



**S A L E - D E E D**

THIS DEED OF SALE made on this the \_\_\_\_ day of \_\_\_\_\_ 2020 (Two Thousand Twenty).

**BETWEEN**

**M/s. Frontline Home Creation Private Limited.**, a registered company, having its office at: FF/75, Indradhanu Market, IRC Village, Nayapalli, Bhubaneswar, PIN: 751015, represented by its Director, **SRI BASANTA KUMAR NAYAK**, aged about 61 years, S/o: Sri Mahendra Prasad Nayak, By Caste: Khandayat, By Profession: Business (Hereinafter called the “**VENDOR**” which expression shall mean and include his heirs successors, assigns and representatives) of the **ONE PART**. PAN NO: AAMPN9091L, AADHAAR No: 6434 7547 9636, Mobile No: \_\_\_\_\_.

**AND**

**SRI/SMT.** \_\_\_\_\_, aged about \_\_\_\_ years, S/o: \_\_\_\_\_, By Profession: \_\_\_\_\_, By Caste: \_\_\_\_\_, resident of Flat No: \_\_\_\_\_, Dist: \_\_\_\_\_, PIN: \_\_\_\_\_ (hereinafter called the “**VENDEE**” which expression shall mean and include his heirs, successors, assigns and representatives) of the **OTHER PART**. PAN No: \_\_\_\_\_, AADHAAR NO: \_\_\_\_\_, MOB: \_\_\_\_\_.

WHEREAS the vendor is the absolute owner of the property situated at G.A Plot No- 863 & 864, Revenue plot no-8 (Part), Drawing No- B1083 & 1391, Khata No- 0443, Mouza- Ghatikia, Bhubaneswar totally admeasuring 696.772 square meters situated at Bhubaneswar in Tahasil & District Khordha vide Sale deed(s) dated 19.12.2017 registered as document no- 1131710360 & dated 02.03.2019 registered as documents no- 11131902069 at the office of the Sub- Registrar. ORERA Regd. No:

\_\_\_\_\_.

AND WHEREAS the vendor has constructed a building (Apartment) in the name and style “**FRONTHOME HORIZON**” according to the approved building plan by the Bhubaneswar Municipal Corporation vide letter No: 31688, Bhubaneswar, Dated 11/11/2019. The project is also approved by ORERA vide Regd. No:

\_\_\_\_\_.

AND WHEREAS the vendor hereby declares that the said property is free from all encumbrances, litigation, disputes, attachments and charges etc. and the vendor is in peaceful possession over the same having all right, title and interest etc.

AND WHEREAS the above named vendee expressed desire to purchase undivided proportionate share and interest in the said schedule property

measuring \_\_\_\_\_ decimals out of the total extent of land A \_\_\_\_\_ decimals with the building measuring \_\_\_\_\_ **Sqft.** assigned as **Flat No:** \_\_\_ on \_\_\_\_\_ **Floor** of the said apartment namely “**FRONTHOME HORIZON**” along with parking space at the basement of \_\_\_ sqft. at the parking named as \_\_\_\_\_ more fully described in the schedule below with all hereditaments, easements and appurtenances for a sale consideration money of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_) only prior to the execution of this sale deed, the receipt of which the vendor have acknowledged and hereby admit. The benchmark value of the property comes to **Rs.** \_\_\_\_\_ /- **(Rupees \_\_\_\_\_) only** on which the stamp duty is being paid for the purpose of Registration.

That the vendor indemnify and save harmless from all losses, costs, expenses, disputes, litigation and encumbrances if the vendee sustain or to be put by reason of any defect in the title to the property hereby conveyed.

That the vendor hereby sell, convey, grant, transfer and assign all rights and claims to the use and enjoyment of the vendee, her heirs, successors, assigns and representatives etc. absolutely and forever.

AND WHEREAS, the vendee is responsible and liable to pay and discharge all taxes, rents,

charges and other outgoing payable to Revenue, Municipality, Urban, GRIDCO, CESU, P.H.D., Government and other authorities levied in respect of the property mentioned in the schedule below.

That the vendee shall peacefully and equitably possess in common along with other venders and enter into, retain, hold, use and enjoy the same without any binding or interruption, claim or demands by or from the vendor or any of his heirs, successors, assigns and representatives or any other person.

That the vendee is at liberty to use and enjoy the common area and all other facilities provided therein the said apartment namely “**FRONTHOME HORIZON**” and remain abide by the terms and conditions of an Apartment dweller.

The vendee is also at liberty to get her name mutated in the Government, Municipal and all other records and pay the taxes, rents and charges in their name and obtain receipts thereof.

The vendee, her heirs, successors, assigns and representatives shall use and enjoy the said property along with other co-owners with the undivided proportionate share and interest peacefully without doing any harm or obstruction to other co-owners.

That the expression “**VENDOR**” and “**VENDEE**” herein before used shall mean and

include their heirs, successors, assigns and representatives also.

**SCHEDULE OF PROPERTY**

District: Khordha, Tahasil: Bhubaneswar, P.S: Khandagiri, under the jurisdiction of Sub-Registrar, Khandagiri, Bhubaneswar, **Mouza: Ghatikia**, situated at Kalinga Nagar, **G.A. Drawing No: B1083 & 1391, G.A. Drawing Plot No: 863 & 864**, corresponding to Revenue Sabik Khata No: 0443, Revenue Sabik Plot No: 8(Part), corresponding to Revenue Hal Khata No: \_\_\_\_\_, Hal Plot No: \_\_\_\_\_ measuring Area Ac. \_\_\_\_\_ Dec, (\_\_\_\_ X \_\_\_\_\_) i.e. \_\_\_\_\_ Sqft, Kissam: Gharabari, Rent Rs. \_\_\_\_\_ paisa, Status: Sthitiban.

**BOUNDED BY:**

North: Plot No- \_\_\_\_\_, South: Plot No- \_\_\_\_\_  
East: Plot No- \_\_\_\_\_, West: \_\_\_\_\_

The area transferred measuring Area **Ac** \_\_\_\_\_ decimals of undivided impartibly share of land out of total area Ac. \_\_\_\_\_ decimals with the building measuring \_\_\_\_\_ **Sqft**. Assigned as **Flat No:** \_\_\_\_\_, in \_\_\_\_\_ **Floor** of the apartment named and styled as “**FRONTHOME HORIZON**” along with parking space at the parking being **No:** \_\_\_\_\_.

**(COST OF FLAT (AS PER GOVT. VALUATION))**

<b>Cost of Flat (as per Govt. Valuation)</b>	<b>_____ sqft (_____ Floor) in Rs.</b>
Land Cost (Ac. _____ dec.)	*****
Framed Structure building measuring _____ sqft. (_____	*****

Floor) with vitrified tiles flooring	
Additional 25% for Electrical Instruments Internal PH	*****
Additional 15% for External PH	*****
Parking Space ___sqft @Rs.____/- per sqft. (Portico)	*****
GST 12%	*****
<b>TOTAL IN RS.</b>	*****

(Rupees \_\_\_\_\_) only.

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

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

**WITNESSES:**

1.

**VENDOR**

2.

We the vendors and vendee do not belong to scheduled caste or scheduled tribe.

**VENDEE**

**VENDOR**

Drafted and Typed by me.

Advocate.