

1532306596 (02)

I

11532306390

201

भारतीय गैर न्यायिक

बीस रुपये

₹.20

भारत

Rs.20

TWENTY  
RUPEES

INDIA

INDIA NON JUDICIAL

ଓଡ଼ିଶା ଓଡ଼ିଶା



12AA 932518

Fee exempt

R.0

Admissible under Rule 25,  
Duly Stamps 1 under the Indian Stamp  
(Orissa Amendment Act 1 of 2003)  
Act, 1899 Schedule 4-A No-23 THIS DEED OF GIFT made on this 24<sup>th</sup> day of Nov 2023  
Act, 1899 Schedule 4-A No-23 Fees Paid

## GIFT DEED

BETWEEN

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, infront 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.** P.W. 9327195059  
 9327195059

Sai Arati Homes Pvt. Ltd.

Director

Page

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258204

Arati Homes

Plot

DISTRICT TREASURY  
KHURDA, BHUBANESWAR

1 U AUG 20

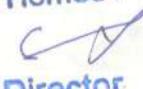
GT

ADDL. TREASURY OFFICE

J.N. MOHAPATRA  
Stamp Vendor  
Bhubaneswar Court

Plot

Sai Arati Homes Pvt. Ltd.

Ramalak   
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 lay  
out plans for the development, planned growth of the Urban Area  
for the interest of general public.

SaiArati Homes Pvt. Ltd.  
Ranu Majumdar  
Director  
Page 2



### 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

### 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

### 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

Registering Officer

Pipili

BHUBANESWAR DEVELOPMENT AUTHORITY	-----	-----	-----	-----
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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.  
Dwarka Singh  
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 :

Signature of Registering officer

Date: 28/11/2023


  
 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 CDProad, shown in coloured form is attached herewith. It forms part of the deed.

Rent Rs. \_\_\_\_\_, approximate valuation

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.  
Ranajit Singh  
Director



Sub-Registrar  
Pipili

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

Donor  
Secretary  
Bhubaneswar Development Authority  
Bhubaneswar

22/11/23

Donor

Sai Arati Homes Pvt. Ltd.  
Sanjay S. S. Ray  
Director

WITNESSES:

1. T. C. Das

2. Manoj Bandy Sahu

WITNESSES:

X 1. Sanjaya Kumar Rayam  
724, Brahmeswar Patha  
80-IV Janaki Ballav Rayam,  
X 2 Padmavati Samundary  
MIG-13, K-6, Kalinya  
Vihar, Bhubaneswar



✓  
Registering Officer  
Pipili



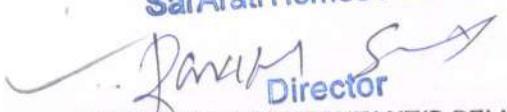
✓  
Registration I. D No. 1532306596  
e-Registration Document 11532306390  
Book No. I  
Date 28/11/Year 2023

✓  
Registering Officer

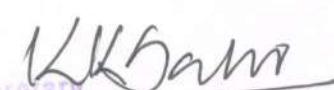
FORM NO - A  
DECLARATION  
(Land / Property where there is no structure / House)

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 defected at later stage the document would be treated as invalid

Sai Arati Homes Pvt. Ltd.

  
Director

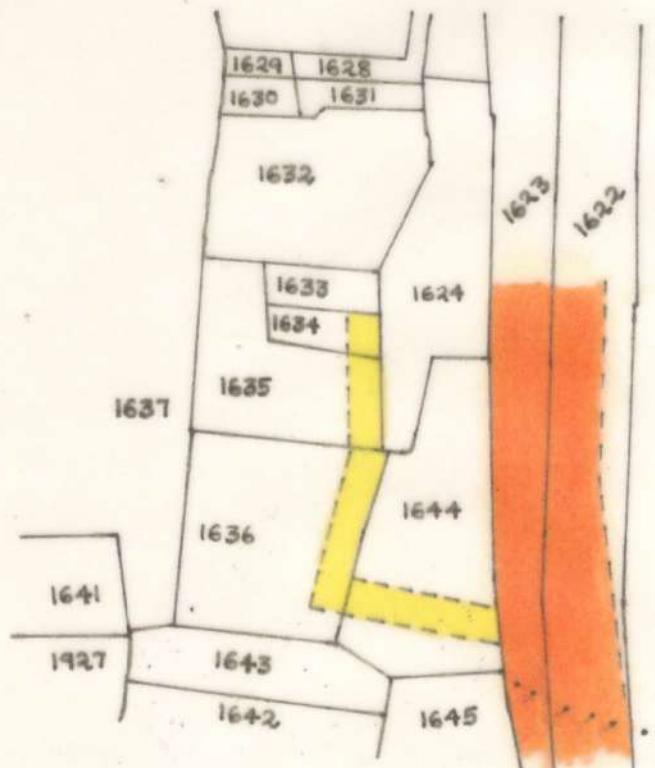
SIGNATURE OF EXECUTANT/S SELLER

  
Secretary  
Bhubaneswar Development Authority  
Bhubaneswar  
22/11/23

SIGNATURE OF CLAIMANT/S PURCHASER

N  
MOUZA  
P.S  
TAHASIL  
DIST  
SCALE  
YEAR  
S

: PUBASASAN SHEET NO-2  
: PIPILI NO-53  
: PIPILI NO-207  
: PURI  
: 32" = 1 MILE  
: 1984



### SCHEDULE OF LAND

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

#### REFERENCE :

EXISTING ROAD  
APPROACH ROAD

SaiArati Homes Pvt. Ltd.

*Daniel S*  
Director

*KK Balu*  
Secretary  
Bhubaneswar Development Authority  
Bhubaneswar  
22/11/2013