1082113441

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओड़िशा ODISHA

L 777825

Gift - DEED

26,99,640/-

Identified by me Kayapampadhi

MASON ESTATE (INDIA) PVT. LTD.
Director

Pankajini Dalapati

SARAPANCH
KALAPAHANG
GRAM PANCHAYAT

M/s. Jagannath Pradhan

M/s. Jagannath Pradhan

15042

26.10.21

Mason Estate India Pvt Ltd

Mathusutan Nayak

DISTRICT TREASURY
KHURDA, BHUBANESWAR
14 SEP 2021
ADDL. TREASURY OFFICER

Schedule I Form No.39-A

S. Sahoo
STAMP VENDOR
SR, KHANDAGIRI
Bhubaneswar

Sub-Registrar Khordha at Bhubaneswar

Pankajini Dalapati

SARAPANCH
KALARAHANG
GRAM PANCHAYAT

LTI of

LTI of

Pankajini Dalapati
SARAPANCH
KALARAHANG
GRAM PANCHAYAT

is attested

is attested

GIFT-DEED

THIS DEED OF GIFT made on this the 26th day of Oct, 2021 (Two thousand twenty one).

BETWEEN

(1) MASON ESTATE (INDIA) PVT. LTD., is a Private Ltd. company registered under Companies Act. 1956, having its registered office at Plot No.458, Nayapalli, Madhusudan Nagar, P.S. – Sahid Nagar,

MASON ESTATE (INDIA) PVT. LTD.
Director

W1 Aparajita Nath
W2 Sonali Pradhan

Contd.....2

Bhubaneswar, District – Khurda (Odisha), PIN - 751012 represented through it's Director SRI SATYAJIT BISWAL , aged about 29 years, S/o. Prafulla Chandra Biswal, by caste – Khandayat, by profession – Business (hereinafter called the DONOR which expression shall mean and include its directors, successors, executors, administrators, assigns and representatives) of the ONE PART.

AND

GOVT. OF ODISHA, through Office of the Sarpanch, Kalarahanga Gram Panchayat, At./P.O. – Kalarahanga, P.S. – Mancheswar, District – Khurda (Odisha), represented through its Authorised Signatory PANKAJINI DALAPATI, Age about - 42 years. (hereinafter called the DONEE which expression shall mean and include its successors, assigns and representatives, administrators) of the OTHER PART.

Pankajini Dalapati
SARAPANCH
KALARAHANG
GRAM PANCHAYAT

WHEREAS, the Donor is the absolute owner of the property mentioned in the schedule below, which stands recorded in the name of Donor and the Donor has obtained "PATTA" (Record of Rights) thereof

Contd……3

MASON ESTATE (INDIA) PVT. LTD.
Director

vide Mutation Case No.3026/2018, 24082/2019, 16437/2014 & 7364/2015 and the Donor is in peaceful possession over the same without any dispute.

AND WHEREAS, the Donor has got the said property converted from agricultural status to residential (homestead) status vide O.L.R. U/s. 8 (A) Case No.6753/2018, & 3928/2017 .

AND WHEREAS the Donor is desirous to make a gift of the said schedule property in favour of the Donee for Road purpose for the development and growth of the Rural Area for the benefit of General Public.

HENCE THIS DEED OF GIFT WITNESSETH AS UNDER ;

1. That the Donor hereby conveys, grants, transfers and assigns by way of this GIFT the said property in favour of the Donee.

Pankajini Dalapati
SARAPANCH
KALARAHANG
GRAM PANCHAYAT

MASON ESTATE (INDIA) PVT. LTD.
Director

Contd.....4

Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 33
Fees Paid : Registration fees exempted ., User Charges-0 ,Total 0

Signature of Registering officer

Date: 26/10/2021

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **District Sub-Registrar KHURDA(BBSR)** between the hours of 10:00 AM and 1130 PM on the **26/10/2021** by **SATYAJIT BISWAL DIRECTOR OF MASON ESTATE INDIA PVT LTD** , son/daughter/wife of , of **AT- PLOT NO-458, NAYAPALLI, MADHUSUDAN NAGAR, PS-SAHID NAGAR, BBSR, DIST-KHORDHA** , by caste , profession and finger prints affixed.

