

392001266



328

ଓଡ଼ିଶା ओडिशा ODISHA

L 604851

Registering Officer  
CUTTACK

फेस फिड  
AG 200000 -  
A 1854  
40.  
200046  
775  
2,00,815

**AGREEMENT FOR SALE OF LAND**

This Deed of Agreement for sale is made on this Friday the 28<sup>th</sup> day of February 2020 (Two Thousand and Twenty)

**BETWEEN**

M/s **CITICON ENGINEERS LIMITED**, having its registered office at Plot No.540, Saheed Nagar, P.O: Saheed Nagar, P.S: Saheed Nagar, Bhubaneswar, Dist-Khurda, Pin-751010, State of Odisha having CIN: U45202OR1999PLC005702, PAN: AABCC69115A, represented through its Managing Director: **SRI ANTARYAMI BADU**, Aged about 47 Years, DIN 01692244 Aadhar No: 7251 3966 9406, PAN: AEXPB9303A, Mobile No: 9776829633, Son of Baishnab Charan Badu, by Caste: Khandayat, by profession: Business, Resident of Block-5, Flat No.36, Metro City Apartment, Behera Sahi, Nayapalli, Bhubaneswar, Dist-Khurda Pin-751012, State of Odisha, Hereinafter referred to as the party of the 1<sup>st</sup> Part/Intended Vendor/Seller.

For M/D Citicon Engineers Ltd

Ar taryami Badu

28/02/2020

For RAINBOW DEVELOPERS

Managing Partner

28/02/2020

W. Khandam Singh 28/02/2020

W. Khandam Singh 28/02/2020

No- 29/09 dt- 27/02/2020

Pl M/S Rainbow Developere At Krishna Nagar, Bunder Road

Managing Partner Sri Govindaraju Vijayawada, P. Loc

Sneekumar

27/02/2020

06 FEB 2020  
Treasury Officer,  
Cuttack.

**CHANDAN SINGH**  
Stamp Vendor  
D.S.R.OFFICE CUTTACK



**Endorsement of the certificate of admissibility**

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Stamp Act of 2008) Act 1899, Schedule 1-A No. 5C Fees Paid : A(10)-200000 ,, User Charges-775 ,Total 200775

Registering Officer  
CUTTACK

Date: 29/02/2020

Signature of Registering officer

**Endorsement under section 52**

Presented for registration in the office of the District Sub-Registrar CUTTACK between the hours of 10:00 AM and 1:30 PM on the 29/02/2020 by MS CITICON ENGINEERS LIMITED THROUGH MANAGING DIRECTOR ANTARYAMI BADU , son/wife of BAISHNAB CHARAN BADU , of REGD. OFFICE AT- PLOT NO-540, SAHEED NAGAR, PO/PS-SAHEED NAGAR, BHUBANESWAR, DIST- KHURDA, PIN-751010 , by caste General , profession Business and finger prints affixed.

Signature of Presenter / Date: 29/02/2020

Signature of Registering officer

**Consideration Amount: Per Acre Rs.65,00,000/-** (Rupees Sixty-Five Lakhs Only)

For the extent of Ac 5029dec cost of the land **Rs.3,43,85,000/-** (Rupees Three Crore Forty Three lakhs Eighty Five Thousand Only) out of which the First party do hereby received **Rs.1,00,00,000/-** (Rupees One Crore) only as advance on different Dates.

**Nature of Rights: "Sthitiban" Ac 5029dec** (Five Acre Twenty Nine Decimal) i.e Ac 5029dec with Annual Rent Rs.1532/- here by agreed to sold by the party of the 1<sup>st</sup> part in favour of the party of the 2<sup>nd</sup> part with all rights, Subrights and easement thereof.

WHEREAS, the party of 1<sup>st</sup> part is absolute and indefeasible owner in peaceful possession over the compact piece of land consisting of several plots adjoining to Government Road and having homestead kisam morefully and particularly described in the schedule herein below and the party of the 1<sup>st</sup> part on valid purchase as well as adopting procedure of correction of record of right have obtained the respective RORs and paying rent obtaining receipts thereof having all sorts of possessory and proprietary right so also marketable title over the same.

