

1131902168

245,000/-



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041857

3,157
68,777
98,000/-

A1 - 98,000/-
2
33 -
CU - 325
98325
1140



Kabita Kumari Panda

For Frontline Home Creation Pvt. Ltd.

Basant Kumar Nayak

Director

04.03.19

①
49,000,000/-
240,000/-
220,000/-
28,000/-
25,000/-



Kabita Kumari Panda

Basant Kumar Nayak

Debananda Satapathy

SALE-DEED

THIS DEED OF SALE made on this the 2nd day of F March, 2019 (Two thousand nineteen).

BETWEEN

SMT. KABITA KUMARI PANDA, aged about 52 years, W/o. Bijaya Kumar Panda, by caste - Brahmin, by profession - Housewife, resident of

Contd.....2

W1 - Bijaya Kumar Panda
W2 - Keshaba Ch Behera



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041858

- 2 -

Village – Ranguni Bandha Street, 2nd Line, P.O. – Berhampur, P.S. – Bada Bazar, District – Ganjam (Odisha), PIN – 760009, having PAN – BHVPP3364B, Mobile No.9439288382 (hereinafter called the “VENDOR” which expression shall unless excluded by or repugnant to the context be deemed to include his successors, heirs, assigns and representatives etc) of the ONE PART.

AND

FRONT LINE HOME CREATION PVT. LTD., a registered company, having its office at FF/75, Indradhanu Market, I.R.C. Village, Nayapalli, Bhubaneswar, District – Khurda (Odisha), PIN – 751015, having PAN – AABCF5755B, represented by its Director SRI BASANTA KUMAR NAYAK, aged about 61 years, S/o. Mahendra Prasad Nayak, by caste – Khandayat, by profession – Business, resident of Plot No.N-5/379, I.R.C. Village,

ph No - 9437030815

Contd.....3

Kabita Kumari Panda

For Frontline Home Creation Pvt. Ltd.

Basant Kumar Nayak

Director

27-27/2/19

W1 - Bijaya Kumar Panda

W2 - Veshasa Ch. Behera

Front Line Home Creation Pvt Ltd

29/2/19

29/2/19

FF195 ID market



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J. Baral
Stamp Vendor
S.R. Khandagiri, BBSR

Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-
No. 23 Fees Paid : A(1)-98000 ,I-3-2, User Charges-325 ,Total 98327

Signature of Registering office

Date: 02/03/2019

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:30 /
and 2:30 PM on the 02/03/2019 by **SMT. KABITA KUMARI PANDA**, son/daughter/wife of **BIJAYA KUMAR PANDA**, of **AT. RANGUNI BANDHA STREET, 2ND LINE, PO. BERHAMPUR, PS. BADA BAZAR, DIST. GANJAM, PIN 760009**, by caste **General**, profession **Others** and finger prints affixed.

Kabita Kumari Panda

Signature of Registering office

Signature of Presenter / Date: 02/03/2019

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission or Execution
SMT. KABITA KUMARI PANDA		 313013249	Kabita Kumari Panda	02-Mar-2019
				02-Mar-2019

FRONT LINE HOME CREATION PVT LTD THROUGH ITS DIRECTOR SRI





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041859

- 3 -

P.S. – Nayapalli, Bhubaneswar-15, District – Khurda (Odisha) (hereinafter called the “VENDEE” which expression shall mean and include its directors, successors, executors, administrators, assigns and representatives) of the OTHER PART.

WHEREAS, the property situated in Mouza- Ghatikia, bearing G.A. Department Drawing Plot No.864 (Corner), as per Drawing No.B/1083 revised to B/1391, measuring area 50' X 75' = 3750 sqft. corresponding to Revenue Khata No.443 (Anabadi), Revenue Plot No.08 (part), area Ac.0.086 decimals, the details of which are given in the schedule below, was leased out in favour of Sri Saroj Kant Mishra by the Governor of Odisha, through G.A. Department, Bhubaneswar, vide Registered Lease Deed bearing Serial No.9505 and Deed No.9349, dated 22.10.2009 registered in the office of the Sub-Registrar, Khandagiri, Bhubaneswar.

Kabita Kumari Panda

For Frontline Home Creation Pvt. Ltd.

