

## SALE DEED

THIS SALE DEED is made on this the \_\_\_\_\_ day of \_\_\_\_\_, 2020 at Bhubaneswar by

- 1.) Ananda Bhutia, S/o- Ramachandra Bhutia, aged about 33 years, By Caste: Gopala, Occupation- Service, R/o - Barmunda , Bhubaneswar. 2)Annapurna Das, W/o- Rudra Narayan Das aged about 62 years, By Caste: Karan, Occupation - Housewife, R/o - Plot No 635/12/13 Panchasakha Nagar, Dumduma Housing Board, Bhubaneswar. 3) Arun Kumar Swain, S/O- Karunakar Swain aged about 69 years, By Caste: Khandayat, Occupation Retired Govt. Service, R/o- Plot No 184 SBIEHBCS, Soubhagya Nagar, Barmunda, Bhubaneswar. 4) Ashok Bhutia, S/o- Ramachandra Bhutia, aged about 37 years, By Caste: Gopala, Occupation - Service, R/o- Barmunda, Bhubaneswar. 5) Birjesh Samantaray, S/o- Madan Mohan Samantaray, aged about 31 years, By Caste: Gopala, Occupation - Service, R/o- Dampada , PS- Banki, Cuttack. 6) Charubala Pattanaik, W/o- Ajaya Kumar Das, aged about 73 years, By Caste: Karan, Occupation- Retd. Govt. Service, R/o- Plot No- 882/993/11, Anant Nagar, Mahtab Road, Old Town Bhubaneswar. 7) Dylan Thomas Roy, S/o- Kunja Bihari Ray, aged about- 54 years, By Caste: Karan, Occupation- Service, R/o- Padagoan, P.S- Khantapada, Balasore. 8) Goutam Kumar Bhutia, S/o- Rama Chandra Bhutia, aged about 35 years, By Caste: Gopala, Occupation- Service, R/o- Barmunda, P.S- Khandagiri, Bhubaneswar. 9) Kallyani Bhadra, W/o- Sarat Chandra Bhadra, aged about 59 years, By Caste: Khandayat, Occupation- Housewife, R/o- N-1, A6, IRC Village, Nayapalli, Bhubaneswar. 10) Kalyani Das, W/o- Ajaya Kumar Barik, aged about 57 years, By Caste: Gopala, Occupation- Housewife, R/o- Gahapal, P.S- Binjharpur, Jahajpur.

For TRIDENT PROPERTIES (P) LTD.

  
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11) Kamal Kumar Choudhury, S/o- Kulamani Choudhury, aged about 79 years, By Caste: Brahmin, Occupation- Retd. Govt. Service, R/o- Plot No 2863, Lewis Road, Nageshwar Tangi, Bhubaneswar. 12) Kaustuva Samantray, S/o- Khetra Mohan Samantray, aged about 38 years, By Caste: Gopala, Occupation- Service, R/o- Dampada, P.S- Banki, Cuttack. 13.i) Dr. Sarat Chandra Behera, S/o- Damodar Behera, aged about 69 years, Occupation - Retd. Govt. Service. 13.ii) Swagat Behera, S/o- Dr Sarat Chandra Behera, aged about - 40 Years, Occupation- Service. 13.iii) Sumit Behera, S/o- Dr Sarat Chandra Behera, aged about - 35 Years, Occupation- Service. All By Caste Gopala and all are the legal heirs of late Renubala Behera, R/o- Plot No- 5, Madhusudan Nagar, Unit- IV, Kharvela Nagar, Bhubaneswar. 14) Lipsa Samantray, W/o- Sujit Nanda, D/o- Madan Mohan Samantray, aged about 37 years, By Caste: Gopala, Occupation- Service, R/o- Dampada, P.S- Banki, Cuttack. 15) Lopa Mudra Mishra, W/o- Samaran Sankar Mishra, D/o- Surendra Nath Mishra, aged about 46 years, By Caste: Brahmin, Occupation- Housewife, R/o- Rajsunkhala, P.S- Bolgarh, Khordha. 16) Mahapatra Debendranath Sahoo, S/o- Late Jagabandhu Sahoo, aged about 80 years, By Caste: Teli, Occupation- Retd. Govt. Service, R/o-Plot No-2166, Kedar Gori Square, Bhubaneswar. 17) Mamta Kumari Mahapatra, W/o- Subhasis Pati, aged about 44 years, By Caste: Brahmin, Occupation- Housewife, R/o- Plot No 961/3 Forest Park, Bhubaneswar. 18) Manas Ranjan Jena, S/o- Late Madhusudan Jena, aged about 50 years, By Caste: Khandayat, Occupation- Govt. Service, R/o- Plot No 457-D, Nuasahai, P.S - Nayapalli, Bhubaneswar. 19) Nirmala Nayak, W/o- Dr. Harekrishna Nayak, aged about 71 years, By Caste: Khandayat, Occupation- Housewife, R/o-Plot No N-1/244, IRC Village, P.S- Nayapalli, Bhubaneswar. 20) Nirmala Swain, W/o- Aswini Kumar Swain, aged about 71 years, By Caste: Khandayat, Occupation- Housewife, R/o- Plot No- 955/2931, Prakruti Vihar, Barmunda, Bhubaneswar. 21) Nirupama Mahapatra, W/o- Srikant Mahapatra, aged about 69 years, By Caste: Brahmin, Occupation- Housewife, R/o- Plot No- 33, P-4, Gajapati Nagar, BaidyanathPur, P.S/Dist.- Ganjam. 22) Panchadatta Senapati, Sachidananda Senapati, both S/o- Biswanath Senapati, aged about 62 and 59 years resp., By Caste: Khandayat, Occupation- Service, R/o- M-16, Madhusudan Nagar, Bhubaneswar. 23) Purnendu Mohanty, S/o- Bhaskar Chandra Mohanty, aged about 49 years, By Caste: Karan, Occupation- Service, R/o- OLD Parade Padia, Ward No- 10, P.S- Baripada, Mayurbhanj. 24) Rajni Kanta Panda, aged about 54 years, Rasananda Panda, aged about 48 years, both S/o- Brajabandu Panda, both By Caste: Brahmin, Occupation- Service, R/o- LIG-177, Nayapalli Brit Colony, Bhubaneswar. 25) Sanghamitra Mishra, W/o- Biswajeet Tripathy, D/o- Surendra Nath Mishra aged about 44 Years, By Caste: Brahmin, Occupation- Housewife, R/o- AT-Rajasunakhala, P.S- Bolgarh, Khordha. 26) Sanjib kumar Mahapatra, S/o- Naba Kishna Mahapatra, aged about 48 years, By Caste: Brahmin, Occupation- Service, R/o- 961/3 Forest Park, Bhubaneswar. 27) Sardar Sahoo, S/o- Late Digambar Sahoo, aged about 61 years, By Caste: Teli, Occupation- Service, R/o- Barmunda, P.S- Khandagiri, Bhubaneswar. 28) Suvendu Mohanty, S/o- Bhaskar Chandra Mohanty, aged about 60 years, By Caste: Karan, Occupation- Service, R/o- AT- Old Parade Padia, Ward No- 10, P. S - Baripada, Mayurbhanj. 29) Sudatta Debarshi, S/o- Sashikanta Das, aged about 54 years, By Caste: Karan, Occupation- Service, R/o-Plot No-1277/13154, Sriram Nagar, Samantarapur, Bhubaneswar. 30) Swapna Swain, W/o- Ashok Kumar Swain, aged about 64 years, By Caste: Khandayat, Occupation- Housewife, R/o- Tinigharia, PO- Naya Bazaar, P.S- Madhupatna, Cuttack. 31) Smt Ullash Swain, W/o- Late Sarat Chandra Swain, aged about 69 years, By Caste: Khandayat, Occupation- Housewife, R/o- Tinigharia, PO- Naya Bazaar, P.S- Chauliaganj, Cuttack. 32) Smt Ullash Swain, aged about 69 years, Amit Kumar Swain aged about 43 years, Swetapadma Swain, aged about 39 years, all are by Caste: Khandayat, Occupation- Service/ Housewife, all are the legal heirs of late Sarat Chandra Swain, R/o- N-3/394, IRC Village, Bhubaneswar. 33) Ranjan Kumar Mishra, S/o -Rajkishore Mishra, aged about 49 years,

