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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. 50 Fees Paid : A(10)-2914600 ,, User Charges-1060 ,Total 2915660

Date: 03/07/2023

Rajesh Kumar Nayak
SIGNATURE OF PURCHASER

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar, District Sub-Registrar, CUTTACK between the hours of 10:00 AM and 1:30 PM on the 03/07/2023 by **BAMAN CHARAN SWAIN**, son/daughter/wife of **LATE PRANAKRUSHNA SWAIN**, of **AT-JHANJIRIMANGALA, BASTI COLONY, PO-TELENGA BAZAR, PS-CUTTACK SADAR, DIST-CUTTACK-753009** by caste **General**, profession **Business** and finger prints affixed.

Baman Charan Swain

Signature of Presenter / Date: 03/07/2023

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BAMAN CHARAN SWAIN		 316542903	<i>Baman Charan Swain</i>	03-Jul-2023
MS LAXMI INFRA VENTURE PVT LTD REPRESENTED BY ITS MANAGING DIRECTOR RAJESH KUMAR NAYAK		 243939617	<i>Rajesh Kumar Nayak</i>	03-Jul-2023

7



Baman Charan Swain

Recd Recd
A/c 29,14,560.
40.
29,14,600.
1060.
29,15,660.

Registering Officer
CUTTACK



Rajesh Kumar Nayak

Baman Charan Swain 3-7-2023
M/s. Laxmi Infra Venture (P) Ltd.
Rajesh Kumar Nayak 3-7-2023
Managing Director

DEED OF AGREEMENT FOR DEVELOPMENT OF LAND

This deed of Agreement for Development is made on this 3rd day of July 2023 at Cuttack, Odisha

Between

SRI BAMAN CHARAN SWAIN aged about 61 years, S/o-Late Pranakrushna Swain, resident of At-Jhangiri Mangala, Basti Colony, Po-Telengabazar, Ps-Cuttack Sadar, Dist-Cuttack, Pin-753009, by Cast-Mahalayak, by Profession - Business, having Aadhaar No-7439-4255-1408 and PAN-AGHPS3698D, Mob:-7381048222 (Hereinafter called as **Land Owner/1st Party** which expression unless excluded by or repugnant to the subject or context shall deem to mean and include their legal Heirs, Representatives, Successors, Administrators, Executors, Agents and Assigns) Hereinafter called the owner of the **FIRST PART**.

W-1 - Priyanka Swain 3-7-2023
W-2 - Deepak K. Panda 3-7-2023



AmT

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And

M/s LAXMI INFRA VENTURE PVT. LTD., a company incorporated under the Companies Act, 1956, having its Regd. Office at Plot No.315, P.O./P.S.-Saheed Nagar, Bhubaneswar, Dist-Khurda, Odisha having CIN-U70101OR2011PTC013564 & Company PAN-AACCL0256A represented by its Managing Director Sri Rajesh Kumar Nayak, aged about 42 years, S/o- Sri Surendra Nayak, by Caste-Khandayat, by Profession-Business having PAN-AFMPN5217M, Aadhar No.957904190507, Mob:-9439201387 (Hereinafter called as the **Developer/ Promoter/Second Party** which expression unless excluded by or repugnant to the subject or context shall deem to mean and include its Directors, Successors, Executors, Administrators and Assigns) of the **SECOND PART**.

APPROXIMATE VALUE : Rs.14,57,28,000/-

(Rupees Fourteen Crores Fifty-seven Lakhs Twenty-eight Thousand) only.

FLOW OF TITLE

The First Party hereby declared that he became lawful and recorded owner of the property as described below.

WHEREAS, the First Party is the absolute, bonafide and recorded Owner of the property under Mouza-Nuahat having Khata No.498/111, Plot No. 1390, 1380/3003 & 1380/3004, 1380/3031 & 1380/3030, Total area Ac.5.760decimals (which details described below as Schedule of Property) and the First Party is in peaceful possession over the said property.

WHEREAS, the schedule property was parental property and the 1st party recorded the said property in their name vide Mutation case No.200/2000 and obtained the ROR and paying the land revenue to the Govt of Odisha through the Tahasildar, Cuttack and obtained receipts thereof.

Pranav Chandra Sahoo 3-7-2023
W1 - Priyanka Swain 3-7-2023
Deepak K. Panda 2-7-2023
M/s. Laxmi-Infra Venture (P) Ltd.
Rajesh Kumar Nayak 3-7-2023
Managing Director

Identified by **PRIYANKAR SWAIN** Son/Wife of **BAMAN CHARAN SWAIN** of **AT-SAME PLACE** by profession **Business**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRIYANKAR SWAIN			Priyankar Swain	03-Jul-2023



Date: 03/07/2023


Signature of Registering officer

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 : 105

Document Number : 10392301956

For the year : 2023

Seal :


Signature of Registering officer

Date: 03/07/2023



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- iv. **Developer M/s. Laxmi Infra Venture Pvt. Ltd.** shall include its Managing Director Sri Rajesh Kumar Nayak, his successors, executors, administrators and assigns etc.
- v. **Common Facilities** shall mean and include corridors, common passage, staircase, roof, equipment's and accessories provided in the building, motor pumps, electrical installations etc. and other facilities required whatsoever for maintenance and/or management of the said building and enjoyment of various portions of the said building and land.
- vi. **Building Plan** shall mean the plan to be sanctioned and approved by the Cuttack Development Authority/ Cuttack Municipal Corporation/ ORERA and/or such other revised plan or plans with such modification or alteration which may be made thereto from time to time with the approval of competent authority/authorities for the purpose of constructing the building(s).
- vii. **Units** shall mean a portion of the floor space comprising the residential complex capable of being exclusively occupied and enjoyed by owners individually.
- viii. **Proposed Building** shall mean and include the buildings to be constructed and the land appurtenant thereto and all passages, the parking space, amenities provided thereto etc.
- a) **Carpet area**- Saleable/usable carpet area of a residential flat/ apartment, unit as per the approved plan of CDA/CMC, excludes all common area, balcony, veranda, external wall area as per the definition of "Carpet area" envisaged in Housing & Urban Development Department Rules & Regulations and Notifications from time to time.
- b) **Built up area**- Saleable built-up area/ usable built up of a residential flat, apartment, unit, as per the approved plan of CDA/CMC, includes wall area excluding all common areas, staircase, lift corridor, duct area, other common areas like

Bannan charan Swain 3-7-2023

M/s. Laxmi Infra Venture (P) Ltd.
Rajesh Kumar Nayak
Managing Director

3-7-2023

Priyanka Swain 3-7-2023

Deepak K. Sarda
3-7-2023



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parking and circulation area as per the definition of "Common Area".