Kabita Kumari Panda

Director

W1 - Bijaya Kumar Panda
W2 - Keshava ch Behera

Contd.....4

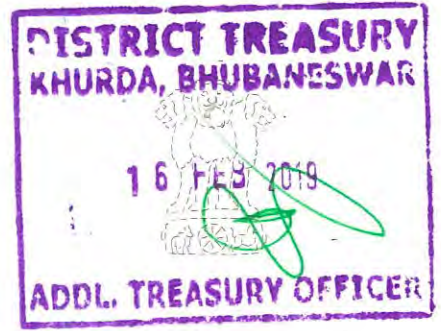
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28/2/19

Frontier Home Creators (P) Ltd

000015

Dr. Baral K. Nayak

FPI/13 ID marker



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BASANTA KUMAR NAYAK



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Basanta K. Nayak
J. Baral
Stamp Vendor
S.R. Khandagiri BBSR

Identified by **BIJAYA KUMAR PANDA** Son/Wife of **DEENABANDHU PANDA** of **SAME PLACE** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BIJAYA KUMAR PANDA			<i>Bijaya Kumar Panda</i>	02-Mar-2019

41090161

Signature
Signature of Registering officer

Date: 02/03/2019

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the Sub-Registrar, KHANDAGIRI

Book Number : 1 || Volume Number : 41

Document Number : 11131902069

For the year : 2019

Signature
Signature of Registering officer

Seal :

Date: 06/03/2019

Print





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041860

- 4 -

AND WHEREAS the said Saroj Kant Mishra got the said property converted from Leasehold status to Freehold status vide Government of Odisha, General Administration Department, Bhubaneswar Order/Permission No.LD/3-(A/L)-395/09-18604/CA, dated 30.07.2015 and registered Conveyance Deed bearing I.D. No.1131506248 and Document No.11131505708, dated 19.08.2015 registered in the office of Sub-Registrar, Khandagiri, Bhubaneswar executed by the Director of Estates & Ex- Officio, Addl. Secretary to Govt., General Administration Department, Bhubaneswar.

AND WHEREAS by virtue of the aforesaid Government Order / Permission and Registered Conveyance Deed, the said property became STHITIBAN in status, having its permanent, transferable and heritable rights thereon as per the order communicated by the G.A. Department,

Contd.....5

Rabita Kumari Panda

For Frontline Home Creation Pvt. Ltd.

Basant Kumar Nayak

Director

W1 - Rajendra Kumar Panda
W2 - Keshava Chy Behera

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27/2/19

front door Home (Khandagiri) Den

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DISTRICT TREASURY
KHURDA, BHUBANESWAR
16 FEB 2019
ADDL. TREASURY OFFICER

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J. Baral
Stamp Vendor
S.R. Khandagiri, BSR

OFFICE OF THE SUB-REGISTRAR
KHANDAGIRI
BBSR



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- 5 -

Bhubaneswar, vide Order No.LD/3-(A/L)-395/09-22008/CA, dated 09.09.2015 and the said Saroj Kant Mishra sold the said property to the vendor hereto Smt. Kabita Kumari Panda, vide Regd. Sale Deed I.D. No.1131600308 and Document No.11131600218, dated 12.01.2016 registered in the office of Sub-Registrar, Khandagiri, Bhubaneswar and since then the vendor Smt. Kabita Kumari Panda, is in peaceful possession over the same as absolute owner without any dispute.

AND WHEREAS the vendor hereby declares that the said property is free from all encumbrances, litigation, disputes, liens, attachments and charges etc. and the vendor is in peaceful possession over the said property having all rights, titles and interests .

Contd.....6

Kabita Kumari Panda

For Frontline Home Creation Pvt. Ltd.

Basant Kumar Nayak

Director

W1 - Bijaya Kumar Panda.

W2 - Keshab Ch Beher.