By Caste: Brahmin, Occupation- Service, R/o- AT- Matimandap Sahi, Angarau Lane, Puri. 34.i) Sridhar Prasad Dash, S/o- Baikuntha Nath Dash, aged about 56 years, By Caste: Brahmin, Occupation- Service, R/o- 1/D-4, Metra City, Nayapalli, Bhubaneswar. 34.ii) Swadesh Ranjan Mohapatra, S/o- Hara Narayan Mohapatra, aged about 64 years, By Caste: Brahmin, Occupation- Service, R/o- Plot No-B-6, Snigdha Apartment, Lewis Road, Bhubaneswar. 35.i) Nibedita Ghosh, W/o- Soubhagya Kumar Panda, aged about 55 years, By Caste: Brahmin, Occupation- Service, R/o- At- Durgamandap Lane, Gobindtola, P.O/P.S- Dhanupali, Sambalpur. 35.ii) Gayatri Mishra, W/o- Ganesh Chandra Mishra, aged about 61 years, By Caste: Brahmin, Occupation- Service, R/o- Debsram Valmick- 5/105, SBI Colony, Kesura, Bhubaneswar. 36.i) Pradeep Kumar Sahu, aged about 56 years 36.ii) Pramod Kumar Sahoo, aged about 53 years, 36.iii) Prasanta Kumar Sahoo, aged about 51 years, 36.iv) Prassana Kumar Sahoo, aged about 51 years, 36.v) Pratap Kumar Sahoo, aged about 49 years, all Sons of late Lingaraj Sahoo, 36.vi) Prabina Mahapatra, aged about 45 years, R/o- AT- Baragharpatna, P.O- Ramachandi, Via- Narangargh, Dist- Khordha. 36.vii) Pramodini Sahu, aged about 59 years, R/o- At/po- Mangalpur, P.S- Pipili, Dist- Puri, both D/o- late Lingaraj Sahoo and 36.viii) Bilasini Sahoo, aged about 79 years, W/o- Late Lingaraj Sahoo, all By Caste: Teli, Occupation- Housewife/Service, R/o- all(Except Sl. No-36.VI & 36.VII) Plot no- 163, forest park, Bhubaneswar. 37.i) Subrat Kumar Mishra, S/o- Muralimohan Mishra, aged about 57 years, By Caste: Brahmin, Occupation- Service, and 37.ii) Manjarika Mishra, D/o-Ajit Kumar Mishra, aged about 50 years, By Caste: Brahmin, Occupation- Business, Both are R/o- Block- A, S/2, Chandrma Housing Complex, Unit-3, Kharvel Nagar, Bhubaneswar. 38) Minati Rath, D/o- Late Gopal Chandra Rath, aged about 46 years, By Caste: Brahmin, Occupation- Business, R/o- At- Mahabir Bazar, Dhenkanal. 39) Krupasindhu Das, S/o- Late Kailash Chandra Das, aged about 61 years, By Caste: Karan, Occupation- Retd. Govt. Service, R/o- At- Gadabhanga-2, P.O.-Padagan, P.S- Khantapara, Balasore. 40) Namita Nayak, D/o - Rasa Bihari Nayak, aged about 48 years, By Caste: Khandayat, Occupation-Business, R/o- Sankarpur Diha Sahi, P.O.-Arunodaya Market, P.S.- Madhupatna, Cuttack. 41) Arpita Das, D/o- Krupasindhu Das, aged about 36 years, Caste: Karan, Occupation- Service, R/o- At- Gadalehanga-2, P.O.- Padagan, P.S- Khantapara, Balasore, all represented by their **General Power of Attorney (GPA) Holder, M/s.TRIDENT PROPERTIES PVT. LTD.**, a Company duly Incorporated & Registered under the Companies Act, 1956, having its branch Office At 3rd Floor, SYMPHONY MALL, National Highway No.16, Mouza: Rudrapur, Bhubaneswar - 752 101 (Odisha State) and having its Registered Office at H. No. 8-2-408, Flat No. D-1, Sri Krishna Apartments, Road No. 6, Banjara Hills, Hyderabad-500034 (Andhra Pradesh) Represented by its Authorised Signatory: Mr. Narendra Kumar Daga, aged about 57 years, S/o. Sri Ghanshyam Das Daga, Occupation: Business, At 3rd Floor, SYMPHONY MALL, National Highway No.16, Mouza: Rudrapur, Bhubaneswar - 752 101, vide Registered GPA documents Bearing document Nos. No.11131314035 Dt 3/12/2013, 11131314119 dt 5/12/2013, 11131314033 dt 3/12/2013, 11131314039 dt 3/12/13, 11131314896 dt 28/12/2013, 11131314103 dt 4/12/2013, 11131314393 dt. 12/12/2013, 11131400046 dt. 4/1/2014, 11131314957 dt. 28/12/2013, 11131314066 dt 4/12/2013, 11131314064 dt 4/12/2013, 11131400128 dt 9/1/2014. 11131314032 dt: 3/12/2013, 11131314122, dt.5/12/2013, 11131314103, dt. 4/12/2013, 11131314721, dt.30/12/2013, 11131314099, dt.4/12/2013, 11131314898, dt.28/12/2013, 11131400617, dt.28/1/2014, 11131314037, dt.3/12/2013, 11131314899 dt. 28/12/2013 11131314100, dt.4/12/2013, 11131314148, dt. 6/12/2013, 11131314390 dt.12/12/2013,-3 11131400639, dt.29/1/2014, 11131314954 dt.28/12/2013, 11131314036 dt.3/12/2013, 11131314078, dt.4/12/2013, 11131314065 dt.4/12/2013, 11131314121, Dt. 5/12/2013, 11131314034, dt.3/12/2013, 11131314055, Dt.3/12/2013, 11131402386 dt.24/3/2014, 11131403315, dt.26/4/2014, 11131308530 dt.18/6/2013, 11131602630 dt.12/4/2016 11131402200, dt.18/3/2014,