- c) **Super built-up area**- Saleable built-up area/ usable built-up area of a flat, apartment, unit as per the approved plan on which certain percentage of loading of constructed common areas is made excluding non-saleable common areas of the entire project used by allottees / flat owners/ apartment owners proportionately which to be calculated and certified by Architect.
- d) **Landowner's share**
1. Means 42%(up to Base FAR-2) and 21%(on rest of FAR) of the total built-up areas of residential flats/units of the entire residential project and 45% of the usable areas of commercial complex to be developed over the Schedule of property of Landowner/1st Party. as per the approved building plan of CMC/CDA.
 2. Each of the aforesaid flats shall be provided with roof-covered parking for four-wheeler vehicle.
 3. Landowner and or its allottees shall be entitled to enjoy all common facilities, amenities and services provided for the benefits of the residents/ allottees/ habitants in the project along with open parking.
 4. That the allotment of residential flats/units defining carpet area, built up area towards the "Landowner's Share" floor wise shall be confirmed with deed of allotment / Share allocation after approval of Building plan from CDA/BMC Authority.
- e) **Developer's share -**
1. Means rest 58% (Up to Base FAR-2) and 79%(on rest of FAR) (Excluding Landowner's share) of total saleable/usable built-up area of residential flats/units and 55% of the usable areas of commercial complex from the project to be developed over

Boman Chavan 3-7-2023

M/s. Laxmi Infra Venture (P) Ltd.

Rajesh Kumar Nayam
Managing Director

3-7-2023

W1 - Prityankar Swain 3-7-2023

Deepak K. Jale. 2-7-2023



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the Schedule of property of Landowner/1st Party as per the approved building plan of CMC Authority.

2. Developer and or its allottees shall be entitled to enjoy all common facilities, amenities and services provided for the benefits of the residents/ allottees/ habitants in the project along with open parking.
3. That the allotment of residential flats/units defining carpet area, built up area towards the "Developer's Share" floor wise shall be confirmed with deed of allotment / Share allocation after approval of Building plan from CDA/BMC Authority.
4. Mode of Computation for Proportioning the Share -

That, the parties hereto mutually agreed that in order to and for the purpose and in the process of proportioning the built-up areas in the allocated shares for the residential area up to Base FAR-2 of 42% and 58%, and on Purchasable FAR 21% and 79% amongst themselves, and on commercial complex 45% and 55%, if the portion of such saleable area falling in the share of either of the parties is less than the agreed percentage of such party, then the concerned Party shall be compensated by the other Party so as to make the share at par with their respective percentage of built up area at the market rate at the time of distribution between the parties. It shall, however be open to the parties to arrive at other mode of computation of the compensation payable in such situation by mutual agreement

ARTICLE-2 (COMMENCEMENT)

- i. That, this agreement of development shall commence on ___ day of June, 2023.
- ii. That, the Developer shall obtain Building Plan approval along with ORERA Registration over the schedule property as soon as possible and start the construction work at their own cost.

Bharan Chandra Saini 3-7-2023

M/s. Laxmi Infra Venture (P) Ltd.

Rajesh Kumar Nayyar 3-7-2023
Managing Director

W1 - Priyanka Saini 3-7-2023

Deepak W. Jada. 3-7-2023



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- iii. That, Landowner has given the permissible possession to the Developer with an unfettered right to develop the Land in question for the construction of Multi storied residential apartment as per the terms of this agreement.

ARTICLE-3 (CONSTRUCTION)

- i. That, Second Party agreed to develop the said "Schedule of Property" at their own risk, cost and expenses and with their own resources after they obtain the requisite permissions, sanction and approvals from authorities concerned and thereafter to construct thereon the proposed building(s). The First Party agreed, in accordance with this agreement, to place permissible and actual vacant possession of the said "Schedule of Property" with the Second Party and to grant him exclusive right of development of scheduled land. The Second Party will prepare the building plan in consultation with the First Party and shall place it for approval before the competent authorities. The Second Party will submit building plan before the authorities and obtain requisite permission, sanction and approvals for developments, construction and completion of the proposed project with the signing of this agreement.
- ii. That, the building plan will be in accordance with the rules and regulations laid down by the CDA/CMC Authority as per applicability. The building shall be of first-class construction based on the specifications conforming to ISI/NBC Code of civil engineering practice and as per approved drawing and specifications.
- iii. That, the Second Party, at their own risk, cost and expenses, shall apply to the CDA/CMC/ORERA and other allied authorities for the requisite clearance, permission to construct/erect superstructure on the said "Schedule of Property". The project building plan and design shall be in accordance with the zonal plans in force for the said area.

Baroon Charan Bisain, 3-7-2023
W1 - Priyanka Swain, 3-7-2023
Deepak K. Jada, 3-7-2023
M/s. Laxmi Infra Venture (P) Ltd.
Rajesh Kumar Nayak, 3-7-2023
Managing Director



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- a) All expenses/charges incurred in respect of approval/sanction or modification and/or alternation of the sanction plan and for any revised plan to be submitted for approval/sanction shall be borne by the Second Party.
- b) The requisite fees for sanction of the plan(s) shall be borne by the Second Party.
- c) To expedite sanction of such plan or plans shall be the responsibility of the Second Party.
- d) That, the Developer shall bear all the cost pertaining to obtain the necessary approval from CDA/CMC or any such Authorities/Departments for the development and construction of the said residential apartment over the Scheduled Land.
- e) That, the Second Party shall forthwith, on obtaining the approval of plan from CMC along with all statutory clearances from concerned departments including ORERA shall start construction over the said property in a substantial and workmanlike manner in accordance with the plans, specification and elevations to be sanctioned by the CDA/CMC, including any amendment, modification or variation or alteration to the said plans and specification which may be made by the Second Party.
- f) That, the building over the scheduled property shall be constructed under the direct control, supervision, guidance and liability of the Second Party and/or their agents.
- g) That, the Second Party shall make their best endeavours to complete/finish the said building in all respects (so as to benefit for occupation/habitation) and hand over physical possession of Land owner's share within 60 months from the date of Registration at ORERA. In the event the completion of the project spills over the stipulated time reasons beyond the control, an additional period of 12 months may be taken by

