

### **DRAFT CONVEYANCE DEED**

This Deed of Sale (CONVEYANCE DEED) made on .....th day of  
..... Month & Year .....

#### **NAME & ADDRESS OF THE VENDOR:**

**PRATYAKSH ESTATES PRIVATE LIMITED**, a company incorporated under the provisions of The Companies Act, 2013, (Central Act 18 of 2013), CIN No. U70200OR2022PTC039728 (PAN-AAMCP9031F), having its registered Office at -Sutahat, Christian Sahi, PO- Buxibazar, Dist- Cuttack-753001, Represented by its Director **SMT. DIVYASNATA MOHANTY**, aged about 25 years, W/o-Prabhat Kumar Pradhan, by Caste-Karana, by Occupation-Business, resident of Sutahat, Christian Sahi, P.O.: Buxibazar, P.S.: Lalbag, Town & District- Cuttack-753001, Odisha, Aadhaar No.- 3315 6954 0943, PAN- EYDPM1833E, Mobile No. 8637203713, (as per Resolution passed on dated \_\_\_\_\_ by the board of Directors), herein after referred to as the "promoter", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in interest, executors, administrators and permitted assignees, including those of the respective partners.

#### **NAME & ADDRESS OF THE VENDEE:**

..... aged about ..... years, S/W/D of-  
....., Caste-....., resident of  
....., PO-....., PS-.....,  
Dist:....., Odisha, PIN-....., Aadhar  
no....., PAN-.....,

**PRATYAKSH ESTATES PVT. LTD.**

*Divyasnata Mohanty*  
Director

**AMOUNT OF CONSIDERATION:** Rs...../-

(Rupees ..... only)

WHEREAS, the Vendor is the absolute owner and is in possession of the property described in the schedule above, having purchased the same along with other adjacent lands from different rightful owners vide different registered Sale Deeds. And after purchasing the same the Vendor have corrected the ROR in their name vide mutation case No. \_\_\_\_\_ and subsequently converted the schedule land from agricultural to homestead vide OLR 8(A) Case No. \_\_\_\_\_ and accordingly concerned Tahasildar issued correction ROR in their favour. Since the date of purchase the Vendor is in peaceful possession over the schedule property along with other adjacent land without any dispute, having every right, title and interest thereover.

AND WHEREAS under a property Lay-out plots for residential purpose the Lay-out approved by the Cuttack Development Authority vide its Letter/Memo No.-2345/BP/CDA, Cuttack dtd.01-03-2025 and the promoter has registered the project under the provisions of the Act with the Real Estate Regulatory Authority at Bhubaneswar on \_\_\_\_\_ under Registration No. \_\_\_\_\_ under the project name & style as "**RIVERDALE**".

AND WHEREAS, the Vendee being interested to purchase the same, contracted the Vendor and after being satisfied about the right, title, interest of the Vendor the Vendee is agree to purchase the schedule land above land for his/her residential purpose, it is also agree between them that on receipt of a sum of Rs. \_\_\_\_\_/-(\_\_\_\_\_) only towards the cost of the above mentioned developed sub plots/schedule land, the Vendor would execute a registered Sale Deed in favour of the Vendee before the Sub-Registrar, Baranga.

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Divyansh Mohanty  
Director

NOW THIS DEED WITNESSES that, in consideration with a sum of Rs. \_\_\_\_\_/-(Rupees \_\_\_\_\_) only i.e. the total cost of the above mentioned developed sub plots/schedule land, being paid by the Vendee in shape of Cheque/Demand Draft, to which the Vendor hereby agree and acknowledge having been received and admit, do hereby convey, transfer and assign unto and deliver peaceful possession to the use of the Vendee his/her heirs, executors, administrators and assignees, the schedule land more fully described in the schedule hereto along with all other right, title, and interest in the property, claims, demands whatsoever of the Vendor unto the Vendee, his/her heirs, executors, administrators and assignees, absolutely and forever; and from today onwards and in future the Vendor, its directors, executors, administrators and assignees will have no right, title and interest over the same. And the Vendee is at liberty to get his/her name mutated and gets the official records corrected in his/her name and to pay land revenue, to which neither the Vendor nor its successors-in-interest shall have any objection.