For TRIDENT PROPERTIES (P) LTD.

*Shashin*  
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11131601253, dt.20/2/2016, 11131601200, Dt.19/2/2016 11131602632,  
dt.12/4/2016, 11131602631, dt.12.04.2016 all are registered in the office of the Sub-  
Registrar, Khandagiri, Bhubaneswar.

(Here-in-after called and referred as "LAND OWNERS/VENDORS/FIRST PARTY" which expression shall unless excluded by or repugnant to the subject or context shall mean and include his heirs, successors, representatives and assignees., of the FIRST PART).

**AND**

2. **M/s.TRIDENT PROPERTIES PVT. LTD.**, a Company duly incorporated & Registered under the Companies Act, 1956, having its branch Office At 3rd Floor, SYMPHONY MALL, National Highway No.16, Mouza: Rudrapur, Bhubaneswar - 752101 (Odisha State) and having its Registered Office at H. No. 8-2-408, Flat No. D-1, Sri Krishna Apartments, Road No. 6, Banjara Hills, Hyderabad-500034 (Andhra Pradesh) Represented by its Authorised Signatory: Mr. Narendra Kumar Daga, aged about 57 years, S/o. Sri Ghanshyam Das Daga, Occupation: Business, At 3rd Floor, SYMPHONY MALL, National Highway No.16, Mouza: Rudrapur, Bhubaneswar - 752101, who has been authorized to execute and sign the documents as per Board Resolution Dated: 06.06.2012.

(Hereinafter referred to as the "VENDOR/DEVELOPER/PROMOTER/FIRST PARTY", which expression, unless repugnant to the context shall mean and include its/their successors- in-interest, executors, representatives, Directors, administrators, nominees, assignees etc., of the First Part;)

**IN FAVOUR OF**

Mr XYZ, aged about:\_\_\_\_ years, W/o Mr. ABC, Occupation:\_\_\_\_, By Caste:\_\_\_\_\_, is residing at address \_\_\_\_\_, and is assessed to Income Tax under Permanent Account Number (PAN) :- \_\_\_\_\_

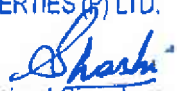
(Hereinafter collectively referred to as the "VENDEES / PURCHASERS / SECOND PARTY" Which expression unless otherwise repugnant to the context shall mean and include all his / her/ their heirs, successors-in-interest, representatives, administrators, executors, nominees and assignees etc of the Second Part)