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27/2/19

Frontier Home currency

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Duty - Bount in name

PRIS 11) market



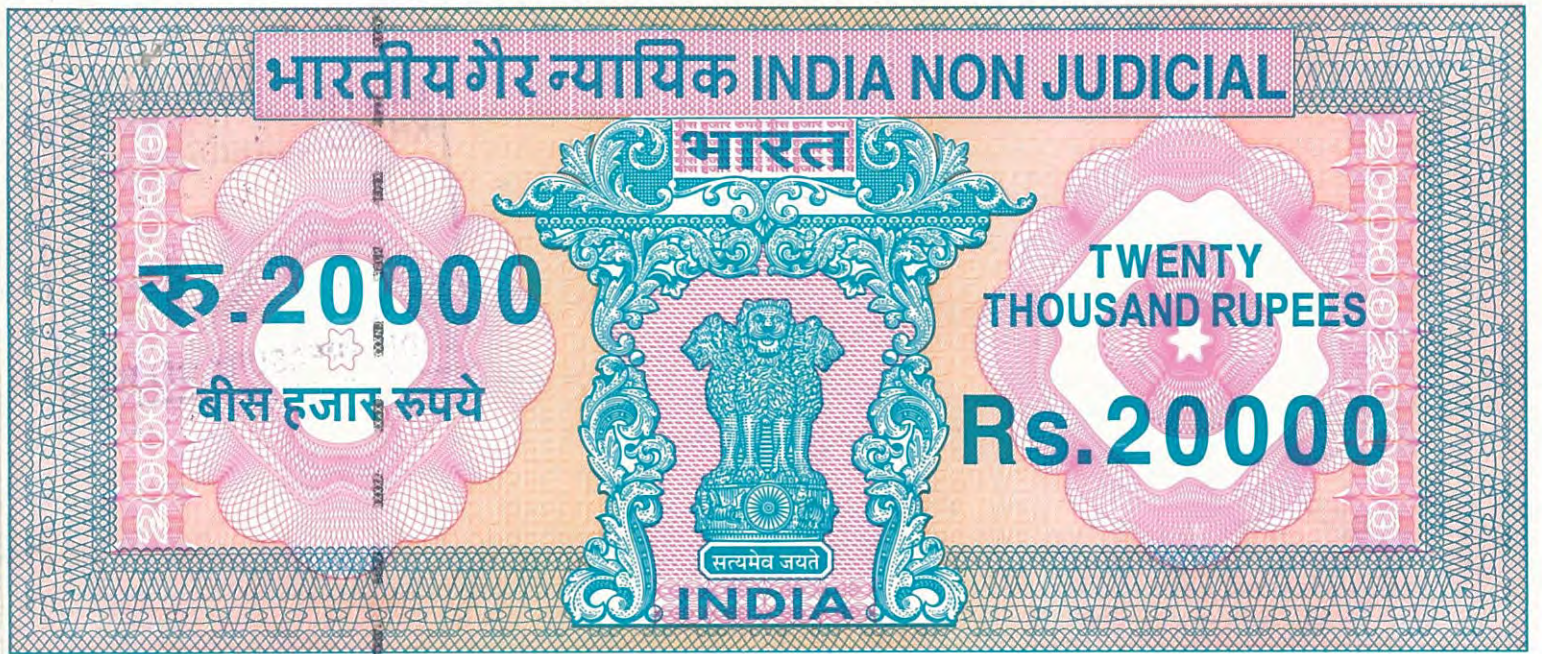
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J. Baral
Stamp Vendor
S.R. Khandagir, BBSR





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- 6 -

AND WHEREAS the vendor is in need of money for repayment of loans and other legal necessities, looking for a customer to sell the said property for a consideration money of Rs.49,00,000/- (Rupees forty nine lakhs) only at the present market price.

Contd.....7

Kobita Kumari Panda

For Frontline Home Creation Pvt. Ltd.
Basant Kumar Nayak
Director

W1 - Bijaya Kumar Panda
W2 - Keshab Chy Behen.

5541
27/2/19

front line Home (creation)

ID card Bala to name

FF/1/15 ID card for

DISTRICT TREASURY
KHURDA, BHUBANESWAR
14 FEB 2019
ADDL. TREASURY OFFICER

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J. Baral
Stamp Vendor
S.R. Khandagiri, BBSR

