

**SALE - DEED**

THIS DEED OF SALE is made on this the ..... day of  
..... 2022 (Two Thousand Twenty Two)

**NAME AND ADDRESS OF THE VENDOR:-**

**M/s Alltrade Construction Pvt. Ltd.**, a company incorporated & registered under the Indian Companies Act vide its CIN: U45201OR2012209 & PAN: AAICA6891Q, having its registered office at A/6, Commercial Estate, Civil Township, Rourkela-769004, Orissa, India. Represented through its Manager Mr. Nirmal Kumar Biswal, aged about 44 years, S/o Bauribandhu Biswal, PAN AOPPB0053B, by caste Khandayta, by profession- Service, (herein after called the "**VENDOR**" which term and expression shall unless excluded by or repugnant to the subject or context

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shall deem to mean and include his legal heirs, successors, administrators, executors, representatives and assigns).

**NAME AND ADDRESS OF THE VENDEE :**

Sri.....years, aged about.....years, son of  
..... resident At-.....P.S- .....  
Bhubaneswar, Pin..... Dist-.....  
(Odisha), by caste ..... By profession - .....  
PAN No- ..... (here-in-after called "**VENDEE**" which  
term and expression shall unless excluded by or repugnant  
to the subject or context shall deem to mean and include  
his legal heirs, successors, administrators, executors,  
representatives and assigns).

**NATURE OF DEED : SALE DEED**

Consideration Amount : Rs .....

(Rupees .....lakhs only)

VALUATION : Land Cost Rs...../-

(Ac.....)

(Undivided Share)

Carpet Area of the

flat...Sqft including

Parking Area of...

Sqft

Building Cost

Rs...../-

(.....Sqft, .....Floor)

(.....flooring)

EI & PH

(.....% of Rs...../-

of the building cost)

Total Cost of Rs...../-

(Rupees.....) only

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**SCHEDULE OF PROPERTY**

ALLTRADE CONSTRUCTION PVT. LTD., having its office at A/143, Aishwarya Palace, Saheed Nagar, Bhubaneswar, Dist-Khurda, Represented through Nirmal Kumar Biswal aged about 44years, S/o. Bauribandhu Biswal, by caste – Khandayat, by rofession – Service was remaining in peaceful possession of land bearing Khata No. 1988/9, Plot No. 4364 4365/9551 & 4366 Area 1.800 decimals Mouza-Ghatikia, Tahasil-Bhubaneswar vide Regd. Sale deed bearing Document No. 11131500728 dted.06.02.2015 registered before S.R.O., Khandagiri from the office of the Tahasildar, Khandgiri and remain in peaceful possession of the above scheduled land.

The Land bearing Khata No. 1988/9, Plot No. 4364 4365/9551 & 4366 Area 1.800 decimals, Kisam-Gharabari Mouza- Ghatikia, Dist. Khurda, under the jurisdiction of Sub-Registrar Office, Khandagiri, P.S. Khandagiri Thana No. 50, is in the peaceful possession of M/S Allrade Construction Pvt. Ltd. The undivided impartible proportionate area hereby transferred is Ac.....decimals, out of total area measuring Ac.....decimal, Kisam – Gharabari along with residential framed structure building measuring Carpet area .....Sqft with verified Tile flooring in ..... floor bearing flat no.....in the Project "**NIDO DE AAMOR**". In addition to above Parking Space bearing no....., measuring Area ..... x ..... Sqft is provided in the Stilt/Basement Floor.

**Bounded by:**

North : .....

South : .....

East : .....

West : .....

**WHEREAS**, the Vendor hereby declares that he is in the peaceful possession over the said flat having all rights, titles and interests to such over the same pursuant

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purchase, made an agreement with the Principals, to construct independent units/flats and to sale the same in share basis vide Regd. Agreement Document No..... dt Document No.. respectively. vide Regd. Agreement Document No..... dt ....., vide Regd. Agreement Document No..... respectively.

**AND WHEREAS**, the Vendors have converted the schedule property from agricultural land to residential land in the office of Tahasildar, Bhubaneswar.

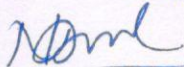
**AND WHEREAS**, the Vendors are absolutely seized and possession and/or otherwise and sufficiently entitled to deal with the land and transfer/convey the same.

**AND WHEREAS**, the Vendors had formulated a scheme/project for construction of a apartment building over the entire land comprising of independent flats and units, to be sold to prospective purchaser (s) of which the party(ies) in pursuit of the aforesaid objective, vendor has got the apartment namely "**NIDO DE AAMOR**" as per Building plan sanctioned and approved by the BMC vide the schedule property and vendor, his heirs, successors, assigns and representatives etc. became destitute of all rights, titles, interests over the said property from today on execution of this sale deed.

The vendor herewith declare that today on receipt of the afore said entire sale consideration money & on execution of this Registration Sale Deed, his aforesaid flat and the land is sold and transferred to the purchaser and the possession on the aforesaid flat and the land sold is delivered to the purchaser and the purchaser takes possession of the aforesaid property sold along with all the original documents of the aforesaid property handed over by the vendor to the purchaser. The purchaser takes possession of the aforesaid flat and land sold and all the original documents pertaining to the aforesaid property from today.

**WHEREAS** the vendee is liberty to get his name mutated in the Government and all other records and get the official

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records corrected, pay rent and obtain receipts thereof to which the vendor or any of his heirs, successors, assigns and representatives etc. will have no objection whatsoever.

**AND WHEREAS**, the vendee is at liberty to use and enjoy the undivided land along with the flat here by sold and convey the same at his sweet will in any manner.


**AND WHEREAS**, the vendor further declares that prior to his sale, he has neither transferred the said property along with flat to any one by way of sale, mortgage, gift, lease etc. for incurring loans from any Bank/Govt. and private financial institution etc. nor exists any charges of encumbrances on the undivided land along with flat hereby sold and conveyed.

If in future and defect is found in title of the vendor of the said property along with the flat and the vendee, his heirs, successors, assigns and representative etc. become disposed of any part or whole of the said property, as a consequence thereof the vendee, his, heirs, successors, assigns and representatives etc, will have right to sue against the vendor, his heirs, successors, assigns and representatives etc and get refund of the consideration money along with interests costs and expenses and damage through proper court of law.

I the vendor also declare that my aforesaid property is not an endowment property and that neither the Govt. nor any authority has acquired my aforesaid property by acquisition or by any means. I the vendor have not mortgaged or put under charge my aforesaid property in any bank, financial institution or in any manner whatsoever. The flat and the individual land sold has been mentioned in this deed including at the schedule above and a sketch of the property sold marked with red ink has also been prepared by me with forms a part of this sale deed

The land is not lease hold, it is not within the consolable limit and not an endowment land or coming under the ceiling surplus land. The land does not belong to Bhoodan Property and also not belongs to scheduled caste and scheduled tribe property.

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The land is within the Bhubaneswar Municipal Corporation Area.

**IN WITNESS WHEREOF** the vendor signed this deed of sale in his sound mind and free will on this the .....day of..... 2022, in presence of following witnesses.

WITNESSES;

1.

2.

VENDOR

The vendor belongs to caste by .....And vendee belong to .....category.

VENDOR

VENDEE

Drafted and Type by me as per the instruction of the Executants.

**Advocate.  
Bhubaneswar.**

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