Sub-Registrar Khordha at Bhubaneswar District

Signature of Presenter / Date: 26/10/2021

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SATYAJIT BISWAL DIRECTOR OF MASON ESTATE INDIA PVT LTD		 314824549		26-Oct-2021
PANKAJINI DALAPATI SARPANCH KALARAHANGA GRAM PANCHAYAT(GOVT)		 342891527		26-Oct-2021

2. That the Donor desires to gift the said land to the Donee for the development of the same as a road to their land in accordance with the applicable rules and regulation of Bhubaneswar Development Authority (BDA). The Donor have obtained the approval from Bhubaneswar Development Authority (BDA) vide letter no 31756/BDA dated 31/12/2019 for developing a group housing project. The copy of the said approval letter is attached to this Deed.

3. That the Donee is at liberty to construct Road over the said gifted area of the schedule property for the free access of General Public and get its name mutated in the Government and all other records and get the official records corrected, pay rent and obtain receipts thereof to which the Donor or any of its directors, successors, executors, administrators, assigns and representatives etc. will have no objection whatsoever.

Contd……..5

Pankajini Dalapati
SARAPANCH
KALARAHANG
GRAM PANCHAYAT

MASON ESTATE (INDIA) PVT. LTD.
Director

Associate Notary
Bhubaneswar

Date | Name | Application Id. | Head of item | ROR Use

Identified by **KALPATARU PADHI** Son/Wife of **PITABASH PADHI** of **AT. PALASUNI, BHUBANESWAR, DIST. KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
KALPATARU PADHI		 42052166	Kalpataru Padhi	26-Oct-2021

Signature of Registering officer

Date: 26/10/2021

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 1 || Volume Number : 269

Document Number : 11082112757

For the year : 2021

Seal :

Signature of Registering officer

Date: 27/10/2021

Seal of the District Sub-Registrar Khordha at Bhubaneswar

3. That neither the Donor nor any of its directors, successors, executors, administrators, assigns and representatives etc. will have right to claim or demand any right, title, interest over the said property in any manner whatsoever at any point of time.

SCHEDULE OF PROPERTY

District – Khurda, P.S. - New Capital, Hal P.S. – Mancheswar, P.S. No.21, Tahasil – Bhubaneswar, under the Jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar. Mouza – INJANA, Khata No.391/1928 (three hundred ninety one / one thousand nine hundred twenty eight), Sthitiban, Plot No.1394/1716 (one thousand three hundred ninety four / one thousand seven hundred sixteen), area Ac.0.031.69 (thirty one point six-nine) decimals (for road purpose out of Ac.0.190 decimals) and Khata No.391/2793 (three hundred ninety one / two thousand seven hundred ninety three), Sthitiban, Plot No.1395 (one thousand three hundred ninety five),

Contd.....6

Pankajini Dalapati
SARAPANCH
KALARAHANG
GRAM PANCHAYAT

MASON ESTATE (INDIA) PVT. LTD.
Director

Jagannath Nath
Jagatbandhu Parida

area Ac.0.071.16 (seventy one point one-six) decimals for road purpose out of Ac.0.260 decimals, Khata No.391/1583 (three hundred ninety one / one thousand five hundred eighty three), Sthitiban, Plot No.1395/2066 (one thousand three hundred ninety five / two thousand sixty six), area Ac.0.067.4 (sixty seven point four) decimals for road purpose out of Ac.0.230 decimals and Khata No.391/1646 (three hundred ninety one / one thousand six hundred forty six), Sthitiban, Plot No.1396 (one thousand three hundred ninety six), area Ac.0.054.72 (fifty four pont seven-two) decimals for road purpose out of Ac.0.150 decimals. Total one Mouza, four Khatas, four Plots and total area Ac.0.224.97 (two hundred twenty four point nine-seven) decimals for road purpose as per sketch map marked as No.a, b, c & d shown in red colour attached to this Gift Deed. Kisam – Gharabari (Vacant Land), Rent Rs.1.00 paisa.

