



ଓଡ଼ିଶା ओडिशा ODISHA

51AA 404209

**SALEDEED**

This Deed of Sale made on this ..... day of ..... 2020

**BETWEEN**

**M/s. Rudrakshya Infra Projects Pvt. Ltd.** Represented by its Managing Director Sri Pradipta Kumar Mohanty, aged about 58 years, S/O Late Mukunda Prasad Mohanty, by caste-Karan, by profession – Business, having his office at Plot No. 3367 , Prachi Vihar, Near Khandeswari Club, Palasuni, Bhubaneswar -751025, P. S. – Mancheswar, Dist.- Khurda (Odisha) a company incorporated under the companies act thereafter called the SELLER / VENDOR which expression unless excluded by or repugnant to the context shall mean and include theirs, successors, assigns and legal representatives etc. **PARTY OF THE FIRST PART.**

**WHEREAS,** the schedule properties mentioned in the schedule below stands recorded in the name of M/s. Rudrakshya Infra Projects Pvt. Ltd. and the Vendor is in peaceful possession over the schedule property without any dispute measuring area of A0.660Dec of Mouza Alarpur.

**AND**

20079  
18.11.2019  
Receipt furnished

DISTRICT TREASURY  
BHUBANESWAR  
16 NOV 2019  
APPL. TREASURY OFFICER

S.K. PANDA  
STAMP VENDER  
BHUBANESWAR

SALEDEED

The deed of Sale made on this ... day of ... 2020

BETWEEN

M/s. Rudrakshya Infra Projects Pvt. Ltd. Represented by its Managing Director, Sri Pradip Kumar Mohanty, aged about 58 years, 2nd wife Mukunda Prasad Mohanty, by caste-Karan, by profession - Business, having his office at Plot No. 3367, Prachi Vihar, Near Khandaswan Club, Patasuni, Bhubaneswar - 751025, P. S. - Manchewar, Dist. - Khurda (Odisha) a company incorporated under the Companies Act (hereinafter called the Vendor) which expression unless excluded or repugnant to the context shall mean and include their successors assigns and legal representatives and PARTY OF THE FIRST PART.

WHEREAS, the schedule properties mentioned in the schedule below stands recorded in the name of M/s. Rudrakshya Infra Projects Pvt. Ltd. and the vendor is in peaceful possession over the schedule property without any disturbance and the said properties are situated in the village of Muzal Alipur.

AND



**NAME AND ADDRESS OF THE VENDEE / PURCHASER**

**Sri** ..... S/o /D/O- ..... .Plot No : ....., Dist: ....., aged about ..... years, by caste- ....., by profession - ....., resident of....., having PAN....., AADHAR No.....Hereinafter called the PURCHASER, ( Which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his/her heirs, successors, legal representative, administrators, executors and assigns ) **PARTY OF THE SECOND PART** known as '**VENDEE / PURCHASER**'.

NATURE OF THE DEED : **SALEDEED**

PLOT AREA : **AC.....DEC**

AMOUNT OF CONSIDERATION : **Rs..... ( Rupees  
.....only )**

**AND WHEREAS** the vendor is in peaceful possession over the said property having all right, title and interest without any dispute and the property is free from all encumbrances, liens and charges.

**AND WHEREAS** the party of the first part has got the **Sub- division of land lay-out plan** approval from the **Bhubaneswar Development Authority** under **letter No.26197 / BDA, Bhubaneswar dated. 04.11.2019** and have commenced the construction work of the proposed Sub- division of land area.

**AND WHEREAS** the vendor / party of the first part is interested to sell a piece of immovable property being the **Plot No.....**, of the said project area named '**RUDRAKSHYA RIVER VIEW**' more fully described in the schedule hereto.

**AND WHEREAS** the Purchaser, party of second part has agreed to purchase the said immovable property being the **Plot No.....** as more fully described in the schedule.

**AND WHEREAS** the intention of the vendor / party of the first part is to sell a piece of immovable property and the intention of the Purchaser, party of second part to purchase the said immovable property with absolute right, title, interest for which an agreement to sell dated.....the terms and condition whereof and the recitals made therein shall constitute and shall always to be deemed to constitute an integral part of this deed of conveyance has been entered and there is no question of any contract or services thereon.



**AND WHEREAS** the vendor / party of the first part hereby convey, transfer and assign all their title, right and interest over the schedule of property together with rights of easements and appurtenances unto and to the use of the vendee.

**AND WHEREAS** the vendor obtained the patta ( ROR ) from the Tahsil office, Bhubaneswar and paying land revenue to Govt. regularly pertaining to the schedule property.

**AND WHEREAS** the land in question not a ceiling surplus land within the meaning of Orissa Land Reforms Act or Urban land ceiling Regulation Act 1976.

**AND WHEREAS** the Purchaser has already paid the full price to the vendor, the receipt whereof the vendor hereby admits and acknowledges being the consideration amount towards the sad Plot.

**AND WHEREAS** the vendor hereby sells, convey, grant, transfer and assign all their title, privileges, liberties, enjoyments, possessions, claims to the use and enjoyment of the vendee, right and interest over the schedule of property together with rights of easements and appurtenances unto and to the use of the vendee, his legal heirs, successors, assignees, representatives, absolutely and forever peacefully without doing any harm or obstruction to other co - owners.

**AND WHEREAS** the vendor hereby further undertake to indemnify and keep the vendee indemnified against all the losses, costs, expenses, damages sustained if any to the vendee on account of any defect in title of vendors or if the vendee is deprived from the part or whole of the schedule property, the vendor shall compensate against the same at all times with the personal or other property.

**THAT** the vendor has paid all the taxes, cess, dues etc., in respect of the schedule mentioned property up to the date of registration of Sale Deed.

**THAT** the vendee is responsible and liable to pay and discharge all taxes, rents, charges and other outgoing payable to Revenue, Municipality, Electric provider, PHD, Government and other authorities levied in respect of the property mentioned in the schedule below and the consideration to be made by the vendee.

**THAT** 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.

**THAT** both the parties have fully understood the nature contents and property of transaction as well as the recitals spelt out the different covenants of this deed.

**THAT** the expressions "Vendor" and "Vendee" herein before used shall mean and include their legal heirs, successors, assignees and representatives also.

**SCHEDULE-"A"**

**Description of the landed property :**

**Plot Details :** Dist: Khurda, Tahsil : Bhubaneswar, Mouza- Alarpur,  
Plot No. : 156, Khata No. 333/508, Area-Ac0.660 decs.

**Bounded by : North :....., South:....., East :....., West :.....**

**Schedule 'B'**

**Sub Plot No. :....., Area..... Dec. Sft. ....**

**Bounded by: North:....., South :....., East :....., West :.....**

The land is not lease hold and the same is not within the purview of the consolidation proceeding under O.C.H. and P.F.L. Act. 1972 and the land is not coming under endowment Act.

IN WITNESS WHEREOF, the parties hereto have set their hands to this indenture, in the presence of attesting witnesses on the date, month and year first above mentioned.

**WITNESSES :**

1)

Rudrakshya Infra Projects Pvt Ltd.  
*Pradipta Ranbar Mohanty*  
Managing Director  
Vendor

2)

We the vendor and vendee declare that we do not belong to schedule caste or schedule Tribe Community.

Vendee

Vendor



Certified that the executants of this deed is my client and the deed has been drafted and typed by me in my office as per the instruction of the executants and I explained the contents in vernacular language, who being satisfied put his signature.

Advocate,

Bhubaneswar.