

SALE DEED

This **SALE DEED** is executed at Coimbatore on this the _____ day of _____ Two Thousand and Eighteen(_____-2018) BY ARMY WELFARE HOUSING ORGANISATION(PAN No. AABTA4215G), a society registered under the Societies Registration Act, 1860 vide Registration No. S-9142 of 1978 dated 23.03.1978 on the file of the Registrar of Societies, New Delhi, having its Registered Office at South Hutments, Kashmir House, Rajaji Marg, New Delhi-110 011 and Residential Projects, among other places, at Anna Nagar, Chinnavedampatti village, Coimbatore North Taluk, Coimbatore – 641 049, Tamil Nadu, named as Coimbatore(Raman Vihar) Project, represented by Col K.P. Haran(*Retd.*)(identified through Aadhaar No 9005 9281 5949 and Contact No. 95001 28290), son of Shri P. Krishnamoorthy, a Hindu aged 61 years, working as Deputy Project Director, AWHO Coimbatore Project, Anna Nagar, Chinnavedampatti, Coimbatore North Taluk, Coimbatore-49 (hereinafter called the VENDOR, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its Board of Governors, Executive Committee, Project Directors, assigns and administrators) of the One Part;

TO AND IN FAVOUR OF Shri _____ (identified through Aadhaar No _____, having PAN No _____ and Contact No _____) Son of Shri _____ a (*Religion*) aged _____ years, serving/retired in the rank of _____ in the Indian Army/Air Force/Navy and residing at _____

(hereinafter called the PURCHASER which expression shall, unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, assigns, administrators and Attorney Agents) of the Other Part.

WHEREAS the Vendor is a Welfare Society constituted by the Indian Army to provide structurally sound, economically viable and functionally elegant residential buildings to the serving/retired military personnel and their widows on "**No Profit No Loss**" basis in the selected popular stations; and

WHEREAS in such pursuit, the Vendor has floated, a Residential Project, called "**RAMAN VIHAR PROJECT**" at Coimbatore and for that purpose acquired a total extent of **33.64½ Acres land** in **CHINNAVEDAMPATTI** village, which are more fully described in **SCHEDULE 'A'** to the **Schedule of Properties** hereunder written, through the following eight Sale Deeds, viz.,

Sl No	Date of Sale Deed	Document Number	Purchased from (Vendors)	Extent of land purchased
1.	22.02.2008	1435/2008	M.K. Rajendran, Karur	03.08 Acres
2.	22.02.2008	1436/2008	V. Gunasekar and 3 others	08.87¼ Acres
3.	22.02.2008	1437/2008	P. Kaliappan & 20 others	02.75¼ Acres
4.	04.03.2008	1675/2008	V. Sivakumar	02.65 Acres
5.	04.03.2008	1676/2008	Globuse Realtors Pvt. Ltd.	07.61 Acres
6.	04.03.2008	2337/2008	V. Sivakumar	00.05 Acres
7.	21.08.2008	5825/2008	Globuse Realtors Pvt. Ltd.	04.37 Acres
8.	21.08.2008	5826/2008	Globuse Realtors Pvt. Ltd	04.26 Acres
			Total Extent Purchased	33.64½ Acres

and caused them registered as Document Numbers supra at the office of the Sub Registrar, Gandhipuram; and

WHEREAS after purchasing the lands supra, the Vendor Society has caused its distinct land holdings sub-divided and consolidated its holdings to an extent of 13.62.90 Hectares(viz., **33.66 Acres**), obtained separate Patta Numbers for its lands from the Thasildar, Coimbatore North Taluk and thus perfected its right, title and possession as absolute owner thereof; and

WHEREAS the lands described in **SCHEDULE 'A'** to the Schedule of Properties hereunder written were originally classified as "**Agricultural Lands**" in the Village Records of Chinnavedampatti village, thereby prohibiting construction activities thereon and hence the Vendor has applied to the Government for conversion of land use; and

WHEREAS after considering the application of the Vendor and the recommendations of the then Chinnavedampatti Town Panchayat, the Government of Tamil Nadu have passed orders for conversion of land use of these lands as "**Residential Use**" vide G.O. (2D) No. 122, Housing and Urban Development Department, dated 07.05.2009 and notified the same in the Gazette Notification No. 20, Part II, Section 2, dated 27.05.2009; and

WHEREAS since the Residential Project was not having any **Approach Road** to the public road, the Vendor has laid a pukka bitumen road on its lands comprised in Survey No. 177/1B, 177/2B(Part), 178/1A, 2B, 3B, 4B and 5B from the existing Common Road in Survey No. 364/2, and thus caused the Project accessible to Thudiyalur-Saravanampatti Main Road; and

WHEREAS as a pre-requisite for obtaining Building Plan Approval, in accordance with the special condition stipulated in the Planning Permission of DTCP, Chennai in his Proceedings R.C. No. 11444/2011/CP dated 24.10.2011, the Vendor has assigned an extent of 5,154.74 sq. mtr. laid as Approach Road, another extent of 2,117.00 sq. mtr. of its Project Land for **SCHEME ROAD WIDENING AREA** of Chinnavedampatti Extension Development Scheme and also another extent of 13,584.00 sq. mtr. of the Project Land as **OPEN SPACE RESERVATION (OSR)**, which are morefully described in **SCHEDULE 'B'** to the Schedule of Properties hereunder written in favour of the **Commissioner, City Municipal Corporation, Coimbatore** through **GIFT DEED dated 09.12.2011**, duly registered as Document No. 63 of 2012 on the file of the Sub Registrar, Gandhipuram; and

