

SALE DEED

THIS DEED OF SALE is executed on this the _____ day of June, Two thousand and Twenty (-06-2020); by

1. 1..Mr.Tinu Kallely Anto, (PAN _____)Chartered Accountant, aged 44 years, S/O Anto.K.J., Kallely House, Door No.28/2173A, Pandarachira Road, Kadavanthara Desom, Elamkulam Apartmentge, Kanayannur Taluk, Ernakulam District, P.O.682020

2. Mrs.Anu Tinu, (PAN _____) aged 39 years, Business, W/O Tinu Kallely Anto, Kallely House Door No.28/2173A, Pandarachira Road, Kadavanthara Desom, Elamkulam Village, Kanayannur Taluk, Ernakulam District, P.O.682020and

3. ABAD BUILDERS PRIVATE LIMITED, (PAN _____), Certificate of Incorporation No. U45201KL2003PTC016095), having its office formerly at Abad Plaza, M. G. Road, Ernakulam., Pin code – 682 035, KarithalaDesom, Ernakulam Village, KanayannurTaluk, Ernakulam District and now at 8th Floor, Nucleus Mall &Office, NH 49, Kundannoor–PettaRoad, MaraduP.O., Pin code - 682 304, MaraduVillage, KanayannurTaluk, Ernakulam District, represented by its Managing Director **Dr. Najeeb Zackeria**, aged 50 (Fifty) years, Business, son of Mr. Zackeria Usman Sait, residing at _____); hereinafter jointly referred to as **Vendors**, which expression shall, wherever the context so admits or requires, mean and include their heirs, successors-in-interest, legal representatives, executors, administrators and assigns on the **ONE PART**;

TO AND IN FAVOUR OF

Mr. _____.,(PAN _____), aged _____ years, _____ (Occupation), son of Mr. _____ having address at _____, _____ Desom, _____ P. O., _____ Village, _____ Taluk, _____ District, Pin code –(ID Proof), hereinafter referred to as the **Purchaser** which expression shall wherever the context permits means and include his heirs, successors, legal representatives, assignees on the **OTHER PART**.

WHEREAS Mr. Mathew J. Kollamparambil *alias* J. Mathew obtained 17.40 Ares of land in Sy. No. 895/2 along with other properties in Ernakulam Village under Schedule – B of Sale deed No. 2025/1963 of Sub Registry Office, Ernakulam.

AND WHEREAS Mr. Mathew J. Kollamparambil *alias* J. Mathew executed a Registered Will bearing No. 40/1979, entered on pages 83 to 88, Volume No. 33, Book No. 3 of Sub Registry Office, Ernakulam, whereby he bequeathed some of his properties including the 17.40 Ares in Sy. No. 895/2 in Elamkulam Village, specifically for the purpose of Charity and for spiritual purposes such as salvation of his soul etc. As per the Will Mr. V. J. Pappoo is
appointed as the sole Executor/ Trustee of the Will.

AND WHEREAS as per the revenue records the said 17.40 Ares of property in Sy. No. 895/2 included in Sy. No. 895/6 in Elamkulam Village.

AND WHEREAS Mathew J. Kollamparambil *alias* J. Mathew passed away on 18-04-1979 and the Will came into force.

AND WHEREAS the Will was probated in the judgment and decree in OS 1/1984 (Probate) before the Honorable High Court of Kerala, which was confirmed by a Division Bench of the High Court in M.F.A. Nos. 1054/1994 and 1055/1994.

Thereafter the Honorable Supreme Court of India has also vouchsafed the finding of the Honorable High Court and dismissed Civil Appeal No. 6470/2005 and 6471/2005 confirming the sanctity of the Will bearing Registration No. 40/1979.

AND WHEREAS Vattathara Joseph Pappoo *alias* V. J. Pappu the executor of the Will, sold 14.23 Ares of land in Sy. No. 895/6 in Elamkulam Village, with all easements and other similar rights appurtenant thereto, in favour of Tinu Kallely Anto and Anu Tinu the Vendors herein under Sale deed No. 2553/2013, entered on pages 139 to 147, Volume No. 2501, Book No. 1 of Sub Registry Office, Ernakulam.

AND WHEREAS Vendors have carried out mutation of rights in Village records and is paying land tax under Thandapper Account No. 29977 in Elamkulam Village.

AND WHEREAS Vendors No.1 and 2 obtained a building permit bearing No. 1S0/MOP2/COC/450/2017 dated 21-02-2018 from Kochi Municipal Corporation to construct a multi – storied building therein in the aforesaid properties.

