

1532306596 (0)

I

11532306390

20/-

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

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12AA 932518

Fee exempt

R.O



Admissible under Rule 25,
Duly Stamped under the Indian Stamp
Act, 1899 Schedule 1-A No-25
Act, 1899 Schedule 1-A No-25 Fees Paid

GIFT DEED

THIS DEED OF GIFT made on this 24th day of Nov 2023

BETWEEN

Registering Officer, Pipli

I/we "Sai Arati Homes Pvt. Ltd." represented as its Director Sri Ramakanta Samantaray and GPA Holder on behalf of Manasi Mullick, Sibasis Mullick and Sibani Mullick, (Principal) vide i) GPA Documents No. 11532205921 dt. 17.11.2022. ii) GPA Documents No. 11532305741 dt. 31.10.2023 aged about 46 years S/o Sarat Chandra Samantaray by Caste- Khandayat, At-378, Goutam Nagar, in front of Harihar Bidyapitha, Po-BJB Nagar, Ps-Badagada, Bhubaneswar having Adhaar No. 4984 4724 6833 do hereby solemnly affirm and indemnified BDA the following:- (hereinafter called the **First Parties / "Donor"** which expression shall mean and include its heirs, successors, executors, administrators, assignees and representative) of **ONE PART.**

Sai Arati Homes Pvt. Ltd.

Director

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Arati Homes de

[Signature]

J.N. MOHAPATRA
Stamp Vendor
Bhubaneswar Court



Phot

Sai Arati Homes Pvt. Ltd.

[Signature]
Director



Registering Officer
Pipili

AND

Bhubaneswar Development Authority represented by its Secretary at Akash Sova Building, Pandit Jawaharlal Nehru Marg, Bhubaneswar (hereinafter called the "Donee" which expression shall mean and include its official successors, assignees, and representatives, administrators) of the OTHER PART.

WHEREAS, the Donor' is the absolute owner of the property mentioned in the schedule below and is in peaceful and exclusive possession over the same without any dispute and to the knowledge of all concerned.

AND WHEREAS, the Donor' is desirous to make a gift of the said schedule property in favour of the Donee for the purpose of proposed for approach road as envisaged in the CDP 2010 and layout plans for the development, planned growth of the Urban Area for the interest of general public.

Sai Arati Homes Pvt. Ltd.

Director



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

Date: 24/11/2023

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar PIPILI** between the hours of 10:00 AM and 1:30 PM on the **24/11/2023** by **RAMAKANTA SAMANTARAY ON BEHALF OF SAI ARATI HOMES PVT LTD**, son/daughter/wife of **SARAT CHANDRA SAMANTARAY**, of **AT- 378 ,GOUTAM NAGAR ,INFRONT OF HARIHAR BIDYAPITHA ,PO- BJB NAGAR ,PS- BADAGADA,BHUBANESWAR**, by caste **GENERAL**, profession and finger prints affixed.

Signature of Presenter / Date: 24/11/2023

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RAMAKANTA SAMANTARAY ON BEHALF OF SAI ARATI HOMES PVT LTD		 317061794		24-Nov-2023
RAMAKANTA SAMANTARAY ON BEHALF OF SRI SAI ARATI HOMES PVT LTD		 317061797		24-Nov-2023
RAMAKANTA SAMANTARAY ON BEHALF OF SRI SAI ARATI HOMES PVT LTD		 317061802		24-Nov-2023
BHUBANESWAR DEVELOPMENT AUTHORITY	-----	-----	-----	-----

Identified by **SANJAYA KUMAR RAYAGURU** Son/Wife of **LATE JANAKIBALLAV RAYAGURU** of **OF THE SAME PLACE** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
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HENCE, THIS DEED OF GIFT WITNESSETH AS UNDER;

- 1). The 'Donor' is hereby conveys, grants, transfers and assigns by way of this GIFT the said property scheduled below here under in favour of the 'Donee' for use of Public purpose as per convenience of Donee.
- 2). The 'Donor' is hereby delivers possession of the developed road, with other infrastructures as per CDP'2010 lay out plan to the Donee over the schedule property for free access of general public.
- 3). The 'Donee' shall mutate the land in its name and all other records and shall pay rent & taxes to which the 'Donor's or any of their successors, executors, administrators, assignees representatives will have no objection whatsoever. and
- 4). Neither the 'Donor' nor any of their successors, executors, administrators, assignees and representatives will have right to claim or demand the gifted property more fully described in the schedule at any point of time and in case any such claim is raised shall be invalid and will stand extinguished, in view of operation of this clause of the deed. The done shall exercise right, title interest and possession over the scheduled property and the gift deed acts upon on and from the time and movement of execution of deed before Registering Authority.
- 5). The 'Donor' be fully satisfied with the contents of the deed executes this gift deed in favour of the Donee in free will and without practice of any fraud or coercion.