OFFICE C - THE SUB-REGISTRAR, KHURDA
BBSR



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- 7 -

AND WHEREAS the vendee is willing to purchase the said property and paid the full consideration money of Rs.49,00,000/- (Rupees forty nine lakhs) only i.e. Rs.9,00,000/- (Rupees nine lakhs) only in shape of Cheque bearing No.857211, dated 22.02.2019, Rs.9,00,000/- (Rupees nine lakhs) only in shape of Cheque bearing No.857212, dated 22.02.2019, Rs.8,00,000/- (Rupees eight lakhs) only in shape of Cheque bearing No.857213, dated 22.02.2019, Rs.8,00,000/- (Rupees eight lakhs) only in shape of Cheque bearing No.857214, dated 22.02.2019, Rs.8,00,000/- (Rupees eight lakhs) only in shape of Cheque bearing No.857215, dated 22.02.2019 and Rs.7,00,000/- (Rupees seven lakhs) only in shape of Cheque bearing No.857216, dated 22.02.2019 all the cheques are drawn on S.B.I., I.R.C. Village Branch, Bhubaneswar, prior to execution of this sale deed, in presence of witnesses

Contd.....8

Rabita Kumari Panda

W1 - Bijaya Kumar Panda

W2 - Keshava Chy Belen...

For Frontline Home Creation Pvt. Ltd.

Basant Kumar Nayak

Director

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Govt. Barent a. a. a.

FR 178 10 March

DISTRICT TREASURY
KHURDA, BHUBANESWAR
14 FEB 2019
ADDL. TREASURY OFFICER

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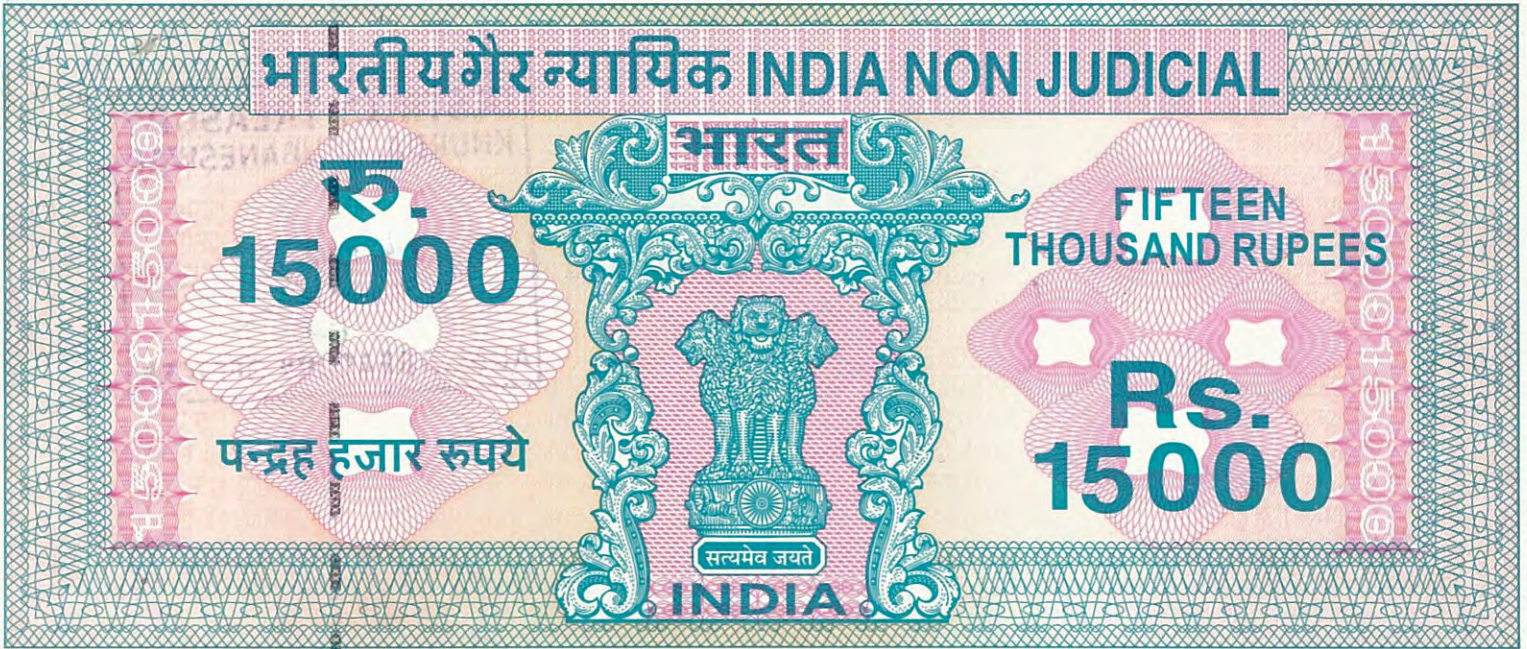
J. Baral
Stamp Vendor
S.R. Khandagin, BBSR

Dist. No.