For MD Citizen Engineers 4710  
Avtareywar Bopha  
For RAINBOW DEVELOPERS 02/2020  
28/02/2020

W. K. NATHI HANJAN KASHA  
28/02/2020  
W. Kundan Singh  
28/02/2020




**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
MS CITICON ENGINEERS LIMITED THROUGH MANAGING DIRECTOR ANTARYAMI BADU		 313674965	 Registering Officer CUTTACK	29-Feb-2020

MS RAINBOW DEVELOPERS THROUGH MANAGING PARTNER GOVINDRAJU SREEKUMAR		 242129747		29-Feb-2020
---	---	--	--	-------------

Identified by **SMRUTI RANAJN RATH** Son/Wife of **PRAVAT KUMAR RATH** of **AT- PLOT NO-11, BAPUJI NAGAR, BHUBANESWAR, DIST- KHURDA, PIN-751009** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SMRUTI RANAJN RATH		 41454269		29-Feb-2020

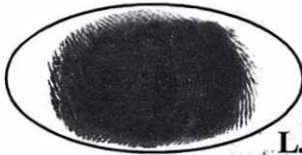
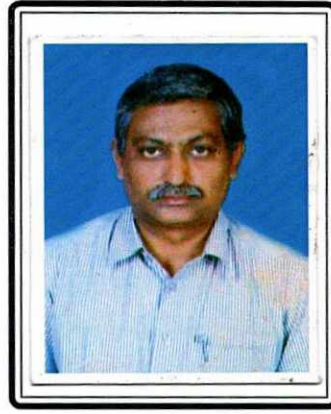
Date: 29/02/2020

39  
Signature of Registering officer

Digitally Signed by  
GOPABANDHU PARIDA  
Date: 2023.03.21 17:38:07  
+05:30  
Certified to be a true copy ✓

FIRST PARTY

SECOND PARTY



*Ar tarayasi Both* L.T.I

AND

*[Signature]* L.T.I

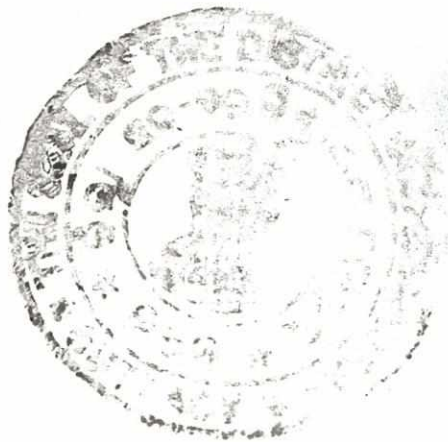
M/s RAINBOW DEVELOPERS, a Partnership Firm having its PAN: AAYFR5989F and having its registered office at 74-1-2, 5<sup>th</sup> Floor, Liberty Hospital Building, Opp. Autonagar Bus Terminus, Krishna Nagar, Bunder Road, Vijayawada, Pin-520010, state of Andhra Pradesh represented it's Managing Partner SRI GOVINDARAJU SREEKUMAR, Aged about 48 years, Aadhar No. 7806 3914 1141, PAN: AGLPG1599D, Mobile No. 9885183346, Son of Late Mahadeve Sadasivasankar Govindaraju, by Caste: Brahmin, by profession: Business, resident of 67-8-13, NSM School Road, Patamata, Vijayawada (Urban), Krishna, Andhra Pradesh, Pin-520010. Hereinafter referred to as the party of the **2<sup>nd</sup>Part/Intended Vendee/Buyer.**

**Nature of Document: Agreement to Sale.**

For MD Citicon Engineering Ltd  
*Ar tarayasi Both* 28/02/2020  
**RAINBOW DEVELOPERS**  
28/ Dismissing Partner

*W. KUNDAN SINGH* 28/02/2020  
*W. Kundan Singh* 28/02/2020

ॐ वृत्तवत्तु डेल्लुवुवु



*hgw*  
Registering Officer  
CUTTACK





*h w*

Registering Officer  
CUTTACK





Digitally signed by Registrar, Cuttack



A handwritten signature in black ink, appearing to be 'G.P.', written over the printed name.

**Registering Officer**  
**CUTTACK**

(iv) RTGS Bearing UTR No. UTIBH19164051444 of Axis Bank, Vijayawada branch on 13.06.2019 for an amount of Rs.7,00,000/- & Rs.3,00,000/- and its UTR No.UTIBH9164051428

(v) RTGS Bearing UTR No. UTIBR52019070200672633 of SBI Bank, Vijayawada branch on 02.07.2019 for an amount of Rs.5,00,000/-.