WHEREAS after gifting the Approach Road, land for Scheme Road Widening Area and OSR, the Vendor has applied for Building Plan Approval and License for Construction of **496** Dwelling Units(hereinafter referred to in short as '**DU**', which include the structure, fittings, fixtures, water, drainage and power connections provided thereto) and Central Amenities such as Club House, Swimming Pool and Convenience Shops; and

WHEREAS vide Proceedings in B.L. No. 125/12/MH3(N) dated, 02.04.2012 and B.A. No.156/12/MH3(N) dated 02.04.2012, the Commissioner, City Municipal Corporation, Coimbatore has approved the **Building Plan** and granted **License for Construction** to the Vendor; and

WHEREAS in accordance with the approved Building Plan, the Vendor has constructed a total of **400 DUs** as Phase 1 of the Project in six different types/configuration which are more fully described in **Item (1)** under **SCHEDULE 'C'** for allotment to registrants and also constructed **Common Utility Structures** for common use and benefits of the allottees, which are more fully described in **Item (2)** under **SCHEDULE 'C'** to the Schedule of Properties hereunder written; caused all the DUs and other Common Utility Structures assigned with specific Door Numbers and assessed them to Property Tax on the file of Coimbatore City Municipal Corporation(North Division) and obtained power connection to all the structures and also provided entrances, lobbies, stair-cases, lifts, passages, water, drainage, STP and Power Back-up connections to all the structures and thus made each DU **"FIT FOR OCCUPATION"**; and

WHEREAS the sale of the DUs constructed by the Vendor is exclusively meant for and restricted only to the eligible members of Defence Forces, Central Paramilitary Forces(CPF) and Civilians paid from Defence Estimates vide Rule 12 of the **ARMY WELFARE HOUSING ORGANISATION RULES, 1987** (hereinafter referred to as the **'Rules'** in short) and also the **Terms and Conditions** stipulated in the **BOOKING LETTER** and **ALLOTMENT ORDER** and also the **COST OF DU FIXED BY THE VENDOR** on the date of booking, subject to the escalation clause; and

WHEREAS the purchaser has applied for registration and allotment of a DU in the Project subject to his eligibility and the Rules supra as well as the Conditions of Booking Letter and Final Allotment Order; and

WHEREAS the Vendor has, after considering the Purchaser's eligibility for the DU, accommodated his request and vide Booking Letter No. _____/_____/_____/_____/COIMBATORE/_____, dated _____, registered a single DU ***exclusive Parking Space** in the configuration/type _____ Apartment(_____) for a sale consideration of Rs _____ (rupees _____ only) free from all encumbrances and subject also to the Terms and Conditions stipulated therein; and

WHEREAS the Purchaser has, after taking into consideration, the prevailing market value of the analogous properties in the locality and also the availability of Central Common Amenities and Services in the Project as an unique Gated Community, accepted the offer subject to the conditions made in the Booking letter and agreed to purchase the DU offered to him and furnished an Undertaking to that effect to the Vendor and pursuant thereto, periodically remitted the instalments towards the cost of DU and thus rendered himself eligible for allotment of specific DU ***and Parking Space**; and

WHEREAS pursuant to the Random Computerised Draw conducted by an independent External Board of Officers on 17.01.2018, the Vendor has issued Allotment Order to the Purchaser vide _____/_____/_____/COIMBATORE/_____, dated _____ 2018, wherein, the specific DU ***and Parking Space** was allotted in his favour, which is more fully described in **SCHEDULE 'D'** to the Schedule of Properties hereunder written; and

WHEREAS as per the conditions stipulated in the Handing/Taking Over Instructions and Final Statement of Accounts dated _____ 2018, the Purchaser has made final payment of Rs. _____ (rupees) _____ only) and thus paid the entire sale consideration of the DU ***inclusive of/and Cost of Parking Space** in full satisfaction of the Vendor; and

WHEREAS after receiving the entire sale consideration as per the Final Statement of Accounts and relevant documents from the Purchaser, the Vendor has delivered vacant and peaceable possession of the DU ***and Parking Space** described in **SCHEDULE 'D'** to the purchaser on ___-___-2018 to his fullest satisfaction and under proper acknowledgement, subject to the execution of formal Sale Deed in his favour; and

WHEREAS the Purchaser has, after taking over vacant possession of DU, pleaded for deferring the execution of formal Sale Deed for certain personal inconveniences and service exigencies; and

WHEREAS the Vendor has magnanimously accommodated the plea of the Purchaser and agreed to execute the Sale Deed of the **SCHEDULE 'D' Property** at a later date and now, the Purchaser has prepared a Sale Deed as per the specimen furnished by the Vendor and produced the same for execution and for admitting execution thereof before the Sub Registrar, Gandhipuram and transferring the legal title of the said property in his favour.