Sub-Registrar, Khurda

Office of the Sub-Registrar, Khurda





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- 8 -

and others, the receipt of which the vendor has acknowledged and hereby admits.

AND WHEREAS, the vendor, after receiving the aforesaid consideration money in full, execute this Sale Deed to-day in favour of the vendee according to her free will and sound mind and hereby conveys, grants, transfers and assigns by way of this sale and make the vendee owner of the land hereby sold by delivering and placing the vendee in peaceful possession together with all rights, titles, interests, profits and demands whatsoever in respect of the said property and the vendor, her heirs, successors, assigns and representatives etc. became destitute of all rights, titles and interests over the said property.

Contd.....9

Rabita Kumari Panda

W1 - Poojan Kumar Panda

W2 - Keshava Ch Behera

For Frontline Home Creation Pvt. Ltd.

Basant Kumar Nayak

Director

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27/2/19

Agar. Lem Honey Creamy Di

Directly Bonded. In

P.P. 135 Name

DISTRICT TREASURY
KHURDA, BHUBANESWAR
14 FEB 2019
ADDL. TREASURY OFFICER

J. Baral
Stamp Vendor
S.R. Khandagiri, BBSR

Office

Office





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- 9 -

WHEREAFTER the vendee is at liberty to get his name mutated in the Government and all other concerned records and get the official records corrected, pay rent and obtain receipts thereof to which the vendor or any of her heirs, successors, assigns and representatives etc. will have no objection whatsoever.

AND WHEREAS the vendor further declares that prior to this sale she has neither transferred the said property to any one nor there exists any charges or encumbrances on the land hereby sold and conveyed.

Contd.....10

Kabita Kumari Panda

For Frontline Home Creation Pvt. Ltd.

Basant Kumar Nayak

Director

W1 - Bijayan Kumar Panda

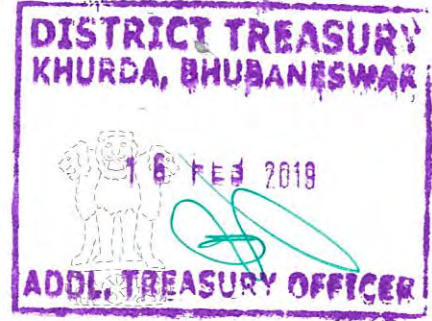
W2 - Keshaba Ch Behera

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271215

Front line Home (group) :-

Donor Details as per

FFMS ID number



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J. Baral
Stamp Vendor
S.R. Khadagiri.BBSR





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- 10 -

AND WHEREAS, the vendee is at liberty to use and enjoy the land hereby sold and convey the same at his sweet will in any manner, the vendee, his heirs, successors, assigns and representatives etc. may construct houses, structures, buildings and gardens etc. thereon.

IF in future any defect is found in the title of the vendor of the said property and the vendee become dispossessed of any part or whole of the said property as a consequence thereof, the vendee, his heirs, successors, assigns and representatives, etc. will have right to sue against the vendor, her heirs, successors, assigns and representatives etc. and get refund of the consideration money together with interests, costs and expenses through proper court of law.

Contd.....11

Kabita Kumari Panda

For Frontline Home Creation Pvt. Ltd.

Nasim Khatun

Director

W1 - Bijaya Kumar Panda
W2 - Keshava Ch Belver.

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2712115

Grant from Home (Grant) P

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FF/135 1D mand



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J. Baral
Stamp Vendor
S.R. Khandagiri, BBSR

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- 11 -

SCHEDULE OF PROPERTY

District – Khurda, P.S. - Khandagiri, Tahasil – Bhubaneswar, under the Jurisdiction of Sub-Registrar, Khandagiri, Bhubaneswar.