The VENDORS/LANDOWNER, VENDOR/DEVELOPER/PROMOTER and PURCHASER/ ALLOTTEE shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

**WHEREAS:**

A. The LAND OWNERS/VENDORS of First Part are the absolute owners and possessors of the land admeasuring Acres 8.043 Decimals, situated at Mouza: Paikarapur, Khordha District, P.S. Chandaka, Bhubaneswar (Odisha State). The details of land owned by the LAND OWNERS/VENDORS of First Part, are provided hereunder :-

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| Khata No.(Hal) | Plot No. (Hal) | Area in Acres |
|----------------|----------------|---------------|
| 456/1637       | 1809/2483/3693 | 0.073         |
| 456/205        | 1814/2476      | 0.213         |
| 456/185        | 1809/2453      | 0.228         |
| 456/1669       | 1809/2483/3713 | 0.092         |
| 456/201        | 1814/2472      | 0.261         |
| 456/210        | 1809/2482      | 0.208         |
| 456/374        | 1815/2620      | 0.138         |
| 456/211        | 1809/2483      | 0.092         |
| 456/204        | 1814/2475      | 0.233         |
| 456/204        | 1809/2481      | 0.235         |
| 456/560        | 1815/2805      | 0.092         |
| 456/208        | 1809/2479      | 0.208         |
| 456/200        | 1814/2471      | 0.214         |
| 456/209        | 1809/2480      | 0.232         |
| 456/202        | 1814/2473      | 0.261         |
| 456/561        | 1815/2806      | 0.092         |
| 456/1281       | 1818/3413      | 0.195         |
| 456/1288       | 1814/2477/3418 | 0.045         |
| 456/1282       | 1813/3414      | 0.070         |
| 456/1647       | 1819/1948/3260 | 0.030         |
| 456/1648       | 1819/2462      | 0.070         |
| 456/1648       | 1818/2461      | 0.017         |
| 456/284        | 1817/2525      | 0.033         |
| 456/284        | 1818/2532      | 0.168         |
| 456/267        | 1809           | 0.258         |
| 456/186        | 1809/2454      | 0.238         |
| 456/207        | 1814/2478      | 0.225         |
| 456/1834       | 1817/3860      | 0.200         |
| 456/196        | 1820/2467      | 0.200         |
| 456/197        | 1820/2468      | 0.105         |
| 456/193        | 1819/2463      | 0.092         |
| 456/562        | 1815/2807      | 0.092         |
| 456/1283       | 1813           | 0.050         |
| 456/206        | 1814/2477      | 0.065         |
| 456/1643       | 1815/2984      | 0.092         |
| 456/195        | 1820/2466      | 0.190         |
| 456/194        | 1819/2464      | 0.313         |
| 456/194        | 1817/2465      | 0.027         |
| 456/198        | 1820/2469      | 0.060         |

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|                           |                |              |
|---------------------------|----------------|--------------|
| 456/184                   | 1809/2452      | 0.218        |
| 456/564                   | 1815/2809      | 0.144        |
| 456/556                   | 1814/2474      | 0.250        |
| 456/190                   | 1809/2460      | 0.236        |
| 456/563                   | 1815/2808      | 0.148        |
| 456/566                   | 1820/2470      | 0.200        |
| 456/1825                  | 1808/2355/3852 | 0.070        |
| 456/1824                  | 1808/2355/3851 | 0.136        |
| 456/1826                  | 1808/2355/3853 | 0.136        |
| 475/01                    | 1786           | 0.465        |
| 456/2146                  | 1787/4119      | 0.067        |
| 456/2143                  | 1787           | 0.067        |
| 456/2142                  | 1787/4115      | 0.067        |
| 456/2144                  | 1787/4117      | 0.067        |
| 456/2145                  | 1787/4118      | 0.065        |
| <b>TOTAL AREA IN ACRE</b> |                | <b>8.043</b> |

B. WHEREAS VENDOR/DEVELOPER OF FIRST PARTY, M/s.Trident Properties Pvt. Ltd. is the absolute owner and possessor of the land admeasuring Acres 1.974 Decimals, situated at Mouza: Paikarapur, Khordha District, P.S. Chandaka, Bhubaneswar (Odisha State).The details of land owned by M/s.Trident Properties Pvt. Ltd. are provided hereunder:-

| Khata No.(Hal)            | Plot No. (Hal) | Area in Acre |
|---------------------------|----------------|--------------|
| 456/1606                  | 1811/3669      | 0.162        |
| 456/858                   | 1812           | 0.445        |
| 456/1823                  | 1784(P)        | 0.348        |
| 456/1608                  | 1787/3670      | 0.486        |
| 456/1603                  | 1787/2439      | 0.419        |
| 456/1772                  | 1810           | 0.114        |
| <b>TOTAL AREA IN ACRE</b> |                | <b>1.974</b> |

