

**CONVEYANCE DEED**

This **DEED OF CONVEYANCE** is made and executed at Sub-Registrar Office, Balianata, Bhubaneswar on this .....day of.....20....( Two Thousand Twenty-----)

**BETWEEN**

M/s. **OMSHREE INFRATECH (P) LTD.** a registered company having its registered office at Plot no.1693 (Om Home), At- Hanspal, PO- Naharkanta, Ps.- Mancheswar, Dist- Khordha, (Odisha),Bhubaneswar-752101, having PAN NO.-AAACO9941K, represented by its Managing Director, Sri Keshab Chandra Pradhan, aged about 51years, S/o-Late Anadi Charan Pradhan by caste- Khandayat, Profession-Business, resident of Plot No.- 1693 (Om Home), At- Hanspal,PO-Naharkanta, PS-Mancheswar, Dist-Khordha, Bhubaneswar-752101, (Odisha), AADHAR NO.-340076085973 by virtue of GST NO-21AAACO9941K1ZB, Mobil No:-9937990980 (hereinafter called the as "VENDORS" which expression shall unless excluded by or repugnant to, executer, the subject on context shall mean and include their heirs, representatives and assignee, etc of the (ONE PART).

**AND**

**NAME & ADDRESS OF VENDEE**

**Mr./Mrs./Miss** \_\_\_\_\_ aged about \_\_\_\_\_ years,  
(Son/Daughter/Wife) of \_\_\_\_\_, Resident of  
at \_\_\_\_\_, Po: \_\_\_\_\_ PS: \_\_\_\_\_ Dist  
\_\_\_\_\_ Pin: \_\_\_\_\_,State: \_\_\_\_\_, by Caste:  
\_\_\_\_\_, by Profession: \_\_\_\_\_, Aadhaar No:  
\_\_\_\_\_, PAN No: \_\_\_\_\_, Mobile No: \_\_\_\_\_.

(Here in after called the **VENDEE** (which expression shall unless excluded before repugnant to the context mean and includes his heirs, successors, assignees and representatives, etc.) called as the **(OTHER PART)**).

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For Omsfree Infratech (P) Ltd.

  
Managing Director

The expression vendor and vendee shall mean and include the parties, their respective heirs in succession, successors or nominees, executors, administrators, legal representatives and assignees (as the case may be) of their respective parts.

**WHEREAS** the vendor(s) is/are the absolute owner(s) in possession of the property situated Mouza - Baliana, Tahasil-Baliana, Bhubaneswar, District- Khordha, bearing Plot No.- 526/1996/2407 vide Khata No.- 704/809, area of Ac.0.277decimals & Plot No.- 526/1996/3099 & vide Khata No.- 704/1594, area of Ac.0.021decimals, the detail of which are given in the schedule below, which stands recorded in the name of vendor and the vendor has obtained "Patta"(Record of Rights) (hereinafter referred to as the said property) as mentioned under the schedule of property, having acquired the said property vide Registered GPA Deed No.-11821703376, on dated 29-12-2017 & Registered Sale Deed No.-1822103491, on dated 27-09-2021 in the office of the District Sub-Registrar at Baliana, Bhubaneswar and mutated the same in their respective names as described in detail in the Schedule of land below.

**AND WHEREAS** vendors have nursing their desire to develop the above schedule land by constructing a building comprising 32nos. independent flats/units for residential purpose as per composite and comprehensive plans which is to be approved by concerned Bhubaneswar Development Authority shall mean the plan for construction of the New Buildings sanctioned by the Bhubaneswar Municipal Corporation vide Letter No.- 5661 dated 11.02.2022 and ORERA Registration No. \_\_\_\_\_ dated \_\_\_\_\_ include all sanction able modifications thereof and/or alterations there to as may be made by the Owner/Promoter with the approval of the Architects and/or the concerned authorities.

**AND WHEREAS** Common Areas and Facilities" shall according to the context mean and include the areas installations and facilities comprised in and for the Building and the said Land as mentioned and specified in the SCHEDULE-C hereunder written and expressed or intended by the Promoter for common use and enjoyment of the Purchaser in common with the Owners and other persons permitted by the Owners and/or the Promoter and save and except the same, no other part or portion of any individual Building or the said Land shall be claimed to be part of the Common Areas and Facilities by the Purchaser either independently or jointly with any other Co-owner/s.

