

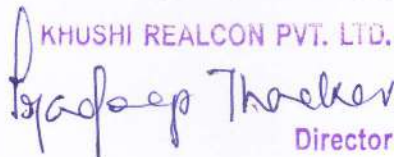
## SALE DEED

This Sale Deed is made in this ..... day of ..... 20.....,  
(Two thousand .....) at Bhubaneswar.

### **BETWEEN**

#### **NAME AND ADDRESS OF THE VENDER:-**

(1) **M/S. KHUSHI REALCON PRIVATE LTD.**, a private limited company having its registered office at Plot No- S-2/A-42, 43 & 44, Mancheswar Industrial Estate, Bhubaneswar, P.S. – Mancheswar, District – Khurda (Odisha), having PAN – **AAECK8235G**, represented by its Director **SRI PRADEEP THACKER**, aged about 55 years, S/o. Late Manilal Thacker, by caste – Vaisya, by profession – Business, Mobile No- 9937067936, SELF and as Power of Attorney Holder FOR AND ON BEHALF OF **Biswajit Saha**, S/o Late Bhagwan Ram, Resident of Ganesh Ghat, P.S.-Purighat, Dist-Cuttack, Odisha, through GPA Vide I.D.No.1081912615 dtd.25-10-2019, registered in the office of District Sub Register, Bhubaneswar (herein after called the "**VENDOR**")

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**Director**

which term and expression shall unless excluded by or repugnant to the subject or context shall deem to mean and include his legal heirs, successors, administrators, executors, representatives and assigns) PAN.....

**AND**

**NAME AND ADDRESS OF THE VENDEE:-**

(2) Sri ....., aged about ..... years  
Son/Daughter/Wife of ....., by caste ....., by profession  
..... And permanent resident of ....., P.O  
....., P.S ....., District ....., Pin  
....., (PAN No- .....). (Hereinafter called the VENDEE)  
which term and expression shall unless excluded by or repugnant to the subject or  
context shall deem to mean and include his legal heirs, successors, administrators,  
executors, representatives and assigns).

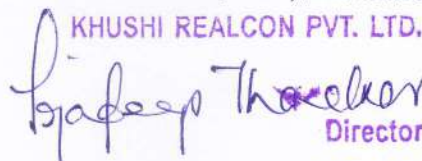
**NATURE OF DEED: SALE DEED**

Consideration Amount: Rs.....  
(Rupees .....lakhs only)  
VALUATION (Ac.....) : Land Cost Rs...../- (Undivided Share)  
Carpet area of the Flat ..... Sq.ft. including Free Parking  
Area of ..... Sq.ft.  
: Building Cost Rs. -----/-  
(..... Sqft, ..... Floor) (.....Flooring)  
: EL & PH (.....% of Rs...../- of the Building Cost)  
**Total Cost of Rs...../-**  
(Rupees .....) only.

**SCHEDULE OF PROPERTY**

District – Khurda, P.S. – Baliana, P.S. No.05, Tahasil – Bhubaneswar, under  
the Jurisdiction of District Sub Registrar, Khurda, At - Bhubaneswar. Mouza –  
PAHALA, 1) Khata No.352/1205 (Three Hundred Fifty Two / One Thousand  
Two Hundred Five), Sthitiban, Plot No. 210 (Two Hundred Ten), Kisam –  
Gharabari, area Ac.0.550 (Five Hundred Fifty) decimals full plot, 2) Khata  
No.352/1206 (Three Hundred Fifty Two / One Thousand Two Hundred Six),  
Sthitiban, Plot No. 199 (One Hundred Ninety Nine), Kisam – Gharabari area  
Ac.0.670 (Six Hundred Seventy) decimals full plot, 3) Khata No.56/98 (Fifty  
Six / Ninety Eight), sthitiban, Plot No.208/1244 (Two Hundred Eight / One  
Thousand Two Hundred Forty Four), area Ac.0.180 (One Hundred Eighty)  
decimals full plot, 4) Khata No.352/1226 (Three Hundred Fifty Two / One  
Thousand Two Hundred Twenty Six), Sthitiban, Plot No. 126 (One Hundred

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Twenty Six), Kisam – Gharabari, area Ac.0.440 (Four Hundred Forty decimals full plot, 5) Khata No.56/102 (Fifty Six / One Hundred Two), Sthitiban, Plot No. 125/1242 (One Hundred Twenty Five / One Thousand Two Hundred Forty Two), Kisam – Gharabari, area Ac.0.080 (Eighty decimals full plot, 6) Khata No.352/1227 (Three Hundred Fifty Two / One Thousand Two Hundred Twenty Seven), Sthitiban, Plot No. 123/1243/1844 (One Hundred Twenty Three / One Thousand Two Hundred Forty Three / One Thousand Eight Hundred Forty Four), Kisam – Gharabari, area Ac.0.060 (Sixty) decimals full plot, 7) Khata No.352/101 (Three Hundred Fifty Two / One Hundred One), Sthitiban, Plot No. 124 (One Hundred Twenty Four), Kisam – Gharabari, area Ac.0.140 (One Hundred Forty) decimals full plot and 8) Khata No. 56/106 (Fifty Six / One Hundred Six), sthitiban, Plot No.211/1746 (Two Hundred Eleven / One Thousand Seven Hundred Forty Six), area Ac.0.320 (Three Hundred Twenty) decimals full plot. Total one Mouza, Eight Khatas, Eight Plots and total area Ac.2.440 decimals (Two acre and (Four hundred Fifty Two) decimals, Kisam Gharabari.