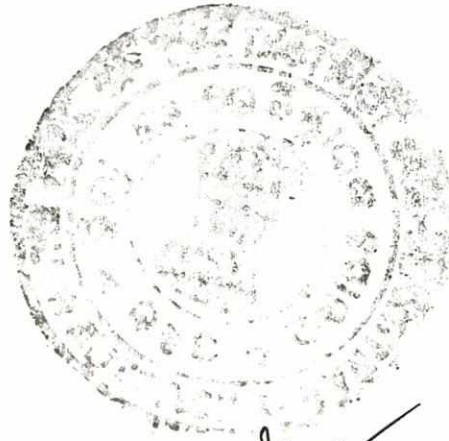
Earlier in different dates to the party of the 1<sup>st</sup> part and the receipts where of the party of the 1<sup>st</sup> part hereby admit and acknowledged

5. That, the party of the 2<sup>nd</sup> part shall pay the balance consideration money Rs.2,43,85,000/-(Rupees Two Crore Forty Three lakhs Eighty Five Thousand Only) shall be paid / transferred in the manner they would like on or before registration of the sale deed in part or in whole in favor of the party of the 2<sup>nd</sup> part and the party of the 1<sup>st</sup> part shall registered the sale deed partly or in whole after performance of all the required acts and activities as discussed between them as per the following points.

6. That , the party of the 1<sup>st</sup> part shall demarcate the land in presence of the party of 2<sup>nd</sup> party and shall make sure of the passage with all relevant document .

For MD Citicon Engineers LLP  
As to a receipt Both  
28/02/2020  
For RAINBOW DEVELOPERS  
28/02/2020

S.M.K.S.I. RAJAN NATH  
28/02/2020  
Kundam Singh  
28/02/2020



*[Handwritten signature]*

Registering Officer  
CUTTACK

7. That the 1<sup>st</sup> party to make/arrange the approach road of 30' (Thirty Feet) including culverts and electrical 11 KVA Line with their Own expenses (only pole & wire)

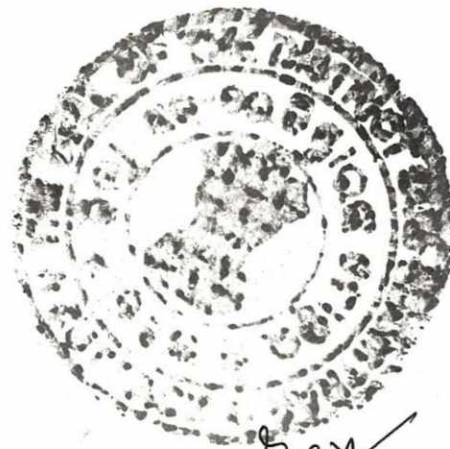
8. The Parties of the 1<sup>st</sup> party shall handover the peaceful physical possession of the land mentioned in the schedule property. That in future if any disputes arises regarding peaceful possession over the schedule properties mentioned in this agreement of sale the parties of the 1<sup>st</sup> party shall solve at their own cost. The parties of the 1<sup>st</sup> party shall arise above handed and settle all issues arises with leader/agent and villages.

9. To Sign all the relevant documents in this relation and to appear before the authorities / Departments concerned in our names and on our behalf.

FOR MID CitiCom Engineers Ltd  
As to Receiver "Both"  
28/02/2020  
FOR RAINBOW DEVELOPERS  
Managing Partner  
28/02/2020

SURESH RAJAN LATHA  
28/02/2020  
Kundan Singh  
28/02/2020

100 2014/001 DE/LET/001/2018



*[Handwritten signature]*

Registering Officer  
GUTTACK

10. That, the party of the 1<sup>st</sup> party shall not claim or demand more money than the above mentioned settled consideration amount Rs 65,00,000/- (Rupees Sixty Five Lakhs only) per acre to the 2<sup>nd</sup> party in any manner whatsoever for the said property

For MD Citra Engineers LID  
As to any or both  
For RAINBOW DEVELOPERS  
28/02/2020

11. That, the 1<sup>st</sup> party has no right to execute any further deeds i.e Sell, Mortgage, Gift, WILL or enter into any other sort of Agreement with anybody other than the 2<sup>nd</sup> party during the said stipulated period and towards his part of performance for the schedule below property

12. That, as discussed earlier by both the parties through their best head, the 1<sup>st</sup> party shall provide all the necessary documents and the Revenue Map of the Property .