Bansari Chavan 3-7-2023
M/s. Laxmi Infra Venture (P) Ltd.
Rajesh Kumar Nayak 3-7-2023
 Managing Director

W1 - Priyanka Swain 3-7-2023
Deepak K. Jada. 3-7-2023



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the Second Party for the completion of the project, i.e 72 months from the date of Registration before ORERA.

- h) Share Allocation Agreement will be executed within 2 weeks from the date of approval of the building plan.
- i) That, it is further agreed by the Parties that First Party having accepted the scheme of the Developer, and the First Party has appointed the Second Party for developing his land.
- j) That, it is further agreed by the parties that, in consideration the 1st Party having accepted the scheme of the Developer, the 1st Party appointed the 2nd Party for developing the land and the 2nd Party have liberty for development of adjoining plots of others and adjoin the same lawfully and can merge the said adjoining plots with this scheme for development considered as one project at his own cost and risk.

ARTICLE-4 (LAND OWNER/FIRST PARTY OBLIGATIONS)


The Landowner hereby agreed and covenant with the Second Party as follows:-

- 1. That, the First Party shall execute and register one General Power of Attorney in favour of the Second Party granting right of development of the entire schedule property and the Second Party shall prepare the necessary Building Plan in consultation with and with prior consent and approval of the First Parties and submit the building plan before the CDA/CMC/ORERA and obtain no objection certificates from all concerned authorities for construction of residential building, sale of the flats with proportionate undivided right, title and interest of the schedule properties (as per the Share allocation agreement) and other requirements. The Second Party, however, takes all the liability and responsibility for getting the approval of building plan from the CDA/CMC/ORERA along with other relevant authorities concerned and shall make all necessary expenses for the same. The First Party will give necessary co-operation from time to time if required.

Bharat Chandra Sarda 3-7-2023
M/s. Laxmi Infra Venture (P) Ltd.
Rajesh Kumar Nayam
Managing Director 3-7-2023

Pritymkar Sarda 3-7-2023
Deepak K. Sarda
3-7-2023




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2. That, the First Party do hereby give permissible possession to the Second Party to carry out the development work in terms of this deed of agreement.
- That, the First Party shall hand over the following original documents to the Second Party: a) ROR, b) Sale Deed, c) Updated Rent Receipt of the Schedule Property (d) link documents to the Second Party on the deed of this Agreement. The Second Party shall make Acknowledgment of the receipt of the above-mentioned original documents.
 - That, however, the First Party is free to get certified copies of the said land records for his need.
 - That, the First Party have granted exclusive unfettered right to the Second Party to carry out the construction of the project after obtaining the necessary building plan approval from CDA/CMC/ORERA.
 - That, after obtaining necessary building plan from CDA/CMC/ORERA the Second Party shall make deed of allotment with the First Party and start the construction work with immediate effect.
 - That, the First Party shall not create any obstruction and hindrance to the Second Party, his men and machinery in any way whatsoever to carry out construction work of the project.
3. That, the Second Party shall construct the project in accordance with approved plan of CMC/ORERA and can enter into agreement for selling his share (Developer's share) with his intending buyers at such price and cost to which the First Party shall have no objection or obstruction, whereas the Second Party can only sell, transfer, alienate, rent out his portions of share.

Bhama Chavan Easien. 3-7-2023
M/s. Laxmi Infra Venture (P) Ltd.
Rajesh Kumar Nayam
Managing Director 3-7-2023

W/- Priyanka Swain 3-7-2023
Deepak K. Poda. 3-7-2023



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4. That, the First Party have no manner of objection if the Second Party advertises, markets, books, sales or offers for sale or invites persons to purchase towards Second Party's share in the entire project by executing necessary deeds.
5. That, the First Party declares that, he is entitled to enter into this agreement with the Second Party and he has not agreed, committed, contracted or entered into any agreement with any other person in respect of the property and he has not created any mortgage, charge, encumbrance or any interest on the said property nor has done any act, deed or thing by reasons whereof, the development of the said property may be affected in any manner and the Landowner shall have no manner of risk/ liabilities/ responsibilities of the construction of the building/ apartment over the schedule property.
6. That, the First Party have the right to inspect the said construction at all reasonable times by giving proper intimation to the Second Party.
7. That, the First Party is hereby agrees to execute and sign necessary documents, letters, power of attorneys which may be required for carrying out the construction of the proposed building and to render all help and assistance to the Second Party to facilitate the construction of the proposed building on the said plot of land in accordance with the terms and conditions of the agreement.
8. That, the 2nd party paid refundable/ adjustable security money of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs) only to the 1st party, which is hereby received and acknowledged by the 1st party and agreed to refund/ adjust the received amount at the time of allocation of share.

Bhawan Chaman Swain 3-7-2023

M/s. Laxmi Infra Venture (P) Ltd.

