

1131710360 ✓

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30/12/17  
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Attn - 6000  
21-2  
6-355  
65352



For Frontline Home Creation Pvt. Ltd.  
9.12.17  
Rajanikanta Mishra  
Rajaram Mishra

Director



UPE  
Laxmi Mishra  
Rajaram



SALE-DEED

THIS DEED OF SALE made on this the 19th day of December, 2017 (Two thousand seventeen).

BETWEEN

SMT. BIJAYALAXMI MISHRA, aged about 63 years, W/o. Sri Rajanikanta Mishra, by caste - Brahmin, by profession - Social Worker, resident of

Contd.....2

Smt. Rajanikanta Mishra

w-2 Ramesh ch. Sahoo

28830  
19.12.17

10000/-

Bijaya Laxmi Mishra,  
Kodala, Gyanpur



Bijaya Laxmi Mishra.

*C.R. Prusty*  
C.R. PRUSTY  
Stamp Vendor  
D.S.A., Bhubaneswar





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- 2 -

Village/P.O./P.S. – Kodala, District – Ganjam (Odisha), presently residing at 202, Srestha Complex, Jayadev Vihar, Bhubaneswar – 751013, District – Khurda (Odisha), having PAN - APNPM0008E (hereinafter called the “VENDOR” which expression shall unless excluded by or repugnant to the context be deemed to include her successors, heirs, assigns and representatives etc) of the ONE PART.

*Bijaya Lakshmi Mishra*  
For Frontline Home Creation Pvt. Ltd.  
*Basant Kumar Nayak*  
Director

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 59 years, S/o. Sri Mahendra Prasad Nayak, by caste – Khandayat, by profession – Business (hereinafter called the “VENDEE” which

*w. 1 Rajanikanta Patra*  
*w. 2 Premeet Ch-Sahoo*

Contd.....3

28687  
19.12.17

10000/-

Bijaya Laxmi Mishra  
Kodala, Ganjam



Bijaya Laxmi Mishra

*C.R. Prusty*  
C.R. PRUSTY  
Stamp Vendor  
D.S.R., Bhubaneswar



**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)-60000 ,I-3-2, User Charges-355 ,Total 60357

*[Signature]*  
Signature of Registering office

Date: 19/12/2017

**Endorsement under section 52**

Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:30 AM and 2:30 PM on the 19/12/2017 by **BIJAYALAXMI MISHRA**, son/wife of **RAJANIKANTA MISHRA**, of **A** **SHRESTHA COMPLEX, JAYADEV VIHAR, BBSR, DIST KHURDA** by caste **General**, profession **Others** and fin  
charges affixed.



*[Signature]*  
Signature of Registering offi

Signature of Presenter / Date: 19/12/2017

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission Execution
BIJAYALAXMI MISHRA		 512139227	<i>Bijaya Laxmi Mishra</i>	19-Dec-2017
BASANTA KUMAR NAYAK DIRECTOR FRONT LINE HOME CREATION PVT LTD				19-Dec-2017



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expression shall mean and include its directors, successors, executors, administrators, 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.863, as per Drawing No.B/1083, measuring area 50' X 75' = 3750 sqft. corresponding to Revenue Khata No.443 (Anabadi), Revenue Plot No.8 (part), area Ac.0.086 decimals, the details of which are given in the schedule below, having obtained the same from Govt. of Odisha, through G.A. Department, by way of lease, vide Registered Lease Deed bearing Serial No. 130 and Deed No.4076, dated 20.04.2008 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.

Brijaya Laloni Mishra

For Frontline Home Creation Pvt. Ltd.

Bhasani Kum Nayak

Director

W-1 Rajanikanta

W-2 Ramesh ch-Sahro

Contd.....4

16000/-

26832  
19.12.17

Bijaya Laxmi Mishra  
Kadala  
Ganjam



Bijaya Laxmi Mishra.