AND WHEREAS Vendor No.3 obtained 11.20% undivided right, title and interest in 14.23 Ares of land in Sy. No. 895/6 in Elamkulam Village, together with proportionate right in the building permit No. 1S0/MOP2/COC/450/2017 dated 21-02-2018 issued by Kochi Municipal Corporation, for sale, free from encumbrances, court attachments, mortgages, liens, claims, arrears of tax, boundary disputes, other agreement for sale, litigations etc., under sale deed No. 1288/2018, entered on pages 13 to 18 Volume No. 2933, Book No. 1 of Sub Registry Office, Ernakulam.

AND WHEREAS Vendors constructed the multi-storied residential apartment building complex therein under the project named “**ABAD Reflections** “consisting of Ground + 13 floors with individual apartments and common facilities, amenities and common area. Car parking facility is provided on basement of the building. The Kochi Municipal Corporation has assessed property tax for each apartment and has assigned separate door numbers for each apartment on -----
-----.

AND WHEREAS Vendors assured and convinced the Purchaser that the Vendors are having absolute, clear, valid and marketable title to the said property and that it is free from any mortgage, lien, liability, charge, security ship, statutory assessments, payment liabilities, any easement right to any third party, any other agreements for sale, court attachments, land acquisition proceedings, revenue recovery proceedings, threatened revenue recovery proceedings, liquidation order or proceedings, litigations, claims and demands from any worker, labour or provident fund liabilities, quasi judicial proceedings, proceedings under Land Ceiling Act, lis pendens etc., or any other claims, demands, encumbrances, arrears of taxes, boundary disputes, adversely affected by CRZ or other statutory law and rules where buildings cannot be

constructed, litigations, proceedings under SARFAESI Act, or any other legal impediments. That the Vendors are in absolute ownership, possession and enjoyment of the said property more particularly described in the Schedule –B and C hereunder. The Vendors have assured the Purchaser that the schedule property is not notified for the purpose of roads, drawing governmental utilities like overhead or underground electricity lines, water lines, drainage lines, Gas & fuel lines etc., and has not received nor eligible to get any benefits from the authorities in this regard.

AND WHEREAS the Vendors have offered to sell and the Purchaser has agreed to purchase-----
-----% undivided and indivisible fractional share in the land described in Schedule-A hereunder, which is more clearly described in Schedule-B hereunder; along with the -----**bedroom**, residential Apartment bearing No. -----, bearing Kochi Corporation Door No. -----
-----, with **Carpet area** of ----- **Sq. mtrs.**, situated on the -----**floor**of the multi-storied building complex named “**ABAD REFLECTIONS**”, put up exclusively for residential purpose, with right to use a covered car parking **Slot No.**-----on the -----
----- floor,more particularly described in Schedule - C hereunder, along with right to use common facilities and amenities appurtenant to the said land and building in the project named “**ABAD REFLECTIONS**” and Purchaser has agreed to purchase for a mutually agreed total sale consideration of **Rs. -----/-** (Rupees -----only) of which **Rs.-----/-** (Rupees -----only) is the value of undivided share in the land and **Rs. -----/-** (Rupees-----only) is the value of the apartment and the right to use an exclusive car parking facility and all other rights thereto.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in consideration of the total sum of **Rs. -----/-** (Rupees -----
----- only) which is paid by the Purchaser to the Vendor No. 3 vide -----
---, as instructed by all the Vendors, the receipt and satisfaction whereof the Vendors do hereby admit and acknowledge, thus fully satisfied the Vendors do hereby sell, transfer, convey and assign unto the Purchaser by way of sale, undivided share shown in Schedule – B and the absolute right in the apartment with right to use common amenities and facilities and right to use an exclusive car parking facility more particularly described in

Schedule – C hereunder to the Purchaser **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchaser absolutely and forever subject to the payment of all rates, taxes, assessments, dues and duties now chargeable and payable from time to time hereafter to the Government or any Public Body or Local Authority in respect thereof and subject to the condition that the Vendors have the right to utilize or deal with or dispose of the remaining undivided shares in Schedule –A land and the area specified for the remaining car parking facility and to have the remaining parts of the multi-storied building constructed without the consent or concurrence of the Purchaser.