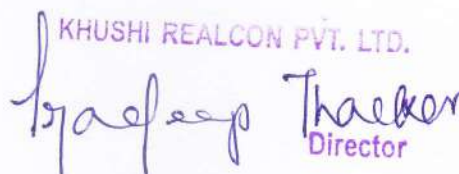
The undivided impartible proportionate area hereby transferred is Ac.....decimals out of total area measuring Ac..... decimals, Kisam..... along with residential framed structure building measuring carpet area ..... Sqft with Vitrified Tile flooring in .... Floor bearing Flat No ....., Block No..... in the project “**KHUSHI CAPELLA**”. In addition to Free Parking Space bearing No..... measuring Area..... Sqft is provided in the Stilt / Basement Floor.

**LAND BOUNDED BY: -**

North - ..... East - .....  
South - ..... West - .....

WHEREAS, the vendor Attorney Holder made an agreement with the principals, to construct independent units/ flats and to sale the same in share basis vide regd. Agreement Document No ..... dt ....., vide regd. Agreement Document No ..... and regd. Agreement Document No .....respectively.

AND WHEREAS, the vendors half converted the scheduled property from agriculture land to residential land in the office of the Tahasildar Bhubaneswar.

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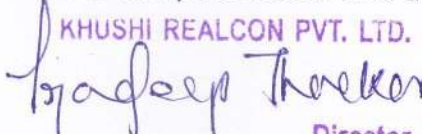
AND WHEREAS, the vendors are absolutely seized and possession and/or otherwise and sufficiently entitled to deal with the land and transfer/convey the same.

AND WHEREAS, the vendors had formulated a scheme/ project for construction of an apartment building over the entire land comprising of independent flats and units, to be sold to prospective purchaser (s) of which the party (ies) in pursuit of the aforesaid objective, vendor has got the apartment namely "**KHUSHI CAPELLA**" as per Building plan sanctioned and approved by the B.M.C. Vide Letter No ..... dt. .... in file No ..... along with RERA Rules/Permission on dt..... vide project Registration No ..... Issued by Odisha Real Estate Regulatory Authority.

AND WHEREAS, for legal necessity and for business, the Vendors had expressed their intention to convey and transfer the proportionate impartibly undivided share in the land in question with the building measuring ..... Sqft. Carpet area, assigned as flat No....., in ..... Floor, Type-..... Block-..... of the said apartment namely "**KHUSHI CAPELLA**"

AND WHEREAS, the vendor hereby received the full and final consideration amount of Rs...../- (Rupees.....) only out of which Rs...../- in shape of Chq. No..... bank ..... dated after received the full and final sell consideration amount, executes and registered this sale deed to day in favor 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 the undivided, impartial and proportionate share over the land long with flat and garage space herby 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 vendor, his heirs, successors, assigns and representative over the said property from today on execution of this sale deed.

AND WHEREAS the vendor herewith declare that today on receipt of the afore said entire sale entire sale consideration money & on execution of this registration Sale Deed, his aforesaid flat and the land is sold and transferred to the purchaser and the possession on the aforesaid flat and the land sold is delivered to the purchasers and the purchaser takes possession of

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Director

the aforesaid property sold along with the original documents of the aforesaid property handed over by the vendor to the purchaser. The purchaser takes possession of the aforesaid flat and land sold and all the original documents pertaining to the aforesaid property from today.

AND WHEREAS, the vendee is liberty to get his name mutated in the Government and all other records and get the official records corrected, pay rent and obtain receipt thereof to which the vendor or any of his heirs, successors, assigns and representatives etc. will have no objection whatsoever.

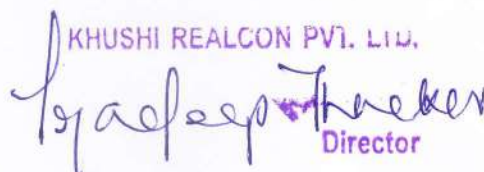
AND WHEREAS, the vendee is at liberty to use and enjoy the undivided land along with the flat hereby sold convey the same at his sweet will in any manner.

AND WHEREAS, the vendor further declares that prior to his 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 exits any charges of encumbrances on the undivided land along with flat herby sold and conveyed.

If in future and defect is found in title of the vendor of the said property along with the flat and the vendee, his heirs, successors, assigns and representative etc. become disposed of any party 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, his heirs, successors, assigns and representatives etc. and get refund of the consideration money along through proper court of law.

I the vendor also declare that my aforesaid property is not an endowment property and that neither the Govt. nor any authority has acquired my aforesaid property by acquisition or by any means. I the vendor have not mortgaged or put under charges my aforesaid property in any bank, financial institution or in any manner whatsoever. The flat and the individual and land sold has been mentioned in this deed including at the schedule above and a sketch of the property sold marked. With red ink has also been prepared by me with forms a part of this sale deed.

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

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

The land is within the Bhubaneswar Municipal Corporation Area.

IN WITNESS WHEREOF the vendor signed this deed of sale in his sound mind and free will on this the ..... Day of ..... 2022, in presence of following witnesses.

WITNESSES;

1

VENDOR

2.

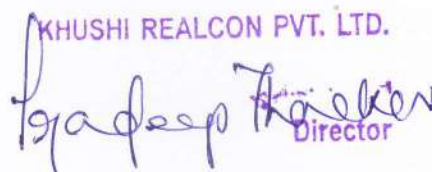
The vendor belongs to caste by..... And vendee belongs to ..... category.

VENDOR

VENDEE

Drafted and typed by me as per the instruction of the Executants.

Advocate Bhubaneswar.

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Director