

SALEDEED

THIS DEED OF SALE made on this the Day of
.....2023 (Two thousand Twenty Three).

NAME AND ADDRESS OF THE VENDOR

CITICON ENGINEERS LTD, CIN:U45202OR1999PL
C005702 DIN: 01692244, represented Through its
Managing Director **ANTARYAMI BADU**, aged about-49
years, S/o-Late Baishnab Charan Badu, resident of AT:
PlotNo.540, Sahid Nagar, Po/PS: Sahid Nagar,
Bhubaneswar-751007, Dist- Khurda, Odisha, By Caste-
Khandayat, By Occupation- Business, Mobile No.
9937165585, PAN- AEXPB9303A, Aadhar
No.725139669406 (here in after called the " VENDOR
"which expression shall mean and include his/her heirs,
successors ,executors, administrators , assigns and
representatives) of the **ONE PART**.

For CITICON ENGINEERS LTD.

Antaryami Badu

MANAGING DIRECTOR

27/4/23

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NAME AND ADDRESS
OF THE VENDEE

SRI....., aged about-.....years, By
Caste-,By Occupation -, W/o-
....., resident of AT: Plot No..... ,
....., Po/Ps:, Dist-.....,
Odisha, Pin-....., Mobile No.....
AadhaarNo.....

. (herein after called the "VENDEE" which expression shall mean and include his/her heirs, successors, assigns and representatives)of the **OTHER PART**.

Nature of Deed: SaleDeed

Consideration Amount:

Rs.....(.....)

WHEREAS the property mentioned in schedule below stands recorded in the name of the vendor by way of record of right patta, since then the vendor is in peaceful possession over the property without having any litigation and disputes, and paying rent to the concerned authority and obtained rent receipt to that effect..

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

AND WHEREAS Cuttack development authority videit'soffice order no-1718 dtd- 22.02.2023 communicated vide memo no- 1719 dtd- 22.02.23. granted permission for sell of land.

For CITICON ENGINEERS LTD.

Antarayan Bora

MANAGING DIRECTOR

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AND WHEREAS the developer/promoter has also registered the Project before odisha real states Regulatory authority (ORERA) vide Registration no....., Dt.....

AND WHEREAS the vendor is in need of money for his/her repayment of loan, looking for a customer to sell the said property for a consideration money of Rs.....(...) At the present market price.

AND WHEREAS, the vendee is willing to purchase the said property and paid the full and final consideration money of Rs.....(.....)prior to execution of this sale deed,in presence of witnesses and others, the receipt of which the vendor have acknowledged and hereby admits.

AND WHEREAS, the vendor, after receiving the aforesaid consideration money in full and final from the vendee, execute and register this sale deed to-day in favour of the vendee according to his/her free will and sound mind and hereby convey, grant, transfer and assign 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 allrights, titles and interest ,profits and demands whats oever in respect of the schedule property and the vendor, his/her heirs,successors, assigns and representatives etc. became destitute of all rights, titles, interests over the said property.

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

AND WHEREAS the vendee, is atliberty to use and enjoy the land hereby sold and convey the same at his/her sweet willinany manner ,the vendee, his/her heirs,

For CITICON ENGINEERS LTD

Anfareyan Bora

M-MANAGING DIRECTOR

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successors, assigns and representatives etc. shall construct houses, structures, buildings and gardens etc. thereon.

AND WHEREAS the vendor further declare that prior to this sale he/she have/has neither transferred the said property to anyone nor there exists any charges or encumbrances on the land hereby so land conveyed.

IF in future any defect is found in the title of the vendor of the said property and the vendee, his/her heirs, successors, assigns and representatives etc. become dispossessed of any part or whole of the said property, as a consequence there of, the vendee, his/her heirs, successors, assigns and representatives etc. will have right to use against the vendor, his/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.

SCHEDULE OF PROPERTY

Dist. : Cuttack, Tahasil : Baranga No.188, under the jurisdiction of S.R.O., Cuttack, P.S. : Cuttack Sadar No.13, Odisha Government Khewat No.1, Mouza : Chakradharpur,

Khata No.592/685 (Five Hundred Ninety Two by Six Hundred Eighty Five), STHITIBAN, Plot No.1700 (One Thousand Seven Hundred), Kisam - GHARABARI, Area Ac.1.210 decs. (One Acre and Two Hundred Ten decimals), Plot No.1701 (One Thousand Seven Hundred One), Kisam - GHARABARI, Area Ac.0.900 decs. (One Acre and Two Hundred Ten decimals), Plot No.1702 (One Thousand Seven Hundred Two), Kisam - GHARABARI, Area Ac.0.170 decs. (One Hundred Seventy decimals), Plot No.1703 (One Thousand Seven Hundred Three), Kisam - GHARABARI, Area Ac.0.200 decs. (Two Hundred decimals) & Plot No.1708 (One Thousand Seven Hundred Eight), Kisam - GHARABARI, Area Ac.1.900 decs. (One Acre and Nine Hundred decimals), Ac.4.380 decs.

