

SALE DEED

VENDOR:

ARMY WELFARE HOUSING ORGANISATION,

rep. by its Project Director,

Col.MURALEEDHARAN NAIR MM

PURCHASER

XXX

THIS **DEED OF SALE** is executed on this the Twenty Eighth day of March Two Thousand and Eighteen (28-03-2018) by **ARMY WELFARE HOUSING ORGANISATION (AWHO), (PAN No. AABTA4251G)** a society registered under the Societies Registration Act (Act XXI of 1860) at New Delhi, bearing Registration No. S /9142 of 1978 dated 20.3.1978, (hereinafter referred to as the "**VENDOR**" which expression shall unless the context requires otherwise include its successors and assignees) having its head office at AWHO, South Hutments, Kashmir House, RajajiMarg, New Delhi-110 011, and its project office at AWHO, PrasannaVihar, Marine Drive, Cochin Corporation No-40/6186, Opp. High Court of Kerala, KovilvattamDesom, High Court P.O., Kochi – 682 031 Ernakulam Village, KanayannurTaluk, Ernakulam District, Kerala State represented by its Project Director, **Col. MURALEEDHARAN NAIR MM (Retd) having Aadhar Card No.9433 3181 9147**, S/o.P.RMadhavaPanicker, aged 58 (fifty eight) years, Project Director, 40/6186, Cochin Corporation, Marine Drive, Opp. High Court of Kerala, KovilvattamDesom, High Court P.O., Kochi – 682 031, Ernakulam Village, KanayannurTaluk, Ernakulam District and residing at 34/3005 Venad, Edappally P.O, Pin – 682024, DevankulangaraDesom, Edappally North Village, KanayannurTaluk, Ernakulam District **IN BETWEEN XX(PAN No.AYJ7880B) (Aadhaar Card No.XXXX 8944 0663)** aged 69 (sixty nine) years, S/o.YYY, Retired Army Service, residing at Villa No.PP, Skyline Palm Spring Villa, PPPP P.O., Pin-686010, ManganamDesom, Vijayapuram Village,

Kottayam Taluk, Kottayam District, hereinafter referred to as the **PURCHASER**, (which expression shall, wherever the context so requires or admits, mean and include, his legal heirs, executors, administrators, and assigns)

WHEREAS the **Vendor** herein is the sole and absolute owner of immovable property having a total extent of 1 Hectare 71.93 Ares made up of 62.322 Ares of land in Survey No.484 covered by **Sale Deed No.407 of 1992** Book 1 Volume 798 at Pages 41 to 49, 35.152 Ares of land in Survey No.484 covered by **Sale Deed No.408 of 1992** Book 1 Volume 798 at Pages 51 to 57 and 74.464 Ares of land in Survey No.484 covered by **Sale Deed No.1543 of 1991** Book 1 Volume 779 at Pages 195 to 203 all registered before the Thripunithura Sub Registry Office, being the total extent of land comprised in Old Survey No. 484 now in Re-Survey Block No.182 Re-Survey No.1 of Nadama Village, Kanayannur Taluk. After the Re-Survey of the property the area is found to be 1 Hectare 71.07 Ares, more fully described in the **SCHEDULE 'A'** hereunder and hereinafter referred to as the **SCHEDULE 'A'** property and the vendor is paying basic tax under Thandaper No.13629 in Nadama Village.

AND WHEREAS the **Vendor** formulated a scheme for development of the **SCHEDULE 'A'** property into a residential apartment complex and secured Building Permit along with the sanction of plan from the Thripunithura Municipality bearing No.PW2-BA201/2010-11 dated 19/10/2011 and as renewed dated 27/10/2014, for the construction of the residential apartment complex with 48454.23M² (5,21,368 Sq.ft.) on the **SCHEDULE 'A'** property consisting of Three towers **A, B, and C** having basement, ground, upper floors, common compound, entrances, lobbies, staircases, lifts, passages, helipad and

club house. Tower A comprises of stilt floor plus 14 floors and has 56 apartments with 4 apartments on each floor. Tower 'B' and 'C' comprise a basement, stilt floor plus 26 floors and have 104 apartments each with 4 apartments on each floor.

