

SALE – DEED

THIS DEED OF SALE is made on this the..... day of 2024 (Two thousand twenty-four) at DSR Dhenkanal.

NAME AND ADDRESS OF THE VENDOR: -

I **Smt. Gayatri Hindocha**, aged about 49 years W/o Rajendra Kumar Hindocha, having office address at: Plot No: 4688/22409, Hotel R K Regency, Meena Bazar, Dist: Dhenkanal, Odisha, PIN: 759001 by Caste- Khetriya, by Profession- Business (hereinafter called the “**VENDOR**” which term and expression shall unless excluded by or repugnant to the subject or context shall deem to mean and include his legal heirs, successors, administrators, executors, representatives and assigns). **PAN- ABCPH4026N ON THE ONE PART.**

NAME AND ADDRESS OF THE VENDEE: -

SRI. aged about years, having **PAN No-** Son of....., by Caste-..... by profession-....., Permanent resident of ADDRESS....., Odisha, (hereinafter called the “**VENDEE**” whose expression shall unless excluded by or repugnant to the subject or context deem to mean and include his legal heir, successor, administrator, executor, representative and assign) **ON THE OTHER PART.**

NATURE OF DEED : - SALE DEED

VALUATION OF THE PROPERTY: - Rs -..... /- (.....)

RKVATIKA PHASE-I

Smt. Gayatri Hindocha
Proprietor 31/12/23 -

That, the cost of sub Plot. No ----- land area of A0..... decimal area is valued at Rs-...../- (Rupees only) and the vendor received the entire consideration amount of Rs-...../- (Rupees.....) from the vendee on the following manner:-

An amount of Rs-...../- (Rupees only) through State Bank of India cheque, no- on , from the vendee. The vendor received the above instruments before execution of this sale deed from the vendee towards the full and final consideration money at the office of vendor in presence of the witnesses.

WHEREAS, the vendor is the absolute & rightful owner of the schedule property, which was purchased from W/O vide registered sale deed No-....., Id No.....executed in the office of DSR, Dhenkanal. After purchase of the land, the Vendor mutated his name vide Mutation case No-..... and obtained the R.O.R in his name from the Tahsildar, Dhenkanal. the vendor obtained the approved layout plan from the Dhenkanal Regional Improvement Trust, Dhenkanal (DRIT), vide approval Letter No. 324/DRIT, File No. DRIT-BPR-LOP-01/2023, Dated. 18.09.2023.

The project is registered under Odisha Real Estate Regulatory Authority (ORERA), Bhubaneswar vide Registration No Dated..... the project namely "RK VATIKA PHASE-I".

WHEREAS the vendor is in need of money for expansion of his business intended to sell the schedule below land bearing Sub- Plot. No-..... for a consideration amount of Rs-...../- (..... only and the vendee agrees to purchase the said plot from the vendor by paying the aforesaid consideration money.

WHEREAS, the Vendor has received the entire consideration amount as stated above from the Vendee towards the full and final consideration amount/money.

AND WHEREAS, the vendor after receiving the full and final consideration money, execute and register this sale deed today in favour of the vendee according to his free will and sound mind and hereby convey, sale, grant, transfer and assign all rights and claim by way of this sale the land

RKVATIKA PHASE-I

[Signature]
Proprietor 91/12/23

hereby sold by delivering and placing the vendee in peaceful possession with all right, title and interest, profit and demand whatsoever in respect of the scheduled property and the vendor, his heirs, successors, assigns and representative etc. became destitute of all rights, titles, interests over the schedule property from today.

AND WHEREAS the vendor hereby declares that, the schedule property is free from all encumbrances, litigation, disputes, liens, attachments and charges etc. and there is no arrear due for payment to any authority/department/ agency.

AND WHEREAS the vendee is at liberty to get his name mutated in the Government record and all other records and get the official records corrected, pay rent and obtain receipts thereof to which the vendor or any of his heirs, successors, assign and representatives etc. will have no objection whatsoever.

AND WHEREAS, the vendee or his successors are at liberty to use and enjoy the schedule property and all the common space convey the same at his sweet will in any manner.

That, if in future any defect is found in the title to the property and the vendee became dispossess, the vendor will be liable to refund the entire consideration money immediately to the vendee together with consequential damages including all costs and interests from the date of dispossession.

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

The land is neither a lease hold land nor comes under Consolidation area and not an endowment land and it is not coming under the ceiling surplus land. The land does not belong to "Bhoodan" property and also not belongs to schedule caste or schedule tribe property. The land comes under the Dhenkanal Regional Improvement Trust, Dhenkanal.

RK VATIKA PHASE-I

Gyochi Thakur
Proprietor 31/12/23

SCHDEULE-A: SCHEDULE OF PROPERTY

District- Dhenkanal, Tahasil- Dhenkanal Sadar, Tahasil No-156, Thana No- 80, under the jurisdiction of Sub-Registrar, Dhenkanal, Mouza- Ranja, **Khata No: 480/583** (Four hundred eight zero/Five hundred eighty three) **Plot No: 241/3229** (Two hundred forty one/Three thousand two hundred twenty nine) Area **Ac.0.881** dec, out of full plot Total Area **Ac.2.400** dec. Total one mouza One Khata One Plot Area **Ac.0.881 decimal (3566.75 Sqmt)** Kisam – Gharabari.

Plot Bounded by :-

North :

South :

East :

West :

Area Sold Ac..... decs or sqft. Out of area Ac. 0.881 decimals admeasuring total sold area: Ac..... decimals or sqft. marked as sub-plot No.....corresponds to respective composite revenue Plot No.....under Khata No..... and delineated with Red colour in the sketch map attached here with as per approved layout.

Bounded by:

North_____

South_____

East_____

West_____

R K VATIKA PHASE-I

Gyotw Bhatia
Proprietor 31/12/23

IN WITNESS WHEREOF the vendor signed this deed of sale in his sound mind and free will on this the _____ day of 2024 at Dhenkanal, in presence of following witnesses.

Signature of Witness:-

1.

R K VATIKA PHASE-I

Gyanti Hrubh
Proprietor 21/12/23

Signature of Vendor.

2.

Signature of Vendee.

The above named executant is my client and this sale deed has been drafted by me in my office as per the instruction and direction of the Vendor and its contents are read over and explained to both the parties in Oriya and English and they have signed this Sale Deed in my presence after fully satisfied about its contents to be true to their best of knowledge on...../...../2024 at Dhenkanal.

Drafted & prepared by me.

Advocate, Dhenkanal.