Rajesh Kumar Nayam
Managing Director 3-7-2023

W1 - Priyankar Swain 3-7-2023

Deepak K. Poda.
3-7-2023



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ARTICLE-5 (DEVELOPER/SECOND PARTY OBLIGATIONS)

1. That, the Project work shall be commenced with effect from the date of signing and execution of this agreement and construction work will start after the date of the approval of the building plan by the CDA/CMC and registration of project at ORERA.
2. That, both the First Party and the Second Party are entitled to have a map or plan sanctioned in the name of the First Party and Second Party jointly from the CDA/CMC and also obtain necessary permission/no objection from the different Govt. and other authorities as would be required for the purpose of development and construction of the residential building over the schedule property. However, the Second Party takes all the responsibility and liabilities for getting such permission/approval/no objection etc. from the concerned authorities at their own cost and expenses.
3. That, the Second Party agrees to complete the project in all respects as per provisions contained this Agreement. Second Party shall handover physical possession of his share in the project to the First Party with due written acknowledgement with all amenities.
4. That, both the First and the Second Parties shall be entitled to deal with their share respectively of the total built-up and or carpet area with proportionate undivided right, title and interest of the schedule property exclusively and execute any deeds such as agreement for sale/sale deed/conveyance deed etc.
5. That, it is further agreed by the Second Party that they shall construct the proposed building over the schedule property at their own risk and cost. The Second Party has right to take any loan by mortgaging any portion of the schedule property in any manner.

Bhawan Chavan Swain 3-7-2023

M/s. Laxmi Infra Venture (P) Ltd.

Rajesh Kuworn Nayon
Managing Director 3-7-2023

W1 - Priyanka Swain 3-7-2023

Deepak K. Sade.

3-7-2023



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6. That, the Second Party shall take prompt action for completion of construction of building as per provisions of this Agreement. In no case the completion of the project shall extend beyond 72 (Seventy-two) months from the date of registration at ORERA unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature ("Force Majeure") affecting the regular development of the real estate project. If, however, the completion of the project is delayed due to the Force Majeure conditions, then the First Parties agrees that the Second Party shall be entitled to the extension of time for completion of the project, provided that such Force Majeure conditions are of such nature which make it impossible for the contract to be implemented. Both the parties agree and confirm that in the event it becomes impossible for the Developer to implement the project due to Force Majeure conditions, then this agreement shall stand terminated.
7. The Second Party confirm that they shall utilize best materials and shall make construction according to the approved plan without deviation. In the event of any deviation during the course of execution of the work, then the Second Party shall be accountable for the same and the First Party shall have no manner of liabilities.
8. In case the Developer deviates from the Building plan or the specification thereof, the Land owner shall not be held liable for such conduct or illegal construction in whatsoever manner or the penalty imposed for such deviation by the Authorities for regularization and if in any case due to illegal construction the share of the Land owner or interest of Land owner is at loss the Developer shall be held entirely liable and accountable to compensate for such losses which shall be recovered from the Developer's share.

Baman Chandra Dasari
3-7-2023
M/s. Laxmi Infra Venture (P) Ltd.
Rajesh Kumar Nayam
Managing Director
3-7-2023

W/- Priyanka Sarin
3-7-2023
Deepak K. Bode
3-7-2023



Signature

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9. That, the Land owner has entrusted the schedule property to the Developer in good trust and belief and the Developer undertakes not to create any kind of breach to the trust of the Land owner and make him liable for any transactions in whatsoever manner with his intending parties/allottees/ buyers etc. and shall not mis-utilize the General Power of Attorney vested to him in good faith.
10. That, the Developer shall not in any case transfer or assign the exclusive right of development to any third Party nor can appoint any sub agent/attorney to utilize the terms envisaged in General Power of Attorney vested to him in good faith and trust. In such case this Development Agreement and the General Power of Attorney would be revoked automatically and any such execution of documents will stand to nullity and the Developer shall have no claim over the schedule property of the Landowner in whatsoever manner.
11. That, the Second Party shall get the building plan approved, complete the project as per approval from CDA/CMC and hand over possession of the Land owner's share to the First Parties within the 72months from the date of Registration before ORERA.
12. That, it is specifically agreed by the Second Party that any labour or workmen engaged for the construction of the building by the Second Party will be the employer of the Second Party. The Second Party hereby declare that the First Party shall have no relationship with the employment of the aforesaid employees and any amount that may be awarded under any agreement, labour dispute or proceeding under workmen's compensation act or damage are the sole responsibility/liability of the Second Party and the First Party shall not incur any liability, responsibility for the same.

Barman Chandra Swain 3-7-2023
 M/s. Laxmi Infra Venture (P) Ltd.
 Rajesh Kumar Nayam
 Managing Director 3-7-2023
 Mr. Priyankar Swain 3-7-2023
 Deepak M. Poda.
 3-7-2023



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13. That, the Second Party shall provide free maintenance to the building as well as warranty to all installations with rectification of defects if pointed out by First Party /any allottee for One year from the date of first handing over of the building without charging any extra cost to the First Party /allottee or the Flat owners.
14. That, as decided and agreed upon that there would be absolutely no deviation from the authority, it is very much fair and justified that the Second Party should obtain occupancy/ completion certificate within a reasonable time from the date of first possession from the competent authority.

ARTICLE-6 (CONSIDERATION)

1. That, the Residential complex that will be constructed on the schedule property shall bear the name **"FRESH LIVING"**.
2. That, the First Party shall remain liable to encumbrance, if any, in respect of the said land up to the date of this agreement; the Second Party shall remain liable for all encumbrances / liabilities created after this date, in relation to proposed construction.
3. That, the First Party and Second Party shall have the right to sue for specific performance of this contract/agreement or of any other supplementary contract which may be executed for non-compliance of any term and suing Party shall also have a right to recover cost and damage if any.
4. That, the First Party undertakes to constitute the Second Party as their attorney by executing General Power of Attorney duly registered for completing the exercise and effectuating the object in connection with the development/construction and completion of the project building. However, the Second Party undertake in their capacity as Second Party not to do or cause to be done any act, commission or thing which may in any manner flout and contravene any law, rule, regulation etc. which may amount to misuse of any authority or right hereby

Ramna Charan Bisain 3-7-2023
 M/s. Laxmi Infra Venture (P) Ltd.
 Rajesh Kumar Nayak
 Managing Director 3-7-2023
 WI- Priyanka Swain 3-7-2023
 Deepak K. Poda 3-7-2023



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conveyed or breach of provisions of law. In case of non-performance or non-observance of such law, rule, regulation or condition of this agreement, the entire liability in that behalf shall be incurred or discharged by the Second Party and furthermore the Second Party undertakes to keep the First Party entirely harmless and indemnified against all claims or demands during construction.