**AND WHEREAS**, the above named vendee expressed his/her desire to purchase undivided proportionate share and interest in the said scheduled property measuring. Together with the building measuring Carpet Area of \_\_\_\_\_ sqft. assigned as Flat No: \_\_\_\_\_ on \_\_\_\_\_ Floor in "OMSHREE PRIDE" at Baliana, Bhubaneswar. Along with garage/closed parking in the stilt Floor of the said apartment more fully described below:

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For Omshree Infratech (P) Ltd.

  
Managing Director

**NOW THIS DEED WITNESSETH AS UNDER**

1. That, the vendee(s) has/have paid to the vendor(s) a sum of Rs..... Rupees.....) only as full and final consideration for the sale of the said property, the receipt thereof is hereby acknowledged by the vendor(s).
2. That, the vendor(s) hereby sell(s), convey(s), transfer(s) and assign(s) the above said property absolutely & forever with all right, title and interest of the same, unto the vendee(s) who shall hereafter be the absolute owner(s) of the same and shall-enjoy all rights of ownership of the said property.
3. That, all expenses of this sale deed as stamp duty, registration fees and fees incidental to registration, etc., have been paid by the vendee(s).
4. That, the occupancy certificate (O.C) No.....dt..... have also issued by the competent Authority (please insert the name of consent developing authority) w.r.t subject property in accordance to the ODA Act 1982 read with Rule 2020 (Copy of occupancy certificate attached).
5. that, the vendor's further covenants that, the vendee is hereby delivered the peaceful physical possession on dt. .... of the proportionate undivided impartible share in the land and building and he / she shall have right to exercise all legal possessor and proprietary rights, title, interest, possession without any objection from or by the vendor or any person claiming any title under the vendors. (Copy of the possession certificate attached).
6. That, the vendee shall peacefully and equitably possess in common area along with other vendee and enter into, retain, hold use and enjoy the same without any binding or interruption, claim (present and Future) or demands by or from the vendors or any of their heirs, successors, assigns and representatives or any other person.
7. That, the vendee is at liberty to use and enjoy the common areas and all other facilities provided therein the said apartment namely "**OMSHREE PRIDE**" Like overhead tank, lift, common passage, staircase, etc. along with the other vendee / flat owners of the said apartment and the vendee will not create any sort of obstruction whatsoever in any manner and remain abide by the terms and conditions as an Apartment dweller.
8. That, the vendee, his/her heirs, successors, assigns and representatives shall use and enjoy the said property along with other co-owners of the Flats with the undivided proportionate share and interest peacefully without doing any harm or obstruction to other co-owners.
9. That, the vendee shall not have any right to make any structural change/ alteration in the said building and shall not use the flat in such a manner which may impair the safety of the building or cause any danger to the beauty &

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For Omshree Infratech (P) Ltd.

*Keshav Chandan Bhandari*  
Managing Director

safety of the building or which may affect the right of other flat owners.

10. That, the vendee shall not use the flat for any unlawful acts and shall not store inflammable / explosives, hazardous goods and if it is found so, the other flat owners & Association / Society shall have the discretion to take the said flat owner to the Court of Law. The vendee is responsible to keep the flat free even from noise pollution.
11. That, the vendee as well as the other similar flat owners shall form an association/ society as per the mandates of Odisha Apartment Ownership Act 1982 as well as the Rules to be framed there under & shall submit a declaration before the competent authority to be designated by the Govt., the similar owner of the apartment shall also frame bye-laws pertaining to the matters specified under section 16 of Odisha Apartment Ownership Act 1982 and every similar owner shall be bound to become the member of such association / society. The Odisha Apartment Ownership Act. 1982 & rules framed their under shall be binding on the vendee.
12. Both the parties have fully understood the nature, content and purport of the transaction as well as recitals spelt out in the different covenants of this indenture.