AND WHEREAS the VENDOR got constructed a multistoried residential complex named as "CHANDER KUNJ" having 264 dwelling units /Apartments of different sizes in Tower A, B and C.

AND WHEREAS the purchaser has applied to the Vendor for allotment of dwelling unit/Apartment of **Deluxe Unit 2BHK + Study** in the **Tower 'B'** by filling the application form/master brochure of the Vendor. Thereafter on payment of the actual construction cost of the flat including the proportionate cost of land such as premium paid to the said authority, stamp duty and registration charges paid on the deed mentioned herein above to the Vendor and the Vendor herein has allotted to the said Purchaser the Apartment **No.B-0501 bearing Thripunithura Municipality Door No..45/454A** on the **Fifth Floor** and measuring **148.08 square meters (XXX sqft.)** and the Covered Car Parking space **No.B-46** in the Basement/Stilt/Podium level hereinafter referred to as the 'Apartment' and more particularly described in the **SCHEDULE 'C'** hereunder written.

AND WHEREAS the Vendor is the owner of and otherwise well and sufficiently entitled to the said Apartment and the land underneath and appurtenant thereto as absolute property of the Vendor.

AND WHEREAS the Vendor has at the request of the Purchaser, decided to convey the right, title and interest in the flat/Apartment more particularly

described in **SCHEDULE 'B' AND 'C'** hereunder written by way of sale at the cost on a **NO PROFIT NO LOSS BASIS**.

AND WHEREAS the **PURCHASER** herein being desirous of owning an apartment in the multistoried residential complex named as "**CHANDER KUNJ**", after being fully satisfied with the title of the Vendor to the **SCHEDULE 'A'** property and verifying the various sanctions and approvals secured by the Vendor and also being satisfied with the scheme of development of the **SCHEDULE 'A'** property, agreed to purchase 0.627 Ares undivided share in the **SCHEDULE 'A'** property, more particularly described in the **SCHEDULE 'B'** hereunder and hereinafter referred to as the **SCHEDULE 'B'** Property, together with apartment bearing No. **B- 0501** on the **Fifth** floor of the Tower-**'B'** of "**CHANDER KUNJ**" with a super built up area of **148.08 square meters(xxxSq.ft.)** bearing door **No.45/454AE** from the Thripunithura Municipality hereinafter referred to as the 'Apartment' including the proportionate share in the common areas and facilities. Also the right to use in common with other apartment owners, all the common amenities, areas and facilities like driveways, garden, open areas and other areas of common use within **SCHEDULE 'A'** property and staircase, lifts, lobbies, passages, and other areas of common use within the apartment block in which the Apartment is situated and the car parking area, more particularly described in the **SCHEDULE 'C'** hereunder written and the Vendor agreed to sell **SCHEDULE 'B' AND 'C'** properties to the Purchaser, free from all encumbrances and impediments for a total consideration of **Rs.57,40,000/- (Rupees Fifty Seven Lakhs Forty Thousand only)** of which Rs.399713.00/- (Rupees --- only) for the **0.627** Ares undivided share of land and Rs.530287/- (Rupees-- only) for the apartment, Car park and all rights thereof.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

That in pursuance of the above understanding and in consideration of the total price of **Rs.57,40,000/- (Rupees Fifty Seven Lakhs Forty Thousand only)** paid by the Purchaser to the Vendor, the receipt of which the Vendor hereby admits and acknowledges, the entire sale consideration of **Rs.57,40,000/- (Rupees Fifty Seven Lakhs Forty Thousand only) THUS FULLY SATISFIED**, the Vendor do hereby grant, convey, sell, transfer, assign and deliver UNTO the Purchaser the undivided share of land described in the **SCHEDULE 'B'** and the Apartment and all rights thereof TOGETHER WITH the right to use the common areas and common facilities including the car park described in SCHEDULE 'C' together with all the right, title and interest of the Vendor in and over the property and the Apartment unto the Purchaser **TO HAVE AND TO HOLD** the same absolutely and forever, as full fledged and absolute owner thereof without any interruption of any kind whatsoever from the Vendor or any other person or persons claiming under it or otherwise.

