

1131600308

1131600218

भारत  
  
 Rs 0100000  
 324219  
 INDIA ORISSA  
 12.1.16  
 00002  
 S.R. KHANDAGIRI

Fees Paid	
A (1)	1000
A	12
A18	2
A18	220
UIC	
Rs	4022

Proper Officer  
S.R. Khandagiri

12/1/16



18/01/16

2000000  
12



Saroj Kant Mishra

*[Signature]*

Kabiata Kumari Panda

Kabiata Kumari Panda

*[Signature]*

Saroj Kant Mishra  
12-01-2016

SALE-DEED

THIS DEED OF SALE made on this the 12th day of January, 2016 (Two thousand sixteen).

BETWEEN

SRI SAROJ KANT MISHRA, aged about 59 years, S/o. Late Kailash Chandra Mishra, by caste - Brahmin, by profession -- Retd. Bank Officer.

For Frontline Home Creation Pvt. Ltd.

Contd.....2

*[Signature]*

Director

W-1 Katicantari Mohapatra

W-2 Roshmi Kanta Bhandari

SL.No..... 96  
 Franking No..... 112943107  
 Date..... 12/01/16  
 Rs..... 1,000/- Contact ?  
 Name..... Saroj Kant Mishra  
 Address..... Nyaipalle  
 Nature of Document..... BSR  
 Stamp Franking Clerk  
 S.R. Khandagiri

Saroj Kant Mishra

Saroj Kant Mishra  
 12-1-2016  
 Ratikanta Mahapatra  
 12/1/2016



*[Handwritten signature]*

- 2 -

resident of Plot No.3, Madhusudan Nagar, P.O. – Bhubaneswar – 1, P.S. – Kharavel Nagar, Bhubaneswar, District – Khurda (Odisha), presently residing at Flat No.3C/16, Metro City Apartment, Nayapalli Behera Sahi, P.S. – Nayapalli, Bhubaneswar – 12, District – Khurda (Odisha), having PAN – AATPM7141H (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.

Sanjay Kant Mishra  
12.01.2016

AND

SMT. KABITA KUMARI PANDA, aged about 49 years, W/o. Bijaya Kumar Panda, by caste – Brahmin, by profession – Housewife, resident of Village – Ranguni Bandha Street, 2<sup>nd</sup> Line, P.O. – Berhampur, P.S. – Bada Bazar, District – Ganjam (Odisha), PIN – 760009, having PAN – BHVPP3364B (hereinafter called the “VENDEE” which expression shall mean and include her heirs,

W - 1 Archikanta Mahapatra

W - 2 Rashmi Kanta Behera

For Frontline Home Creation Pvt. Ltd.

Contd.....3

*[Signature]*  
Director





**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-A No. 23 Fees Paid : A(1)-40000 ,I-3-2, User Charges-270 ,Total 40272

Date: 12/01/2016

Signature of Registering officer

**Endorsement under section 52**

Presented for registration in the office of the **Sub-Registrar KHANDAGIRI** between the hours of 10:30 AM and 2:30 PM on the **12/01/2016** by **SAROJ KANTA MISHRA**, son/wife of **LATE KAILASH CHANDRA MISHRA**, of **AT - FLAT NO - 3C/16, METRO CITY APARTMENT, NAYAPALLI BEHERA, SAHI, PS - NAYAPALLI, BBSR, DIST - KHURDA**, by caste **General**, profession **Others** and finger prints affixed.

*Saroj Kanta Mishra*

Signature of Presenter / Date: 12/01/2016

Signature of Registering officer

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SAROJ KANTA MISHRA		 310900107	<i>Saroj Kanta Mishra</i>	12-Jan-2016

KABITA KUMARI PANDA	-----		-----	-----
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Identified by **RATIKANTA MOHAPATRA** Son/Wife of **N/A** of **BBSR, DIST - KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RATIKANTA MOHAPATRA		 40008244	<i>Ratikanta Mohapatra</i>	12-Jan-2016

Date: 12/01/2016

Signature of Registering officer

**Endorsement of certificate of registration under section 60**

*Rasant Kumar Nayak*

successors, assigns and representatives) of the OTHER PART.

WHEREAS, the vendor is the absolute owner of 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, having obtained the same from Governor of Odisha, through G.A. Department, Bhubaneswar, by way of lease, 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 and since then the vendor is in peaceful possession over the said property without any dispute.

AND WHEREAS the vendor has been paying the land revenue (rent) to the Govt. of Odisha through the Tahasildar, Bhubaneswar and obtained receipts thereof.