5. That, after completion of the project, the flat owners allotted by First Party and Second Party will jointly enrol as members of the Apartment Owners Welfare Society by paying the necessary membership fees, contribution and other regular charges, taxes etc. towards setting up the corpus fund of the society and will register the society before the concerned authority. The flat owners will also be bound by the rules and regulations of the society and be entitled to equal rights as other purchasers of the individual apartments.
6. The Second Party, at his own cost, shall undertake and complete the following works:
 - a) Installation of the Transformer and bringing electric connection for the entire apartment from the concerned electric department and giving electric connection to each flat and also to common places from the Transformer
 - b) Supply of water for 24 hours
 - c) Construction of boundary wall
 - d) Fire safety arrangement
 - e) Drainage & STP
 - f) Other facilities and amenities.
7. That, it is further agreed by the Parties hereto that they shall prepare a scheme for management and maintenance of the project after its completion by forming a society duly registered by competent authority as per the provisions of the Orissa Apartment Ownership Act, and the Developer will exclusively

Ramesh Chandra Bisain
3-7-2023

M/S. Laxmi Infra Venture (P) Ltd.

Rajesh Kumar Nayak
Managing Director
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Mr. Priyankar Sawin
3-7-2023

Deepak K. Poda
3-7-2023



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maintain assets of the project till the Regd. of society or for 1(one) year from the date of handing over possession to the first flat Owner or whichever is earlier. The consumable items during this period shall be borne by the occupants.

8. That, it is agreed by the Parties that, in case of death of any party then the legal heirs, successors in the interest will admit and acknowledge all the documents executed between the Parties relating to the development of the project without any further demand or any changes in terms and conditions.

ARTICLE-7 (JURISDICTION)

All disputes or differences that may arise between the Parties' right as to the interpretation of this agreement and any other subsequent supplementary agreement or as to claims of rights or obligations under this agreement and any other subsequent supplementary agreement or any breach or default or specific performance etc. shall be decided by mutual discussion and on failure, it will be decided by Civil Court under Cuttack Jurisdiction.

ARTICLE-8 (ALLOCATION OF SHARE)

It is agreed by the Parties that, both Parties will enter into allocation agreement after necessary building approvals from CMC & other Government Authorities as per agreed conditions.

ARTICLE-9 (SCHEDULE OF PROPERTY)

Dist-Cuttack, Tahasil – Cuttack, Mouza-Nuahat, Vide Khata No. 498/111,

- a) Plot No.1390, area of Ac.5.095dec out of Ac.5.8036, Total out of Ac-8.760
b) Plot No.1380/3003 for an area of Ac.0.248dec.
c) Plot No.1380/3004 for an area of Ac.0.248dec.
d) Plot No.1380/3031 for an area of Ac.0.078dec
e) Plot No. 1380/3030 for an area of Ac.0.091dec

Total One Khata, One Mouza, Five Plots, Total area of Ac.5.760dec, all plots Kisam-Gharabari, Status-Stitiban.

Boman Chaman Dasariya 3-7-2023
M/s. Laxmi Infra Venture (P) Ltd.
Rajesh Kumar Nayak 3-7-2023
Managing Director
W1. Priyanka Sarin 3-7-2023
Deepak K. Jaisla 3-7-2023



Signature

Registering Officer
CUTTACK

ARTICLE-10 (BUILDING SPECIFICATION)

The Second Party shall undertake and complete the following at his own cost as per the specification.

- Foundation : RCC frame earth quake resistance structure with pile foundation.
- Structure bricks. : All walls are made in Fly-ash/AAC Block bricks.
- Door frame : Saal wood/ Precast.
- Door : Main Door-polished Solid teak wood with Godrej lock. All internal doors are of factory-made flush door with mica paste.
- Flooring : Vitrified Wooden Flooring tiles in Master Bedroom. Vitrified floor tiles in other areas. Protective Anti-skid Floor Tile in all Bathroom Areas.
- Granite : Staircase and all windows frame area. Polished Granite on Lift Fascia.
- Wall : Ceramic Wall tiles up to 7' height in all bathrooms.
- Kitchen : Granite slab in cooking platform with stainless steel sink. 2' height ceramic wall tile.
- Windows : UPVC frame sliding glass with protective MS Grill.
- Electric Fittings : Fire resistant insulated copper wire/cable in concealed conduits of RR cable/ Polycab/ equivalent company. A.C Points in all Bedrooms, Drawing & dining space. Switches & Sockets of Modular range of Legrand/equivalent.
- Painting : Putty finish with one coat primer and color. Weather coat in Exterior.
- Sanitary Fittings : Hot and cold-water provision in all Bathrooms and all CP Fittings are Hindware/ Jaquar/ equivalent Company.
- Lift : Adequate Passenger & Stretcher lift having The reputed brand for each block.

Bhuvan Chohan Saxena
3-7-2023

Priyanka Swain
3-7-2023

Deepak K. Jaiswal
3-7-2023

Rajesh Kumar Nayam
3-7-2023
Managing Director

M/s. Laxmi Infra Venture (P) Ltd.



mt

Registering Officer
CUTTACK

Back-up power : Power back-up for essential common services, as well as Guard & Society room, corridor, street, boundary and other common lighting and power back up of 500watt for each flat with automatic switchover facility.

IN WITNESS WHEREOF, the Parties hereto having been agreed with the terms and conditions stated in this agreement are set and subscribe their hand and seal as token of free consent/will on this 3rd day of June, 2023 at Cuttack.

WITNESSES :

1. Priyanka Swain
S/o - Baman Charan Swain
At - Bastia Colony, Jhanjiri
Mangala, Cuttack.

Baman Charan Swain

Signature of the First Party 3-7-2023

2. Deepak K. Panda
S/o. Rabinarayan Panda
Rasulgerh,
Bhubaneswar

M/s. Laxmi Infra Venture (P) Ltd.

Rajesh Kumar Nayak
Managing Director

Signature of the Second Party

3-7-2023

CERTIFICATE

Certified that the Executants of this deed of agreement for development of land are my clients and the deed has been processed in computer by my computer operator, according to my dictation and the contents of the deed was explained to the Executants, who being satisfied about the correctness of the same put their signatures in my presence and in presence of the witnesses.