THE VENDOR HEREBY ASSURES THE PURCHASER AND COVENANTS:-

1. That the Vendor is the absolute and undisputed owner in exclusive possession and enjoyment of the said undivided share in the land and the Apartment therein described in the **SCHEDULE 'B' AND 'C'** hereunder with marketable title, absolute right of alienation and to receive the sale consideration.
2. That the said undivided share in the land and the Apartment are completely free from mortgage, charge, lien, lease or other encumbrances of any kind whatsoever.

3. That the said undivided share in the land and the Apartment are completely free from suretyship, suits, insolvency, proceedings under the Land Acquisition Act, The Kerala Land Reforms Act and Revenue Recovery Act or otherwise and that it is not involved in any land Acquisition Proceedings or freezing from Housing Board, G.C.D.A. Co-operative Societies, Banks, Government, Semi Government Institutions, Departments and Local Self Governments.
4. That the Vendor does not own or possess lands in excess of the ceiling area fixed by the Kerala Land Reforms Act and that the undivided share in the land is not included as land under Kerala Forest Act , Forest Conservation Act, Private Forest Vesting and Assignment Act, Environmentally weak area and Government Excess land and that it is not involved in any coastal region restrictions and that it is not involved in any land assigned under patta to the Schedule Castes and Schedule Tribes.
5. That the undivided share in the land and Apartment are not subject to attachment by any court or other authorities.
6. That the Vendor declares that no land ceiling case is pending against this undivided share of land. That there is no existing agreements or contracts relating to this land and the Apartment.
7. That the vendor further assures and covenants with the Purchaser that the vendor has paid all rates, taxes and public charges in respect of the said undivided share of land and the Apartment up to the date of sale thereof and further agrees that in the event of any amount being found due and payable in respect thereof, the vendor shall pay and discharge the same, indemnify and keep the

Purchaser indemnified against any loss or liability caused to the Purchaser in respect thereof.

8. That the Purchaser shall be at full liberty to effect mutation in the registry and records of land revenue, obtain grant of Patta and other confirmation of title and change of assessment of the Apartment in the name of the Purchaser.
9. That the Vendor shall hereafter have no manner of any right in the undivided share of land and the apartment described in the schedules hereunder.
10. That the Purchaser shall have quiet and peaceful possession and enjoyment of the schedule undivided share of land and the Apartment hereunder free from any interference or disturbance of any kind from the Vendor, its successors or any persons claiming under it.
11. That the Vendor shall at all times hereafter at the cost and request of the Purchaser, execute do or caused to be done or executed all such further acts, deeds, assurances and things as may be necessary or expedient for the further and better assuring of the said undivided share of land and the Apartment.
12. That the Vendor further covenants and agrees with the Purchaser that the vendor shall at all times hereafter indemnify and keep the purchaser indemnified against all claims, debts, damages, losses, interests, costs and expenses incurred or sustained by the Purchaser by reason of any recital, averment, covenant, declaration or any of them in these presents contain proving or being found to be incorrect or incomplete or is not performed or observed by the Vendor or of

any right or privilege herein mentioned is obstructed by the Vendor or any person or persons claiming under the Vendor.

13. It is mandatory that the Purchaser should become a member of the Apartment Owners Association.
14. The Original title deeds referred to above are not handed over to the Purchaser as they relate to other properties as well.
15. That no person with any of the disabilities mentioned under the National Trust Act has any legal right over the property being transacted and by this transaction the rights of such individuals are not being deprived nor infringed upon.
16. The Vendor and the Purchaser shall have the rights, obligations, covenants and restrictions as detailed in Schedule 'D', 'E', 'F' and 'G' below.
17. According to Certificate No.R1-XXX/18 dated 16-3-2018 issued by the Municipal Secretary, Thripunithura Municipality, the numbering of the Apartment is done on 15-03-2018 and the copy of the said Certificate is attached herewith. (Chartered Engineer Certificate to be obtained by DU owners) and this sale deed is being registered within xxmonths from the date of numbering of the Apartment by the local body hence stamp value is calculated at 4% as per G.O.(MS) No.84/2010/TD dated 27-03-2010.
18. AWHO is a Society registered under the Societies Registration Act 1860 with its aim to provide dwelling units to serving and Retired Army Personnel and their widows on "No Profit, No Loss' basis. Income of AWHO is exempted under Section 10(23AA) of Income Tax Act. The Organization falls under Sec 197 (A) of the Act and hence no deduction of Income Tax at Source is to be made.