NOW THIS INDENTURE OF SALE WITNESSETH THAT in pursuance of the Booking Letter and Allotment Order-cum-Final Settlement of Accounts supra and in consideration of total sale price of Rs. _____ (Rupees _____ only) remitted by the Purchaser into the credit of the SB Account No. 9122 2160 000123 maintained by the Vendor Society at Syndicate Bank, Rajaji Marg Branch, New Delhi in the name of "**AWHO, COIMBATORE PROJECT**", the receipts whereof, the Vendor has periodically acknowledged and now admitted them as the full sale consideration towards the cost of DU ***and the Cost of Parking Space** and discharged the Purchaser fully from further liability and thus, as beneficial owner, the Vendor doth hereby **SELL, RELEASE, GRANT, CONVEY, ASSIGN and ASSURE** unto and in favour of the Purchaser the one-***fourth/half** undivided share in an extent of _____ sq. ft. land (UDSL) comprised in Survey No. _____ of Chinnavedampatti village together with a Dwelling Unit of configuration/type _____ Apartment (____) in Block No. _____ bearing DU No _____ at _____ Floor ***and Parking Type** _____ **bearing No** _____ which is more fully described in **SCHEDULE 'D'** to the Schedule of Properties hereunder written together with **RIGHT TO USE IN-COMMON** all passages, way-paths, easements, privileges, appendages and appurtenances whatsoever in the Project and also the water, water-courses, fences, corridors, sewers, drains, lights and liberties to the said DU or any part thereof belonging or in anywise relate to or appertaining or usually held or occupied or enjoyed or reputed to belong or be appurtenant thereto, which are more fully described in **Item (2)** under **SCHEDULE 'C'** to the Schedule of Properties hereunder written and all the estate, right, title, claim, demand and interest whatsoever in and to the said extent of undivided share of land or any part thereof together with title deeds, pattas, muniments, writings and other evidences of title, which in any wise relate to the said land and DU or any part thereof (all, which are hereinafter referred to as the "**said property**") **TO ENTER INTO AND TO HAVE, HOLD, OWN, POSSESS and ENJOY** all and singular forever subject to payment of all taxes, levies and assessments to the Government and Coimbatore City Municipal Corporation(North Division) or any other Local or Public Body in respect thereof and also subject to the conditions of title under which the same is held under the Government.

THE VENDOR DOTH HEREBY COVENANTS WITH THE PURCHASER THAT:

1. Notwithstanding any act, deed, matter or thing whatsoever by the Vendor made, done, omitted or executed knowingly or willingly suffered to the contrary, the Vendor now hath good right and absolute power to grant, sell and convey the said property unto and to the use of the purchaser in the manner aforesaid. **An Application for Patta Transfer, duly signed by the Vendor is tendered herewith for inclusion of the name of the Purchaser as co-pattadar in respect of land comprised in Survey No _____ under Patta No _____ of Chinnavedampatti village.** The Purchaser is not entitled to patta transfer in respect of any other lands belonging to the Vendor.
2. **An Application for change of Property Tax Assessment in respect of the DU is also signed and furnished to the Purchaser for effecting mutation of Property Tax Demand Records of Coimbatore City Municipal Corporation(North Zone) in the name of the Purchaser.** The purchaser is entitled to transfer of TNEB Service Connection provided to the DU in his name, under Regulation No. 5(7) of the TN Electricity Supply Code, 2004 on production of a copy of this Sale Deed and by remitting transfer charges in the office of AE/East, Tangedco, Thudiyalur.
3. It shall be lawful for the Purchaser at all times hereafter to peaceably hold, possess and enjoy the said property and receive rents and profits there from for his own use and benefits without any lawful claim, demand or interruption whatsoever by or from the Vendor or from any person claiming through, under or in trust for it, subject however to the AWHO Rules, 1987 and covenants stipulated in these presents.
4. The Vendor shall, at all reasonable times, at the request and costs of the Purchaser do and execute or cause to be done and executed all such further lawful acts, deeds and assurances whatsoever for further and more perfectly and absolutely granting and assuring the said property unto and to the use of the Purchaser in the manner aforesaid.

5. The Vendor hath not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby he is prevented from selling the said property or whereby the said property or any part thereof is charged, encumbered or prejudicially affected in the estate, title or otherwise howsoever and that the Vendor has good title and absolute authority to sell the said property to the Purchaser in the manner aforesaid.

6. The said property or any portion thereof is not subject to any liability or attachment from the Court created by the Vendor and further the Vendor covenants with the Purchaser to save harmless, indemnify and keep indemnified the Purchaser from or against all encumbrances, claims, charges and demands whatsoever either already made or to be hereafter had, executed or occasioned by the Vendor, his ancestors or predecessors-in-title.

7. The Vendor doth hereby declare and confirm that **vacant possession of the property described in SCHEDULE 'D'** hereunder has already been delivered in "as is where is" condition to the Purchaser on _____ 2018, which was duly acknowledged by the Purchaser. **The DU has since been in actual possession of the Purchaser.**

8. The Undivided Share in the Land(UDSL) and the DU sold to the Purchaser are completely free from all mortgage, charge, lien, lease or encumbrances of any kind whatsoever. The said property is completely free from suretyship, legal suits, Insolvency Proceedings or Proceedings under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, TN Land Reforms Act, TN Acquisition of land for Harijan Welfare Scheme Act, 1978, TN Revenue Recovery Act or any other Distraint Proceedings of the Government or Local Body or any Attachment Order of any Court.

9. The Vendor has paid all Property Taxes, levies, assessments and public charges in respect of the said property upto 30.09.2018 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 indemnified against all loss or liability incurred to the Purchaser in respect thereof.

10. The Purchaser shall get himself enrolled as a member of RAMAN VIHAR **WELFARE MAINTENANCE SOCIETY** or **RESIDENTS WELFARE ASSOCIATION**, as the case may be (hereinafter referred to as the '**Society**' which expression shall be deemed to include its duly elected Board of Management, Executives and Administrators) and shall be bound by the Bye-laws, Rules and Regulations framed by the said Society. The Society shall be duly registered before the Registrar of Societies, Coimbatore and shall be responsible for maintaining all **Common Amenities and Services**, which are more fully described in **Item (2)** under **SCHEDULE 'C'** to the Schedule of Properties hereunder written. The Purchaser shall be bound to strictly adhere to the Rules and Bye-laws of the Society. He shall not be entitled to contest for the post of any office-bearer of the Society unless he is a resident-in-person in the Project.