Advocate

Page 19 of 19

3-7-2023



[Handwritten Signature]
Registering Officer
CUTTACK

ଖତିୟାନ

ପରିଶିଷ୍ଟ - କ
ଫର୍ମ ନଂ - ୨୨
ପରିଚ୍ଛେଦ - 402

ମୌଜା : ଚୁଆହାଟ
ଆନା : କଟକ ସବର
ଆନା ନମ୍ବର : 45

ତହସିଲ : କଟକ
ତହସିଲ ନମ୍ବର : 273
ଜିଲ୍ଲା : କଟକ

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨) ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର					୩) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ
498/111	ଓଡ଼ିଶା ସରକାର ଖେତର ନମ୍ବର					ବାମନ ଚରଣ ସ୍ୱାଇଁ ପି: ପ୍ରାଣକୃଷ୍ଣ ସ୍ୱାଇଁ ଜା: ମହାଲାୟକ ବା: ଝାଞ୍ଜିରା ମଙ୍ଗଳା
୪) ସ୍ୱତ୍ୱ	୫) ଦେୟ					୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
ଛୁଟିବାର	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ୱାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	
	ଜଳସେଚନ ଅଧିକାରୀଙ୍କ ଦ୍ୱାରା ଧାର୍ଯ୍ୟ ଜଳକର ଦେୟ	2057.00	1543.00	0.00	3600.00	
୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	<p>ବାଖଲ ଖାରଜ କେଶ ନମ୍ବର :- 200/2000 ହୁକୁମ ମୁତାବକ ଚକ 359 ପୁଟ 1380 ଏ 3.290 ପୁଟ 1381 ଏ 0.010 ପୁଟ 1390 ଏ 8.160 ବାଖଲ ଖାରଜ ଖାତା ନମ୍ବର 273 ରୁ ବା ଖା କେଶ ନଂ 2132/2004 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.04 - 6 କଡ଼ି ଖା ବା ଖା ନଂ 498/188 କୁ । ବା ଖା କେସ ନଂ 2133/2004 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.04 - 6 କଡ଼ି ଖା ବା ଖା ନଂ 497/187 କୁ । ବା ଖା କେସ ନଂ 2131/2004 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.04 - 6 କଡ଼ି ଖା ବା ଖା ନଂ 498/186 କୁ । ବା ଖା କେଶ ନଂ 235/ 2005 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.04 - 5 କଡ଼ି ଖା ବା ଖା ନଂ 498/200 କୁ । ବା ଖା କେଶ ନଂ 2041/2005 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.03 - 4 କଡ଼ି ଖା ବା ଖା ନଂ 498/199 କୁ । ବା କା କେସ ନଂ 5298/2004 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.07 - 6 କଡ଼ି ଖା ବା ଖା ନଂ 498/204 କୁ ବା ଖା କେଶ ନଂ 5299/2004 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.03 8 କଡ଼ି ଖା ବା ଖା ନଂ 498/205 କୁ । ବା ଖା କେଶ ନଂ 6567/2004 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.08 - 3 କଡ଼ି ଖା ବା ଖା ନଂ 498/209 କୁ । ବା ଖା କେଶ ନଂ 6566/2004 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.06 - 2 କଡ଼ି ଖା ବା ଖା ନଂ 498/210 କୁ । ବା ଖା କେଶ ନଂ 149/2006 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.007 କଡ଼ି ଖା ବା ଖା ନଂ 498/224 କୁ । ବା ଖା କେଶ ନଂ 749/2006 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.05 - 8 କଡ଼ି ଖା ବା ଖା ନଂ 498/225 କୁ । ବା ଖା କେଶ ନଂ 748/2006 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.06 - 9 କଡ଼ି ଖା ବା ଖା ନଂ 498/226 କୁ । ବା ଖା କେଶ ନଂ 750/2005 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.09 - 2 କଡ଼ି ଖା ବା ଖା ନଂ 498/227 କୁ । ବା ଖା କେଶ ନଂ 15 1578/2006 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.30 ଖା ବା ଖା ନଂ 498/233 କୁ । ବା ଖା କେଶ ନଂ 4330/2006 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.08 - 8 କଡ଼ି ଖା ବା ଖା ନଂ 498/257 କୁ । ବା ଖା କେଶ ନଂ 4988/2006 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.04 - 6 କଡ଼ି ଖା ବା ଖା ନଂ 498/258 କୁ । ବା ଖା କେଶ ନଂ 1714/2007 ହୁ ମୁ ପୁଟ ନଂ 1390 ସ୍ୱ ଏ 0.12 - 4 କଡ଼ି ଖା ବା ଖା ନଂ 498/268 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 150/ 2008 ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 1390 ରକବା ଏ 0.043 କ ଡ଼ି କୁ ଜମା ଟ 3.20 ରୁତନ ଖାତା ନଂ 498/284 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 780/ 2008 ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 1390 ରକବା ଏ 0.02 - 8 କଡ଼ି କୁ ଜମା ଟ 0.50 ରୁତନ ଖାତା ନଂ 498/323 କୁ ବାଖଲ ଖାରଜ କେଶ ନଂ 2479/ 2008 ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 1390 ରକବା ଏ 0.12 - 2 କଡ଼ି କୁ ଜମା ଟ 2.1 ରୁତନ ଖାତା ନଂ 498/394 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 1303/ 2011 ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 1390 ରକବା ଏ 0.087 ଡ଼ି କୁ ଜମା ଟ 1.60 ରୁତନ ଖାତା ନଂ 498/459 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 2062/ 2011 ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 1390 ରକବା ଏ 0.034 ଡ଼ି କୁ ଜମା ଟ 0.50 ରୁତନ ଖାତା ନଂ 498/483 କ । ବାଖଲ ଖାରଜ କେଶ ନଂ 6298/ 2011 ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 390 ରକବା ଏ 0.038 ଡ଼ି କୁ ଜମା ଟ 0.50 ରୁତନ ଖାତା ନଂ 498/528 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 5469/ 2011 ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 1390 ରକବା ଏ 0.038 ଡ଼ି କୁ ଜମା ଟ 0.65 ରୁତନ ଖାତା ନଂ 498/531 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 1108/ 2011 ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 1390 ରକବା ଏ 0.120 ଡ଼ି କୁ ଜମା ଟ 2.05 ରୁତନ ଖାତା ନଂ 498/559 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 1576/ 2010 ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 1390 ରକବା ଏ 0.040 ଡ଼ି କୁ ଜମା ଟ -1.85 ରୁତନ ଖାତା ନଂ 498/560 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 1579/ ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 13 ରକବା ଏ 0.041 ଡ଼ି କୁ ଜମା 0.50 ରୁତନ ଖାତା ନଂ 498/56 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 848/ 2 ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 13 ରକବା ଏ 0.041 ଡ଼ି କୁ ଜମା 0.70 ରୁତନ ଖାତା ନଂ 498/57 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 1008/ ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 13 ରକବା ଏ 0.041 ଡ଼ି କୁ ଜମା 0.70 ରୁତନ ଖାତା ନଂ 498/57 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 3969/ ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 13 ରକବା ଏ 0.080 ଡ଼ି କୁ ଜମା 1.05 ରୁତନ ଖାତା ନଂ 498/71 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 5033/ ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 13 3 ରକବା ଏ 0.038 ଡ଼ି କୁ ଜମା 65.15 ରୁତନ ଖାତା ନଂ 498/7 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 7431/ ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 13 ରକବା ଏ 0.041 ଡ଼ି କୁ ଜମା 0.70 ରୁତନ ଖାତା ନଂ 498/94 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 5545/ ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 13 ରକବା ଏ 0.049 ଡ଼ି କୁ ଜମା 0.00 ରୁତନ ଖାତା ନଂ 498/94 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 2131/2020 ହୁକୁମ ମୁତାବକ ପୁଟ ନଂ 1390 ସ୍ୱ ରକବା ଏ 0.041 ଡ଼ି ରୁତନ ଖାତା ନଂ 498/1211 କୁ । O.L.R. 8 (A) କେଶ ନଂ 13053/2022 ହୁକୁମ ମୁତାବକ ଉକ୍ତ ଖାତା ର ପୁଟ ନଂ 1380 ସ୍ୱ ଏ 0.2480 ଡ଼ି ର କିସମ ଓ ଖଜଣା ପରିବର୍ତ୍ତନ କରାଗଲା । O.L.R. 8 (A) କେଶ ନଂ 13054/2022 ହୁକୁମ ମୁତାବକ ଉକ୍ତ ଖାତା ର ପୁଟ ନଂ 1380 ସ୍ୱ ଏ 0.2480 ଡ଼ି ର କିସମ ଓ ଖଜଣା ପରିବର୍ତ୍ତନ କରାଗଲା । O.L.R. 8 (A) କେଶ ନଂ 1567/2023 ହୁକୁମ ମୁତାବକ ଉକ୍ତ ଖାତା ର ପୁଟ ନଂ 1380 ରକବା ଏ 0.078 ଡ଼ି କିସମ ଓ ଖଜଣା ପ</p>					
BLANK SPACE FOR STAMPING						
ଅନୁମତ ପ୍ରକାଶନ ତାରିଖ : ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :						