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- C. By and under various development agreements and GPAs executed between Ananda Butia and others as referred below have granted absolute development rights in respect of the above Lands in favour of Trident Properties Pvt.Ltd by clubbing the adjacent lands and are entitled to construct Residential Apartment buildings and other amenities, structures, facilities, services, etc. on the Project Lands on the terms and conditions mentioned therein:

| SI No | Name of Parties               | Area  | Development | GPA NO & Date                    |
|-------|-------------------------------|-------|-------------|----------------------------------|
| 1     | Ananda Bhutia                 | 0.073 | 14.05.2013  | GPA 11131314035<br>DT.03.12.2013 |
| 2     | Annapurna Das                 | 0.213 | 13.05.2013  | GPA 11131314119<br>DT.05.12.2013 |
| 3     | Arun Kumar Swain              | 0.228 | 18.05.2013  | GPA 11131314033<br>DT.03.12.2013 |
| 4     | Ashok Bhutia                  | 0.092 | 13.05.2013  | GPA 11131314039<br>DT.03.12.2013 |
| 5     | Brijesh Samantaray            | 0.261 | 13.05.2013  | GPA 11131314896<br>DT.28.12.2013 |
| 6     | Charubala Patnaik             | 0.208 | 13.05.2013  | GPA 11131314122<br>DT.05.12.2013 |
| 7     | Dylan Thomas Roy              | 0.138 | 13.05.2013  | GPA 11131314103<br>DT.04.12.2013 |
| 8     | Goutam Kumar Bhutia           | 0.092 | 13.05.2013  | GPA 11131314099<br>DT.04.12.2013 |
| 9     | Kallyani Bhadra               | 0.468 | 13.05.2013  | GPA 11131314721<br>DT.30.12.2013 |
| 10    | Kalyani Das                   | 0.092 | 14.05.2013  | GPA 11131314898<br>Dt.28.12.2013 |
| 11    | Kamala Kumar Choudhury        | 0.208 | 13.05.2013  | GPA 11131314031<br>DT.03.12.2013 |
| 12    | Kaustava Samantaray           | 0.214 | 13.05.2013  | GPA 11131314393<br>DT.12.12.2013 |
| 13    | Dr Sarat Chandra Behera       | 0.232 | 13.05.2013  | GPA 11131400046<br>DT.04.01.2014 |
| 14    | Swagat Behera                 |       |             |                                  |
| 15    | Sumit Behera                  |       |             |                                  |
| 16    | Lipsa Samantaray              | 0.261 | 14.05.2013  | GPA 11131314957<br>DT.28.12.2013 |
| 17    | Lopamudra Mishra              | 0.092 | 13.05.2013  | GPA 11131314066<br>DT.04.12.2013 |
| 18    | Mahapatro Debendra Nath Sahoo | 0.195 | 13.05.2013  | GPA 11131314064<br>DT.04.12.2013 |

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|----|-------------------------|-------|------------|----------------------------------|
| 19 | Mamata Kumari Mohapatro | 0.115 | 13.05.2013 | GPA 11131400128<br>DT.09.01.2014 |
| 20 | Manas Ranjan Jena       | 0.117 | 13.05.2013 | GPA 11131314032<br>DT.03.12.2013 |
| 21 | Nirmala Nayak           | 0.459 | 14.05.2013 | GPA 11131400617<br>DT.28.01.2014 |
| 22 | Nirmala Swain           | 0.238 | 14.05.2013 | GPA 11131314037<br>DT.03.12.2013 |
| 23 | Nirupama Mohapatra      | 0.225 | 14.05.2013 | GPA 11131314899<br>DT.28.12.2013 |
| 24 | Panchadutta &           | 0.200 | 14.05.2013 | GPA 11131314100<br>DT.04.12.2013 |
| 25 | Sachinanda Senapati     |       |            |                                  |
| 26 | Purnendu Mohanty        | 0.200 | 13.05.2013 | GPA 11131314148<br>DT.06.12.2013 |
| 27 | Rajani Kanta            | 0.197 | 14.05.2013 | GPA 11131314390<br>DT.12.12.2013 |
| 28 | Rasananda Panda         |       |            |                                  |
| 29 | Sanghamitra Mishra      | 0.092 | 13.05.2013 | GPA 11131400639<br>DT.29.01.2014 |
| 30 | Sanjib Kumar Mohapatro  | 0.115 | 13.05.2013 | GPA 11131314954<br>DT.28.12.2013 |
| 31 | Sardar Sahoo            | 0.092 | 13.05.2013 | GPA 11131314036<br>DT.03.12.2013 |
| 32 | Subendu Mohanty         | 0.190 | 13.05.2013 | GPA 11131314078<br>DT.04.12.2013 |
| 33 | Sudata Debarshi         | 0.400 | 13.05.2013 | GPA 11131314121<br>DT.05.12.2013 |
| 34 | Swapna Swain            | 0.218 | 18.05.2013 | GPA 11131314034<br>DT.03.12.2013 |
| 35 | Ullas Swain             | 0.630 | 13.05.2013 | GPA 11131314065<br>DT.04.12.2013 |
| 36 | Ullas Swain             | 0.348 | 13.05.2013 | GPA 11131314055<br>DT.03.12.2013 |
| 37 | Amit Swain              |       |            |                                  |
| 38 | Swetapadma Pradhan      |       |            |                                  |
| 39 | Arpita Das              | 0.065 | 10.04.2014 | GPA 11131602631<br>DT.12.04.2016 |
| 40 | Namita Nayak            | 0.067 | 04.04.2014 | GPA 11131601200<br>DT.19.02.2016 |
| 41 | Krupasindhu Das         | 0.067 | 04.04.2014 | GPA 11131601253<br>DT.20.02.2016 |