11. The Purchaser shall contribute and remit to the Society, his proportionate share towards the expenses and costs of establishing and maintaining the civic amenities such as roads, water, drainage, sanitation, compound wall, parks and lawns, conservation of common services, arboriculture etc. regardless of the extent/quantum of benefits availed or derived by him from these common amenities and services.

12. The Purchaser shall insure the DU against fire, earthquake etc., either individually or collectively with the members of the Society and shall keep the insurance live at all times and shall pay the proportionate land tax/kist, if any, levied by the Revenue Authorities from time to time and also promptly pay the Property Tax for the DU, Municipal Water Tax (pro-rata) if any, directly to the Coimbatore City Municipal Corporation (North Zone).

13. Since the DUs are meant for select privileged class on No Profit No Loss basis, if the Purchaser is found to have obtained the allotment of DU or secured possession thereof by making any false representation, misinformation of facts in any declaration, affidavit or undertaking or by playing deceit and fraud, the Vendor shall terminate the sale without giving any notice and retrieve vacant possession of the DU from him or any person in occupation thereof and in such event, the Purchaser shall not be entitled to claim any compensation in respect thereof.

14. The sale is subject to the restrictions imposed in Rule 80 of the AWHO Rules, 1987 as amended upto date. The Purchaser shall not convey, transfer or assign the DU without prior permission in writing of the Vendor. If the DU is permitted to be transferred by the Purchaser in accordance with the said Rules, the prospective purchaser thereof shall also be bound by the covenants and conditions recited therein and also the restrictions imposed for re-sale of the property. In accordance with the mission and objectives of the AWHO Rules, 1987 and in particular Rules 80 to 84 made therein, Vendor Society reserves the right in its absolute discretion to refuse permission for sale of DU.

15. The purchaser is not entitled to the original title documents of the Project since they relate to the entire Residential Project. However, at the request of the Purchaser, the Vendor shall, at all reasonable times, permit him to inspect the original title documents pertaining to the properties described in **SCHEDULE 'A' and 'B'** hereunder. The Purchaser is liable to pay the cost for copies of the documents requisitioned, provided it is permitted by the Vendor.

16. The Vendor doth hereby declares that through this Sale Deed, the Purchaser is conferred with title, right and possession only in respect of the property described in Schedule 'D' and also right to use and enjoy the Central Amenities described in Item (2) under Schedule 'C' hereunder subject to the conditions stipulated in 10 and 11 above. The ownership of the balance land except that relinquished to Coimbatore City Municipal Corporation vests with the Army Welfare Housing Organisation, New Delhi.

17. The Vendor Society is a Welfare Organization administered with the objective of ameliorating the residential requirements of the serving and retired military personnel and their widows on the concept of "No Profit No Loss" and hence, it is exempted from the ambit of Sections 10(23A) and 197(A) of the Income Tax Act against Deduction of Tax at Source(TDS). A copy of PAN Card of Vendor is annexed hereto.

THE PURCHASER DOTH HEREBY COVENANTS THAT in consideration of promoting the common interest and protecting the individual rights of the owners of other DUs and for protecting the mutually beneficial interest of all the allottees and also in consideration of the covenants of the Vendor binding on other allottees, the Purchaser doth hereby binds himself, his Legal Heirs

and Successors-in-Interest to certain covenants and conditions. **Accordingly, the Purchaser undertakes not to do or cause to be done the following acts, deeds and things, viz. : --**

- 1.. Not to make any construction and or structural alterations in or addition to any of the properties described in **SCHEDULE 'A', 'B' and 'C'** to the Schedule of Property hereunder written or on the terrace of the Block in which the DU is erected.
2. Shall not disturb or disrupt the privileges and or amenities granted to other purchasers/occupiers and shall not interfere with the special privileges such as Covered Car Parking Space or Open Car Parking Space allotted to such other purchasers for their exclusive use and benefits.
3. Shall not in any manner encroach upon the common land areas or OSR and other common facilities and services. All encroachments illegally made by the Purchaser shall be liable to be removed by the Purchaser at his own costs and risks. Also, shall not, without the sanction or prior permission in writing of the Vendor and or the Society, erect any structure inside the DU or make any alteration, addition or sub-divide or amalgamate the DU with any of the adjoining DUs or on its Terrace or make any alteration or addition to the face or elevation of the DU, which tend to materially alter its existing architectural feature.
4. Shall not sell, mortgage, assign or otherwise part with the possession in whole or in part of the DU to anyone except with the permission in writing from the Vendor and that the Vendor is entitled to refuse in his absolute discretion for any such transfer/transaction/lien. 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 amounts payable to the Vendor and that the Purchaser alone shall be liable to pay Transfer Charges levied by the Vendor.
5. Not to use the lay-out roads, drainage channels, passages, OSR or any portion of the Residential Project for parking any heavy vehicles and not to use the same in a manner detrimental to the interest of the members of the Society or in any manner which may cause hindrance/disturbance/disruption for free ingress, egress or regress from/to any part of the common Properties and or other DUs.
6. Shall not use the Car Parking Space for the purpose of parking any heavy vehicles or stock any goods of whatsoever nature and shall not put up any temporary or permanent structures on, around or above the Car Parking Space.

7. Shall not carry on or permit to be carried on any trade, avocation or business whatsoever in the DU or permit the same to be used for any purpose other than that of residential use nor do or suffer to be done therein any act or thing whatsoever, which in the opinion of the Vendor or the Society may be nuisance, annoyance or disturbance to the owners/residents of other DUs.

8. Shall not affix or display or permit to be affixed or displayed on any portion of the land or buildings, lamp posts, structures and shall not display any signboard, sky sign, neon sign or advertisement either painted or illuminated without the consent of the Vendor or the Society in writing.