*C.R. Prusty*  
C.R. PRUSTY  
Stamp Vendor  
D.S.R, Bhubaneswar



241149565

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RAJANIKANTA MISHRA			<i>Rajanikanta Mishra</i>	19-Dec-2017

Identified by RAJANIKANTA MISHRA Son/Wife of

N/A of BBSR, DIST - KHURDA by profession Others

*[Signature]*  
Signature of Registering offi

Date: 19/12/2017

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 : 195

Document Number : 11131709873

For the year : 2017

Seal :

Date: 20/12/2017

Print

*[Signature]*  
Signature of Registering offi





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

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-G-386/2002/9398/CA, dated 08.04.2013 and registered Conveyance Deed bearing I.D. No.1131307898 and Document No.1131307762, dated 24.05.2013 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.

Contd.....5

*Rajajaya Laxmi Mishra*

For Frontline Home Creation Pvt. Ltd.  
*Rajajaya Laxmi Mishra*

Director

*Rajanikanta Mishra*

*Reema Ch. Mishra*

W-1

W-2

26639  
19.12.17

10000/-

Bijayahasmi Mishra  
Kadala  
Ganjam



Bijaya Hasmi Mishra

CS8288

  
C.R. PRUSTY  
Stamp Vendor  
T.S.R., Bhubaneswar



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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-G-386/02-22341, dated 12.08.2013.

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

*Bijaya Lazmi Mishra.*

For Frontline Home Creation Pvt. Ltd.  
*Basant Kumar Mishra*

Director

w-1 *Rajankanta Mishra*

w-2 *Rama ch-Sahaw*

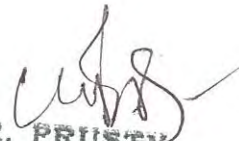
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19.12.17

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Bijaya Laxmi Mishra  
Kadale  
Ganjam



Bijaya Laxmi Mishra.

  
C.R. PRUSTY  
Stamp Vendor  
D.S.R., Bhubaneswar

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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.30,00,000/- (Rupees thirty lakhs) only at the present market price.

Contd.....7

*Bijaya Beeni Mishra.*  
For Frontline Home Creation Pvt. Ltd.  
*Basant Kumar Nayak*  
Director

W-1 *Rajanikaula Mishra*  
W-2 *Reemal Ch. Sahas*

26635  
19.12.17

100001

Bijaya Laxmi Mishra  
Padala  
Gyanjani



Bijaya Laxmi Mishra.

*C.R. Prusty*  
C.R. PRUSTY  
Stamp Vendor  
D.S.R., Bhubaneswar

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01/12/17  
Bijaya Laxmi Mishra  
Padala  
Gyanjani





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AND WHEREAS the vendee is willing to purchase the said property and paid the full consideration money of Rs.30,00,000/- (Rupees thirty lakhs) only in shape of Cheque bearing No.578162, dated 12.12.2017 drawn on State Bank of India, I.R.C. Village Branch, Bhubaneswar, prior to execution of this sale deed, in presence of witnesses and others, the receipt of which the vendor has acknowledged and hereby admits.

Contd.....8

Bijaya Dasari Mishra.

For Frontline Home Creation Pvt. Ltd.

Basant Kumar Nayak

Director

w. 1 Rajanikanta Mishra

w. 2 Rama ch. Sabra

26636  
19.12.17

10000/ →

Bijaya Laxmi Mishra  
Padale  
Ganjam



Bijaya Laxmi Mishra.

*C.R. Prusty*  
C.R. PRUSTY  
Stamp Vendor  
S.R. Bhubaneswar

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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

*Bejoylaxmi Mishra*

For Frontline Home Creation Pvt. Ltd.

*Bejoy Mishra*

Director

*w. 1 Rajanikanta Mishra*

*w. 2- Rama ch. Sahoo*

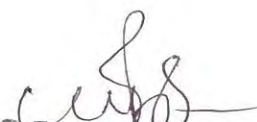
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19.12.17.

1000/-

Bijaya Lakshmi Mishra  
Gadar  
Ganjam

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
07 DEC 2017  
ADDL. TREASURY OFFICER

Bijaya Lakshmi Mishra.

  
C.R. PRUSTY  
Stamp Vendor  
D.S.R, Bhubaneswar

REGISTRAR, KHANDA GIRI  
Bhubaneswar, Odisha  
REGISTRATION & STAMP  
OFFICE





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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.