Smriti Mangam Bhatt  
28/02/2020  
Kundan Singh  
28/02/2020



*Handwritten signature*

**Registering Officer**  
CUTTACK

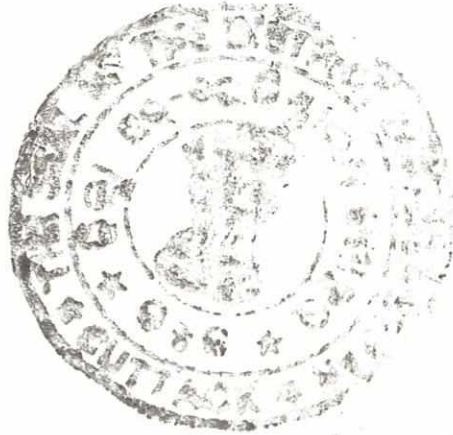


13. That, the remaining Consideration amount as put forth earlier in above paragraphs shall be paid as per the stipulations on different dates as scheduled by and between the parties on or before schedule date of the layout plan i.e tentatively on or before 27<sup>th</sup> April 2020 Rs.50,00,000/- (Rupees Fifty Lakhs only), 27<sup>th</sup> of May Rs.50,00,000/- (Rupees Fifty Lakhs only) and 27<sup>th</sup> June Rs.50,00,000/- (Rupees Fifty lakhs only) and remaining balance Rs.74,00,000/- (Rupees Seventy Four Lakhs only) in likewise manner and if the party of 2<sup>nd</sup> party fails to perform his part the above transaction within 6 months of time period a grace of 3 months is allowed and later 2 % per month will be charged as interest. If they fail 1<sup>st</sup> party will provide land @ 300 Rupees / Sq.ft. as per the total amount pay till date .

For MD City Engrs LTD  
 For a response Both  
 28/02/2020  
**For RAINBOW DEVELOPERS**  
 Managing Partner

SMRITIRANJAN RAOH  
 28/02/2020  
 Kundan Singh  
 28/02/2020

ए० वृत्तिका देवतोषे



*h  
m*

Registering Officer  
CUTTACK

18. That the parties of both the parties are not belong to SC/ST community. The property hereby agreed to sell has never been acquired by the party of the 1<sup>st</sup> part from Govt. by way of lease within last 10 years or the parties of the 1<sup>st</sup> part do not possess any land within the urban area which exceeds the ceiling limit. The property is not under the management of Endowment Commissioner & Bhudan.

19. That the stipulation of this agreement is binding on the parties of both the part respectively and their successors, legal representatives that in witness whereof the parties of both the part have put their respective seals and signatures on this deed after going through the contents i.e recitals , valuation , terms & Conditions as well as property described herein , pout of their sweet will, healthy state of mind and violation without any pressure , undue influence coercion from any quarter at Cuttack on the day, month and year first above mentioned.

20. The possession is not handed over the 2<sup>nd</sup> Party .

Per MD CITICAN ENGINEERS LTD  
As far as possible  
28/02/2020  
For RAINBOW DEVELOPERS  
28/02/2020

W S M KUN BANJAN LATA  
28/02/2020  
Kundan Singh  
28/02/2020

REGISTERED

FOR KARNATAKA DELEGATES



Handwritten signature of the Registering Officer.

Registering Officer  
CUTTACK

**SCHEDULE OF PROPERTY AS FOLLOWS**

1. Dist : Cuttack. P.S.: Cuttack Sadar, Tahsil: Baranga, S.R.O: Cuttack Sadar,Thana No.13, Tahsil No.188, Mouza: **Chakradharpur**, Mutation/Conversion Khata No.**592/685**(Five hundred ninty two/sixty hundred eighty five) "Sthitiban" Plot No.**1700**(One Thousand seven hundred) Kissam: Gharbari, Area **Ac1.21dec**,& Plot No.**1701** (One Thousand seven hundred one ) Kissam: Gharbari, Area **Ac0.90dec**, & Plot No.**1702**(One Thousand seven hundred one ) Kissam: Gharbari, Area **Ac0.17dec**,& Plot No.**1703**(One Thousand seven hundred three ) Kissam: Gharbari, Area **Ac0.20dec**,& Plot No.**1708**(One Thousand seven hundred eight ) Kissam: Gharbari, Area **Ac1.90dec**. Above five entire Plots under single Khata Measuring total area **Ac4.38dec**(Four acre thirty eight decimal) i.e**Ac4.38dec** with annual rent Rs.1323/- Corresponding Original Consolidation Khata No.80.