2. THE VENDORS COVENANT WITH THE PURCHASERAS FOLLOWS:

- i) That there is no encumbrance or mortgage subsisting over the property detailed in the Schedule – B herein, that the Vendors have got good, valid and marketable title thereto, that the Vendors have paid all taxes and outgoing in respect of the undivided share hereby conveyed, that the Purchaser has become the absolute owner of Schedule - B properties, free from all encumbrances by virtue of these presents, and that the Purchaser shall have quiet and peaceful possession over the same and shall be entitled to have joint ownership and possession of the land described in Schedule - A hereto to the extent as described in Schedule - B.
- ii) That the Vendors never owned or possessed land in excess of the ceiling limit fixed by the Kerala Land Reforms Act 1963 or under any other statute, that the property hereby conveyed is not included as land under Kerala Forest Act, 1961, Forest Conservation Act 1980, Private Forest Vesting and Assignment Act 1971, all Acts as amended up to date, nor included as Ecologically fragile land and Government excess land, or non-alienable land assigned to Schedule Caste or Schedule Tribe and that no land ceiling case is pending against the land of Vendors. No person with any of the disabilities mentioned under the National Trust Act, 1999 have any legal rights over the Property being transacted and by this transaction the rights of such individuals are not being deprived nor infringed upon.
- iii) That in addition to obtaining rights as owner over the property as detailed in the Schedule – B herein, the Purchaser has become clothed with benefit to enjoy licenses, privileges

and easements attached to the ownership and possession of the said Schedule – B & C property, and over the entire land detailed in the Schedule – A herein including right to use the common amenities and facilities and appurtenant rights, right to use the rooftop terrace area, staircase/lift and the right to have access leading to the staircase and all other rights attached to the Schedule – C apartment subject to the conditions and stipulations in schedule D to F hereunder, and in the project “**ABAD REFLECTIONS**”.

- iv) That all the common amenities available in the project whether existing now or those that may come into existence later shall continue to be made available for the benefit of the entire Purchaser in the Project.
- v) That the Purchaser shall have right to have their name entered in the concerned Building ownership register with the Local Authority and shall be entitled to and be liable to pay property tax and all other taxes, cess imposed in respect of the Schedule – C Apartment and also pay proportionate land tax in respect of Schedule –B undivided share of land as owner thereof.
- vi) That the Purchaser may apply for and obtain change of name in KSEB and KWA for the utility connections to the apartment mentioned in Schedule - C and pay all deposits, charges and taxes there for and enjoy the same absolutely.
- vii) The Vendors shall arrange to form an Association of owners in “**ABAD REFLECTIONS**” and make rules and regulations for maintaining common facilities provided for enjoyment of the Schedule – A, B and C property by the respective right holders. The Purchaser shall cooperate with other owners of the apartments and form an association and shall be a member of the Association of owners, for the smooth management, maintenance and upkeep of all common amenities and facilities in the building and surroundings wherein the apartment is situated. Purchasers shall abide by the rules and regulations framed from time to time by the Association of owners in the project.

3. The Purchaser shall be bound by the covenants restrictions/exclusive rights conferred on the Purchaser of property in the project, as per the terms and conditions of the agreement entered into between the Purchaser and the Vendors, and also the rules and regulations stipulated by the Vendors and later by the Association of owners in the Project named **“ABAD REFLECTIONS”** with regard to enjoyment and maintenance of various common amenities and facilities in the said project as a whole and with regard to other utilities, equipments, gadgets and common areas etc.
4. The Purchaser shall be bound to pay the share of all costs and expenditure that might be incurred from time to time for providing and maintaining common amenities and facilities as decided by the Builder/ Vendor No. 3 of the apartment or later by the Association of owners in the project named **“ABAD REFLECTIONS ”**Owners Association.
5. The applicability of MMC (monthly maintenance charges) commences from the project handover date and any delay in formation of association cannot be construed as reason for non-payment of MMC by owners nor the formation of association be delayed unnecessarily. The Purchaser is liable to pay maintenance charges from the date of intimation of handover of apartment irrespective of whether the statutory connections are obtained or other compliances are made, which are beyond the direct control of the Builder/ Vendor No. 3.
6. The MMC payable for proper maintenance of all common amenities and facilities, gadgets and equipments in the project will be paid to the Builder/ Vendor No. 3 till the formation of Association of Owners. Thereafter the Purchaser agrees and undertakes to pay and become liable to pay at all times his/her share of the monthly charges for the routine upkeep and maintenance of the common areas, and operation of common facilities/amenities.
7. Any outstanding liability from apartment owners towards the MMC when association is formed will be transferred to the association as dues from the owners, and the builder/ Vendor No. 3 will not be liable for the same. The Builder/ Association reserves the right

to impose penalties and to deny all services including lift, waste removal, water, security, staff support to the PURCHASER who defaults maintenance payment for two months.