Contd.....10

Bijaya Laloni Mishra  
For Frontline Home Creation Pvt. Ltd.  
*Basant Kumar Nayak*  
Director

w-1 Rajanikanta Mishra  
w-2 Rama Chandra

10000/ —

20038  
19.12.17

Bijaya Laxmi Mishra  
Kadala  
Ganjam



Bijaya Laxmi Mishra

*C.R. Prusty*  
C.R. PRUSTY  
Stamp Vendor  
P.S.R., Bhubaneswar

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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.....11

Brijaya Lakshmi Mishra

For Frontline Home Creation Pvt. Ltd.

Basant Kumar Nayak

Director

Rajankanta Mishra

Reema Ch. Sachin

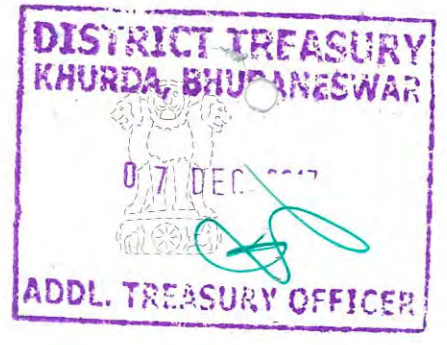
w-1

w-1

28628  
19.12.17

10000/-

Bijaya Laxmi Mishra  
Kodales  
Ganjam



Bijaya Laxmi Mishra.

*C.R. Prusty*  
C.R. PRUSTY  
Stamp Vendor  
D.S.R., Bhubaneswar

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Bijaya Laxmi Mishra  
Kodales  
Ganjam

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Bejoya Laxmi Mishra  
For Frontline Home Creation Pvt. Ltd.  
*Bejoya Laxmi Mishra*  
Director

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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.

Contd.....12

W-1 Rajanikanta Mishra  
W-2 Rama ch. Sahoo

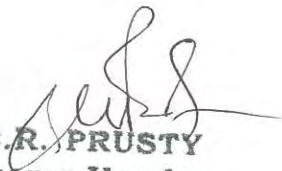
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19.12.17

100001 →

Bijaya Laxmi Mishra  
Kodala  
Gaujam



Bijaya Laxmi Mishra.

  
C.R. PRUSTY  
Stamp Vendor  
D.S.R., Bhubaneswar

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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.....13

*Bajajya Behera Mishra.*  
For Frontline Home Creation Pvt. Ltd.  
*Basant Kumar Nayak*  
Director

W-1 *Rajankanta Mishra*  
W-2 *Rama ch. Sahoo*

2684/  
19.12.17

10000/-

Bijaya Laxmi Mishra  
Kodala  
Ganjam



Bijaya Laxmi Mishra

*C.R. Prusty*  
C.R. PRUSTY  
Stamp Vendor  
R. Bhubaneswar

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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.863, as per Drawing No.B/1083, 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.....14

*Rajendra Kumar Mishra*

For Frontline Home Creation Pvt. Ltd.

*Rajendra Kumar Mishra*

Director

*W - 1 Rajanikaanta Mishra*

*W - 2 Resma Ch. Sahoo*

26642  
19.12.17

10000/-

Bijaya Laxmi Mishra  
Kodala  
Ganjam



Bijaya Laxmi Mishra

C.R. PRUSTY  
Stamp Vendor  
D.S.R., Bhubaneswar





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BOUNDED BY :-

- North - Drawing Plot No.864
- South - Drawing Plot No.862
- East - Road
- West - Drawing Plot No.844

*Bijaya Kasoni Mishra*

For Frontline Home Creation Pvt. Ltd.

*Basant Kumar Nayak*

Director

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.....15

*w-1 Rajanikanta Mishra*

*w-2 Rasma ch. Sahoo*

20143  
12-12-17

10000/-

Bijaya Laxmi Mishra  
Kodak  
Ganjam

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
07 DEC 2017  
ADDL. TREASURY OFFICER

Bijaya Laxmi Mishra.

