenant with the Purchaser that the land allocated for construction as per Approved plan in the 'A' Schedule land will always remain impartible and the VENDORS have delivered symbolic possession of the 'B' Schedule undivided part of land to the Purchaser.

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

The Power of Attorney is still in force as on date. The persons who have executed the Power of Attorney is aware of this Deed of Sale.

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PURCHASER

DESCRIPTION OF PROPERTY**SCHEDULE -A**

In Coimbatore Registration District, Gandhipuram Sub-Registration District, Coimbatore Taluk, Chinnavedampatti Village, (Now within Coimbatore Corporation Limits)

North of Common road in S.F.Nos.541/2C1E, 541/2C1D (P) and Land in S.F.Nos.526 (P) & 525/2 (P)
 East of Land in S.F.Nos.492/2, 493/1A and Vaikal in S.F.No.528/1.
 South of Land in S.F.Nos.528/2A2 (P), 527/1A (P) & 541/2A1 (P)
 West of Common road running from North-South, in S.F.Nos.541/2A1(P), 541/2A2(P), 541/2A3(P), 541/2A4(P), 541/2C1A (P), 541/2C1B (P), 541/2C1D (P) & 541/2B.

Within the above an extent of 11.13 ¼ Acres (4.50.52 Hectares) (EXCLUDING vaikal running from East to West passing through S.F.No.541, 527 & 528 and noted as 541/2B, 527/2 and 528/2B) of lands with a right to use all the mamool and common roads as ingress & egress to reach the lands with all appurtenances attached thereto.

Within the above an extent of 1.83 Acres of lands with a right to use all the mamool and common roads as ingress and egress to reach the lands with all appurtenances attached thereto in S.F.Nos.527/1B2, 527/1C2, 527/1D2, 541/2A2A, 541/2A3A AND 541/3 in Chinnavedampatti Village as detailed below:

S.F.No. 527/1B2	0.13.90 HECTRE
527/1C2	0.13.00 HECTRE
527/1D2	0.05.90 HECTRE
541/2A2A	0.19.50 HECTRE
541/2A3A	0.18.50 HECTRE
541/3	0.03.20 HECTRE

	0.74.00 HECTRE
Equivalent to	1.83 ACRES

Within the following boundaries:

North of S.F.No.541/2A4A, 527/1D1
 South of S.F.No.527/1A2B & 541/2A1A2
 East of S.F.No.527/1B1,527/1C1,527/1D1
 West of S.F.No.541/2A2B,541/2A3B

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Land measuring:

399.005 links – East West on the South
395.025 links – East West on the North
411.940 links – North South on the East
529.353 links – North south on the West, admeasuring 1.83 acres of vacant land.

The above said property admeasuring an extent of 7400 sq.mts of land is covered by this Sale Deed. The property situates within the limits of Coimbatore Municipal Corporation.

SCHEDULE - B

In Schedule A property which is earmarked for construction of Apartments and Buildings, an extent of sq.ft or sq.metres 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 of Schedule A property and the property is situated in in "SREEVATSA URBAN VILLAGE.", in S.F.Nos. 527/1B2, 1C2,1D2, 541/2A2A,2A3A,3, 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.

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PURCHASER

WITNESSES:

- 1.
- 2.