19. The Valuation Certificate under Section 28B of the Kerala Stamp Act 1959)issued by. Approved Valuer,as obtained to be att)

Stamp Value Details

Total Sale Consideration - Rs.57,40,000/- (Rupees Fifty Seven Lakhs
Forty Thousand only)

Stamp Value paid @ 4 % - Rs.2,29,800 /-(Rupees Two Lakhs
Twenty

+ Rs.200/- for unvalued agreement Nine Thousand Eight Hundred
only).

THE SCHEDULES ABOVE REFERRED

SCHEDULE-A

1.	Serial Number	1 (One)
2.	District	Ernakulam
3.	Sub District	Thripunithura
4.	Taluk	Kanayannur
5.	Village	Nadama
6.	Desom	Eroor
7.	Local Limit	Thripunithura Municipality
8.	Resurvey Block No.	182 (one hundred and eighty two)
9.	Resurvey No.	1 (one)
10.	Resurvey. Sub Div. Number	Nil
11.	Survey No.	484 (Four hundred and eighty four)
12.	Survey Sub Division No.	Nil
13.	Extent: in Ares Right conveyed	(1 Hector 71 Ares 07 Sq.mtrs.) 0.627 Ares undivided share in 1 Hector

		71 Ares 07 Sq.mtrs
14.	Tenure	Jenmom/ Wet land
15.	Thandaper Number of the Vendor	13629
16.	Thandaper Number of the Purchaser	Nil

17. DESCRIPTION

All that piece and parcel of land having a total extent of 1 Hectare 71.07 Ares in Old Survey No. 484 Re-Survey Block No.182, Re-Survey No.1 in Nadama Village, Kanayannur Taluk, Ernakulam District together with the right of way over the 15 metre wide Silver Sand Island Private Road leading to the public road for all kinds of traffic and for taking all kinds of connections through the said road covered by Sale Deed No.409 of 1992, Sale Deed No.408 of 1992 and Sale Deed No.1543 of 1991 all registered before the Thripunithura Sub Registry Office.

18. BOUNDARIES

East	15 metre wide Silver Sand Island Private road.
South	Property belonging to Balakrishna Prabhu.
West	Kaniyampuzha River
North	Property belonging to B R Ajit

SCHEDULE -B

0.627 Ares undivided share of the land with right, title, interest and ownership in Schedule 'A' property having a total extent of **1 Hectare 71.07 Ares.**

SCHEDULE -C

The **Deluxe Unit 2BHK + Study** apartment bearing **No.0501 on the Fifth** floor of **TOWER B of “CHANDER KUNJ”** built on Schedule ‘A’ property bearing Thripunithura Municipality Door No: 45/454AE, admeasuring **148.08 square meters (xxxSq.ft.)** of super built up area including the proportionate 0.627 Ares undivided share in the common areas and facilities, with the right to use in common with other apartment owners, all the common amenities, areas and facilities like the drive ways, garden, open areas and other areas of common use within “Schedule A” property and the staircases, lifts, lobbies, passages and other areas of common use within the apartment block in which the apartment is situated and the one car parking area marked as **B-46** in the basement level/ stilt level/podium level.