*[Signature]*  
C.R. PRUSTY  
Stamp Vendor  
D.S.R., Bhubaneswar

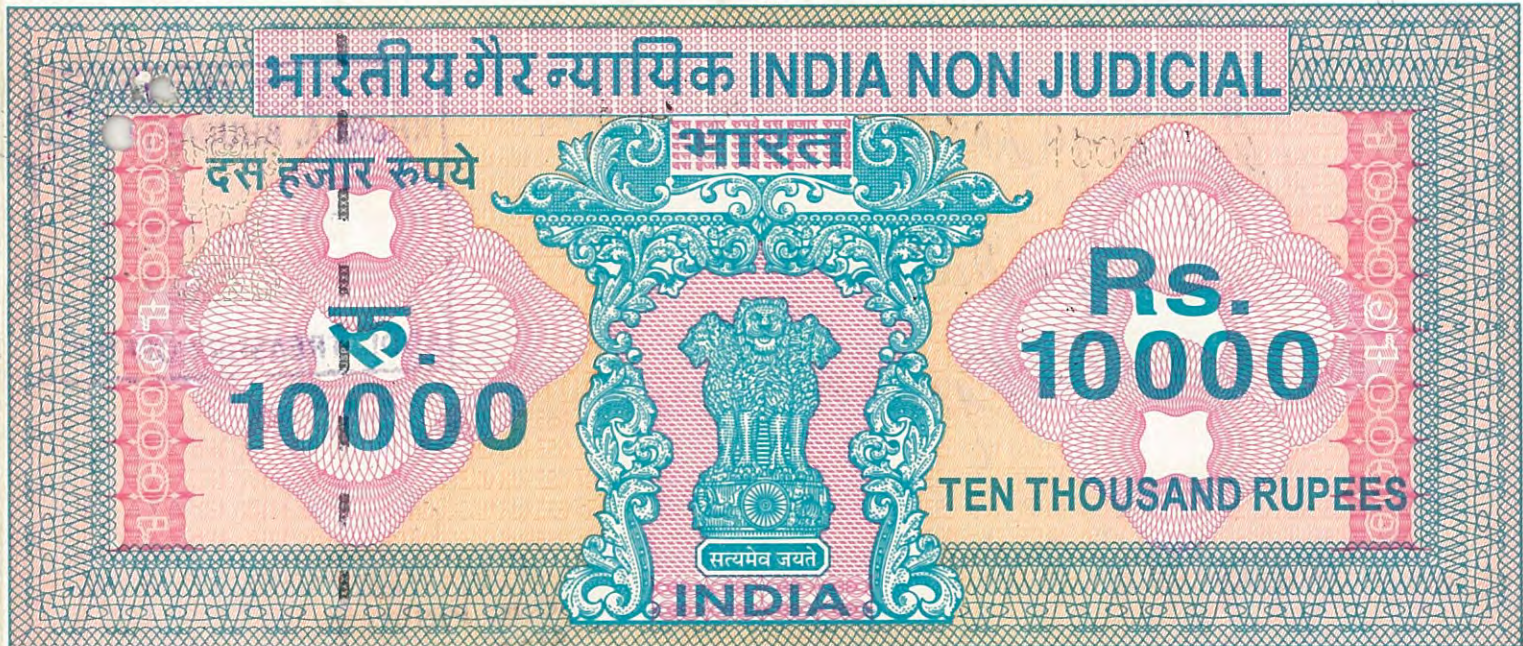
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Stamp  
Kodak  
Ganjam



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

WITNESSES :-

1. ~~Rajankanta Mishra  
202, S/o late Harikant Mishra  
Srestha Complex,  
Jayadev Vihar, Bhubaneswar  
PIN - 751013~~

Brijaya laxmi Mishra.

VENDOR ~~19.12.13~~

2. Reema Ch. Sahoo  
S/o Artaabandhu Sahoo  
Plot. No. 352/3542  
Jayadev vihar BBSR

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

For Frontline Home Creation Pvt. Ltd.

~~Basant Kumar Nayak  
19.12.13  
Director~~

VENDEE

Brijaya laxmi Mishra.

VENDOR ~~19.12.13~~

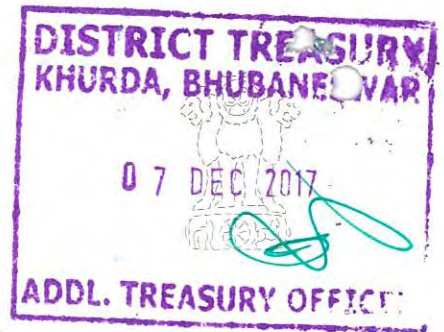
Prepared by me.