Mouza – GHATIKIA, G.A. Department Drawing Plot No.864 (corner), as per Drawing No.B/1083 revised to B/1391, measuring area sold 50' X 75' = 3750 Sqft. corresponding to Revenue Khata No.443 (Anabadi), Revenue Plot No.8 (part), area Ac.0.086 decimals, as per sketch map shown in red colour attached to this sale deed. Kisam – Homestead (Vacant Land), Rent Rs.26.00 paisa. Status – STHITIBAN. Corresponding to Hall Khata - 2333 Hall plot - 2688

Contd.....12

Kabita Kumari Panda

For Frontline Home Creation Pvt. Ltd.

Basant Kumar Nayak

Director

w1 - Pranjaya Kumar Panda

w2 - Keshava Ch Beler.

5546
27/2/19

Front Lens Home Credit

00001
Dms - Baral ka name

F16/35 110 number

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J. Baral
Stamp Vendor
S.R. Khandagiri, BBSR

STAMP





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- 12 -

BOUNDED BY :-

- North - Road
South - Drawing Plot No.863 (Vendee)
East - Road
West - Drawing Plot No.843

The land is not lease hold and it is not within the consolidable limit. The land is not an endowment land. The land is situated within the Municipal Corporation Area of Bhubaneswar. The land is not obtained by way of Bhudan.

Contd.....13

W1 - Rajaya Kumar Panda
W2 - Keshava ch Behera.

For Frontline Home Creation Pvt. Ltd.

Basant Kumar Nayak
Director

5547
28/2/19

From Govt Head (Khandagiri)

Bank to you
ID number

(Signature)

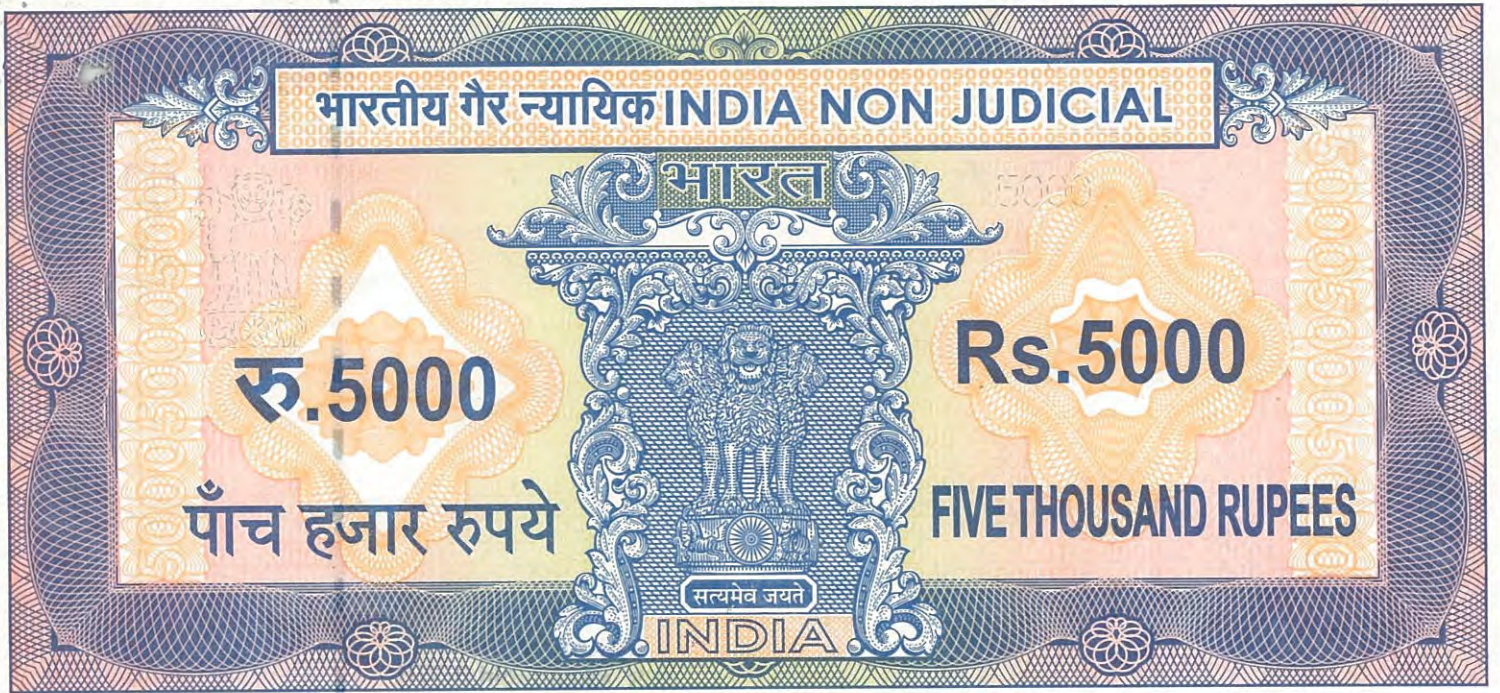
(Signature)