SCHEDULE - D

Restrictions on the right of the PURCHASER

That the PURCHASER, so as to bind himself/herself, his/her successors in interest, heirs, representatives and assigns with the consideration of promoting and protecting the rights and interests as the Owner of the premise described in SCHEDULE ‘B’ AND ‘C’ above and in consideration of the covenants of the Vendor binding on them and the owners of the other undivided interest in the property described in schedule ‘A’ herein and the Apartment thereon doth hereby agree to be bound by the following covenants.

D.1. Not to make any construction and/or structural alterations in addition to that mentioned in Schedules above.

D.2. The Purchaser shall not sell, mortgage, assign or otherwise part with the possession of whole or part of the Apartment to any one except with the consent and permission in writing from the Authority and from the Vendor also which the Vendor shall be entitled to refuse in their absolute

discretion, provided that in the event of the consent being given, the Vendor may impose such terms and conditions and may permit transfer on payment of prevailing transfer charges in addition to whatever other amount payable to vendor. The Purchaser shall alone be liable to pay transfer charges leviable by the authority at such prevailing rates.

- D.3. Not to use the roadways, passages, and open space in the land described in schedule 'A' for parking any heavy vehicles or to use the same in a manner which might cause hindrance for the free ingress to or egress from any part of the schedule 'A' properties.
- D.4. The Purchaser shall not without the sanction or prior permission in writing of the Vendor and the Authority erect any structure inside the Apartment or make any alteration, addition or subdivide or amalgamate the Apartment with adjoining Apartment or terrace and make any alteration, addition or subdivide or amalgamate the car parking place with any other car parking place or Apartment.
- D.5. That no alteration or addition shall at any time be made to the face or elevation of any building or erected and standing on the land or architectural features except with the previous written consent of the Vendor and the Authority.
- D.6. The Purchaser without the written consent of the Vendor shall not carry on, permit to be carried on, in the Apartment any trade or business whatsoever or use the same or permit the same to be used for any other purposes other than that of residential or do or suffer to be done therein any act or thing whatsoever which in the opinion of the Vendor may be a

nuisance, annoyance or disturbance to the Vendor or the other Apartment owners and the persons living in the neighbourhood.

- D.7. The Purchaser shall not in any manner whatsoever encroach upon the common land areas and facilities and services. All encroachments made by the Purchaser shall be liable to be removed at Purchaser's cost.
- D.8. The Purchaser shall not affix or display or permit to be affixed or displayed on the land or buildings erected thereon or on Apartment any signboard, sky sign, neon signs or advertisements painted or illuminated or otherwise unless the consent of the Vendor and the Authorities is obtained in writing.
- D.9. The Purchaser shall not keep stock or display of any wares, or any other materials in the corridors or in any place intended for common use.
- D.10. The Purchaser shall not store in the Apartment any goods which are hazardous, combustible or dangerous in nature or which are so heavy so as to damage the construction, services or structure of the building in which the Apartment is situated or storing of goods is objected to by the Authority the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, lift service, common passages or any other structure of the building in which the Apartment is situated including the entrances of the building on account of negligence or default of the Purchaser for which the Purchaser shall be liable for the consequences and will have to pay damages or compensation.

- D.11. The Purchaser shall not use the car parking space for the purpose of parking any heavy vehicles or stock any goods of whatsoever nature and not to put up any temporary or permanent structures on or around the car parking space.
- D.12. The Purchaser shall not disturb or disrupt the privileges or amenities granted to other Purchaser and to enjoy the rights strictly honouring and subject to the special privileges such as covered car parking facility or open parking facility if any, granted to such Purchaser for their exclusive enjoyment.
- D.13. The Purchaser shall not use the apartment for any purpose other than residential purpose.
- D.14. The Purchaser shall obey the provisions of the Kerala Apartment Ownership Act and shall file the necessary declaration for the purpose.
- D.15. The Purchaser hereby agree that the Vendor shall be exclusively entitled to use any residual of the floor area ratio (FAR) if any available on the said land or if the additional FAR that may be granted or sanctioned by the authority or any other authority for the said purpose or any other purpose on the said land in favour of the Vendor and shall not claim any right title or interest on the said residual FAR or any additional FAR.