2. Dist : Cuttack. P.S.: Cuttack Sadar, Tahsil: Baranga, S.R.O: Cuttack Sadar,Thana No.13, Tahsil No.188, Mouza: **Chakradharpur**, Mutation/Conversion Khata No.**592/556**(Five hundred ninty two/five hundred

For MD Citicem Engineers LTD  
A/c to rey 000 BOD  
28/02/2020

For RAINBOW DEVELOPERS  
28/02/2020

Managing Partner  
28/02/2020

S.M.W.TI LANGAN LATA  
28/02/2020

W. Kundan Singh  
28/02/2020

କଟକର ରେଜିଷ୍ଟ୍ରାର

କଟକର ରେଜିଷ୍ଟ୍ରାର



*[Handwritten Signature]*  
Registering Officer  
CUTTACK

fifty six) "Sthitiban" Plot No.1710 (One Thousand seven hundred Ten) Kissam: Gharbari, Area **Ac0.354dec**, with annual rent Rs.120/- Corresponding Original Consolidation Khata No.240.

3. Dist : Cuttack. P.S.: Cuttack Sadar, Tahsil: Baranga, S.R.O: Cuttack Sadar, Thana No.13, Tahsil No.188, Mouza: **Chakradharpur**, Mutation/Conversion Khata No.592/277 (Five hundred ninty two/two hundred seventy seven) "Sthitiban" Plot No.1704/2015 (One Thousand seven hundred four/Two Thousand Fifteen ) Kissam: Gharbari, Area **Ac0.295dec**, with annual rent Rs.89/- Corresponding Original Consolidation Khata No.398 .

Total in a single Mouza Six entire plots under three separate Khata being one compact piece of land measuring total extent of Area: **Ac5029dec**, (Five Acre Twenty Nine decimal ) i.e, with annual rent Rs.1532/-. The above land on the whole are the subjected property of this agreement .

For MD eH Con Engineers LTD  
As to receive BOB  
28/02/2020  
For RAINBOW DEVELOPERS  
Managing Partner  
28/02/2020

SURESH RAMAN LATHI  
28/02/2020  
Kundan Singh  
28/02/2020

Digitally signed by

ГО. КУИВОМ ДЕЛЕГОБЕРС



A handwritten signature in blue ink, appearing to be 'G.P.', written over the printed name of the Registering Officer.

Registering Officer  
CUTTACK



IN WITNESS WHEREOF BOTH THE PARTIES put their respective signatures, date, month and year above are Written .


**WITNESSES**

1)

SMRUTI LAJAWATI  
S/O - DR. PRAVAT KUMAR RATH  
Plot No - 11, BAPUTI WAKHAR  
BHOBAWESWAR  
28/02/2020

For MD AECAM ENGINEERS LTD  
As for my own both.  
Signature of 1<sup>st</sup> party 28/02/2020  
/Intended Vendor/Seller

**For RAINBOW DEVELOPERS**

  
Managing Partner  
Signature of 2<sup>nd</sup> party  
/Intended Vendee/buyer

2)

Kundan Singh  
S/o Sri Nimai Ch Singh  
At Choudhary Bazar  
Cuttack 28/02/2020

**CERTIFICATE**

That, both the parties are my client. This Deed of Agreement have been typed my Computer Assistant according to the hints of both the parties. Both the parties have signed on this Deed after well understanding and in sound mind.

**CUTTACK**

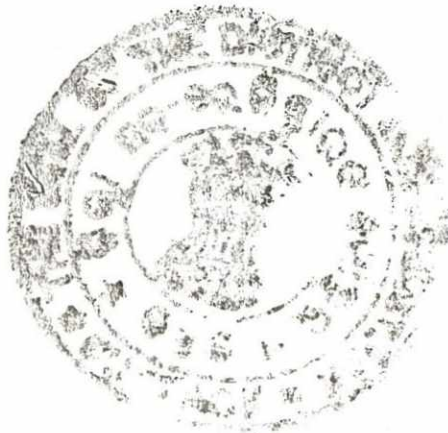
**DATE : 28/02/2020**

A. Sahoo

Nirmal Zafar Zaidi  
ADVOCATE 28.2.20  
Eno. 0.11/2013

For RAINBOW DEVELOPERS

Managing Partner



Registering Officer  
CUTTACK

**Endorsement of certificate of registration under section 60**

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


Book Number : 1 || Volume Number : 25

Document Number : 10392001280

For the year : 2020

Seal :

Date: 29/02/2020

  
Signature of Registering officer

Certified to be a true copy ✓

Digitally signed by  
GOPABANDHU PARIDA  
Date: 2023.03.21 17:38:31  
+05:30