Contd.....7

Pankajini Dalapati
SARAPANCH
KALARAHANG
GRAM PANCHAYAT

MASON ESTATE (INDIA) PVT. LTD.
Director

Plot No.1394/1716 (Road – a) BOUNDED BY : -

North - A=Space for Transformer

South - Rev. Plot No. 1395

East - 30' wide Road

West - Rev. Plot No.1361

Plot No.1395 (Road – b) BOUNDED BY:-

North - Revenue Plot No. 1395/1716

South - Revenue Plot No.1395/2066

East - Revenue Plot No.1396

West - Revenue Plot No.1360

Plot No.1395/2066 (Road – c) BOUNDED BY:-

North - Revenue Plot No.1395

South - Revenue Plot No.1442

East - Part of Plot No.1395/1838

West - Part of Plot No. 1360

Contd.....8

Pankajind Dalapak
SARAPANCH
KALARAHANG
GRAM PANCHAYAT

MASON ESTATE (INDIA) PVT. LTD.
Director

Jagannath Nath
Santosh Pradhan

Plot No.1396 (Road – d) BOUNDED BY:-

North -	Revenue Plot No.1396(P)
South -	Revenue Plot No.1441
East -	Revenue Plot No.1397
West -	Revenue Plot No.1395 and 1395/1838

The value of the property is Rs.26,99,640/- (Rupees twenty six lakhs ninety nine thousand six hundred forty) only as per Govt. Bench Mark.

The land is not lease hold and it is not within the consolidable limit. The land is not an endowment land.

Contd.....9

Pankaj Dalapati
SARAPANCH
KALARAHANG
GRAM PANCHAYAT

MASON ESTATE (INDIA) PVT. LTD.
Director

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

WITNESSES ;

1. Basaratti Nalli
S/o - Late Purna Ch. Nalli
at - Jayadev Vihar
PS - Nayapalli
Dist - Khurda.

2. Santosh Pradhan
S/o Digambar Pradhan
At - Badagada BBSR
Dist - Khurda

MASON ESTATE (INDIA) PVT. LTD.
Director
26.11.2021
DONOR

Pankajini Dalapati
SARAPANCH
KALARAHANG
GRAM PANCHAYAT
26.11.2021
DONEE

Prepared by me as per instruction of vendor and vendee
Dt. 26.10.21
Lic. 1887/95

Scanned by me
Kalpataru Padhi
S/o. Pitabash Padhi
Patasuni, Bhubaneswar.
Dist. Khurda

