

## SALE DEED

**THIS DEED OF SALE made on this day of .....Day of  
....., 2018 (Two thousand eighteen)**

### **BETWEEN**

**Greenfield Manor Pvt. Ltd.**, a company registered under Companies Act, 1956, having its office at N2/43 , IRC Village, Nayapalli, Bhubaneswar, having PAN: AAFCG2026C, represented through its Director Mrs. Tandra Nayak, aged about – 56 years, S/o- Sri Subhas Chandra Pradhan, resident of Plot No.N3/345,IRC Village,Nayapalli, Bhubaneswar, Dist – Khurda, Odisha,

General Power of Attorney Holder for and on behalf of (i) Sri Ramakrushna Sahoo, (ii) Sri Bijaya Kumar Sahoo, (iii) Sri Ajaya Kumar Sahoo and (iv) Upendra Nath Sahoo (“Owner”) is the absolute and lawful owner of [khasra nos./ survey nos.....] Plot No.: 79, Khata No: 359 totally and measuring AC.0.530 decimals, situated at Maouza – Chandrasekharapur, Bhubaneswar in Tahsil & District Khordha”) vide sale deed(s) dated \_\_\_\_\_ registered as documents no. \_\_\_\_\_ at the office of the Sub-Registrar. The Owners have executed the general power of attorney in favour of the Promoter dated 20.02.2015 and 20.04.2015 vide document no. 41761500122 and 41761500305 respectively at the office of the Sub-Registrar, Rajgangpur, Sundergarh

(hereinafter called the “VENDOR” which expression shall mean and include his/her heirs, successors, executors, administrators, assigns and representatives) of the ONE PART.

### AND

....., aged about ..... years s/o ....., aged about ..... years, , resident of At..... (hereinafter called the “VENDEE” which expression shall mean and include his/her heirs, successors, assigns and representatives) of the OTHER PART.

WHEREAS, the property situated in Mouza-Bhubaneswar sahar,Unit no-41.P.S. New capital,Thana No.23,stands recorded in the name late basu saho as per the record of rights published during 1988 vide khata No-359,plot No-79 to the extent of Ac.0.530 decimals,Kisam-Sarad-III, and by virtue of compromise decree in title suit No.132/1993 on the file of Civil Jrsmpromise decree in Title Suit No.132/1993 on the file of Civil Judge, Senior Division,Bhubaneswar towards 50% share of on behalf of late Bhaskar Sahoo and after death of our father, we the 1st members along with two sisters namely 1) Manorama Khatei and 2) Binapani Sahoo being the legal heirs and successors hence we are in joint peaceful possession over the same without any dispute as absolute owners having all rights ,titles and interests etc .thereon.

AND WHEREAS , the said two sisters 1)Manorama Khatei and 2 ) Binapani Sahoo Relinquished their share and right ,titles and interests etc. vide Regd. Relinquishment Deed Document No.11131502262 dtd.26.03.2015 in favour of the 1<sup>st</sup> party members registered in the

office of sub register , Khandagiri and 1<sup>st</sup> party members are in peaceful possession over the same without any dispute.

*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 interest etc.*

*AND WHEREAS the vendor is in need of money for his/her legal necessities, looking for a customer to sell the said property for a consideration money of **Rs...../- (Rupees ..... only)** at the present market price.*

*AND WHEREAS, the vendee is willing to purchase the said property and paid the full consideration money of **Rs. .... (Rupees ..... only)**, by cheque/DD no:..... on dated ..... drawn on ..... Bhubaneswar in advance i.e. prior to execution of this sale deed, in presence of witnesses and others, the receipt of which the vendor have acknowledged and hereby admits.*

*AND WHEREAS, the vendor, after receiving the aforesaid consideration money in full from the vendee, execute and register this sale deed to-day in favour of the vendee according to his/her free will and sound mind and hereby convey, grant, transfer and assign 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 and interest, profits and demands whatsoever in respect of the schedule property and the vendor, his/her heirs, successors, assigns and representatives etc. became destitute of all rights, titles, interests over the said property.*

*WHEREAFTER the vendee, is at liberty to get his/her name mutated 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/her heirs, successors, assigns and representatives etc. will have no objection whatsoever.*

*AND WHEREAS the vendee, is at liberty to use and enjoy the land hereby sold and convey the same at his/her sweet will in any manner, the vendee, his/her heirs, successors, assigns and representatives etc. shall construct houses, structures, buildings and gardens etc. thereon.*

*AND WHEREAS the vendor further declare that prior to this sale he has neither transferred the said property to any one nor there exists any charges or encumbrances on the land hereby sold and conveyed.*

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

## SCHEDULE OF PROPERTY

Dist – Khurda, Tahasil – Bhubaneswar, P.S: New capital,Thana No.23,un the jurisdiction of subregistrar ,khandagiri,

Mouza – BHUBANESWAR SAHAR,UNIT NO.41  
CHANDRASEKHARPUR,Khata no.359(Three hundred fifty nine )sthitiban,plot No-79(seventy nine),Ac.0.530(five hundred thirty) decimals,full plot ,kisam-sarad-III,rent Rs 10.00 paisa .

The land is not lease hold and it is not an endowment land. The land is not within the consolidable limit. The land is situated within the Town Planning Area. The land is not obtained by way of Bhudan.

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

IN WITNESS WHEREOF the vendor signed this the day, month and year first above, mentioned, in presence of following witnesses.

### WITNESSES:

1)

VENDOR

2)

VENDEE

Drafted and prepared by me

Advocate, BBSR