**SCHEDULE OF PROPERTY**

**SCHEDULE-A (DESCRIPTION OF LAND)**

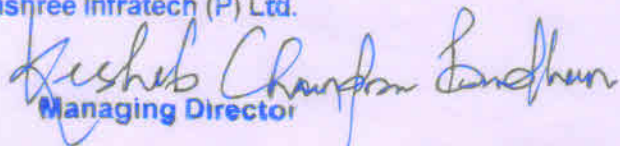
Dist: Khordha, Tahasil- Baliana, P.S- Baliana No.- 21, Mouza-Baliana, Bhubaneswar, under the jurisdiction of Dist Sub Registrar- Baliana, District: Khordha, Stitiban, Plot No.- 526/1996/2407 vide Khata No.-704/809, Area of Ac.0.277 decimals, & Plot No.- 526/1996/3099 & vide Khata No.- 704/1594, Area of Ac.0.021 decimals, total area of project being Ac.0.298 Decimals. Kissam- Gharabari (Homestead) with annual rent of Rs.....bounded by North:.....South:.....East:.....and West:..... out of which proportionate undivided impartible share of land measuring ..... sq.ft. i.e. A0..... decimal land share along with

**SCHEDULE- B (DESCRIPTION OF CONSTRUCTION)**

..... of House : Holding No.....storied building-  
[DESCRIPTION OF FLAT: Flat No.....floor.....carpet area of.....Sq.ft. including garage/parking area with.....(Description). Ready built Flat in.....  
"OMSHREE PRIDE" marked in lay out drawing annexed to the sale deed bounded by North:....., South: ..... East: .....and West: .....].

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For Omshree Infratech (P) Ltd.

  
Managing Director

**SCHEDULE- C (COST OF FLAT) (WITH BREAK UP AND DESCRIPTION)**

Proportionate undivided impartible share  
Land Cost(for Ac.0.0.... dec.) Rs. xxx

Total price of flat on the carpet area \_\_\_\_\_ sqft  
(including garage/parking area) Rate of  
Apartment per sqft @ Rs. xxx

GST, Registration charges, Stamp duty,  
other taxes as applicable Rs. xxx

**TOTAL Rs. xxx**

**DECLARATIONS**

1. That it is to declare that both vendor(s) and vendee(s) do not belong to scheduled caste or scheduled tribe community.
2. The said property is not a lease hold land acquired within ten years from the Government.
3. The said property is not an endowment property under section 19-A of the OHRE Act, 1951
4. The said property is not a Bhoodan or Wakf property.
5. The said property does not belong to the state Government or any local Authority.
6. The said property is not an endowment property.
7. The said property is not encumbered in any way or by any means or in any manner.
8. The photographs, thumb impressions and signatures of both the vendor(s) and vendee(s) have-been affixed on this sale deed along with the Declaration Form B and lay out drawing of the flat unit).
9. That the vendor(s) hereby declare(s) that he/she/if/they will be held entirely responsible to be prosecuted both civilly and criminally for any mis-representation, suppression and distortion of facts with regard to ownership including that of right, title and interest as well as possession and that of valuation/ consideration.
10. [The vendor(s)- attorney/ vendee(s)-attorney present hereby declare that the principal(s) is (are) continue(s) to survive and that the G.P.A / P.A(s) has (have) not been cancelled]

The transaction is an absolute sale and the parties have fully understood the nature, content and purport of the transaction as well as the recitals spelt out in the covenants of the deed.

**IN WITNESS WHEREOF**, the vendor(s) and vendee(s) here-on-to have set and subscribed their respective hands (and seal) on the date first above written in presence of the witnesses named below.

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For Omshree Infratech (P) Ltd

  
Managing Director

**WITNESSES:**

1. (signature in full)  
Name, Name of Father /  
Husband Complete Address  
with Police Station,  
Profession and Apparent Age

Signature of Vendor(s)

2. (signature in full)  
Name, Name of Father /  
Husband Complete Address  
with Police Station,  
Profession and Apparent Age

Signature of the  
Vendee(s)

Details of Scriber

Name and complete address of  
the Advocate with License No.

For Omsfree Infratech (P) Ltd.

  
Managing Director