

**SALE DEED FORMAT**

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

**BETWEEN**

**M/S. SYNERGY PROPERTIES AND DEVELOPERS**, a registered partnership firm having its Regd office at Plot no 487/1545, Mohabir Road, Garage Chhack, PO-Old Town, PS- Lingaraj, Dist-Khurda, Pin-751002 and present place of business at Plot No- 307, Saheed Nagar, Bhubaneswar, Dist-Khurda, represented by one of its partner **MR. SATYANARAYAN UPADHYAYA** Aged About 46 years, son of Late Gopal Charan Upadhyaya, permanent resident of Plot no. 487/1545, Mohaveer Road, Garage Chhak, PO- Old Town, PS- Lingaraj, Dist-Khurda, Pin-751002, by Occupation : Business, by Caste: Brahmin Having PAN no: ACUFS8450N, ADHAR CARD NO- 229625030972 Ph. No.9437168793 , and **SRI ASHIS KUMAR RATH**, aged about 64 years, S/o- Late Dhaneswar Rath, resident of Vill- Jasotikiri, Po-Akhuapada, Ps- Bhandaripokhari, Dist- Bhadrak and presently residing at Plot No- 229, Kharavel Nagar, PO/PS- Kharvel Nagar, Bhubaneswar, Dist- Khurda(Odisha), by Caste- Brahmin, by Profession- Business, Having PAN CARD No- ABPPR9860F, Having ADHAR CARD NO- 751910681648 (Hereinafter called the "VENDOR" which expression shall mean and include his legal heirs, successors, assignees and representatives etc.) of the **ONE PART**.

**AND**

**SRI** ..... aged about      years, S/o  
by Caste: ....., by Profession: ....., resident of  
Plot No      , PO/PS-      , Dist-      ,  
(      ), Pin-      , PAN:      , Ph. No .....  
(hereinafter called the "VENDEE" which expression shall mean and  
include its partners, executors , administrators, assignees and  
representatives etc.) of the **OTHER PART**.

• M/s. Synergy Properties & Developers

**NATURE OF DEED : SALE DEED**

**CONSIDERATION MONEY: Rs. ..../- (Rupees  
..... only)**

WHEREAS, the Vendor is the absolute owner of Plot No 420/2857, Khata No. 474/1615 as described in the **Schedule of Land/ Property-A** which has been purchased vide Regd. Sale Deed No 11082000378 dt. 10.01.2020 from Sri Prafulla Chandra Biswal registered in the office of District Sub-Registrar, Khurda, Bhubaneswar and the vendor is in peaceful possession over the same without any dispute.

WHEREAS, the Vendor is the Power of Attorney Holder of Sri Ashis Kumar Rath, vide POA Regn. No.41081800566 dated. 17.01.2018 of Plot No 420/1838, Khata No. 474/128 as described in **Schedule of Land and Property-B** which has been purchased by Sri Asish Kumar Rath from Alekh Jena vide Regd. Sale Deed No 4935 dated 22.06.1979 registered in the office of District Sub-Registrar, Khordha, Bhubaneswar and the vendor is in peaceful possession over the same without any dispute

AND WHEREAS, the Vendors is paying the land revenue to the Govt. of Orissa, through the Tahasildar, Bhubaneswar, obtain receipts thereof regularly.

AND WHEREAS, the Vendor hereby declares that the schedule property is free from all encumbrance, litigations, disputes, any civil cases or suits, liens, attachments and charges etc. and the Vendor is in peaceful possession over the same without any dispute having all rights, titles and interests etc.

AND WHEREAS, the Vendor is in need of money for repayment of loans and other legal necessities, looking for a customer to sell the property for a consideration money of Rs. ..../- (Rupees ..... only) at the present market price.

M/s. Synergy Properties & Developers

  
Partner

AND WHEREAS, the Vendee is willing to purchase the schedule property and paid the full and final consideration money of Rs. ..../- (Rupees ..... only) vide Demand Draft number ..... dated ..... drawn on ....., ..... in advance prior to execution of this sale deed, in presence of following witness and others, the receipt of which the Vendor hereby acknowledges and admits.