AND the Vendee shall hereafter peacefully hold, use and enjoy the same as his/her own property as per his/her own sweet will by constructing residential house, along with the right of use and enjoyment of the common areas, facilities and conveniences absolutely without any hindrances, interruption and claim or demand by or from the Vendor or any other person whomsoever. Provided the purchase shall not demolish or not change the nature or character of the existing boundary wall which has been built by the Vendor under the project.

AND the purchaser and all other subsequent purchasers shall be required to be joint as member in the Society / Association of the owners of the said project and also exercise all acts of ownership over his/her/their purchased area hereby transferred under the Sale Deed in consonance with the rules, regulations in force as well as bye-laws to be framed by all the co-owners of the sub-plots in the project "**RIVERDALE**" and pay applicable charges & other monthly charges as fixed by owner's

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association for maintenance of the common areas and common amenities in the said project.

AND the purchaser shall indemnify and keep the Vendor, its agents, representatives, estate and effect indemnified and harmless against the payments and observance and performance of all covenants and conditions and any loss, damage or liability that may arise due to non-payment, non-observance or non-performance of the said covenants and conditions by the purchaser as mentioned in the application / Allotment Letter.

AND it is agreed by the purchase that, if the purchaser sells this plot to his any other person latter, then it is the purchasers duty to clearly mention in the Sale Deed that his subsequent purchaser shall abide all the terms and conditions of the bye-laws as framed by society / association of all co-owners of the project. And pay all monthly maintenance charges as applicable for maintenance of common areas and common amenities provided in the project.

AND the Vendor declare tht the property hereby transferred is free from all sorts of encumbrances, charges, claims or demands and the Vendor have not done anything whereby the property may be subject to any attachment or lien of any Court of law or person whatsoever.

AND upon execution of this Sale Deed all the obligation and commitment which has been created under the agreement and brochures towards the Vendee/purchaser is hereby discharged by the Vendor and in future neither Vendee nor any of his/her heirs, legal representatives shall raise any objection or demands whatsoever against the schedule land hereby transferred under the Project "**RIVERDALE**".

AND the expressions "Vendor" & "Vendee" hereto used unless excluded by or repugnant to the subject shall mean and include his/her/their legal heirs, successors, executors, administrators and assignees.

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Divyashata Mohanta  
Director

### **DECLARATION**

1. The Vendor being a Partnership firm hence the caste or community does not belong to Schedule Caste Community.
2. The land hereby sold is neither publicly endowed nor is a Govt. leasehold land or has not been obtained from "Bhoodan".
3. The land is not under consolidation operation and the land is a vacant land.
4. The land does not form part of Wakf Board property.
5. I, the Vendee do hereby declare that, I have purchased the property on payment of full consideration amount to the Vendors.
6. We, the Vendor and the Vendee hereby declare that we, being read out the contents of the sale deed and explained, have satisfied as about the correctness of the recitals of the same as true and correct, do hereby execute the Sale Deed with our clear volition without any duress, inducement, allurement or any kind of promise or extraneous influence on either or both part to sale and purchase the property.

### **DESCRIPTION OF THE SCHEDULE PROPERTY**

District - Cuttack, P.S. - Cuttack Sadar, Thana No. 34, Tahasil: Baranga, Tahasil No. 269, Mouza- **Belagachhia** (Under the Jurisdiction of Sub-Registrar, Baranga), Stitiban, All **Kisam: Gharabari**(Vacant Land),

Khata No	Plot No	Area (Dec)
751/2915	934/5875	0.0689
751/2659	934/5676	0.0918
751/2686	934/5698	0.0918
751/2840	934/5812	0.0689
751/2866	934/5836	0.0344
751/2748	934/5736	0.2295
751/2816	934/5797	0.0459
751/2892	934/5857	0.0459
751/2808	934/5793	0.0689