~~Jagan Kumar Nayak  
Plot No. 3375~~

26644  
19.12.17

10000/-

Bijaya Laxmi Mishra  
padale  
Gyanjani



Bijaya Laxmi Mishra

Gyanjani

C.R. PRUSTY  
Stamp Vendor  
D.S.R, Bhubaneswar



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Year.....

Registering Officer, Khandaigir



## Valuation Report

Application No- **1131710360**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
1131710360	19-DEC-17	19-DEC-17	1	17		

FEE DETAILS (In ₹.)			
Stamp Duty :	150000	Registration Fee :	0
Consideration Amount :	3000000	A(1):	60000
Benchmark Value :	1144660	Incidental Fee Details	
		I-3 :	2
		User Charges :	355

### FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
BIJAYALAXMI MISHRA	HUSBAND	RAJANIKANTA MISHRA	FEMALE	63		General	SELLER/SELF	YES	YES	AT - 202, SRESTHA COMPLEX, JAYADEV VIHAR, BBSR, DIST - KHURDA	

### SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
BASANTA KUMAR NAYAK DIRECTOR FRONT LINE HOME CREATION PVT LTD				59		GENERAL	BUYER/INSTITUTION			AT - FF/75, INDRADHANU MARKET, IRC VILLAGE, NAYAPALLI, BBSR, DIST - KHURDA	

Representative Name	Institution Name	Representative Address	Representative Designation
BASANTA KUMAR NAYAK DIRECTOR FRONT LINE HOME CREATION PVT LTD	FRONT LINE HOME CREATION PVT LTD	AT - FF/75, INDRADHANU MARKET, IRC VILLAGE, NAYAPALLI, BBSR, DIST - KHURDA	DIRECTOR

### IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
RAJANIKANTA MISHRA		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/1083	863	0.086 Acre ( 86Decimal )	HOMESTEAD	1144660	Not Available	Not Available
East	West	North	South	Property Transaction Details				
ROAD	DRAWING PLOT NO - 844	DRAWING PLOT NO - 864	DRAWING PLOT NO - 862	SOLD AREA AC. 0.086 DEC, FULL PLOT, REV. KHATA NO - 443 ANABADI, PLOT NO - 8(PART).				

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

APPLICATION ID CREATED BY : DILLIP KAR  
DOCUMENT ENTERED BY : MALAY RANJAN SAHOO

Form - A

DECLARATION

(Land / property where there is no Structure / House )

We the Executant/s and Claimant/s do hereby declare that there is no structure/ house on the schedule property transactd in this document. If existence of any structure / house is detected atalatar stage the document would be treated as invalid .

