

SALE DEED

THIS INDENTURE OF SALE is executed on this the
day of, 2023 (Two Thousand Twenty Three)

BETWEEN

We **1) M/s. Shuvam Construction Pvt. Ltd.** a Company incorporated under the Indian Companies Act, 1956 (CIN-U45202OR1999PTC005644) having its Regd. Office At- 564, Vivakanand Marg, Bhubaneswar-751002 represented through its Director Mr. Jayesh Patel being the GPA Holder for and on behalf of **(2) Versatile Constructions (P) Ltd.** a company represented through its Managing Director Mr. Anup Kumar Mohapatra, vide GPA No – 11082306017, dt.04/05/2023; **(3) Mr. Pradip Jena @ Pradip Kumar Jena**, son of Late Kailash Chandra Jena; **(4) Parbati Jena**, wife of Late Prasanna Kumar Jena; **(5) Priyanka Jena**, daughter of Late Prasanna Kumar Jena; **(6) Mrs. Sanjukta Raul**, wife of Mr. Pitabas Raul, daughter of Late Kailash Chandra Jena; **(7) Mrs. Manjubala Jena Dalei**, wife of Mr. Chintamani Dalei, daughter of Late Kailash Chandra Jena; **(8) Mr. Pratap Chandra Jena**, Son of Late Arta Jena; **(9) Mrs. Indirapriyadarshini Jena**, wife of Mr. Biswaranjan Dey, daughter of Late Prafulla Chandra Jena; **(10) Mr. Priyadarshi Jena**, son of Late Prafulla Chandra Jena, vide GPA No- 11082307367, dt.31.05.2023; **(11) Mr. Nihar Kanta Chopdar**, son of Late Umakanta Chopdar, vide GPA No-11082211250, dt.12.08.2022; **(12) Mrs. Suchitra Parida**, wife of Mr. Basudev parida, vide GPA No-11082304738, dt.15.04.2023; **(13) Subhalaxmi Panda**, wife of Late Col. Manoranjan Panda, vide GPA No-11082304519, dt.11.04.2023; **(14) Mrs.**

Jahnaba Misra, wife of Mr. Pradeep Kumar Misra, vide GPA No-11082302345, dt.13.02.2023; **(15) Mrs. Basudha Misra**, wife of Mr. Dibakar Misra, vide GPA No-11082302341, dt.13.02.2023 (here in after called the VENDORS/SELLERS which expression shall mean include their heirs, successor, assigns executors, administrators, and legal representative etc.) of the ONE PART. PAN NO-**AAICS6812R**

AND

Mr./Mrs. aged about....years
S/o....., by Profession-, by
Caste-....., Permanent resident of At-
....., Post-....., P.S-..... Dist-
..... Odisha (hereinafter called the VENDEE / PURCHASERS, which expression shall mean and include his/her/their heirs, successors, assigns, and legal representatives etc.) of the OTHER PART.

WHEREAS the vendors are absolute and exclusive owners of all that piece and parcel of land situated at Mouza- Patia, Bhubaneswar, measuring an area Ac.1.548 decimals. The details description of which is given in the schedule of property.

AND WHEREAS the vendors are in peaceful possession over the said property having all right, title and interests without any dispute and the property is free from all encumbrances, lines and charges.

AND WHEREAS the vendors have obtained the R.O.R from the settlement authority in the current settlement and paying land revenue to the Government.

AND WHEREAS the land in question is not a ceiling surplus land within the meaning of Orissa Land Reforms Act, or Urban land (Ceiling Regulation Act, 1976).

AND WHEREAS the vendors are willing to sell the said property and have got approved Multi-storied Residential Apartment building plan from the Bhubaneswar Municipal Corporation vide Approval letter No: **30430, dated 27.06.2023.**

AND WHEREAS, the Vendor has obtained necessary project registration No. from Odisha Real Estate Regulatory Authority at Plot No-....., Bhubaneswar.

AND WHEREAS the vendee expressed desire to purchase the un-divided proportionate share of interest in the said schedule property measuring **Sq.ft** i.e. **Ac.0.....Dec** out of the total extent of land Ac.1.548 Dec along with constructed area of **Flat No-.....** on **floor** in **Type -**, measuring **Sq.ft** Carpet area more fully described in the schedule below with all hereditaments, easements and appurtenances for a consideration of **Rs /-** (**Rupees.....**)only which is inclusive of the cost of four wheeler car parking space in the Lower Basement/Upper basement floor. The purchaser's has already paid the full price to the vendors, the receipt where of the vendors does hereby admit and acknowledges being the consideration amount paid.

THAT the vendors indemnify and save harmless from all losses, costs expenses, disputes, litigations and

encumbrances the vendee sustain or to be put by reason of any defect in title to the property hereby conveyed.