9. Shall not keep, stock or display any wares of merchandise or any other materials in the corridors or in any place intended for common use and shall not store any goods which are hazardous, combustible or dangerous in nature or which are heavy or bulky and tend to cause damages to the construction, service lane or structures of the building in which the DU is situated or store any goods which are objected by the Local Body, Municipal Board or other Government Authorities and shall not carry on or cause to be carried on heavy packages to upper floors which may damage or likely to damage the stair case, lift service, common passages or any other structures of the building in which the DU is situated including the entrance of the Block/Building. The Purchaser shall be liable to compensate the Vendor and or the Society for all damages caused to the building and other common amenities/structures of the Project due to his willful negligence or default.

10. Shall not bring-up or rear any milching animal, horse, donkey etc. inside the DU or within the Block where the DU is situate or in Car Parking Area or at any Central Amenities or in any portion within the precincts of the Residential Project without applying for prior permission in writing from the Vendor or from the Society. The Society, may either reject the application on merit or grant permission by imposing suitable conditions and covenants in the larger interest of the security and hygiene of fellow-residents. **The decision of the Society shall be final and binding on the member/allottee.**

11. Shall not create any nuisance or unprovoked commotion with the sanitary staff, watch and ward staff, gardener, electrician, plumber, supervisor, lift-operator or other employees, whether out-sourced or appointed by the Society for maintenance and upkeep of all essential services inside the Project. The grievance or complaint, if any, against these employees shall be lodged with the Society, which shall alone deal with and dispose of in accordance with the Principles of Natural Justice and in the larger interest of protecting the welfare and safety of the purchaser and his family members.

SCHEDULE OF PROPERTIES REFERRED TO ABOVE**SCHEDULE 'A'****LANDS PURCHASED BY THE VENDOR FOR THE PROJECT**

Registration District : Coimbatore
 Registration Sub District : Gandhipuram
 Taluk : Coimbatore North Taluk
 Village : **Chinnavedampatti**

Sl No	Survey No. of land Purchased	Extent purchased(Acres)	Present Sub-divided S.F.No	Actual Extent (Hectares)	Patta No
1.	177/1	0.30	177/1B	0.12.00	1428
2.	177/2	7.75¼	177/2B	3.09.80	1996
3.	178/1	0.19	178/1A	0.07.50	1429
4.	178/2	0.44	178/2B	0.18.00	1431
5.	178/3	0.32	178/3B	0.13.00	1432
6.	178/4	0.39	178/4B	0.16.00	1433
7.	178/5	0.35	178/5B	0.14.00	1434
8.	180/1	3.08	180/1A 180/1B	0.46.00 0.79.00	1274 1274
9.	180/2	2.02½	180/2	0.82.00	1396
10.	181/1A1	2.08¾	181/1A1	0.84.50	1396
11.	182/1A	0.96	182/1A	0.39.00	0698
12.	182/1B1	1.47	182/1B1	0.59.50	1274
13.	182/1C1	0.14¾	182/1C1	0.06.00	1396
14.	183/1	2.75¼	183/1	1.11.50	1274
15.	183/2	1.52	183/2	0.61.50	0075
16.	183/3	1.12	183/3	0.45.50	0429
17.	186/1	2.65	186/1	1.07.00	1274
18.	186/2	2.50	186/2	1.01.50	1274
19.	187/1A	1.49	187/1A	0.60.50	1274
20.	187/1B	0.05	187/1B	0.02.00	1396
21.	187/2A	2.15	187/2A	0.87.00	1274
	Total	33.64½	Total viz., in Acres	13.62.80 33.66 Acres	

Boundaries are not shown since the Vendor is the exclusive owner of full extent of these lands. A detailed **Survey Plan of Properties is annexed hereto.**

SCHEDULE 'B'**LANDS GIFTED TO COIMBATORE CITY MUNICIPAL CORPORATION****(1). APPROACH ROAD TO THE PROJECT**

A total extent of **5154.74 sq. mtr.** land comprised in Survey No. 177/1B, 177/2B(Part), 178/1A, 178/2B, 178/3B, 178/4B and 178/5B of Chinnavedampatti village bounded in

North : Property in S.F. No. 177/2, 178/1(Part) and 178/2(Part);
 East : Property in S.F.No.178/1(Part), 178/2(Part) and 178/3(Part);
 South : Existing Road in S.F. No. 364; and
 West : Property in S.F. No. 173, 364 and 174

(2). SCHEME ROAD WIDENING AREA

As per CHINNAVEDAMPATTI EXTENSION DEVELOPMENT PLAN No. 5, for 18 mtr. wide road an extent of **2,117.00 sq. mtr.** land comprised in S.F. No. 186/1, 186/2 and 187/1A of Chinnavedampatti village bounded in

North : Property in S.F. No. 187/1A(Part);
 East : Property in S.F. No. 194, 195/1 and 195/2;
 South: Property in S.F. No. 185/3 and
 West : Property in S.F. No.186/1(Part), 186/2(Part) and 187/1A(Part).

(3). OPEN SPACE RESERVATION(OSR) FOR THE PROJECT

A total extent of **13,584 sq. mtr.** of vacant land comprised in Survey No. 186/1(Part), 183/1(Part), 180/1A(Part) and 177/2B(Part) of Chinnavedampatti village, bounded in

East : Access Road handed over to Coimbatore City Municipal Corporation in Gift Deed and property in S.F.No.177/2B(Part);
 West : Property in S.F. No. 186/1(Part);
 South : Property in S.F. No.186/1(Part), 183/1(Part), 180/1B(Part) and 177/2B(Part); and
 North : Property in S.F. No. 185/3(Part), 184/2(Part), 179/2(Part) and 177/2A(Part).