SCHEDULE -E

Rights included in the transfer to the Purchaser

- E.1. Full right and liberty for the Purchaser and all persons authorized or permitted by the Purchaser (in common with all other persons entitled, permitted or authorized to the like right) at all times, by day or by night and for all purposes to go pass and re-pass through the common areas in the building complex and appurtenant land pertaining to scheduled properties.
- E.2. Full right and liberty to the persons referred to supra in common with all other persons with or without motor cars or other permitted vehicles at all times day and night and for all purposes to go and re-pass over the roadways and pathways in the land described in the Schedule 'A' herein.
- E.3. The right to free and uninterrupted passage of running water, soil electricity and telephone connections through the sewers, drain and water courses, pipes, cables, ducts, wires, etc. which now are, or may at any time hereafter be in or under or passing through the building or land or any part thereof. This right may also include all modern amenities that may become part of modern life from time to time in future but however subject to in the right of privacy.
- E.4. Notwithstanding the restrictions limitations and conditions mentioned herein above the Purchaser shall be entitled to sublet the whole of the Apartment for the purpose of the private dwelling only on a tenancy basis or for a term not exceeding five years.
- E.5. The right to pass and re-pass through car parking spaces in a manner that will not cause any hindrance to the owners of the car parking facility or cause any damages to vehicles.

- E.6. The right to adjacent and lateral support and shelter and protection from the other parts or the aforesaid buildings and from the side and roof thereof.
- E.7. Right of passage for such persons their agents or workmen to the other parts of building at all reasonable times, on notice to enter, for the purpose of cleaning, maintaining, or renewing any such sewers, drains, water courses, cables, pipes and wires causing as little disturbance as possible and making good any damages caused.
- E.8. The right to do all or any of the Acts aforesaid without notice in the case of emergency.
- E.9. The special privileges or amenity such as covered car parking or uncovered car parking etc. if any allotted shall be enjoyed by all such Allottee/Purchaser exclusively without interference by any one as an inseparable and integral part of the apartment at all times.

SCHEDULE -F

The PURCHASERS in proportion of the undivided interest hereby conveyed, along with the other Purchasers in the proportions of their undivided interest, shall be deemed to have accepted the following conditions and to have contracted to bear the following expenses.

- F.1. The Purchaser shall become a member of the “**CHANDER KUNJ Welfare Maintenance Association/Society**” formed by the Purchaser of the Apartment complex for the maintaining and managing the Apartments constructed by the Vendor and shall be bound and obliged to observe all the rules and bylaws of the Association/Society and pay all the dues and

charges, incidental expenses to be fixed by the Association/Society formed for maintaining the Apartments and all the common land, common areas and common facilities of the Society including undivided interest of the Vendor. In case of dispute with the Association/Society, direction given by the Vendor shall prevail.

- F.2. The Purchaser shall contribute and pay proportionately his/her share to the cost of establishing and maintaining civic amenities such as roads, water, drainage conservancy for the land etc. regardless of the extent or benefit derived by him/her from such amenities.
- F.3. The Purchaser shall insure the Apartment against fire, earthquake etc. either individually or collectively with other Purchaser.
- F.4. The legal expenses including advocate fees for drafting these presents etc. stamp duty, registration charges and all other incidental charges required for execution and registration of these presents shall be paid by the Purchaser alone.
- F.5. If the Purchaser is found to have obtained the allotment of the Apartment or the occupation or possession of the Apartment by any misrepresentation of facts, mis-statement or fraud, in that event the vendor shall terminate these presents immediately without giving any notice to the Purchaser in that behalf and shall take back the possession of the Apartment and the Purchaser in such an event shall not be entitled to claim any compensation in respect thereof.

F.6. The Managing Director or any other officer duly authorized in that behalf of the Vendor shall be entitled to exercise and to do all powers, things, acts and deeds on behalf of the vendor under these presents.