That the vendors hereby sell convey, grant transfer and assign all right title, given possession and claims to the use and enjoyment of the vendees, his/her heirs, successors, assigns, representatives absolutely and forever.

The vendee is responsible and liable to pay and discharge all taxes, rents, charges and other out-going payable to revenue, Municipal Corporation, Electricity, P.H.D, Government and other authorities levied in respect of the property mentioned in the schedule of property.

The vendee shall peacefully and equitably possess the common areas along with other vendee and enter into, retain, hold, use and enjoy the same without any binding or interruption, claim or demands by or from the vendors or any of their heirs, successors, assigns and representatives or any other person.

The vendee is also at liberty to get his/her name mutated in the Government Municipal and all other records and pay the taxes, rents and charges in his/her/ their name and obtain receipts thereof.

The vendee or his/her/their heirs, successors, assigns and representatives shall use and enjoy the said property along with other co-owners of the undivided proportionate interest in the said land peacefully without doing any harm or obstruction to other co-owners.

That both the parties have fully understood the nature, contents and property of transaction as well as the recitals spelt out at different covenants of this Deed. That the

expressions “vendors” and “vendee” here in before used shall mean and include their heirs, successors, assigns and representatives also.

SCHEDULE OF PROPERTY.

District- Khurda, Tahasil- Bhubaneswar, DSRO: Khurda,
P.S.: New Capital (Hal P.S.: Chandrasekharpur), Thana
No.22, Mouza- **PATIA,**

- **Khata No.348, Plot No.354, Area- Ac.0.268 dcml.** out of Total Area- Ac.0.820 dcml. (Owned by Mr. Pradip Jena @ Pradip Kumar Jena, Parbati Jena, Mrs. Priyanka Jena, Mrs. Sanjukta Raul, Mrs. Manjubala Jena Dalei, Mr. Pratap Chandra Jena, Mrs. Indirapriyadarshini Jena and Mr. Priyadarshi Jena jointly)
- **Khata No.474/915, Plot No.357/2726, Area- Ac.0.620 dcml.** (Owned by Mr. Nihar Kanta Chopdar)
- **Khata No.474/3707, Plot No.356/3436, Area- Ac.0.140 dcml.** out of Total Area- Ac.0.150 dcml. (Owned by M/s. Versatile Constructions (P) Ltd.)
- **Khata No.474/5028, Plot No.356, Area- Ac.0.090 dcml.** (Owned by M/s. Versatile Constructions (P) Ltd.)
- **Khata No.474/5028, Plot No.361/5506, Area- Ac.0.060 dcml.** (Owned by M/s. Versatile Constructions (P) Ltd.)
- **Khata No.474/4568, Plot No.361/5242, Area- Ac.0.080 dcml.** (Owned by Mrs. Suchitra Parida)
- **Khata No.489/246, Plot No.361/2286, Area- Ac.0.100 dcml.** (Owned by Subhalaxmi Panda)
- **Khata No.474/489, Plot No.361/2298, Area- Ac.0.090 dcml.** (Owned by Mrs. Jahnaba Misra)
- **Khata No.474/488, Plot No.361/2297, Area- Ac.0.100 dcml.** (Owned by Mrs. Basudha Misra), **Total Area- Ac.1.548dcml.** Status - Stitiban, Kisam - Gharabari/Homestead.

THE PROJECT LAND IS BOUNDED BY:-

North-

South-

East-

West-

The area transferred in favour of the purchaser is **Ac.0..... Dec** i.e. **Sq.ft.** being the proportionate impartible undivided share in the land from out of total land of Ac..... decimals, where residential flat no: -..... of **Sq.ft** Carpet Area, on **Floor**, in **Type-.....** in **SHUVAM MEADOWS** is constructed. The Flat is as marked in sketch map shown in red colour attached to this sale deed.

valuation of land
measuring Ac.0..... decimals Rs...../-

valuation of flat
having Carpet/Built-Up area
..... Sq.ft. with vitrified tile
Flooring. Rs...../-

valuation of 25% of Internal
Electric &
PHD connection Rs...../-

valuation of
15% of External PHD connection Rs...../-

GST of Valuation Rs...../-
Total Valuation **Rs** /-

FLAT BOUNDED BY:

North -
South -
East -
West -

Further the vendors declare that the land is not leasehold and

the same is not within the purview of the consolidation under O. C. H. & P. F. L. Act, 1972 and the land is not coming under Endowment Act. The land is situated within the Municipal Corporation area of Bhubaneswar

IN WITNESS WHEREOF, the vendors hereunto set and subscribes their hands, seals on the date, month and year first above written in presence of the followings witnesses.

WITNESS

1)

VENDORS

2)

The vendors & vendee hereby declare that they do not belong to scheduled caste or scheduled tribe community.

VENDEE

VENDORS

Typed and feeding by me.