8. Conveyance of common areas and amenities shall be done to a collective body representing such owners in the form of Association / Trust / Society, as the case may be, considering and keeping in view a common interest of all the unit owners and the project scheme at large. The cost of stamp duty and registration charges of the conveyance deed shall be borne by the Association / Trust / Society, as the case may be.

A Certificate No. -----, dated ----- is issued by Kochi Municipal Corporation wherein it is stated that the aforesaid apartment building is issued with door numbers on ----- hence as per SRO. No. , under G. O., dt. , the stamp duty payable is 5% if the transfer takes place within 6 months from the date of allotment of door number by the Local Authority. A copy of the certificate is appended herewith as Annexure.

The total value of the apartment including the value of undivided share, shown in this document is **Rs. -----/-** (Rupees ----- only) for which stamp duty is paid at the rate of **5%** being Rs. -----/- as also Rs. -----/- for unvalued agreement. Total stamp duty of **Rs.-----/-** is paid.

The Original of Sale deed Nos. 3376/1966, 5846/1981, 2670/1968 and 1043/2019 of the Sub Registry office Edappally, are not handed over to the Purchaser, since it takes in the title of the remaining property of Vendors. The copy of title deed Nos. 3376/1966, 5846/1981, 2670/1968 and 1043/2019 and copy of prior documents, copy of Basic land tax paid receipt etc., are handed over to the Purchaser herewith. The Valuation certificate of the apartment is also appended herewith.

SCHEDULES OF PROPERTY**SCHEDULE A**

1	Serial No.	1
2	District	Ernakulam
3	Sub District	Ernakulam
4	Taluk	Kanayannur
5	Village	Elamkulam
6	Desom	Kadavanthara
7	Corporation, Ward number	Cochin, 60
8	Resurvey block number	Nil
9	Resurvey number	Nil
10	Re-survey sub division no.	Nil
11	Survey No.	895 (Eight hundred and ninety five)
12	Survey Sub division No.	6 (Six)
13	Extent in Ares	14.23 (Fourteen decimal two three) Ares
14	Tenure	Jenmom
15	Thandapper number of Vendors	29977
16.	Thandapper Number of Purchaser	Nil
17.	DESCRIPTION: All that piece and parcel of land admeasuring 14.23 Ares of land in Sy. No. 895/6 in Elamkulam Village, obtained by Vendors under Sale deed No. 2553/2013 and 1288/2018 in Sub Registry office Ernakulam, with all easements and all other rights appurtenant thereto.	
18.	BOUNDARIES	
East	Corporation Road	
South	Property of Rossakutty Joseph	

West	Property of Marykutty Joseph
North	Corporation Road

IN WITNESS WHEREOF the Vendors have executed this deed on this the Twenty - sixth day of Two thousand and (00/00/00) in the presence of the following witnesses.

SCHEDULE – B

(Conveyed property)

-----%**undivided, indivisible right**, title and interest in **14.23 Ares** of land described in Schedule - A above, equivalent to -----Ares.

SCHEDULE – C

Completed -----**bedroom** apartment marked as **No.**-----,bearing Kochi Municipal Corporation Door No. -----,with a **Carpet area** of-----**Sq. mtrs.**, situated on the -----**floor** together with the proportionate share of common areas and facilities, with right to use a covered car parking facility marked Slot No. -----on the ----- -- floorin the multi-storied Apartment building named “**ABAD REFLECTIONS**” together with all easements, rights and improvements thereon.

SCHEDULE – D

RESTRICTION ON THE RIGHTS OF THE PURCHASER:

That the Purchaserbind themselves, their successors- in - interest, heirs, representative and assignees in the Project “**ABAD REFLECTIONS**” and hereby agree to be bound by the following covenants:

- D. 1. Not to use or permit the use of the improvements in Project “**ABAD REFLECTIONS**” in any manner which would diminish the value or utility of water pipe line, cisterns, electrical and telephone cables and the like common amenities and facilities, provided in the property.