Sai Arati Homes Pvt. Ltd.
[Signature]
Director

SANJAYA KUMAR RAYAGURU		 43072290		24-Nov-2023
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Date: 24/11/2023

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the Sub-Registrar, PIPILI

Book Number : 1 || Volume Number : 129

Document Number : 11532306390

For the year : 2023

Seal :

Date: 28/11/2023

Signature of Registering officer

Registering Officer
Pipili

SCHEDULE OF PROPERTY

Dist-Puri, Tahasil- Pipili, Government of Odisha, SRO- Pipili, Puri, P.s-Pipili, P.s No.53, Mouza- Pubasasan, i) Khata No.615(A) (Six hundred fifteen 'A') Plot No.1644 (one thousand six hundred forty four)**an area of A 0.096.5 dec, out of A 0.096.5 dec.**Kisam-Sarada Do-fasala-II,ii)Khata No.615(A) (Six hundred fifteen 'A') Plot No.1636 (one thousand six hundred thirty six)**an area of A 0.096.5 dec, out of A 0.096.5 dec,**Kisam-Biali Do-fasala. iii) Khata No.767/1383 (Seven hundred sixty seven by one thousand three hundred eighty three) Plot No.1635 (one thousand six hundred thirty five)**an area of A 0.054 dec, out of A 0.096 dec.**Kisam-Gharabari, iv) Khata No.713 (Seven hundred thirteen) Plot No. 1634 (one thousand six hundred thirty four)**an area of A 0.025 dec, out of A 0.025 dec.**Kisam-Gharabari = **(Total Gift area A 0.272 dec for Approach road)**(Vacant Land). For better appreciation of schedule land a sketch map of CDP road, shown in coloured form is attached herewith. It forms part of the deed, Rent Rs. _____, approximate valuation Rs. _____.

The land is not lease hold and it is not within the consolidate operation. The land is situated within Bhubaneswar area. It is not an endowment land.

Sai Arati Homes Pvt. Ltd.

Director




Registering Officer
Pipili

IN WITNESS HEREO THE Donor' signed this _____ day of _____ 2023 first above written in presence of following witnesses.

KK Bann
Donor
Secretary
Bhubaneswar Development Authority
Bhubaneswar
22/11/23

Donor

Sai Arati Homes Pvt. Ltd.

[Signature]
Director

WITNESSES:

1. *Tapan Kumar Das*

2. *Manoj Kumar Das*

WITNESSES:

- X 1. *Sanjaya Kumar Rayan*
724, Brahmeswar Patha
810 - V Janki Ballai Rayan,
X 2. *Padmajit Samant*
MIG-13, K-6, Kalinga
Vihar, Bhubaneswar




Registering Officer
Pipili



* - Registration I. D No. 1532306596
* - Registration Document 11532306390
Book No. I
Date 28/11 Year 2023

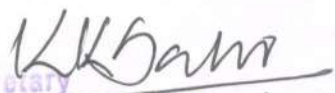

Registering Officer

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 detected at later stage the document would be treated as invalid

Sai Arati Homes Pvt. Ltd.

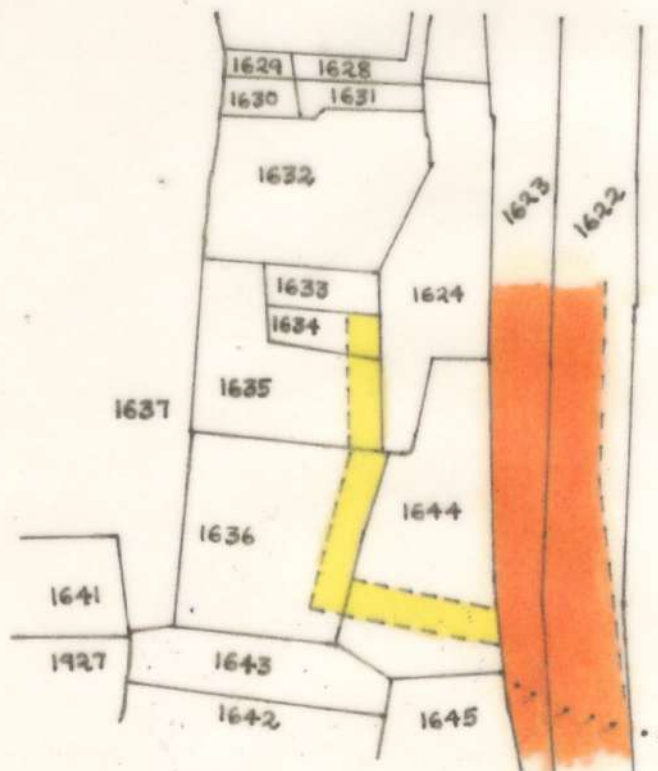

Director
SIGNATURE OF EXECUTANT/S SELLER


Secretary
Bhubaneswar Development Authority
Bhubaneswar
22/11/23

SIGNATURE OF CLAIMANT/S PURCHASER

N
S

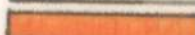

MOUZA : PUBASASAN SHEET NO-2
P.S : PIPLI NO-53
TAHASIL : PIPILI NO-207
DIST : PURI
SCALE : 32" = 1 MILE
YEAR : 1984



SCHEDULE OF LAND

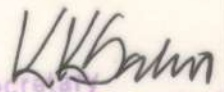
SL. NO.	KHATA NO.	PLOT NO.	KISAM	TOTAL AREA	GIFT AREA INFAVOUR OF B.D.A	PURPOSE
1	2	3	4	5	6	7
1	615(A)	1644	SARADA DOPASALA-II	A0.096.5	A0.096.5	FOR APPROACH ROAD
2	-DO-	1636	BIALI DOPASALA	A0.096.5	A0.096.5	-DO-
3	767 1383	1635	G HARABARI	A0.096	A0.054	-DO-
4	713	1634	G HARABARI	A0.025	A0.025	-DO-
TOTAL :				A0.272		

REFERENCE :

 EXISTING ROAD
 APPROACH ROAD

Sai Arati Homes Pvt. Ltd.

Director


Secretary
Bhubaneswar Development Authority
Bhubaneswar 22/11/23