

Sale deed

THIS INDENTURE OF SALE executed on this day of (Two thousand Twenty One).

BY

M/s. Devavrat Homes Pvt. Ltd, represented through its Managing Director, Mrs Sunita Choudhary, W/o Sri Rajiv Nayan Choudhary, Aged about 54 years residing at 209/20 Pragati Vihar, Chandrasekharpur, Bhubaneswar 751021 of the First Part. (PAN : AABCD9148C) and also as Attorney holder of

i) Smt Sabitri Mallick W/o Sri Sarat Kumar Mallick Aged about 57 years Flat N0 408 BT Residency, GGP Colony, Bhubaneswar 751025 vide Regd GPOA bearing No 1081507410 dtd 31-07-2015 registered in the office of District Sub – Registrar, Khurda, Bhubaneswar.

ii) Smt Ranjubala Rath W/o Sri Ghanshyam Rath Aged about 68 years Flat N0 408 BT Residency, GGP Colony, Bhubaneswar 751025 vide Regd GPOA bearing No dtd 24/8/2015 registered in the office of District Sub – Registrar, Khurda, Bhubaneswar

iii) Sri Mr Sankarsan Sahoo S/o Sri Manohar Sahoo Rath Aged about 56 years at- BAJI ROUT. ITI Lane, Ps- Mahisapat, Dist- Dhenkanal vide Regd GPOA bearing No 11081507714 dtd 24/8/2015 registered in the office of District Sub – Registrar, Khurda, Bhubaneswar

iv) Smt Mamata Mishra D/o Mr. Vidayanand Jha Aged about 45 years At- Bhhachaspati, Dist- Patna vide Regd GPOA bearing No 11081509510 dtd 03-11-2015, registered in the office of District Sub – Registrar, Khurda, Bhubaneswar

Devavrat Homes Pvt. Ltd

Schoudhary
Managing Director

v) Sri Bhaskar Chandra Nayak S/o- Bimbadhar Nayak Aged about _48 years & Smt Samita Nayak W/o- Bhaskar Chandra Nayak , Aged about 46 years , At: Tulasipur, Dist – Cuttack-753008 vide Regd GPOA bearing No 11081509511 dtd 03-11-2015, registered in the office of District Sub – Registrar, Khurda, Bhubaneswar

vi) Smt Bhagyashree Mallick D/o Sri Sarat Kumar Mallick Aged about 31 years , vide Flat N0 408 BT Residency, GGP Colony, Bhubaneswar 751025 vide Regd GPOA bearing No 11081509512 dtd 103-11-2015 registered in the office of District Sub – Registrar, Khurda, Bhubaneswar

vii) Smt Saroja Roy W/o Sri Sangram Kesari Roy Aged about 65 years , Plot No 119, Lane 4, Road 2, Jagannath Vihar, Barmunda, Bhubaneswar 751003 vide vide Regd GPOA bearing No 11081511369 dtd 30-12-2015, registered in the office of District Sub – Registrar, Khurda, Bhubaneswar

viii) Sri Sarat Chandra Sahoo S/o Late Jagannath Sahoo Aged about 68 years , At: Naharkanta, Ps: Mancheswar, Bhubaneswar 752101 Regd GPOA bearing No No 11081602337 dtd 04-03-2016, registered in the office of District Sub – Registrar, Khurda, Bhubaneswar

ix) Sri Muralidhar Srichandan S/o- Parsuram Jena, Aged about 71 years & Sri Manoj Kumar Srichandan S/o- Balaram Jena Aged about 46 years , vide resident of At: Naharkanta, Ps: Mancheswar, Bhubaneswar 752101vide Regd GPOA bearing No No 1124899515 dtd 24-06-2016, registered in the office of District Sub – Registrar, Khurda, Bhubaneswar

(here-in-after called as “VENDORS” which expression shall, unless repugnant to the context or meaning thereof, include its successors and assigns) of the ONE PART.

IN FAVOUR OF

XXXXXXXXXXXXXXXXXXXX, D/o. XXXXXXXXXXXXXXXXXXXXXXX, by
caste – XXXXXXXXXXXXXXXXXXXXXXX (PAN
:XXXXXXXXXXXXXXXXXXXX) (here-in-after called as “PURCHASE” which
expression shall mean and include his legal heirs, successors, executors,
administrators and assigns) of the OTHER PART.

VALUATION Rs. XXXXXXXXXXXXXXXXXXXXXXX only.

NATURE OF DEED: SALE DEED

SCHEDULE OF PROPERTY

Schedule “A” Property

An undivided and jointly specified of land on total extent as per,

**Mouza: Rudrapur P.S. Baliana Tehsil : Bhubaneswar. Dist:
Khurda**

SI No	KHATA NO	PLOT NO	AREA
1	412/613	4/2850	Ac 0.110 Dec.
2	412/956	28/9090	Ac 0.054 Dec.
3	412/822	28/9015	Ac 0.052 Dec.
4	412/955	28/9089	Ac 0.119 Dec.
5	412/1172	28	Ac 0.040 Dec.
6	412/1167	28/9957	Ac 0.068 Dec.
7	412/929	28/9064	Ac 0.079 Dec.
8	108	3	Ac 0.410 Dec.
9	412/164	29	Ac 0.550 Dec.