SCHEDULE 'C'**DWELLING UNITS AND OTHER STRUCTURES IN THE PROJECT****(1) DUs CONSTRUCTED FOR ALLOTMENT TO REGISTRANTS**

Sl No	Type of DU, UDSL and land SF No.	Block No.	DU Number in each Block/ Row House	Total No of DUs
1.	SMALL FAMILY APARTMENT UDSL : 806.89 sq.ft. Super Area: 763.13 sq.ft. (Stilt plus Four Floors) SF No.187/2A & 182/1B1	E1 E2	101,102,103 & 104(1 st Floor) 201,202,203 & 204(2 nd Floor) 301,302,303 & 304(3 rd Floor) 401,402,403 & 404(4 th Floor) [2 x (4+4+4+4)] SFA DUs	32
2.	MODERN FAMILY APARTMENT UDSL : 1146.33 sq.ft. Super Area: 1084.16 sq.ft. (Stilt plus Four Floors) SF No.187/1A, 1B & 2A 182/1A, 1B1 & 1C1	D1 D2 D3 D4	101,102,103 & 104(1 st Floor) 201,202,203 & 204(2 nd Floor) 301,302,303 & 304(3 rd Floor) 401,402,403 & 404(4 th Floor) [4 x (4+4+4+4)] MDA DUs	64
3	DELUXE APARTMENT UDSL : 1438.82 sq.ft. Super Area: 1360.78 sq.ft. (Stilt plus Four Floors) SF No.186/2,183/2 & 3 182/1A & 187/1A	C1 C2 C3 C4 C5 C6	101,102,103 & 104(1 st Floor) 201,202,203 & 204(2 nd Floor) 301,302,303 & 304(3 rd Floor) 401,402,403 & 404(4 th Floor) [6 x (4+4+4+4)] DXA DUs	96
4.	SUPER DELUXE APARTMENT UDSL : 1778.64 sq.ft. Super Area: 1682.17 sq.ft. (Stilt plus Four Floors) SF No.186/2, 183/2 & 3	B1 B2	101,102,103 & 104(1 st Floor) 201,202,203 & 204(2 nd Floor) 301,302,303 & 304(3 rd Floor) 401,402,403 & 404(4 th Floor) [2 x (4+4+4+4)] SDA DUs	32
5.	LUXURY APARTMENT UDSL : 1999.30 sq.ft. Super Area: 1890.87 sq.ft. (Stilt plus Four Floors) SF No. 186/2 & 183/2	A1 A2 A3	101,102,103 & 104(1 st Floor) 201,202,203 & 204(2 nd Floor) 301,302,303 & 304(3 rd Floor) 401,402,403 & 404(4 th Floor) [3 x (4+4+4+4)] LXA DUs	48
6.	ROW HOUSES UDSL: 2014.84 or 2008.34 sq.ft. for GF and 1615.61 sq.ft. for FF Super Area: 1525.84 sq.ft. for GF DUs 1527.99 sq.ft. for FF DUs. SF No. 180/1A & 1B, 183/1 & 2 and 186/1	RH1 RH2 RH3 RH4	GF 01 TO 08(Ground Floor) FF 09 TO 16(First Floor) GF 17 TO 24(Ground Floor) FF 25 TO 32(First Floor) [4 x (GF16+FF16)] RH DUs	128
	Total : 17 Apartments	and	4 Row Houses	400

**(2) COMMON UTILITY STRUCTURES AND CENTRAL AMENITIES
(TO BE HELD IN COMMON AND MAINTAINED BY THE SOCIETY)**

- (a). Guard Room.
- (b). All lay-out roads, pipe lines and Drainage Channels with covers.
- (c). Borewells and submersible Motor Pumps – 10 Nos.
- (d). RO Plant and Water Treatment Machineries.
- (e). Power House with 6 Generators(250 KVA-4 Nos + 100 KVA-2 Nos)
- (f). Club House(Ground+First Floor) with fixtures and fittings.
- (g). Convenience Shops(Departmental Store-1; Provision Shops-4 Nos)
- (h). STP with fixtures and fitting & Pump House therein.
- (i). Sump for Municipal Water and submersible Motor Pump therein.
- (j). Swimming Pool with fixtures and fitting therein.
- (k). Omega(8 Passenger)Lift for Blocks(other than RH Blocks)-17 Nos.
- (l). Common Stair-cases, Galleries and other Common Installations.
- (m). Compound Wall and Barbed Wire fencing for the Project.
- (n). Garden, Forestry and Arboriculture Plants.
- (o). Street Light Pillars and Lamps installed thereon.
- (p). Fire Fighting System for each Apartment and Portable Fire Extinguishers for all Row Houses and Common Amenity Buildings.

SCHEDULE 'D'

DESCRIPTION OF THE PROPERTY SOLD TO THE PURCHASER

Registration District	:	Coimbatore
Registration Sub District	:	Gandhipuram
Taluk	:	Coimbatore North Taluk
Municipality	:	Coimbatore City Municipal Corporation
Ward Number	:	27 Chinnavedampatti
Revenue Village	:	Chinnavedampatti
Survey Number	:	
Patta Number	:	
Total Extent	:	Hectares
Extent owned by the Vendor	:	Hectares

SCHEDULE 'D'
DESCRIPTION OF PROPERTY SOLD TO THE PURCHASER(Cont'd)

Extent sold to the Purchaser :

One-_____ undivided share in an extent of _____ sq.ft. land (UDSL) comprised in Survey No. _____ together with a Dwelling Unit of the following description :

- (a).. Type of DU : _____ Apartment(_____)
- (b). Block Number :
- (c). Floor Number : _____ Floor
- (d). DU Number :
- (e). Super Area of DU : _____ Sq. Ft.
- (f). *Parking Type :
- (g). *Parking Number :

The Dwelling Unit bears Door No _____ at Anna Nagar, Chinnavedampatti in Ward No 27 under Assessment No **279** _____ of Coimbatore City Municipal Corporation and assessed in the name of ARMY WELFARE HOUSING ORGANISATION and provided with TNEB S. C. No. 03-127-002-_____ in the name of AWHO, Anna Nagar.