Boman charan Swain

ଖତିୟାନର କ୍ରମିକ ନଂ : 498/111			ମୌଜା : ନୁଆହାଟ				ଜିଲ୍ଲା : କଟକ	
ପକର ନମ୍ବର	ପକ ଭୂମି ହୋଇ ଥିବା ପ୍ଲଟ	ପକ ଭୂମି ହୋଇ ନଥିବା ପ୍ଲଟ	ବିସମ୍ଭାଗ ବିଭାଗିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ପକ ଭୂମି ହୋଇ ନଥିବା ଜମିର କିମ୍ପା	ମତ୍ତବ୍ୟ
				ଏକର	ଡି.	ହେକ୍ଟର		
8	9	10	11	12		13	14	15
359	1380		ଭ: ଅବଦୁଲ ସା ଓଗେର ଦ: ନାରାଣ ମଲିକ	2	6250	1.0623		
		1390		5	8036	2.3486	ଘରବାରି	
		1690		0	3770	0.1526	ଘରବାରି	
		1380/3003		0	2480	0.1004	ଘରବାରି	
		1380/3004		0	2480	0.1004	ଘରବାରି	
		1380/3031		0	0780	0.0316	ଘରବାରି	
		1380/3030		0	0910	0.0368	ଘରବାରି	
		1381		0	0100		ପଡିତ	
		8 plots		9	4806	3.8327		

ରାଷ୍ଟ୍ରୀୟ ସ୍ୱତନ୍ତ୍ର ବିଜ୍ଞାନ କେନ୍ଦ୍ର 20/06/2023 12:48:55 IP:103.171.5.31

1457 28000

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OFFICE OF THE DISTRICT SUB REGISTRAR: CUTTACK

MARKET VALUE GUIDELINES OF 2023

LETTER NO- 134

DATE- 27-01-2023

APPLICATION NO:

BMV- 574/22-23

DATE- 25/01/2023

NAME OF THE APPLICANT:

BAMANA CHARAN SWAIN,
CUTTACK

Name of Tahasil	Mouza	Khata No.	Plot No.	Remarks Benchmark Valuation (Per Acre) w.e.f. 01.04.2022 (In Rupees)
CUTTACK SADAR	NUAHAT, P.S.- 45	498/111	1390	2,53,00,000/- (Two Crore Fifty Three Lakh Only)
CUTTACK SADAR	NUAHAT, P.S.- 45	498/111	1380/3003	2,53,00,000/- (Two Crore Fifty Three Lakh Only)
CUTTACK SADAR	NUAHAT, P.S.- 45	498/111	1380/3004	2,53,00,000/- (Two Crore Fifty Three Lakh Only)

This is only a Guideline Valuation without prejudice to the Sec- 47 of Indian Stamp Act 1899.