J. Baral
Stamp Vendor
S.R. Khandagiri, BBSR

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A 098663

- 13 -

IN WITNESS WHEREOF the vendor signed this the day, month and year, first above mentioned, in presence of following witnesses.

WITNESSES :-

1. Bijaya Kumar Panda
s/o Deenabandhu Panda.
Ranguribandha Street,
Beshambur - 760009

Kabita Kumari Panda

VENDOR Dt- 2/3/19

2. Keshab Ch Belua.
M-26 M. S. Ayan
unit-4 BMR

We, the vendor and vendee do not belong to scheduled caste or scheduled tribe community.

For Frontline Home Creation Pvt. Ltd.

Basant Kumar Nayak
VENDEE Dt- 2/3/19
Director

Kabita Kumari Panda

VENDOR Dt- 2/3/19

Prepared by me.

[Handwritten signature]

5548

f 2018 New Home (Banks) *Baral*

DISTRICT TREASURY
KHURDA, BHUBANESWAR
12 FEB 2019
[Signature]
OFFICER

277715

Dist. Office BBSR

17 more

[Signature]

[Signature]

J. Baral
Stamp Vendor
S.R. Khandagiri, BBSR

88880 A

112 Guadaleia

Plot 86

M



MOUZA: GHATIKIA

DRG. MAP BEARING B/1083 REVISED TO B/1391

SCALE: 32" = 1 MILE

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Kabita Kumari Panda

For Frontline Home Creation Pvt. Ltd.



FORM NO - A
DECLARATION
(Land / Property where there is no structure / House)

We the Executant/s and Claimant/s do here by declare that there is no structure / house on schedule property transacted in this document if existence of any structure / house is defected at later stage the document would be treated as invalid

Kabita Kumari Panda

SIGNATURE OF EXECUTANT/S SELLER

For Frontline Home Creation Pvt. Ltd.
Basant Kumar Nayak



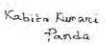


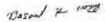



Director
SIGNATURE OF CLAIMANT/S PURCHASER

WELCOME: RAKESH BALIYARSINGH , || 06-Mar-2019 02:05:09 PM
Last Login Time:

REGISTRATION OFFICE: KHANDAGIRI

02:05:09 PM

- ⊕ Registration
- ⊕ Certified Copy
- ⊕ Encumbrance Certificate
- ⊕ Bhulekh
- ⊕ Money Lending License
- ⊕ Miscellaneous Receipt
- ⊕ Request Logger
- ⊕ MIS Report
- ⊕ Help
- ⊕ Message Management
- ⊕ FeeEntry/ChallanUpload
- ⊕ Others
 - Add/Update Personal Details
 - Legacy IndexII Docwise Verification
 - Old DocumentEntry
 - Village Mapping

Registered Sale Deed									
Nature of the Document		: SALE IMMOVABLE			Volume Number		: 41		
Date of Execution		: 02/03/2019			Place of Execution		: KHANDAGIRI		
Document Number		: 11131902069			Registration Date		: 06/03/2019		
FIRST PARTY DETAILS									
Name		Photo		Thumb Impression		Signature			
SMT. KABITA KUMARI PANDA									
SECOND PARTY DETAILS									
Name		Photo		Thumb Impression		Signature			
FRONT LINE HOME CREATION PVT LTD THROUGH ITS DIRECTOR SRI BASANTA KUMAR NAYAK									
PROPERTY DETAILS									
Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
1	KHURDA	GHATIKIA-50	2333	2688	3750Sq Feet	GHARABARI VACANT SITE	2238292	Not Available	Not Available
East	West	North	South	Property Transaction Details					
ROAD	DRAWING PLOT NO - 843	ROAD	DRAWING PLOT NO - 863(VENDEE)	SOLD AREA A 3750 SQFT, REV. KHATA NO. 443(ANABADI), REV.PLOT NO. 8(PART), RENT RS. 26.00 PS.					
IDENTIFIER DETAILS									
Name		Father's / Husband's Name			Identifier Address			Profession	
BIJAYA KUMAR PANDA		DEENABANDHU PANDA			SAME PLACE			Others	
Name		Photo		Thumb Impression		Signature			
BIJAYA KUMAR PANDA									
REMARK DETAILS									
Remark									
OK									