The Purchaser is entitled to the common use and benefits of all **COMMON UTILITY STRUCTURES AND CENTRAL AMENITIES** mentioned in **Item (2)** of **SCHEDULE 'C'** hereinabove written and all appurtenances thereto, subject however to his membership in and conditions imposed by the Raman Vihar Residents Society.

IN WITNESS WHEREOF THE VENDOR HATH ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN AFFIXED HIS HAND AND SEAL AT COIMBATORE AND THE PURCHASER HATH ALSO SUBSCRIBED TO THIS INDENTURE IN CONFIRMATION OF HAVING ACQUIESCED THE COVENANTS AND CONDITIONS IMPOSED ON THE SALE.

Signed, sealed and delivered by the
Vendor above named in the presence
of witnesses



Vendor

Signed, sealed and accepted by the
Purchaser above named in the presence
of witnesses

Purchaser

Witnessed by :

1.

2.

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Statement under Rule 3(1) of the Tamil Nadu Stamps
(Prevention of Under-valuation of Instruments) Rules, 1968

Sl No	Survey No.	Nature of land	Extent conveyed/ transferred	Market Value(Rs.)
1.		Residential Land (Street Value is adopted for valuation of land) Street Name : Anna Nagar Chinnavedampatti village	One-_____ undivided Share(UDSL) in an extent of _____ sq. ft. land.	
2.	Residential Building (Apartment Type)	Super Area _____ sq. ft.	
		Total Market Value of the land and building for the purpose of stamp duty	Note: True value of the building is above the PWD rate fixed by the Government.	

Stamp-duty paid on this Instrument (at the rate of 7%
on the Market Value of the Property quoted above) is Rs.....

The entire Stamp-duty is paid through NEFT/RTGS/
Demand Draft/E-payment/Remittance Challan No

Dated _____2018 Issued by(Bank)
(Branch).....

Registration Fee payable on the instrument
at 4% on the Market Value of the Property is Rs _____
Sub Division Charges payable is Rs.
Computer Charges payable is Rs
=====

Total Rs. _____
=====

A Demand Draft bearing No. _____ dated _____
for Rs _____ drawn in favour of Sub Registrar, Gandipuram
is produced herewith.

Annexure - 1(A)

Statement regarding the Particulars of the Building/Flat sold to the Purchaser

- 1.. Description of the Building
 - (a) Construction of the structure : Cement Mortar
 - (b) Depth of foundation : 4 to 5 Feet
 - (c) Thickness of wall : 9"
 - (d) Whether teakwood used throughout : NO
 - (e) Flooring : Verified Tile & Ceramic Tile
2. Age of the Building : Less than One year
3. Extent of the site : sq.ft.(_____undivided share)
4. Built up Area : sq.ft(RCC Terrace).
5. Area of separate Garage, if any : NIL
6. Length of Compound wall, if any : Not Applicable. No separate compound wall for the DU.
7. Well : Depth_____feet/Diameter_____feet
No separate well for the DU.
8. Is there a separate latrine? : No. Latrines are in-built with DU.
9. Is there a separate septic tank? : No. Common STP for the whole Project.
10. Electrical Installations :
 - (a) No. of Bulb Points: _____ (b) No.of Fans _____ (c) No. of Electric Pumpsets : NIL
11. Is there any Lift? : *Yes/No No of lifts: *One/NA Capacity : *For 8 Passengers
12. Value of the Property
 - (a) Land Value Rs. _____
(One-fourth undivided Share therein) Rs.
 - (b) Building Value Rs
=====
 - Total Value of the property for the purpose of Stamp Duty Rs.
=====