- D. 2. Not to use the open space left after the construction of buildings and other improvements in the project property for parking any heavy vehicles or to use the same in any manner which may cause nuisance or hindrance for the free ingress to or egress from other parts of the project land and in the buildings therein.
- D. 3. Not to decorate the exterior of the buildings in the property otherwise than in a manner planned, built and handed over to the Purchaser.
- D. 4. Not to make any arrangements for the maintenance of the land, building and the common amenities in the project property other than that arranged by the Vendors / Association of owners or by the majority of owners of property in the project.
- D. 5. Not to keep, stock or display of any material in the building or in the corridors or in any place intended for common use.
- D. 6. Not to default the payment of any taxes or levies to be shared by the owners in the project property.
- D. 7. Not to display any signboard, advertisement board or designs without the prior approval of the Vendors or Association of owners in places not sanctioned by the Vendors or Association of owners.
- D. 8. Not to do anything that would be prejudicial to the free use of all easements, common amenities and facilities by other co – owners in the project property.
- D. 9. Not to raise any construction in addition to that which is specifically planned by the Vendors in the Schedule-A property.
- D. 10. Not to carry on any trade, service or business offensive in nature which may become nuisance or dangerous to the co-owners and occupiers in the project property or which may depreciate the value of the property or the buildings or any part thereof.
- D.11 Not to use the apartment for any other purpose other than residential purpose.
- D.12 Not to keep any pets or animals on the land, inside outside the building situated in Schedule - A property.

- D.13 Not to change the name of the project or remove the signboard showing the name of the project “**ABAD REFLECTIONS**”.

SCHEDULE - E

RIGHT ACKNOWLEDGED BY 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 or authorized to the like right) for all reasonable purposes to go, pass and re-pass the staircases, lift and the passages inside and outside the buildings at all times.
- 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 by day and night and, for all purposes to go, pass and re-pass over the land appurtenant to the buildings in the project land excepting over the limited common areas where specified car parking spaces and other facilities allotted to certain specified apartment owners.
- E. 3. The right to subjacent and lateral support, shelter and protection from other parts of the aforesaid buildings from the sides and roof thereof.
- E. 4. The free uninterrupted passage of cooking gas, running water and water lines and, electricity from and to the apartment through the CGS system, sewers, drains and water courses, pipes and wires as existing now are or may at any time later be provided in under or passing through the building, land or any part thereof at any time hereafter.
- E. 5. Right to passage for the persons referred to supra in common with all other persons and their agents, licensees or workmen to the other parts of the building at all reasonable times, on notice to where water tanks are situated for the purpose of cleaning, repairing or maintaining the same.
- E. 6. Right of passage for such persons, their agents or workmen to the other parts of the building at all reasonable times, on notice to enter into for the purpose of repairing, cleaning, maintaining or renewing any such sewers, drains and water courses, cables pipes and wires causing as little disturbance as possible.

- E. 7. To lay cables or wires through common walls or passages for telephone, video or computer installations respecting the equal rights of the other Purchaser.
- E. 8. The right to do all or any of the acts without notice in any case of emergency to save imminent serious damage to property and danger to life.

SCHEDULE - F

PURCHASER COVENANTS

The Purchaser along with other Purchaser in the proportion to their shares shall be deemed to have accepted the following conditions and to bear the following expenses.

- F. 1. All rates including the onetime Building Tax as per the Kerala Building Tax Act 1975 and the fund liable to be contributed under the Kerala Building Workers' Welfare Fund Cess Act 1996, taxes and outgoings whether already paid by the Vendors on behalf of the Purchaser or payable in respect of the land described in the Schedule – A hereto and the building constructed thereon and that of Schedule –B and C as applicable.
- F. 2. The expenses of routine maintenance and repairs of common amenities such as swimming pool, Gymnasium, Children's Play Area, AC association room, lobby, elevator, cable TV connection and accessories, generator back up etc, including painting, cleaning, gardening and provisions for all common services to the building as set out below shall be done either by the Association of owners or an outside agency nominated by the said Association. Builder/Vendors shall not be responsible for any loss or damages caused due to non-maintenance of the common amenities.
- a. Electrical installations like generator, transformer, cabling, RMU, panels, Distribution board, lighting.
 - b. Electronic installations like EPABX, UPS and AC units.
 - c. Electromechanical installations like water treatment plant, Rain water harvesting system, LPG reticulated system, pumps, plumbing system, its allied accessories and all other service installations.