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|    |                                                                                                                                                                                 |              |            |                                   |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------|-----------------------------------|
| 42 | Minati Rath                                                                                                                                                                     | 0.067        | 04.04.2014 | GPA 11131602632<br>DT.12.04.2016  |
| 43 | Ranjan Kumar Mishra                                                                                                                                                             | 0.070        | 02.11.2013 | GPA 11131402386<br>DT.24.03.2014  |
| 44 | Nivedita Ghosh                                                                                                                                                                  | 0.136        | 02.11.2013 | GPA 11131402200<br>DT.18.03.2014  |
| 45 | Gayatri Mishra                                                                                                                                                                  |              |            |                                   |
| 46 | Sridhar Prasad Dash                                                                                                                                                             | 0.136        | 17.01.2014 | GPA 11131403315<br>DT.26.04.2014  |
| 47 | Swadesh Ranjan Mohapatra                                                                                                                                                        |              |            |                                   |
| 48 | Subrat Kumar Mishra                                                                                                                                                             | 0.067        | 10.04.2014 | GPA 11131602630<br>Dt. 12.04.2016 |
| 49 | Manjarika Mishra                                                                                                                                                                |              |            |                                   |
| 50 | Pradeep Kumar Sahu,<br>Pramod Kumar Sahoo,<br>Prassana Kumar Sahoo,<br>Prasanta Kumar Sahoo,<br>Pratap Kumar Sahoo,<br>Prabina Mohapatra,<br>Pramodini Sahu & Bilasini<br>Sahoo | 0.465        | 18.06.2013 | GPA 1113108530<br>DT.18.06.2013   |
|    | <b>TOTAL AREA IN ACRES</b>                                                                                                                                                      | <b>8.043</b> |            |                                   |

- D. AND WHEREAS, the VENDOR/DEVELOPER has converted all the land parcels coming under the project from agricultural status to residential (homestead) status, Kisam - Gharabari by virtue of various OLR Cases, u/s 8 (A) and obtained Corrected PATTA from the Tahasildar, Bhubaneswar.
- E. Whereas the VENDOR/DEVELOPER herein has amalgamated the above said plots into a compact block, obtained the approvals for construction of Residential Apartment Buildings over the Schedule - A Project Lands comprising 13 No's Blocks Stilt + 4 multistoried apartment buildings, 1 No Block of EWS and 1 No of G+1 Club house vide approval bearing No.3446/BDA, Dated. 06-02-2020, from Bhubaneswar Development Authority. And the said project shall be known as 'TRIDENT GALAXY III' Project.
- F. The project has been registered with ORERA vide ORERA Registration No- \_\_\_\_\_, dt.\_\_\_\_\_.
- G. The Occupancy Certificate (O.C) No- \_\_\_\_\_, dt.\_\_\_\_\_ have also issued by the competent authority (Bhubaneswar Development Authority) w.r.t subject property in accordance to the ODA Act 1982 read with Rule 2020 (copy of Occupancy Certificate attached).

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H. The vendor's further covenants that the vendee is hereby delivered the peaceful physical possession on dt.....of the proportionate undivided impartible share in the land and building and he/she shall have right to exercise all legal possessor and proprietary rights, title ,interest ,possession without any objection from or by the vendor or any person claiming any title under the vendors (copy of the possession certificate attached).

I. The **VENDOR/DEVELOPER**, M/s. Trident Properties Pvt. Ltd. out of its share, offering to sell the Residential Apartment bearing Flat No. " \_\_\_\_\_ ", facing on \_\_\_\_\_ Floor of Block- \_\_\_\_\_, (hereinafter referred to as \_\_\_\_\_ ) admeasuring \_\_\_\_\_ Sq.ft Carpet Area along with 1 Car Parking Space (One Only) together with proportionate importable undivided share of land admeasuring Ac. \_\_\_\_\_ Decimals, out of Total Project Area of **Ac.10.017 Decimals**, in the project named as "**TRIDENT GALAXY III**" situated at Paikarapur Mouza, Khordha, District, P.S. Chandaka, Bhubaneswar, Odisha State.

J. **COST OF FLAT**

01) Proportionate undivided impartibly, Rs. \_\_\_\_\_  
Share land cost (for Ac 0.....Decimal)

02) Total price of FLAT on the carpet area.....sft Rs. \_\_\_\_\_  
(Rate of apartment per sft @ Rs.....including  
Cost. Of garage/parking cost).

03) GST, Registration Charges, Stamp Duty, Society Rs. \_\_\_\_\_  
Registration Cost, Other Taxes, (as applicable).

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :**

1) THAT in pursuance of the offer and acceptance and in consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) the VENDEE herein have paid the entire sale consideration to the VENDOR/DEVELOPER as follows :-

a) Rs. \_\_\_\_\_/- through Cheque No. \_\_\_\_\_, dt. \_\_\_\_\_, drawn on \_\_\_\_\_ Bank, \_\_\_\_\_ Branch.

b) Rs. \_\_\_\_\_/- through Cheque No. \_\_\_\_\_, dt. \_\_\_\_\_, drawn on \_\_\_\_\_ Bank, \_\_\_\_\_ Branch.

And the VENDORS herein admits, accepts and acknowledges the receipt of the same and conveys, sells, transfers, assigns the Apartment together with proportionate, impartible, undivided share in the land in question to the VENDEE by an absolute sale TO HAVE and TO HOLD the same absolutely forever together with all the rights,

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interests, easements and appurtenances pertaining in which the VENDORS having in respect of the Scheduled property.

