

SALE DEED

This sale deed is made and executed at ବାଙ୍କୋଟ on this 26.05.2026.

BETWEEN

- ରବିନ୍ଦ୍ର ସାମଲ, Son of ନରାଣ ସାମଲ, gender Male, by profession ସରକାରି ଚାକିରି, permanent resident of ବାଙ୍କୋଟ, P.O. ବାଙ୍କୋଟ, P.S. ବାଙ୍କୋଟ, District ଦେବଗଡ, PIN 759024, and at present ସ୍ୱାମୀ ଠିକଣା ସହ ସମାନ, PAN/TAN No. BSKPS8652R.

Hereinafter called the Vendor(s) of the one part.

AND

- ସୁଜାତା ମଲ୍ଲିକ, Son of ବିରଞ୍ଚି ମଲ୍ଲିକ, gender Female, by profession ଗୃହସ୍ତ୍ରୀ, permanent resident of କାଲିଗଞ୍ଜ, P.O. ଧୂଳିଆପାଲି, P.S. ଧୂଳିଆପାଲି, District ଧୂଳିଆପାଲି, PIN 759024, PAN/TAN No. bskps3245y.

Hereinafter called the Vendee(s) of the other part.

The expression vendor and vendee shall mean and include the parties, their respective heirs in succession, successors or nominees, executors, administrators, legal representatives and assignees, as the case may be, of their respective parts.

Whereas the vendor(s), namely ରବିନ୍ଦ୍ର ସାମଲ, is/are the absolute owner(s) and in possession of the property situated in village ବାଙ୍କୋଟ, under Tahasil ବାଙ୍କୋଟ, District ଦେବଗଡ, measuring Ac. 0 dec. 87, hereinafter referred to as the said property and more fully described in the Schedule of Property, having succeeded to the said property from ପିତା by operation of law/succession, and being recorded/entitled as lawful successor, namely ପ୍ରମାଣ ପତ୍ର.

And whereas the vendor(s), for his/her/its/their bonafide need and legal requirement, in sound disposing mind and without any pressure, force, compulsion or coercion, has/have agreed to sell and transfer the above said property unto the vendee(s), namely ସୁଜାତା ମଲ୍ଲିକ, for a sum of Rs. 12356.00 (କୋଡିଏ ହଜାର) as consideration money.

NOW THIS DEED WITNESSETH AS UNDER

- That the vendee(s) has/have paid to the vendor(s) a sum of Rs. 12356.00 (କୋଡିଏ ହଜାର) only as full and final consideration for the sale of the said

- property, and the receipt thereof is hereby acknowledged by the vendor(s).
2. That the vendor(s) hereby sell(s), convey(s), transfer(s) and assign(s) the above said property absolutely and forever with all right, title and interest therein unto the vendee(s), who shall hereafter be the absolute owner(s) of the same and shall enjoy all rights of ownership over the said property.
 3. That the actual physical/legal possession of the above said property has been handed over by the vendor(s) to the vendee(s), who shall be entitled to possess and enjoy the same hereafter.
 4. That all expenses of this sale deed, including stamp duty, registration fees and fees incidental to registration, have been paid and borne by the vendee(s).
 5. That all taxes, charges, dues, demands, arrears, development charges, electric charges, outstanding bills, house tax, water charges and other dues, if any, in respect of the said property for the period prior to the date of execution of this sale deed shall be paid and borne by the vendor(s), and thereafter the same shall be paid and borne by the vendee(s).
 6. That the vendor(s) hereby agree(s) and assure(s) the vendee(s) to help and assist him/her/it/them in getting the property transferred or mutated in his/her/its/their name(s) in the relevant records of the Tahasil or any other competent office.
 7. That all rights, easements and appurtenants thereto have also been conveyed and transferred with the said property unto the vendee(s).
 8. That the vendor(s) has/have assured the vendee(s) that the property under sale is free from all sorts of encumbrances such as sale, mortgage, gift, transfer, decree, litigation, lease, acquisition or notification and that there is no defect in the title of the vendor(s).
 9. That the vendee(s) shall have full right to apply for and obtain water, electric and sewerage connections in respect of the said property from the concerned authorities.
 10. That the vendor(s) has/have delivered the previous title documents relating to the above mentioned property to the vendee(s).
 11. That the vendor(s) and the vendee(s) have discharged or promised to discharge the rights and liabilities cast upon them under section 55 of the Transfer of Property Act, 1882.

SCHEDULE OF PROPERTY

District	ଢେଓଗଢ଼	P.S.	ବାଲେଶ
P.S. No.	୫୮	Tahasil	ବାଲେଶ
Tahasil No.	୪୫	Mouza	ବାଲେଶ
Settlement	Hal Settlement	Khata No.	
Plot No.	୧୨୫	Kisam	ଚୈଲ
Total Area	Ac. ୧ Dec. ୫୮	Sold Area	Ac. ୦ Dec. ୫୮
Square Feet		Annual Rent	

Boundaries

North		South	
East		West	

DECLARATIONS

1. That both vendor(s) and vendee(s) do not belong to Scheduled Caste or Scheduled Tribe community.
2. The said property is not a leasehold land acquired within ten years from the Government.
3. The said property is not an endowment property under section 19-A of the OHRE Act, 1951.
4. The said property is not a Bhoodan or Wakf property.
5. The said property does not belong to the State Government or any local authority.
6. The said property is not a property of Lord Jagannath.
7. The said property is not encumbered in any way, by any means or in any manner.
8. The photographs, thumb impressions and signatures of both vendor(s) and vendee(s) have been affixed on this sale deed along with the Declaration Form A and sketch map and layout drawing.
9. That the vendor(s) hereby declare(s) that he/she/it/they shall be held responsible, both civilly and criminally, for any misrepresentation, suppression or distortion of facts with regard to ownership, right, title, interest, possession,

valuation or consideration.

The transaction is an absolute sale and the parties have fully understood the nature, content and purport of the transaction as well as the recitals spelt out in the covenants of this deed.

In witness whereof, the vendor(s) and vendee(s) have set and subscribed their hands and seal on the date first above written in presence of the witnesses named below.

WITNESSES

1. Signature in full:

Name: Jଅୟ କଲଶୋରେ ଡୋଇତ

Father/Husband: ଶBBGGଭୃଭୃଭୃ

Address with P.S.:

Profession: Bଭସିନେଷ

Apparent Age: ୪୩

2. Signature in full:

Name: Bଭଭୁତି Sଅମଲ

Father/Husband: Kଏଶବ ସମଲ

Address with P.S.:

Profession: Fଅର୍ମେର

Apparent Age: ୪୭

Signature of Vendor(s)

Signature of Vendee(s)

DETAILS OF SCRIBER

Scribed by vendor.