- d. Furniture, furnishings, joinery, signage, notice boards, etc
 - e. Renewal of Fire NOC, Lift License and PCB consent to operate in accordance with the prevailing Rules and Regulations.
 - f. Cost of Periodical Inspection by Chief Electrical Inspectorate
 - g. Replacement of common light fittings and fixtures.
 - h. Payment of electrical and water charges for common services and individual units.
 - i. The cost of security services for the building. [
 - j. The cost of upkeep of fire fighting equipments and all related services.
 - k. Lift and staircase.
 - l. Open terrace and recreation room.
 - m. Biobin.
 - n. Salary of caretaker, gardener, housekeeping & maintenance staff and other staff required for maintenance of common amenities.
 - o. Share of contribution for the running and maintenance of the Association of the owners/occupiers of the apartments in the building referred to in this deed.
 - p. Share of contribution towards sinking fund to be created by the above said Association.
 - q. To pay the monthly maintenance charges from the date of Builders/ Vendor No. 3 readiness to handover possession of the apartment described in the Schedule - C herein.
- F3. Should the Purchaser default payment due for any common expenses, benefits or amenities for two consecutive months the Vendors and the Association of owners while carrying out the services as contemplated above, shall have the right to remove such common benefits or amenities from the enjoyment of the Purchaser, and will not be entitled to attend the general body meeting of the Association and stands disqualified to

be a committee member or office bearer in the Association of owners nor shall have voting rights in the Association.

- F4. The Purchaser shall ensure that Annual Maintenance of various equipments in the building complex is done for smooth and effective operations of the same.
- F5. Purchaser is not entitled to seek partition or separate possession of undivided share of land purchased under this deed.
- F6. Purchaser shall not avail individual cooking gas cylinder or keep such cylinder in the apartment or its premises as the apartment complex has reticulated gas system.
- F7. The Purchaser shall have right to use the common amenities and facilities such as recreation hall subject to the rules and regulations of the Builder/ Association of owners.
- F8. The PURCHASER further covenants to use and enjoy all the common areas and amenities such as roads and open spaces, common electrical lines and lighting, water lines, sewers, drains, pipes, internal roads, pavements, in common with other owners and other occupants. The Purchaser shall not place objects/things/articles which hinders free use of any common amenities.
- F9. The Purchaser hereby agrees that service connections like water and electricity is not linked to handover date and the builders only facilitate the same. The charges of tanker water supply if any shall be borne by the residents in the project.
- F10. The Purchaser shall pay the charges of electricity and gas consumption in accordance with the usage measured by their respective individual meters of electricity and gas to respective agency/association as applicable.
- F11. The Purchaser agrees that the Vendors/Builder or their nominees, reserve exclusively, the right to display over the roof top of the apartment complex non lit/ lit logo of Abad Builders Pvt. Ltd. and adequate branding space in a suitable common area of the apartment complex constructed on the Schedule - A property. Vendors/Builder shall do the maintenance of non lit/ lit logo and branding space.

IN WITNESS WHEREOF the Vendors have executed this deed on this the date mentioned above in the presence of the following witnesses.

WITNESSES:

This document is prepared by:

This document is computer printed.

Corrections and interlineations: Nil

FORM 1 B

See Rule 3 (1A)

ANNEXURE**1. 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)

3. Value of the area transferred from each Survey number or Sub Division number in the opinion of the executant/s

Item	survey number	Resurvey Sub Division number	Area Transferred	Value
	Sy. No. 895/6	-----% undivided share in .	14.23 Ares	
			Total	Rs. -----/-

4. Value of the land transferred Rs. -----/-

II. BUILDINGS

1. Door Number :-----

2. Annual Building (Property) Tax with tax receipt number, date and the Local Body Name :

Rs. -----/- (-----), Receipt No. -----, dated. -----,
issued by Kochi Corporation Municipality.

3. Year of construction: 202

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. **Carpet area**-----Sq. mtrs.

Floor Type (Cement, Terracotta, Mosaic, Ceramic, Tiles, Marble, Granite etc.): Vitrified Tiles

Floor: (1) Thatched Roof (2) Tinned Roof (3) ACC sheet Roof (4) Tiled Roof (5) RCC Roof

(6) Cost (Less Depreciation): RCC Roof

----- **Floor** -----Sq. mtrs. Rs. -----/-

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

Right to use an exclusive Car parking facility

6. Compound wall, if any : Common

7. Well, if any, or water connection, or both : -----

8. Electrical installations:

(a) Number of points : -----

(b) Number of fans : -----

(c) Number of electric motor pump sets : Common

9. The executant's estimate of the value of the Building/s : Rs. -----/-

and other items

10. The executant's estimate of the value of the land and buildings : Rs. -----

/-

11. The amount of consideration set forth in the instrument : Rs. -----/-

This form is computer printed.

Corrections and interlineations: Nil

Place : Ernakulam

Date :-----06-2020