- 2) The VENDORS do hereby declare that the property is not the subject matter of any suit or litigation and the same has not been attached by any court or authority in any proceeding. The land in question has not been notified under any notification issued under the Land Acquisition Act and there is also no scheme in contemplation or proposal for acquisition of the land for any purpose whatsoever.
- 3) The VENDORS further states and declares that he/it/they shall at all times here-after indemnify the purchaser against any claim or demand in respect of the property sold or conveyed and shall make good any loss which the purchaser may sustain or suffer by reason of any defect in the title.
- 4) The VENDORS further covenants that the purchaser is hereby delivered possession of the proportionate undivided, impartible, share in the land and building and he/she shall have right to exercise all possessor and proprietary rights without any objection from or by the VENDORS or any person claiming any title under the VENDORS.
- 5) That, the VENDEE is responsible and liable to pay and discharge all taxes, rents, deposits, electricity charges and other outgoing payable to Revenue, Municipality, Urban, CESU, P.H.D., Government and other authorities levied in respect of the property mentioned in the schedule below.
- 6) That the VENDEE is at liberty to use and enjoy the common areas and all other facilities provided therein the said apartment namely "TRIDENT GALAXY-III", but not limited to STP, Electrical Substation, Water tanks, lifts, common passages, staircases, Sports facilities, etc. along with the other purchasers/flat owners of the said apartment and the VENDEE will not create any sort of obstruction whatsoever in any manner and remain abide by the terms and conditions as an Apartment dweller.
- 7) The VENDEE, his/her heirs, successors, assigns and representatives shall and enjoy the said property along with other co-owners with the undivided proportionate share and interest peacefully without doing any harm or obstruction to other co-owners.
- 8) The VENDEE is also at liberty to get his/her name mutated in the Government, Municipal corporation, GRIDCO, Revenue Departments, etc. and all other records and pay the taxes, rents and charges in his/her name and obtain receipts thereof.
- 9) That the VENDEE shall not have any right to make any structural change/alteration in the said building & shall not use the flat in such a manner which may impair the safety of the building or cause any danger to the beauty & safety of the building or which may affect the right of other flat owners. The entire exterior of building including painting, fixtures, etc., shall be uniform as decided by the VENDOR/DEVELOPER or Association and in case of violation, the VENDOR/ DEVELOPER or Association may take all such steps for correction and recover the costs from the persons responsible for the damage or violation.
- 10) That the VENDEE shall not use the flat for any unlawful acts and shall not store inflammable/explosives, hazardous goods & if it is found so, the other flat owners & Association / Society shall have the discretion to take the said flat owner to the Court of Law. The VENDEE is responsible to keep the flat free even from noise pollution.

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- 11) That the VENDEE will compulsorily become a member of Apartment Owners Association / society, which will be formed by the VENDOR/DEVELOPER, as per the mandates of Odisha Apartment Ownership Act. 1982 as well as the Rules to be framed there under & shall abide by the declaration signed and bound by The Odisha Apartment Ownership Act. 1982 & rules framed there-in.
- 12) The VENDEE shall contribute the corpus fund and also the maintenance charges and other amounts regularly on par with other flat owners to the VENDOR/Developer till the Association is formed, and thereafter to the Association failing which the Association or the VENDOR/DEVELOPER shall be entitled to disconnect the services and amenities and to take any other action under the bye-laws or resolution of the Association.
- 13) That the registration expenses such as cost of the stamp papers, registration fees and the execution charges have been paid by the VENDEE and the VENDEE will be responsible and liable for paying under stamp, deficiency in stamps and valuation of the said Apartment for the stamp duty. Any deficiency in the stamp duty as may be determined by the Sub-Registrar/Concerned Authority along with consequent penalties and deficiencies and interest as may be levied/ imposed in respect of the said Apartment conveyed by this Deed shall be paid by the VENDEE exclusively and the VENDOR shall not be liable & responsible to pay the same.

**SCHEDULE -A**  
**PROPERTY**  
**(Project**  
**Area)**

ALL THAT piece or parcel of land admeasuring Acres 10.017 Decimals as follows together with buildings/structures standing thereon situated at Paikarapur Mouza, Khordha District, P.S. Chandaka, Bhubaneswar, Odisha State:

| <b>KHATA NO.</b> | <b>PLOT NO.</b> | <b>CORRESPONDING TO<br/>MUTATION KHATA NO</b> | <b>CORRESPONDING<br/>TO MUTATION<br/>PLOT NO</b> | <b>TOTAL<br/>AREA<br/>IN<br/>ACRES</b> |
|------------------|-----------------|-----------------------------------------------|--------------------------------------------------|----------------------------------------|
| 456/23           | 1811            | 456/1606                                      | 1811/3669                                        | 0.162                                  |
| 380              | 1812            | 456/858                                       | 1812                                             | 0.445                                  |
| 91               | 1784            | 456/1823                                      | 1784                                             | 0.348                                  |
| 91               | 1787            | 456/1608                                      | 1787/3670                                        | 0.486                                  |
| 456/168          | 1787/2439       | 456/1603                                      | 1787/2439                                        | 0.419                                  |
| 456/1772         | 1810            |                                               | 1810                                             | 0.114                                  |
| 7                | 1809            | 456/1637                                      | 1809/2483/3693                                   | 0.073                                  |
| 7                | 1814            | 456/205                                       | 1814/2476                                        | 0.213                                  |

