

SALE - DEED

THIS DEED OF SALE made on this the ____ day of ____, 2020 (Two thousand twenty),

BETWEEN

M/S. OMM CONTECH PVT. LTD., having its registered office at Plot No.176, District Centre, Chandrasekharpur, Bhubaneswar, P.S. - Chandrasekharpur, District - Khurda, (Odisha), Pin-751016, represented through its Director SRI RASHMI RANJAN BEURA, aged about 44 years, S/o. Bhabagrahi Beura, by caste - Khandayat, by profession - Business, Mobile No. - (hereinafter called the "VENDOR" which expression shall mean and include its directors, successors, executors, administrators, assigns and representatives) of the ONE PART.

AND

SRI, aged about years, S/o., by caste -, by profession -, resident of At. P.O. P.S. District - Pin..... Mobile No. - (hereinafter called the "VENDEE" which expression shall mean and include his heirs, successors, assigns and representatives) of the OTHER PART.

NATURE OF DEED - SALE DEED

CONSIDERATION AMOUNT :-(Rupees.....) only

WHEREAS, the vendor is the absolute owner of the property mentioned in the schedule below, which stands recorded in its name vide Mutation case No..... and and from Khata No.....and..... respectively since then the vendor is in peaceful possession over the same without any dispute.

AND WHEREAS, the vendor has got the said property converted from agricultural status to residential (homestead) status vide O.L.R. U/s. 8 (A) Case No..... & and obtained "PATTA" (Record of Rights) thereof.

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

For OMM CONTECH PVT. LTD.

Rashmi Ranjan Beura

Director

AND WHEREAS the vendor has formulated a developed plotted scheme project name and style as "BHARAT VILLA PREMIUM" over the entire land where the sub-plots to be sold to the perspective purchaser(s) as per layout plan sanctioned and approved by the Bhubaneswar Development Authority vide letter No. 31250, dated 21/12/2019.

AND WHEREAS the vendor has obtained registration from ORERA, Bhubaneswar, Odisha vide registration No..... dated..... for Plotted scheme project.

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

AND WHEREAS the vendor is in need of money for development of its business and other legal necessities, looking for a customer to sell an extent of land from ORERA approved project named as "BHARAT VILLA PREMIUM" of Mouza – Rudrapur, measuring Ac.0..... decimals i.e. sqft. out of decimals, from Rev Plot No....., Khata No....., as per Sub-Plot No..... shown red colour in sketch map attached herewith, for a consideration money of Rs...../- (Rupees) only.

AND WHEREAS, the vendee is willing to purchase the said property and agrees to pay the said consideration money of Rs...../- (Rupees) only at the time of endorsement of receipt (ticket) and the vendor, execute and register this sale deed to-day in favour of the vendee according to his 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 all rights, titles and interests, profits and demands whatsoever in respect of the schedule property and the vendor, its directors, successors, executors, administrators, assigns and representatives etc. became destitute of all rights, titles, interests over the said property.

WHEREAFTER the vendee, is at liberty to get his 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 its directors, successors, executors, administrators, assigns and representatives etc. will have no objection whatsoever.

For OMM CONTECH PVT. LTD.

Resmi Ranjan Behera
Director

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.

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.

IF in future any defect is found in the title of the vendor of the said property and the vendee, his heirs, successors, assigns and representatives etc. 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, its directors, successors, executors, administrators, 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

ORERA APPROVED PROJECT NAME – “BHARAT VILLA PREMIUM”

District – Khurda, P.S. – Baliana, P.S. No.13, Tahasil – Bhubaneswar, under the Jurisdiction of Sub-Registrar, Khurda at Bhubaneswar. Mouza – RUDRAPUR, Khata No..... (.....), Sthitiban, Plot No..... (.....), Kisam – Gharabari, area sold Ac.0..... decimals i.e. sqft. out of Ac..... decimals, Sub-Plot No..... as per sketch map shown in red colour attached to this sale deed in the project named and styled as “BHARAT VILLA PREMIUM”. Rent Rs..... paisa.

BOUNDED BY :-

North –

South –

East –

West –

The land is not lease hold and it is not an endowment land. The land is not within the consolidable limit. The land is situated within the Town Planning Area of Bhubaneswar. The land is not obtained by way of Bhudan.

For OMM CONTECH PVT. LTD.

Rohini Ranjan Beem
Director

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.

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.

IF in future any defect is found in the title of the vendor of the said property and the vendee, his heirs, successors, assigns and representatives etc. 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, its directors, successors, executors, administrators, 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

ORERA APPROVED PROJECT NAME – “BHARAT VILLA PREMIUM”

District – Khurda, P.S. – Baliana, P.S. No.13, Tahasil – Bhubaneswar, under the Jurisdiction of Sub-Registrar, Khurda at Bhubaneswar. Mouza – RUDRAPUR, Khata No..... (.....), Sthitiban. Plot No..... (.....), Kisam – Gharabari, area sold Ac.0..... decimals i.e. sqft. out of Ac..... decimals, Sub-Plot No..... as per sketch map shown in red colour attached to this sale deed in the project named and styled as “BHARAT VILLA PREMIUM”. Rent Rs..... paisa.

BOUNDED BY :-

North –

South –

East –

West –

The land is not lease hold and it is not an endowment land. The land is not within the consolidable limit. The land is situated within the Town Planning Area of Bhubaneswar. The land is not obtained by way of Bhudan.

For OMM CONTECH PVT. LTD.

Rohini Ranjan Beem
Director

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

WITNESSES:

1.

For OMM CONTECH PVT. LTD.

Rajni Ranjan Behera

Director

2.

VENDOR

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

For OMM CONTECH PVT. LTD.

Rajni Ranjan Behera

Director

VENDEE

Prepared by me.

VENDOR