For Frontline Home Creation Pvt. Ltd. Contd.....4

*Basant Kumar Nayak*

Director

*Saroj Kund Mishra*  
12.01.2016

W-1 *Ratizkanta Mohapatra*

W-2 *Rashmi Kanta Behera*

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

Book Number : 1 || Volume Number : 5

Document Number : 11131600218

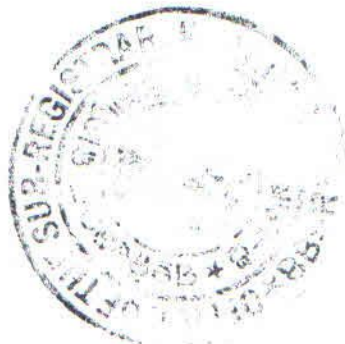
For the year : 2016

Seal :

Date: 16/01/2016

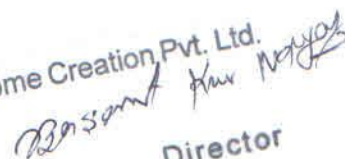
  
Signature of Registering officer

Print





For Frontline Home Creation Pvt. Ltd.

  
Director



AND WHEREAS the vendor has 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 in favour of the vendor.

AND WHEREAS by virtue of the aforesaid Government Order / Permission and Registered Conveyance Deed, the said property became STHITIBAN in status and the Vendor became the sole and exclusive owner of the same having its permanent, transferable and heritable rights thereon as per the order communicated by the G.A. Department, Bhubaneswar, vide Order No.LD/3-(A/L)-395/09-22008/CA, dated 09.09.2015.  
For Frontline Home Creation Pvt. Ltd.

*Basant Kumar Nayak* ontd.....5

Director

*Sang' Kantu Mishra*  
12/01/2016

*W - 1 Raktikanta Mahapatra*

*W - 2 Rashmi Kantu Behera*

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 .

AND WHEREAS the vendor is in need of money for self and wife's continuous medical treatment and to meet marriage expenses of his son and daughter, looking for a customer to sell the said property for a consideration money of Rs.20,00,000/- (Rupees twenty lakhs) only at the present market price.

AND WHEREAS the vendee is willing to purchase the said property and paid the full consideration money of Rs.20,00,000/- (Rupees twenty lakhs) only in shape of four Cheques bearing No.565644, dated 03.01.2016, Cheque No.565643, dated 04.01.2016, Cheque No.565642, dated 05.01.2016 and Cheque No.565645, dated 06.01.2016 each amounting to Rs.5,00,000/- (Rupees five lakhs) only all are drawn on Indian Bank, Berhampur, prior to execution of this sale deed, in  
For Frontline Home Creation Pvt. Ltd.

*Rajant Kumar Nayak* Contd.....6

Director

*Saroj Kant Acharya*  
12.01.2016

W - 1 *Ratnakanta Mohapatra*

W - 2 *Rashmi Kant Behera*



presence of witnesses 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 his 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, his heirs, successors, assigns and representatives etc. became destitute of all rights, titles and interests over the said property.

WHEREAFTER the vendee is at liberty to get her 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 his heirs, successors, assigns and representatives etc. will have no objection whatsoever.

For Frontline Home Creation Pvt. Ltd.

*Rasant Kumar Nayak* Contd.....7

Director

Saraj Kant Musora  
12.01.2016

W-1 Kastika Kanta Mahapatra

W-2 Rashmi Kanta Behara

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

AND WHEREAS, the vendee is at liberty to use and enjoy the land hereby sold and convey the same at her sweet will in any manner, the vendee, her 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, her heirs, successors, assigns and representatives, etc. will have right to sue against the vendor, his heirs, successors, assigns and representatives etc. and get refund of the consideration money together with interests, costs and expenses through proper court of law.

For Frontline Home Creation Pvt. Ltd.

*Basant Kumar Nigam*

Contd.....8

Director

*Saraj Kant Mishra*  
12.01.2016

W- 1 *Ratikanta Mohapatra*

W- 2 *Rashmi Kant Bohera*

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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.

Contd.....9

For Frontline Home Creation Pvt. Ltd.

*Basant Kumar Mohapatra*

Director

*Sanjay Kant Mishra*  
12.01.2016

*Mr. 1 Ratikanta Mohapatra*

*W- 2 Rashmi Kantu Benera*



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BOUNDED BY :-

North - Road  
South - Drawing Plot No.863  
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.....10

For Frontline Home Creation Pvt. Ltd.

*Rasant Kumar*

Director

*Saraj Kant Mishra*  
12.01.2016

W - 1 *Ratikanta Mohapatra*

W - 2 *Rashmi Kant Beneta*

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

WITNESSES :-

1. Ratilakanta Mohapatra  
s/o shyamakanta Mohapatra  
408/995, shyamakanta Mohapatra  
shyamakanta Bhawan  
Pokhari put - 751020  
Bhubaneswar  
Saroj Kant Mishra  
12.01.2016  
VENDOR
2. Rashmi Kanta Behera  
s/o Balakrushna Behera  
Plot No 353/7932  
Jayadev Vihar  
B.B.S.R


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

Rabita Kumari Panda  
12.01.2016  
VENDEE

Saroj Kant Mishra  
12.01.2016  
VENDOR

Prepared by me. as per Draft supplied

by the Executants

  
12/01/2016

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



MOUZA: GHATIKIA  
 DRG. MAP BEARING B/1083 REVISED TO B/1391  
 SCALE: 32" = 1 MILE



LAND SCHEDULE:

Drawing plot no. 864 'c' (50' x 75'), drawing no. B/1083 revised B/1391 corresponding to revenue plot no. 08 (pt.) Under Khata no. 443 measuring an area of 0.086 aca out of total area Ac. in Mouza: Ghatikia shown in red colour.