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|     |           |          |                |       |
|-----|-----------|----------|----------------|-------|
| 7   | 1809      | 456/185  | 1809/2453      | 0.228 |
| 7   | 1809      | 456/1669 | 1809/2483/3713 | 0.092 |
| 7   | 1814      | 456/201  | 1814/2472      | 0.261 |
| 7   | 1809      | 456/210  | 1809/2482      | 0.208 |
| 226 | 1815      | 456/374  | 1815/2620      | 0.138 |
| 7   | 1809      | 456/211  | 1809/2483      | 0.092 |
| 7   | 1809      | 456/204  | 1814/2475      | 0.233 |
| 7   | 1814      | 456/204  | 1809/2481      | 0.235 |
| 226 | 1815      | 456/560  | 1815/2805      | 0.092 |
| 7   | 1809      | 456/208  | 1809/2479      | 0.208 |
| 7   | 1814      | 456/200  | 1814/2471      | 0.214 |
| 7   | 1809      | 456/209  | 1809/2480      | 0.232 |
| 7   | 1814      | 456/202  | 1814/2473      | 0.261 |
| 226 | 1815      | 456/561  | 1815/2806      | 0.092 |
| 46  | 1818      | 456/1281 | 1818/3413      | 0.195 |
| 7   | 1814      | 456/1288 | 1814/2477/3418 | 0.045 |
| 220 | 1813      | 456/1282 | 1813/3414      | 0.07  |
| 78  | 1819/1948 | 456/1647 | 1819/1948/3260 | 0.03  |
| 238 | 1819      | 456/1648 | 1819/2462      | 0.07  |
| 446 | 1818      | 456/1648 | 1818/2461      | 0.017 |
| 238 | 1817      | 456/284  | 1817/2525      | 0.033 |
| 446 | 1818      | 456/284  | 1818/2532      | 0.168 |
| 7   | 1809      | 456/267  | 1809           | 0.258 |
| 7   | 1809      | 456/186  | 1809/2454      | 0.238 |
| 7   | 1814      | 456/207  | 1814/2478      | 0.225 |
| 238 | 1817      | 456/1834 | 1817/3860      | 0.2   |
| 334 | 1820      | 456/196  | 1820/2467      | 0.2   |
| 334 | 1820      | 456/197  | 1820/2468      | 0.105 |
| 238 | 1819      | 456/193  | 1819/2463      | 0.092 |
| 226 | 1815      | 456/562  | 1815/2807      | 0.092 |
| 220 | 1813      | 456/1283 | 1813           | 0.05  |
| 7   | 1814      | 456/206  | 1814/2477      | 0.065 |
| 226 | 1815      | 456/1643 | 1815/2984      | 0.092 |
| 334 | 1820      | 456/195  | 1820/2466      | 0.19  |
| 238 | 1819      | 456/194  | 1819/2464      | 0.313 |
| 238 | 1817      | 456/194  | 1817/2465      | 0.027 |
| 334 | 1820      | 456/198  | 1820/2469      | 0.06  |
| 7   | 1809      | 456/184  | 1809/2452      | 0.218 |
| 226 | 1815      | 456/564  | 1815/2809      | 0.144 |
| 7   | 1814      | 456/556  | 1814/2474      | 0.25  |
| 7   | 1809      | 456/190  | 1809/2460      | 0.236 |

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|             |      |              |                |               |
|-------------|------|--------------|----------------|---------------|
| 226         | 1815 | 456/563      | 1815/2808      | 0.148         |
| 334         | 1820 | 456/566      | 1820/2470      | 0.2           |
| 456/86      | 1808 | 456/1825     | 1808/2355/3852 | 0.07          |
| 456/86      | 1808 | 456/1824     | 1808/2355/3851 | 0.136         |
| 456/86      | 1808 | 456/1826     | 1808/2355/3853 | 0.136         |
| 475/01 (ka) | 1786 | 475/01(ka)   | 1786           | 0.465         |
| 91          | 1787 | 456/2146     | 1787/4119      | 0.067         |
| 91          | 1787 | 456/2143     | 1787           | 0.067         |
| 91          | 1787 | 456/2142     | 1787/4115      | 0.067         |
| 91          | 1787 | 456/2144     | 1787/4117      | 0.067         |
| 91          | 1787 | 456/2145     | 1787/4118      | 0.065         |
|             |      | <b>Total</b> |                | <b>10.017</b> |

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**SCHEDULE-B PROPERTY**  
**(Apartment hereby conveyed)**

All that the Residential Apartment bearing Flat No. " \_\_\_\_\_ ", facing on \_\_\_\_\_ Floor of Block- \_\_\_\_\_, (hereinafter referred to as \_\_\_\_\_) admeasuring \_\_\_\_\_ Sft. Carpet Area along with 1 Car Parking Space (One Only) together with proportionate importable undivided share of land admeasuring Ac. \_\_\_\_\_ Decimals, out of Total Project Area of **Ac.10.017 Decimals**, in the project named as **"TRIDENT GALAXY III"** situated at Paikarapur Mouza, Khordha, District, P.S. Chandaka, Bhubaneswar, Odisha State bounded by-

NORTH : Open to sky  
SOUTH : Open to sky  
EAST : Open to sky  
WEST : Corridor

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### CERTIFICATE

Certified that the Vendor does not belong to scheduled caste or scheduled tribe and the purchaser does not belongs to scheduled tribe as per the restrictions spelt out in the Orissa Land Reforms Act or the Regulations (ii) of 1956 has no applicability.

Further Certified that the land in question is not within the purview of consolidation proceeding under Orissa Consolidation of Holdings and Prevention of Fragmentation of Land Act, 1972.

Further certified that the land in question is not a ceiling surplus land within the meaning of Urban Land (Ceiling and Regulation) Act, 1976 or the Orissa Land Reforms Act, 1965.

Further certified that the land in question is not a species of Endowment property within the meaning of Orissa Hindu Religious Endowment Act, 1951.

**Signature of the Vendee**

**Signature of the Vendor**

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

Witnesses

1.

**OWNERS/VENDORS**

2.

**Rep by its Attorney Holder**

**VENDOR /DEVELOPER**

**VENDEE**

Prepared by me.

Advocate, Bhubaneswar.

For TRIDENT PROPERTIES (P) LTD.

  
Authorized Signatory