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751/2669	934/5683	0.1377
751/2701	934/5708	0.0459
751/2920	934/5881	0.0689
751/2777	934/5760	0.0551
751/2778	934/5761	0.0551
751/2779	934/5762	0.0551
751/2791	934/5774	0.0344
751/2939	934/5889	0.0344
751/2919	934/5880	0.0344
751/2598	934/5621	0.1102
751/2861	934/5830	0.0689
751/2809	934/5794	0.0344
751/2700	934/5707	0.0344
751/2894	934/5859	0.0620
751/2893	934/5858	0.0413
751/2993	934/5768	0.0344
751/2994	934/5769	0.0344
751/2995	934/5770	0.0551
751/2996	934/5767	0.0344
751/2997	934/5776	0.0344
751/2998	934/5765	0.0344
751/2999	934/5773	0.0344
751/3000	934/5772	0.0344
751/3001	934/5775	0.0344
7651/3002	934/5777	0.0344
751/3003	934/5766	0.0344
751/2635	934/5657	0.4132
751/2916	934/5877	0.0620
751/2848	934/5820	0.1377
751/2788	934/5771	0.0344
751/2807	934/5792	0.0459
751/2908	934/5873	0.2892
751/2910	934/5801	0.3719
751/2909	934/5799	0.3099
751/2596	934/5629	4.4561
751/2904	935/5865	0.2400
751/2905	935/5868	0.2400
547	935	0.6299
751/2931	934/5886	0.0413
751/2922	934/5882	0.0459
751/2696	934/5703	0.0459
751/2595	934/5618	0.0551
751/2695	934/5702	0.2295
751/1640	935/4635	1.4498

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Director

751/2715	934/5714	0.0459
751/2923	934/5863	0.0344
751/2597	934/5620	0.2204
751/2664	934/5679	0.4407
751/2699	934/5706	0.2295
751/2730	934/5723	0.1010
751/2906	934/5871	0.0413
751/2935	934/5887	0.0413
751/2850	934/5822	0.0689
751/2911	934/5763	0.0551
751/2914	934/5764	0.0551
751/2912	934/5875	0.0459
751/2918	934/5879	0.0344
751/2895	934/5860	0.0413
751/2855	934/5826	0.0459
751/2698	934/5705	0.0459
751/2697	934/5704	0.0459
751/2681	934/5693	0.0344
751/2902	934/5863	0.0344
751/2755	934/5740	0.4820
751/2930	934/5885	0.0344
751/2863	934/5832	0.0459

All plots forming a contiguous patch of land.

Area sold Ac0..... Dec or ..... sqft. out of Approved layout area **Ac13.340** decimals, admeasuring total sold area: Ac..... decimals or ..... Sqft. Marked as sub-plot No..... corresponds to respective composite revenue Plot No..... Area..... under Khata No..... and delineated with RED colour in the sketch map attached herewith as per approved Lay-Out.

BOUNDED BY:-

NORTH: Rest part of plot No.934  
SOUTH: Rest part of plot No.934  
EAST: Rest part of plot No.934  
WEST: Rest part of plot No.934

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Divyansha Mohanty  
Director

In witness whereof the Seller and Purchaser have hereunto set their respective hands and signatures to this DEED OF SALE on the day date, month & year first above written in the presence of the following witnesses.

**PRATYAKSH ESTATES PVT. L**

*Divyansha Mohanty*  
**Director**

**Vendor**

**Vendee**

WE stand witness to the execution of this deed by the Seller by subscribing our signatures on the date mentioned there under.

WITNESSES:

1.

2.

**CERTIFICATE**

This document has been typed & printed in my office by my assistant as dictated by me as per the instruction of the Seller who is my client and the same has been approved by the Seller & Purchaser who accepted the draft as true and correct by subscribing their hand unto the Deed in the presence of the witnesses as above.

TYPED BY

ADVOCATE

**FORM - A**  
**(Land / Property where there is no**  
**structure/House)**

We the Executant and Claimant do hereby declare that there is no structure / house on the scheduled property transacted in this document. If existence of any structure / house is detected at a later stage the document would be treated as invalid.

**PRATYAKSH ESTATES PVT. L**

*Divyashafa Mohan*  
**Director**

Signature of the Executant

Signature of the Claimant