SCHEDULE -G

The vendor hereby covenants with the Purchaser as follows:

- G.1. That the Vendor will require every person to whom it shall hereafter assign, any properties comprised in the properties described in the schedule 'A' and Apartment complex to covenant and to observe the conditions and observe the restrictions set forth in the schedules herein.
- G.2. That the Vendor and the Purchaser or any one claiming through or under the Vendor or in trust for the Vendor in respect of the land and building complex or any part thereof will always respect the rights of the Purchaser mentioned in this Deed and more particularly those incorporated in Schedule 'E'.
- G.3. That the Vendor hereafter shall faithfully follow the covenants herein contained and shall not confer or cause to be conferred on any other person or persons any right not reserved for the Purchaser herein, nor shall they contract to exclude for such transferee any burden expressed to be shared by the Purchaser herein.
- G.4. The Vendor accepts and agrees that any covenant by the Vendor in future in any deed or document reducing or altering the right of the Purchaser herein or imposing on the Purchaser any restrictions not found herein before shall be void.

G.5. The Vendor shall give inspection of the Title deeds relating to the property retained with them at the request of the Purchaser or his/her nominees at all reasonable times.

IN WITNESS WHEREOF, the Vendor has caused to execute this Deed of Sale on the day, month and year first above written along with one duplicate on stamp duty of Rs.500/- thereof. The Original Sale Deed shall be kept by the Purchaser and the Duplicate shall be kept by AWHO

Signed and delivered by the named Vendor :

ARMY WELFARE HOUSING ORGANISATION represented by its Project Director, **Col. MURALEEDHARAN NAIR MM**

Witnesses:-

1. mmmm.
2. Xxx
3. .

This document is prepared by : Smart
Advocate & Notary,

This document is computer printed.

Corrections & Interlineations: Nil

VENDOR:

ARMY WELFARE HOUSING ORGANISATION, rep.
by its Project Director, **Col. MURALEEDHARAN NAIR MM**

FORM 1B
[See rule 3 (A)]
ANNEXURE

I. LANDED PROPERTY

1. Classification by use (Commercial, Residential etc) - Residential
2. Short description of improvements in the property - Nil
(Details like nature of crop, age of plants or trees etc)
3. Value of the area transferred from each survey No Or Sub-Division No in the opinion of the executant/s.

Item No.	Re-Survey No.	Sub-Division No.	Area Transferred	Value
1.	1	Nil	0.627 Ares undivided share	
	in 1 Hectare	71.07 Ares	- Rs.399713.00-	

Total				- Rs. 399713/-
4. Value/Fair Value of the land transferred				- Rs.399713/-

II BUILDINGS

1. House No - T.M. No.45/454AE
2. Annual Building Tax with tax receipt Number, date and - Rs. 2,425/-
Rt.No.01/1170105001324
Dtd 16-03-2018
- Local Body name Thripunithura Municipality
3. Year of construction - 2017

4. Built up area (Note-Areas open to sky such as court yards, open space etc; if any may be deducted from built up area). -148.08Sq.meters

Floor type (Cement, Terracotta, Mosaic, Ceramic Tiles, Marble, Granite etc - Tiles

Floor	Thatched Roof	Tinned Roof	A.C.C. Tiled roof Sheet roof	RCC roof	Cost(Less Depreciation)
(1)	(2)	(3)	(4)	(5)	(6)

Fifth Floor RCC roof 148.08Sq.m. Rs.5340287/-

5. Area of separate out house, car shed, cattle shed, bath room etc. if any and type of construction. - Nil

6. Compound wall if any. - Yes

7. Well, if any, or water connection if any or both Well and water connection.-Water connection

8. Electrical Installations:

- (a) No. of points - 25
- (b) No. of fans - 5
- (c) No. of electric motor pumps etc. - Common

9. The executant's estimate value of the Building/s and other items.- Rs.xx/-

10. The executant's estimate value of the land and buildings. - Rs.57,40,000/-

11. The amount of consideration set forth in the instrument Rs.57,40,000/-

True copy is computer printed. Corrections: Nil

Place: Thripunithura

Date: 28-03-2018

VENDOR:

ARMY WELFARE HOUSING ORGANISATION, rep.

by its Project Director, **Col.MURALEEDHARAN NAIR MM**