DECLARATION

1.
 - I / we the vendor (s) of the said property do /so not belong to scheduled caste or scheduled tribe communities.
 - I / We the vendee (s) do/ do not belong to scheduled caste or scheduled tribe communities
2. The land is not publicly endowed

Registered Sale Deed

3. The land is not a lease hold one within ten years
4. The land is covered under consolidation operation.
5. The land is vacant land / land with structures
6. I / We the vendee (s) do hereby declare that I / We have reasonably enquired and verified the documents relating to the right, title and interest of the vendor and have purchased the property on payment of full / part consideration. I / We further declare that we will be held entirely responsible if we committed and mis-representation, suppression or distortion of facts or have deceived / defrauded the seller (s) in any manner.
7. We the vendor (s) and Vendee (s) hereby declare that we have executed the sale deed with our clear volition without any duress inducement, allurements or any kind of promise or extraneous influence on either or both part to sell and purchase the property.

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Valuation ReportApplication No- **1131902168**Registration Office- **KHANDAGIRI****DEED DETAILS**Application Type- **SALE IMMOVABLE**Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1131902168	02-MAR-19	02-MAR-19	1	15		

FEE DETAILS (In `.)

Stamp Duty : 245000
 Consideration Amount : 4900000
 Benchmark Value : 2238292

Registration Fee : 0
 A(1): 98000
 Incidental Fee Details
 I-3 : 2
 User Charges : 325

STAMP E-STAMP FRANKING

CASH CHEQUE DD POS
 NEFT RTGS IMPS IFMS

CASH CHEQUE DD CHALLAN
 POS
 NEFT RTGS IMPS IFMS

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SMT. KABITA KUMARI PANDA	HUSBAND	BIJAYA KUMAR PANDA	FEMALE	52	HOUSEWIFE	General	SELLER/SELF	YES	YES	AT. RANGUNI BANDHA STREET, 2ND LINE, PO. BERHAMPUR, PS. BADA BAZAR, DIST. GANJAM, PIN - 760009

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
FRONT LINE HOME CREATION PVT LTD THROUGH ITS DIRECTOR SRI BASANTA KUMAR NAYAK				61		GENERAL	BUYER/INSTITUTION			AT. FF/75, INDRADHANU MARKET, I.R.C. VILLAGE, NAYAPALLI, BHUBANESWAR, DIST. KHURDA, PIN - 751015

Representative Name	Institution Name	Representative Address	Representative Designation
FRONT LINE HOME CREATION PVT LTD THROUGH ITS DIRECTOR SRI BASANTA KUMAR NAYAK	FRONT LINE HOME CREATION PVT LTD	AT. FF/75, INDRADHANU MARKET, I.R.C. VILLAGE, NAYAPALLI, BHUBANESWAR, DIST. KHURDA, PIN - 751015	DIRECTOR

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BIJAYA KUMAR PANDA	DEENABANDHU PANDA	SAME PLACE	MALE	0	Others	0

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	GHATIKIA-50	2333	2688	0.0860881542699724 Acre (3750Sq Feet)	GHARABARI VACANT SITE	2238292	B/1391 (Govt.)	B/1083 (Govt.)
East	West	North	South	Property Transaction Details				
ROAD	DRAWING PLOT NO - 843	ROAD	DRAWING PLOT NO - 863(VENDEE)	SOLD AREA A 3750 SQFT, REV. KHATA NO. 443(ANABADI), REV.PLOT NO. 8(PART), RENT RS. 26.00 PS.				

The total transacted area is:0.0860881542699724 acre(s).

APPLICATION ID CREATED BY : DILLIP KAR

DOCUMENT ENTERED BY : RASMI RANJAN MALLIK