No. : EC108202102988 4

Seal of the District Sub-Registrar Khordha at Bhubaneswar

Seal of the District Sub-Registrar Khordha at Bhubaneswar

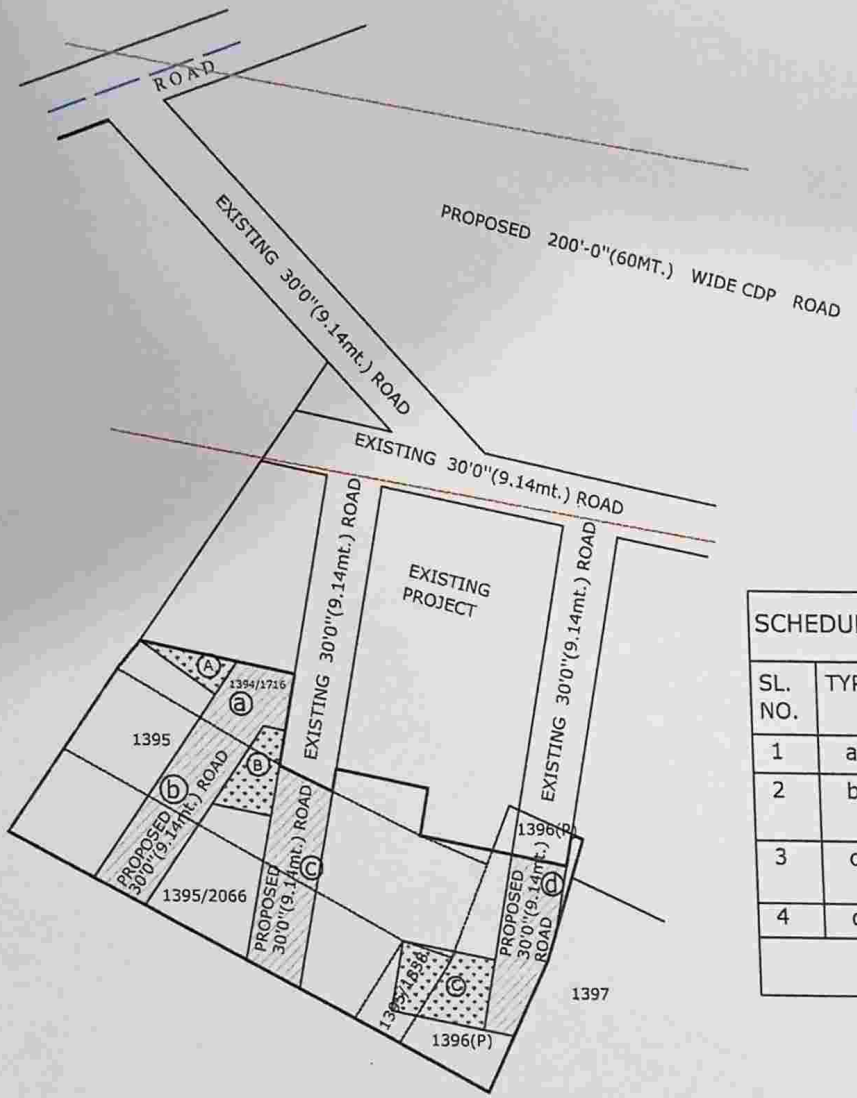
REGISTERED & TRUE COPY
FILED IN
BOOK NO. .....
Volume No. .....
Pages.....to.....
Being No .....
for the year 2021
1082413441

Registrar

Dt 26 10 21

Ap. 224.97 nos
1,20,00,000
12,000
per nos

24/10/21



SCHEDULE OF ROAD USE LAND					
SL. NO.	TYPE	REV. PLOT NO.	PART AREA IN SQMT	AREA IN SQMT.	AREA IN ACRE
1	a	1394/1716	128.321	128.321	0.031.69
2	b	1395	140.985	288.063	0.071.16
		1395/2066	136.76		
3	c	1395	147.078	272.862	0.067.4
		1395/2066	136.102		
4	d	1396	221.54	221.54	0.054.72
TOTAL				910.786	0.224.97

ROAD LAYOUT PLAN

MOUZA=INJANA
P.S=MANCHESWAR
TAHASIL=BHUBANESWAR
DIST=KHURDHA
SCALE=N.T.S

MASON ESTATE (INDIA) PVT. LTD.
Director

Pankajini Dalapati
SARAPANCH
KALARAHANG
GRAM PANCHAYAT

FORM NO - A

DECLARATION

(Land / Property where there is no structure / House)

We the Executant/s and Claimant/s do here by declare that there is no structure / house on schedule property transacted in this document if existence of any structure / house is defected at later stage the document would be treated as invalid

MASON ESTATE (INDIA) PVT. LTD.

Director

SIGNATURE OF EXECUTANT/S SELLER

Pankajini Dalapati

SARAPANCH

KALARAHANG

GRAM PANCHAYAT

SIGNATURE OF CLAIMANT/S PURCHASER