

CONVEYANCE DEED

This deed of Sale is made on this _____ day of _____ 2022 at Bargarh.

NAME & ADDRESS OF THE VENDORS:

Sri Santosh Kumar Agrawal aged about 74, year S/o Late Gopiram Agrawal, office at Padhanpali, Po- Jamurda, Near- Old N.H.-6, Ps/Dist- Bargarh Jointly Ganapati Builders Ltd. represented through its Director Santosh Kumar Agrawal aged about 73, S/o Late Gopiram Agrawal, by religion Hindu, by caste- Bania, occupation- Business, resident of At-Padhanpali, Po- Jamurda, Ps/Dist- Bargarh-768038, Aadhar No-804333744331, PAN No- AFKPA4342Q, Mob.No-9437059466

NAME & ADDRESS OF THE VENDEE

Name _____ aged about _____ years S/o _____
_____ resident of _____ At _____
Po _____ Ps _____ Dist _____ by occupation _____
_____ caste _____ (hereinafter called the "VENDEE" which expression shall mean and include his/heirs successors, assigns and representatives) of the OTHER PART.

NATURE OF DEED: -

CONVEYANCE DEED

AMOUNT OF CONSIDERATION: - Rs. _____/-
(_____)

DESCRIPTION OF SCHEDULE OF PROPERTY:

Dist- Bargarh, Tahasil- Bargarh, P.S.- Bargarh, P.S. No- 35 under the Jurisdiction of Sub-Register, Bargarh,

PROJECT NAME – GANAPATI PLAM MEADOWS,


Mouza – Padhanpali, Khata No- 370/785, Plot No- 1285(P), Khata No – 370/512, Plot No – 1257(P), Khata No – 370/565, Plot No – 1258(P), Khata No- 370/586, Plot No – 1286(P), Status- Rayati, Total Four Khata, Four Plot, Total area AC. 0.6492 Dec.

Sub Plot No - 1- Area AC.0.0594 dec. From Khata No – 370/785, Plot No- 1285(P)

Sub Plot No - 2- Area Ac.0.2290 dec. From Khata No- 370/512, Plot No- 1257(P)

Sub Plot No- 3- Area Ac.0.3345dec. From Khata No- 370/565, Plot No- 1258(P)

Sub Plot No- 4- Area Ac.0.0263dec. From Khata No- 370/586, Ploy No.-1286(P)

For Ganapati Builders Ltd.

Director

BOUNDED BY

North :-
South :-
East :-
West :-

As per the sketch map marked in red colour attached here with, Kissam – Gharbari (vacant land) Rent Rs: -----/-

WHEREAS, the VENDOR hereby declares that the property has been recorded the name of vendor along with their co-sharer namely Mr. Santosh Kumar Agrawal, are the absolute owners over the Khata No-370/512, Plot No-1257(P), & Khata No-370/565, Plot No-1258(P), of property without having and dispute, lien, attachment, etc, and have absolute ownership with every right, title, interest and Possession over the same and paying rent to the govt. regularly.

WHEREAS, the VENDOR hereby declares that the property has been recorded the name of vendor along with their co-sharer namely Ganapati Builders Ltd, Director Santosh Kumar Agrawal are the absolute owners over the Khata No-370/785, Plot No-1285(P), & Khata No-370/586, Plot No-1286(P), of property without having and dispute, lien, attachment, etc, and have absolute ownership with every right, title, interest and Possession over the same and paying rent to the govt. regularly.

AND WHEREAS, the VENDOR has been paying the land revenue to the Govt. of Odisha through. The Thasildar, Bargarh, and obtain receipts there of regularly.

AND WHEREAS, the VENDOR hereby further declares that the schedule property is free from all encumbrances, litigation, dispute, liens, attachments and charges etc. and prior to this sale, he has not Sold away, gifted, transferred, mortgaged or Otherwise parted with/ encumbered the scheduled property in any manner till date, The Scheduled Property is also not the Subject matter in dispute or attached in any Court of Law.

AND WHEREAS, the VENDOR in need of money for construct the Duplex houses, looking for a customer want to sell out schedule Duplex No _____ detail of which mention below for Consideration money of Rs. _____ /-(Rupees _____ only) Including road, drain, electricity, & water supply at the present market price,

AND WHEREAS, the VENDOR has received the above said amount as the full and final consideration Amount of Rs. _____ (Rupees _____) only. For the said schedule property, in presence of the knowing witnesses and others prior to execution and registration of this Sale Deed and hereby acknowledges the same by signing this Deed of Sale and hereby acknowledges the same signing this Deed of Sale by distortion him-self from the Schedule property by delivering possession of the same to the VANDEE.

For Ganapati Builders Ltd.


Director

AND WHEREAS, the VENDOR here by executes, registers and delivers this Sale Deed today in favour of the VENDEE according to his free will and sound mind, open heart, and without any undue influence from any corner and hereby convey, grant, transfer his absolute right, title, interest claim, demands, easement, appurtenants whatsoever of the sold area by making the VENDEE, owner of the land hereby sold by delivering and placing the VENDEE in peaceful possession together with all right, titles and interests, profit and demands whatsoever in respect of the said property.

AND WHEREAS, from today and forever, the VENDOR his/heirs, successors, assignees and representatives etc, become destitute of all right title, interests over the said property and the VENDEE become the owner of the schedule of property by possessing the same and he shall use the property in any manner and can convey the same as per his sweet will, to which the VENDOR shall not cause any obstacle, hindrance, objection or restrict the manner of enjoyment of the VENDEE over the property at any point of time and in any manner.

AND WHEREAS, the VENDEE is at liberty to mutate the schedule property in his name in all government records and get all official records corrected, pay rent, taxes, cess, etc. and obtain receipts in his name to which, the VENDOR or his/heirs, successors, assignees and legal representatives etc. will have no objection whatsoever.

AND WHEREAS, in case of defectives title of the VENDOR or for any other causes, if the VENDEE and/or his/heirs, successors, assignees and legal representatives etc. will be debarred/dispossessed from any part or entire Schedule of Property, then the VENDOR shall try his level best to give possession of the dispossessed land to the VENDEE without any delay or else the VENDEE, his/heirs successors, assignees and legal representatives etc, shall have to sue against the VENDOR, his/heirs, successors, assignees and legal representatives etc, and the VENDOR and his Successors will return back the total consideration amount acknowledged by him in respect of this sale deed.

The Land hereby sold and conveyed is neither a lease land not a Chaka Land. The land is also not coming under the purview of Endowment Act or Ceiling Surplus Limit or Wakf Board. It is coming under RURAL Area; it is not a Bhudaan Land.

IN WITNESSESS WHEREOF the VENDOR AND VENDEE signed this Deed of Sale, on the day, month and year first above mentioned, in presence of the following witnesses.

VENDOR

VENDEE

WITNESSESS

1.

2.

For Ganapati Builders Ltd.

Director