Total 9 Khata, 9 Plots, Total Area Ac 1.482 Dec

SCHEDULE “B”

House/ FLAT NO : _____
FLOOR : _____
TYPE : _____
CARPET AREA : _____
Undivided Proportionate Land Area : _____

Bounded by

East: _____

West: _____

South: _____

North: _____

VALUATION:

Land Cost **Rs. XX, XX,XXX/-**

(Ac decimals. Undivided share)

Building Cost **Rs. XX, XX,XXX/-**

Total Cost **Rs. XX, XX,XXX/- (Rupees**
_____ only)

(Note: Above Cost is inclusive of One No Car Parking provided with Flat)

WHEREAS, the present vendor being the absolute owner in possession of the above mentioned property without any hindrance from any corner.

AND WHEREAS, the recorded owner in order to developed and to promote the said landed property, has constructed a independent residential houses over the same in the name and style as “**DHPL PLATINUM**” after obtaining the Plan from BMC, Bhubaneswar vide Letter No 9095 DTD

13-03-2019 & subsequently revised vide Letter No 18674 dt 15-05-2020

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

AND WHEREAS the present vendor mentioned above due to its legal necessity is looking for suitable customer to sell the said House for a consideration money of Rs. 0, 00,000/- (Rupees.....) Only as per the present market price.

AND WHEREAS, the vendee is willing to purchase the said property/House and accordingly the vendor received the full and final consideration money of Rs. XX, XX,XXX/-(Rupees.....) only through Cheque No....., Rs. XX, XX,XXX /-, Cheque No....., Rs. XX, XX,XXX /- (Rupees.....), as on date....., from BANK, Demand Draft No. -----, Rs. XX, XX,XXX /-(Rupees.....) as on date. -----, Bank, Bhubaneswar, and after receiving the consideration money, the vendor executes and register this sale deed in favour of the vendee according to his free will and sound mind and hereby convey, sale, grant, transfer and assign all rights and claim by way of this sale and make the vendee owner of the undivided, impartial and proportionate share over the land along with flat and parking space videin the STILT Floor area hereby sold by delivering and placing the vendee in peaceful possession with all rights, titles and interests, profits and demands whatsoever in respect of the schedule property and the vendor, his heirs, successors, assigns and representative etc. became destitute of all rights, titles, interests over the said property from today on execution of this sale deed.

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

AND WHEREAS, the vendee is at liberty to use and enjoy the undivided land along with the Flat hereby sold and convey the same at her sweet will in any manner.

AND WHEREAS, the vendor further declares that prior to this sale, he has neither transferred the said property along with flat to any one by way of sale, mortgage, gift, lease etc., for incurring loans from any Bank / Govt. and Private financial institution etc. nor exists any charges or encumbrances on the undivided land along with flat hereby sold and conveyed.

If in future any defect is found in the title of the vendor of the said property along with the Flat and the vendee, his heirs, successors, assigns and representative etc. 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 along with costs and expenses and damage through proper court of law.

AND WHEREAS, the vendor hereby declare that he is in peaceful possession over the said Flat having all rights, titles and interests over the same and there is no arrear dues for payment to any such authority and the vendor further declare that the schedule property / Flat is free from all encumbrances, litigation, disputes, liens, attachments and charges etc.

The land is not lease hold, it is not within the consold able limit and not an endowment land or coming under the ceiling surplus land. The land does

not belong to Bhoodan Property and also not belongs to schedule caste and schedule tribe property.

The land is within the BMC/BDA Area.

IN WITNESS WHEREOF the vendors signed this deed of sale in their sound mind and free will on this theday of....., 20....., in presence of following witnesses.

WITNESSES:

1.

2.

VENDOR

We the vendor and vendee do not belong to Scheduled Caste and Schedule Tribe community.

VENDOR

VENDEE

Prepared, Drafted and typed to my dictation as per the instruction of both the vendor and the vendee.

Devavrat Homes Pvt. Ltd.

Schoudhary
Managing Director

CERTIFICATE

Certified that the vendors and the purchaser do not belong to scheduled caste or scheduled tribe, and as the restrictions spelt out of the Orissa Land Reforms Act or the Regulations (ii) of 1956 has no applicability

Further Certified that the land in question is not within the purview of consolidation proceeding under Orissa Consolidation of Holdings and Prevention of Fragmentation of Land Act. 1972.

Further certified that the land in question is not a ceiling surplus land within the meaning of Urban Land (Ceiling and Regulation) Act. 1976 or the Orissa Land Reforms Act.1965.

Further Certified that the land in question is not a species of Endowment property within the meaning of Orissa Hindu Religious Endowment Act.1951.

Signature of the vendee

Signature of the Vendor

Drafted & Prepared by me.

(XXXXXXXXXXXXXX)

Advocate, Bhubaneswar.

Devavrat Homes Pvt. Ltd
Sekondhary
Managing Director