Place : Coimbatore

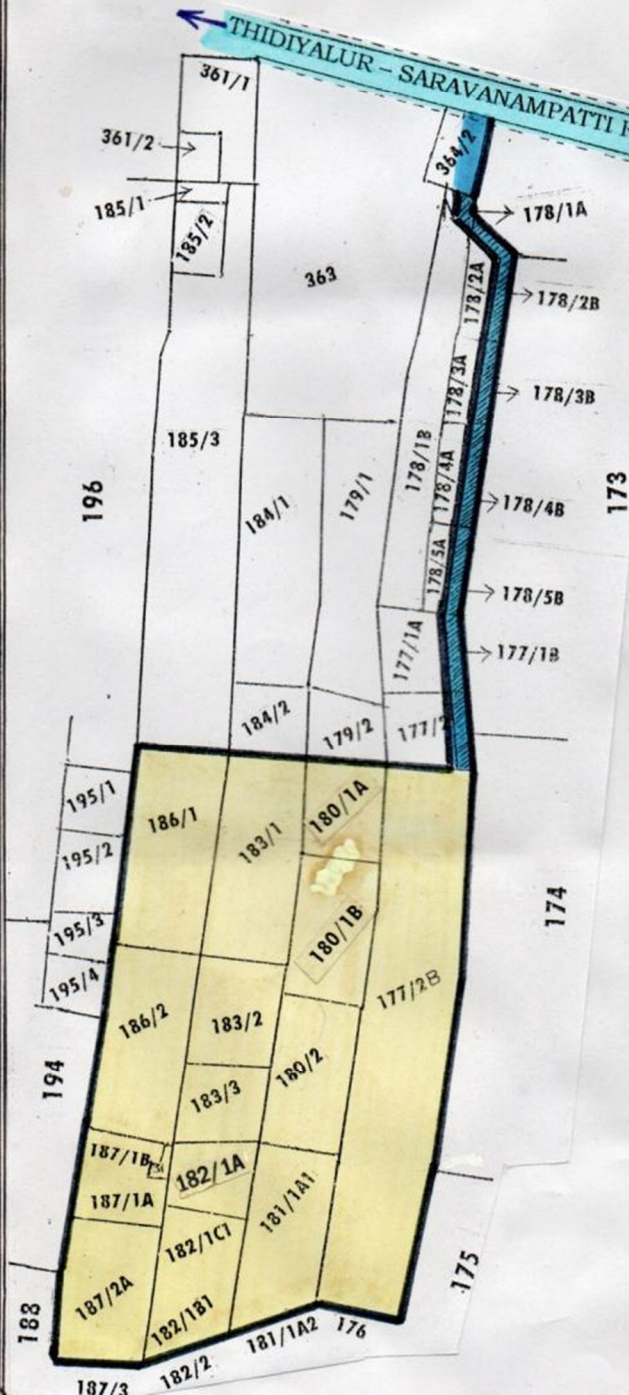
Date : 2018 Vendor Purchaser

**Not applicable for Sale of Row House DUs.*


**SURVEY PLAN OF THE LANDS PURCHASED BY AWHO, NEW DELHI
FOR ITS COIMBATORE(RAMAN VIHAR) PROJECT**




District : COIMBATORE
Taluk : Coimbatore(North)
Village : Chinnavedam patti



Sl No	Land Purchased		Present SF No.	Extent (Hectare)	Patta No.
	SF No.	Acres			
1..	177/1	0.30	177/1B	0.12.00	1428
2.	177/2	7.65¼	177/2B	3.09.80	1996
3.	178/1	0.19	178/1A	0.07.50	1429
4.	178/2	0.44	178/2B	0.18.00	1431
5.	178/3	0.32	178/3B	0.13.00	1432
6.	178/4	0.39	178/4B	0.16.00	1433
7.	178/5	0.35	178/5B	0.14.00	1434
8.	180/1	3.08	180/1A 180/1B	0.46.00 0.79.00	1274
9.	180/2	2.02½	180/2	0.82.00	1396
10.	181/1A1	2.08¾	181/1A1	0.84.50	
11.	182/1A	0.96	182/1A	0.39.00	698
12.	182/1B1	1.47	182/1B1	0.59.50	1274
13.	182/1C1	0.14¼	182/1C1	0.06.00	1396
14.	183/1	2.75¼	183/1	1.11.50	1274
15.	183/2	1.52	183/2	0.61.50	75
16.	183/3	1.12	183/3	0.45.50	429
17.	186/1	2.65	186/1	1.07.00	1274
18.	186/2	2.50	186/2	1.01.50	
19.	187/1A	1.49	187/1A	0.60.50	1396
20.	187/1B	0.05	187/1B	0.02.00	
21.	187/2A	2.15	187/2A	0.87.00	1274
Total		33.64½	Total	13.62.80 Hectares	
viz., (33.66 Acres)					

 Approach Road laid by AWHO for the Project
(00.84.50 Hectare, viz., 02.08¾ Acres)

 Residential Project, Central Amenities etc.
(12.78.30 Hectares, viz., 31.57¼ Acres)

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PROPERTY TAX DEMAND CARD & EB Card

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தமிழக அரசு
வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : கோயம்புத்தூர்
வட்டம் : கோயம்புத்தூர் வடக்கு
வருவாய் கிராமம் : சின்னவேடம்பட்டி பட்டா எண் : 1996

உரிமையாளர்கள் பெயர்

1. -... ஆர்மி வெல்பேர் ஹவுசிங் ஆர்கனைசேஷன்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் -	ரூ - பை	ஹெக் -	ரூ - பை	ஹெக் -	ரூ - பை
		ஏர்		ஏர்		ஏர்	
177	2B	--	--	3 - 9.80	12.92	--	--
				3 - 9.80	12.92		

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <http://eservices.tn.gov.in> என்ற இணைய தளத்தில் 12/02/030/01996/10085 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 27-05-2018 அன்று 07:18:08 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

(Other Documents to be enclosed with the Indenture)

Page 26, 27 & 28

- (1).. Copy of PAN Card of AWHO(viz., Vendor)
- (2). Copy of Authorisation for executing Sale Deed
- (3). Identity Proof of the Officer executing Sale Deed for and on behalf of AWHO
- (4). Copy of PAN Card of Purchaser
- (5). Identity Proof of the Purchaser
- (6). Identity Proof of Witness No.1 & 2

(For Office Use at the Registration Office)

Page 29

In this Page, the Sub Registrar shall engrave CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT(For having received the value towards the stamp duty mentioned in Page 20). The photograph of Vendor and Purchaser(black & white) shall be mounted by the Sub Registrar through electronic photographic technique and the digital Thumb Impression of both the executants shall appear.

Page 30

In this Page, the signature, name and address of Witness No. 1 and 2 shall appear. The Sub Registrar shall endorse the Registration Charges received for the instrument, make endorsement of Registration Number of the Document, Date of registration and affixes the seal of SRO and ink sign the document in proof of registration.

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