

SALE DEED

THIS DEED OF SALE made on this the _____ day of _____, 2021 (Two Thousand Twenty One).

M/S. **SHEETAL REAL EASTE PVT. LTD.** Having it's office at GANDHI MARG, ANGUL, District – ANGUL **having PAN NO – AAICS8523R** represented by it's Director **SRI SUNIL AGARWAL** aged about 57 years, S/o. Hariram Agarwal, by caste- Baisya by profession – Business, Mobile No. 9437034463 for Construction over Plot No. 577/2819, 542/2561, 577/2689, 578, 578/1937, 577/2740, 577/2741 & 577/2851 Khata No. 302/821, 302/850, 302/977, 302/893, 302/896 in Mouza – Hulursinga Thana No – 63 of Angul Municipality within the Development plan over of TAMDA, ANGUL.

BETWEEN

WHEREAS Power of Attoney Holder FOR AND ON BEHALF OF **SUNIL KUMAR AGARWAL**, aged about 57 years, S/o. Hariram Agarwal, by caste – Baisya, by profession – Business, resident of Gandhimarg, P.O. – Angul, P.S. – Angul, District – Angul (Odisha) presently residing at Gandhimarg, Infrontof Sarawati Sishu Bidya Mandir, Angul, P.O. – Angul P.S. – Angul, District – Angul (Odisha), having PAN No – AASPA3745L, VIC No. Or/19/116/210560, Mobile No. 9437034463 Revenue plot No. – 540, 541 Khata No. – 302/985, Kissam – Garbari Status – Sthithiban – vide G.P.A. I.D. 12001034 AND Document No – 10012001026 dated 12.03.2020 registered in the office of District Sub-Register Angul at Angul (herein after called the "**VENDOR**" which expression shall mean and include his heirs, successors, assigns and representatives) of the **ONE PART.**

Sheetal Real Estate (P) Ltd.


Director

MR./MRS , aged about years, S/o. /W/o.
....., By caste - , By profession -
....., resident of At. , P.O. ,
P.S. District - , having PAN -
(here-in-after called as **"PURCHASER"** which expression shall mean and
include his/her legal heirs, successors, executors, administrators and assigns) of
the **OTHER PART** .

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 is in peaceful possession over the same having all rights, titles
and interests etc. .

AND WHEREAS, the vendor has constructed building (apartment)
over the said property in the name and style of **"SHEETAL CITY CENTRE"**
as per the approved building plan by the TAMDA, Angul, vide **Letter No.2603,**
dated 03.10.2018 in File No. BP/209/2014.

AND WHEREAS the above named vendee expressed his/her desire to
purchase an undivided proportionate share and interest in the said schedule
property measuring Ac.0.0..... Decimals out of the total extent of land Ac.1.130
decimals together with the building measuringSqft. Carpet area
assigned as **Flat No onFloor, Type -, including one Car
Parking space on stilt floor of the said apartment "SHEETAL CITY CENTRE",**
morefully described in the schedule below with all heriditaments, easements and
appurtenances for a sale consideration money of **Rs...../-**
(Rupees.....) only and the vendee
has paid the full sale price prior to execution of this Sale Deed, the receipt of
which the vendor has acknowledged and hereby admits.

Sheetal Real Estate (P) Ltd.

Signature
Director

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 title to the property hereby conveyed.

That the vendor hereby sells, conveys, grants, transfers and assigns all right and claims to the use and enjoyment of the vendee, his heirs, successors, assigns and representatives etc. absolutely and forever.

That the vendee shall peacefully and equitably possess in common along with other vendees 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 **"SHEETAL CITY CENTRE"** and remain abide by the terms and conditions of an Apartment dweller.

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

The vendee, his 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.

Sheetal Real Estate (P) Ltd.


Director

SCHEDULE OF PROPERTY
(SITUATED UNDER TAMDA, ANGUL)

Mouza : Hularisingha

P.S. : Angul, Ps No. 63

Tahasil : Angul

Registrar : Angul

Dist : Angul

State : Odisha

Khata No.	Plot No.	Area in Ac.	Kissam
302/985	540	Ac. 0.160	Gharabari
	541	Ac. 0.150	Gharabari
302/977	577/2689	Ac. 0.050	Gharabari
302/821	577/2819	Ac. 0.150	Gharabari
302/896	577/2740	Ac. 0.018	Gharabari
	577/2741	Ac. 0.009	Gharabari
	577/2851	Ac. 0.024	Gharabari
302/893	578	Ac. 0.170	Gharabari
	578/1937	Ac. 0.120	Gharabari
302/850	542/2561	Ac. 0.280	Gharabari
	Total	Ac. 1.130	

Status : Sthithiban

Sheetal Real Estate (P) Ltd.


Director

Director

The area transferred in favour of the purchaser being the undivided impartibly interest measuring **Ac. 0.0..... Decimals** out of Ac. 1.130 Decimals with the building thereon measuring **Sqft.** Carpet Area assigned as **Flat No** **on** **floor, Type -** including one car parking space on stilt floor of the apartment named and styled as **“SHEETAL CITY CENTRE”**.

FLAT BOUNDED BY

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

COST OF FLAT (Including parking Space)

Framed structure residential building

Measuring Sqft. carpet area

Valued at

Rs.....

GST

Rs.....

Total

Rs.....

Sheetal Real Estate (P) Ltd.

Sheetal
Director

The land is not lease hold and it is not within the consolidable limit. The land is situated within the Municipal Corporation Area of Angul 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.

WITNESS :

1.

Sheetal Real Estate (P) Ltd.

Sheetal
Director

Director

2.

VENDOR

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

Sheetal Real Estate (P) Ltd.

Sheetal
Director

Director

VENDEE

VENDOR

Prepared by me.