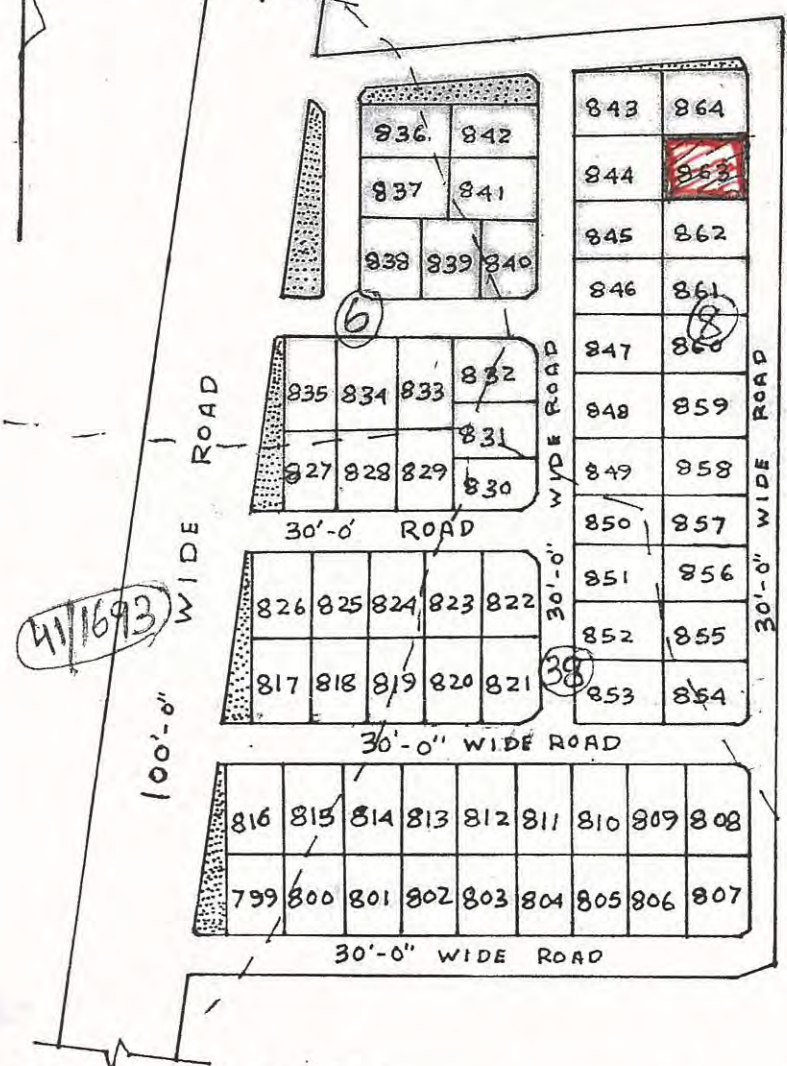
*Brigya Daxari Mishra.*  
Signatures of Execulabt/s

For Frontline Home Creation Pvt. Ltd.  
*Shantanu Kumar Nayak*  
\_\_\_\_\_  
Director  
Signatures of Claimant/s



SITE-PLAN

N  
 MOUZA: GHATIKIA DRG. NO. - B/1083  
 THANA: CHANDAKA No. - 50  
 DIST: PURI (KHURDA)  
 SCALE: 32" = 1 MILE, YEAR: 1953-54



LAND SCHEDULE:

Brijaya Laxmi Mishra.

Drawing plot no. - 863 (50' x 75'), Drawing no. - B/1083  
 Corresponding to revenue plot no. - 8 (part) under  
 G.A. Deptt. Khata no. - 443 (Anabadi) measuring  
 an area AC 0.086 dec. (3750 sq ft) out of total area  
 AC 6.400 of mouza: Ghatikia shown in red colour

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AAMPN9091L**



नाम /NAME  
**BASANTA KUMAR NAYAK**

पिता का नाम /FATHER'S NAME  
**MAHENDRA PRASAD NAYAK**

जन्म तिथि /DATE OF BIRTH  
**16-02-1958**

हस्ताक्षर /SIGNATURE  
*Basant K. Nayak*

आयकर आयुक्त, भुवनेश्वर  
COMMISSIONER OF INCOME-TAX, BHUBANESWAR



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

FRONTLINE HOME CREATION PRIVATE  
LIMITED

01/01/2010  
Permanent Account Number

AABCF5755B



18082010



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No 1178/60086/11030

To,  
बिजयालक्ष्मी मिश्रा  
Bijayalaxmi Mishra  
W/O Rajanikanta Misra  
Flat No- 202, Shrestha Complex  
Jayadev Vihar Nayapalli  
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Ref: 173 / 17E / 344251 / 345135 / P



UE481576785IN



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## सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथन्टीकेशन द्वारा प्राप्त करें।

## INFORMATION

- Aadhaar is proof of identity, not of citizenship.
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- 17E / 344251
- आधार देश भर में मान्य है।
  - आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
  - Aadhaar is valid throughout the country.
  - Aadhaar will be helpful in availing Government and Non-Government services in future.



बिजयालक्ष्मी मिश्रा  
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जन्म वर्ष / Year of Birth : 1954  
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भारत सरकार

Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No 1178/60036/02765

To,  
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04/08/2011

Ref: 169 / 17E / 336140 / 337155 / P



UE481495676IN



आपका आधार क्रमांक / Your Aadhaar No. :

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**आधार – आम आदमी का अधिकार**



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## सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथन्टीकेशन द्वारा प्राप्त करें।

## INFORMATION

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17E / 336140

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- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
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भारत सरकार  
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