Handed over  
*Rouse*  
 Revenue Inspector  
 G.A. Department  
 of Orissa  
 11.5.2015




For Frontline Home Creation Pvt. Ltd.  
 Sanyo Kant Mohr  
 Director  
 2015



## Registered Sale Deed

Nature of the Document : SALE IMMOVABLE  
 Date of Execution : 12/01/2016  
 Document Number : 11131600218  
 Volume Number : 5  
 Place of Execution : KHANDAGIRI  
 Registration Date : 16/01/2016

## FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
SAROJ KANTA MISHRA			

## SECOND PARTY DETAILS



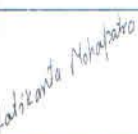
Name	Photo	Thumb Impression	Signature
KABITA KUMARI PANDA	---	---	---

## PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	Market Value	Sabak Khata No.	Sabak Plot No.
1	KHURDA	GHATIKIA-50	B/1391	864 (CONER)	86Decimal	HOMESTEAD	1548000	Not Available	Not Available

East ROAD	West ROAD	North ROAD	South ROAD	Property Transaction Details
DRAWING PLOT NO - 843	DRAWING PLOT NO - 863	DRAWING PLOT NO - 863	DRAWING PLOT NO - 863	SOLD AREA AC. 0.086 DEC THAT IS 3750 SQFT, REV. KHATA NO - 443 ANABDI, PLOT NO - 8(PART).

## IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
RATIKANTA MOHAPATRA		BBSR, DIST - KHURDA	Others
Name	Photo	Thumb Impression	Signature
RATIKANTA MOHAPATRA			

## REMARK DETAILS

Remark

ok

## DECLARATION

- 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
- The land is not publicly endowed
- The land is not a lease hold one within ten years
- The land is covered under consolidation operation.
- The land is vacant land / land with structures
- I / We the vendee (s) do hereby declare that I / We have personally enquired and verified the documents relating to the right, title and interest of the vendor and have purchased the property on 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.
- We the vendor (s) and Vendee (s) hereby declare that we have executed the sale deed with our clear volition without any duress inducement, allurement or any kind of promise or extraneous influence on either or both part to sell and purchase the property.

For Frontline Home Creation Pvt. Ltd.  
 This is a Computer Generated Certificate



Director





## Valuation Report

Application No- **1131600308**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
1131600308	12-JAN-16	12-JAN-16	1	13		

### FEE DETAILS (In ₹.)

Stamp Duty :	100000	Registration Fee :	0
Consideration Amount :	2000000	A(1):	40000
Benchmark Value :	1548000	Incidental Fee Details	
		I-3 :	2
		User Charges :	270

### FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
SAROJ KANTA MISHRA	FATHER	LATE KAILASH CHANDRA MISHRA	MALE	59		General	SELLER/SELF	YES	YES	AT - FLAT NO - 3C/16, METRO CITY APARTMENT, NAYAPALLI BEHERA, SAHI, PS - NAYAPALLI, BBSR, DIST - KHURDA	

### SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
KABITA KUMARI PANDA	HUSBAND	BIJAYA KUMAR PANDA	FEMALE	49		General	BUYER/SELF	NO	YES	AT - RANGUNI BANDHA STREET, 2ND LINE, PO - BERHAMPUR, PS - BADA BAZAR, DIST - GANJAM	

### IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
RATIKANTA MOHAPATRA		BBSR, DIST - KHURDA	MALE	0	Others	0

### PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	GHATIKIA-50	B/1391	864 (CONER)	0.086 Acre (86Decimal)	HOMESTEAD	1548000	Not Available	Not Available
<b>East</b>	<b>West</b>	<b>North</b>	<b>South</b>	<b>Property Transaction Details</b>				
ROAD	DRAWING PLOT NO - 843	ROAD	DRAWING PLOT NO - 863	SOLD AREA AC. 0.086 DEC THAT IS 3750 SQFT, REV. KHATA NO - 443 ANABDI, PLOT NO - 8(PART).				

The total transacted area is:0.086 acre(s).

**APPLICATION ID CREATED BY :** BIJAY PATTANAIK  
**DOCUMENT ENTERED BY :** MALAY RANJAN SAHOO

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<http://192.168.12.254/Admin/MIS/Forms/Consolidated.aspx?id=1131600308>

1/12/2016  
For Frontline Home Creation Pvt. Ltd.

Director

FORM NO - A  
**DECLARATION**  
(Land / Property where there is on 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 .



*Saraj Kant Mishra*  
**SIGNATURE OF EXECUTANT/S SELLER**

*Kabita Kumarcie Panda*

**SIGNATURE OF CLAIMANT/S PURCHASER**

For Frontline Home Creation Pvt. Ltd.

*Asmit Kumar Nayak*

Director