AND WHEREAS, the Vendor after receiving the aforesaid full and final consideration money from the Vendee, execute and register this sale deed today in favour of the Vendee, according to his free will and sound mind and hereby conveys, grants, transfers and assigns by way of this sale and make the Vendee owner of the land hereby sold by delivering and placing the Vendee in peaceful possession together with all rights, titles, interests, profits and demands whatsoever in respect of the schedule property, the Vendor, his heirs, successors, assignees and representatives etc. become destitute of all rights, titles and interests etc. over the schedule property in any manner whatsoever.

AND WHEREAS, the Vendee is at liberty to get its name mutated/recorded in the Government and all other records and get the official records corrected, pay rent and obtain receipts thereof to which the Vendor or any of his heirs, successors, assignees and representatives etc. will have no objection in any manner whatsoever. -

AND WHEREAS, the Vendee is at liberty to use and enjoy the land hereby sold and convey the same at its sweet will in any manner, the Vendee, its Partners, executors, administrators, assignees and representatives etc. construct houses, gardens and buildings etc. thereon.

AND WHEREAS, the Vendor further declares that prior to this sale, he has neither transferred the schedule property to any one nor there exist any charges or encumbrances or any civil suit on the land hereby sold and conveyed.

IF in future, any defect, any civil suit, any litigation is found in the title of the Vendor of the schedule property, the Vendee, its partners, executors, administrators, assignees and representatives etc. become dispossessed by anybody any part or whole of the schedule property,

  
Partner

as consequence thereof, the Vendee, its partners, executors, administrators, assignees and representatives etc. will have right to sue against the Vendor, his heirs, successors, assignees and representatives etc. and get refund of the consideration money together with interest, costs and expenses through proper court of law.

#### **SCHEDULE OF LAND /PROPERTY- A**

District: Khordha, Tahasil: Bhubaneswar, PS- New Capital, Thana No- 22, under the jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar, Mouza: Patia, Khata No. 474/128 (four hundred seventy four/ one hundred twenty eight), Plot no- 420/1838 (four hundred twenty/ one thousand eight hundred thirty eight), Total area Ac0.481 decimals out of

#### **SCHEDULE OF LAND /PROPERTY-B**

District: Khordha, Tahasil: Bhubaneswar, PS- New Capital, Thana No- 22, under the jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar, Mouza: Patia, Khata No. 474/1615/6166 (four hundred seventy four / one thousand six hundred fifteen), Plot no- 420/2857/6555 (four hundred twenty/ Two thousand eight hundred fifty seven), Total area A0.063 decimal out of of Ac.0.140 decimal

Area sold: **Sub Plot No.----- decimals** (Ac.0.---- decimal out of Ac0.481 decimals from Plot No 420/1838, Khata No 474/128 and Ac0.063 decimal out of Ac.0.140 decimal from Plot No 420/2857/5655, Khata No. 474/16156166 as per sketch map marked in red color attached herewith Status: Sthitiban, Kissam-Gharabari.

**BOUNDED BY:**

North : Sub Plot No

South : Sub Plot No

East : Road

West: Part of Rev Plot No 420/2857

The land is not lease hold and it is not endowment land. The land is not situated within the consolable limit. It is not declared as Bhudan land. The Land is situated within the jurisdiction of Bhubaneswar Municipal Corporation area of Bhubaneswar.

IN WITNESS WHEREOF, I, the above named executants, after reading and understanding all the clauses of this Sale Deed, signed and executed on the day and date mentioned above in presence of the following undersigned witness.

WITNESESS:

1.

**SIGNATURE OF THE  
FIRST PARTY/ DEVELOPER**

2.

**SIGNATURE OF THE  
SECOND PARTY**

Certified that, this Sale Deed is drafted and typed by me as per the direction and dictation of the principal/Owner/Executant and after understanding fully the contents of this Deed, he put his signature in presence of the following undersigned witness.

Advocate, Bhubaneswar.