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A. J. Fareyama's
MANAGING DIRECTOR
27/4/23

Khata No.592/288 (Five Hundred Ninety Two by Two Hundred Eighty Eight), STHITIBAN, Plot No.1723 (One Thousand Seven Hundred Twenty Three), Kisam - GHARABARI, Area **Ac.1.100 decs.** (One Acre and One Hundred decimals) & Plot No.1706 (One Thousand Seven Hundred Six), Kisam - GHARABARI, Area **Ac.0.100 decs.** (One Hundred decimals), Ac.1.200 decs.

Khata No.592/547 (Five Hundred Ninety Two by Five Hundred Forty Seven), STHITIBAN, Plot No.1725 (One Thousand Seven Hundred Twenty Five), Kisam - GHARABARI, Area **Ac.1.760 decs.** (One Acre and Seven Hundred Sixty decimals).

Khata No.592/514 (Five Hundred Ninety Two by Five Hundred Fourteen), STHITIBAN, Plot No.1694 (One Thousand Six Hundred Ninety Four), Kisam - GHARABARI, Area **Ac.1.580 decs.** (One Acre and Five Hundred Eighty decimals).

Khata No.592/277 (Five Hundred Ninety Two by Two Hundred Seventy Seven), STHITIBAN, Plot No.1704/2015 (One Thousand Seven Hundred Four by Two Thousand Fifteen), Kisam - GHARABARI, Area **Ac.0.295 decs.** (Two Hundred Ninety Five decimals).

Khata No.11 (Eleven), STHITIBAN, Plot No.1705 (One Thousand Seven Hundred Five), Kisam - GHARABARI, Area **Ac.0.153 decs.** (One Hundred Fifty Three decimals) & Plot No.1724 (One Thousand Seven Hundred Twenty Four), Kisam - GHARABARI, Area **Ac.1.100 decs.** (One Acre and One Hundred decimals). Ac.1.253 decs.

Khata No.592/517 (Five Hundred Ninety Two by Five Hundred Seventeen), STHITIBAN, Plot No.1709 (One Thousand Seven Hundred Nine), Kisam - GHARABARI, Area **Ac.0.450 decs.** (Four Hundred Fifty decimals).

Khata No.592/556 (Five Hundred Ninety Two by Five Hundred Fifty Six), STHITIBAN, Plot No.1710 (One Thousand Seven Hundred Ten), Kisam - GHARABARI, Area **Ac.0.354 decs.** (Three Hundred Fifty Four decimals).

Khata No.592/531 (Five Hundred Ninety Two by Five Hundred Thirty One), STHITIBAN, Plot No.1695/2354 (One Thousand Six Hundred Ninety Five by Two Thousand Three

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A. Aravindan

1-MANAGING DIRECTOR

27/4/23

Hundred Fifty Four), Kisam - GHARABARI, Area Ac.0.060 decs. (Sixty decimals).

Khata No.592/2584 (Five Hundred Ninety Two by Two Thousand Five Hundred Eighty Four), STHITIBAN, Plot No.1704/4362 (One Thousand Seven Hundred Four by Four Thousand Three Hundred Sixty Two), Kisam - GHARABARI, Area Ac.0.059 decs. (Fifty Nine decimals).

Total in One Mouza, Ten Khatas, Sixteen Full Plots and Total Area Ac.11.391 decs. (Eleven Acre and Three Hundred Ninety One decimals).

Dist:Cuttack,Tahasil:Baranga,P.S:Cuttack,PsNo

13 Odisha Government KhewatNo.1, under theJurisdictionofS.R.O:Cuttack,Mouza: , KhataNo..... , SthitibanPlot

No..... Area Ac.....decmileKissam-

Sold areaAc..... Dec (.....Sqft)bearing sub-plot no(.....) composite revenue plot no Area Ac.....dec under Khata No.....AnnualGovtRentRs...paise.

BOUNDED BY:

North:

South:

East:

West:

The land is not lease hold and it is not an endowment land.The land is not with in the consolabLimit . The land is situated within Rural Area. The land is not obtained by way of Bhudan

We,the vendor and vendee donot belong to schedule caste or schedule tribe community.

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N ENGINEERS, LTD.

Ar. Farooq Basha

M-MANAGING DIRECTOR

27/4/23

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

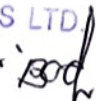
WITNESSES

1)

VENDOR

2)

VENDEE

For CITICON ENGINEERS LTD
As farayan 
MANAGING DIRECTOR
27/4/23

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ENGINEERS LTD.
MANAGING DIRECTOR

**FROM- A
DECLARATION**

(LAND/ PROPERTY WHERE THERE IS NO STRUCTURE / HOUSE)

We the Executants and Claimants do hereby declare that there is No structure / house on the schedule property transacted in this document. If existence of any structure /house is detected at a later state the document would be treated as invalid.

Sign.Of the Vendor

Sign.Of the Vendor

Prepared By :

For CITICON ENGINEERS LTD.
A. Farooq

MANAGING DIRECTOR

29/4/23

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