PREPARED BY :




DISTRICT SUB REGISTRAR, CUTTACK

District Sub-Registrar
Cuttack



Form No.26

Certificate of Encumbrance on Property

Application No : 2023039016601

Applicant Name : SURESH CHANDRA SAHOO

Owner Name(as per application) : BAMAN CHARAN SWAIN

Certificate No. : EC0392023014244



Having applied to me for a certificate giving particulars of registered acts and encumbrances, if any in respect of undermentioned property :-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	NUAHAT-45	498/111	1380/3004	248 Decimal (1000D=1Acr e)				
2	NUAHAT-45	498/111	1390	5.8036 Acre				
3	NUAHAT-45	673	1380	3.29 Acre				
4	NUAHAT-45	498/111	1380/3030	91 Decimal (1000D=1Acr e)				
5	NUAHAT-45	673	1390	8.16 Acre				
6	NUAHAT-45	498/111	1380/3031	78 Decimal (1000D=1Acr e)				

Office : CUTTACK

Date : 22-JUN-2023



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GOPABANDHU PARIDA
Date: 2023.06.23 14:26:44
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Signature of Registering Officer

7 -	NUAHAT-45	498/111	1380/3003	248 Decimal (1000D=1Acr e)	-	-	-
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I hereby certify that a search has been made in book and in the indexes relating thereto for 14 years from 01-JAN-1995 to 31-DEC-2008 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances as detailed on the reverse appear.
 I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances effecting the said property have been found.

Office : **CUTTACK**

Date : **22-JUN-2023**



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Signature of Registering Officer

Sr. No.	Registration Office.	Description Of Property/Village/Khata Number/ Plot Number/Area/Boundary(East/West/North/South)/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
1	CUTTACK	NUAHAT-45 498/111 1390 04 Dismill 6 Kadi Acre 20' WIDE COMMON PASSAGE SUB PLOT NO.26' 27 OF MOON LAGOON SUB PLOT NO.33(PART)OF MOON LAGOON SUB PLOT NO.34(PART) OF MOON LAGOON [CONSOLIDATION KHATA NO 273, SUB PLOT NO 33]	3896/2003/1	25-Jul-2003	SALE	69,000.00	1-SRI BAMAN CHARAN SWAIN 2-SRI DEVENDRA KUMAR PATRA	1-SRI SANJAY KUMAR SEET
2	CUTTACK	NUAHAT-45 498/111 1390 12 Dismill 2 Kadi Acre 20' WIDE COMMON PASSAGE BALANCE LAND OF PLOT NO-1390 BELONGS TO VENDOR PLOT NO-1395 SUB PLOT NO.5 OF MOON LAGOON [SUB PLOT NO 6,7,8 AND CONSOLIDATION KHATA NO 273]	3897/2003/1	25-Jul-2003	SALE	183,000.00	1-SRI BAMAN CHARAN SWAIN 2-SRI DEVENDRA KUMAR PATRA	1-SRI NARENDRA KUMAR MISHRA 2-SMT. MINAKHEE DEVI
3	CUTTACK	NUAHAT-45 498/111 1390 04 Dismill 5 Kadi Acre 20' WIDE COMMON PASSAGE SUB PLOT NO.16 OF MOON LAGOON 30' WIDE COMMON PASSAGE SUB PLOT NO.22 OF MOON LAGOON [SUB PLOT NO 23 AND CONSOLIDATION KHATA NO 273]	3898/2003/1	25-Jul-2003	SALE	67,500.00	1-SRI BAMANA CHARAN SWAIN 2-SRI DEVENDRA KUMAR PATRA	1-SRI DEBENDRA NATH DASH 2-SMT RAMITA PANDA
4	CUTTACK	NUAHAT-45 498/111 1390 04 Dismill 6 Kadi Acre 20' WIDE COMMON PASSAGE SUB PLOT NO29 FULL AND 28 PART OF MOON LAGOON SUB PLOT NO 35 OF MOON LAGOON SUB PLOT NO 35 PART OF MOON LAGOON	4472/2003/1	22-Aug-2003	SALE	69,000.00	1-BAMAN CHARAN SWAIN 2-SRI DEVENDRA KUMAR PATRA	1-SRI RANJAN MOHANTY
5	CUTTACK	NUAHAT-45 498/111 1390 04 Dismill 6 Kadi Acre 20' WIDE COMMON PASSAGE SUB PLOT NO 34 PART OF SRI SANJIT KUMAR SEET OF MO SUB PLOT NO 35 PART OF SRI RANJAN MOHANTY OF MOON L SUB PLOT NO34 PART OF SANJIT KUMAR SEET OF MOON LA [SUB PLOT NO 35 ' 34]	4473/2003/1	22-Aug-2003	SALE	69,000.00	1-SRI DEVENDRA KUMAR PATRA 2-SRI BAMAN CHARAN SWAIN	1-SMT SAILABALA ROUT
6	CUTTACK	NUAHAT-45 498/111 1390 08 Dismill 3 Kadi Acre 20 WIDE PLOTTING ROAD PLOT NO 14,15 PART OF PLOT 13 PLOT NO 23 OF DEBENDRAMATH DAS AND OTHERS OF MOON L PLOT NO 20 OF AND SUSHANTA KUMAR PATRA [SUB PLOT 21 ' 22]	5125/2003/1	10-Oct-2003	SALE	124,200.00	1-SRI BAMAN CHARAN SWAIN 2-SRI DEVENDRA KUMAR PATRA	1-SMT PRANATI PATRA

Office : **CUTTACK**

Date: **22-JUN-2023**



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Date: 2023.06.23 14:26:45
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Signature of Registering Officer

Sr. No.	Registration Office.	Description Of Property(Village/Khata Number/ Plot Number /Area/Boundary(East/West/North/South)/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
7	CUTTACK	NUAHAT-45 498/111 1390 04 Dismil/13 Kadi Acre 20 WIDE PLOTTING ROAD PLOT NO 12 AND PARE OF 13,11 PLOT -21 PART OF SUB PLOT-19 [(SUB PLOT 19)] NUAHAT-45 498/111 1390 02 Dismil/7 Kadi Acre 20 WIDE PLOTTING ROAD PLOT NO 12 AND PARE OF 13,11 PLOT -21 PART OF SUB PLOT-19 [(SUB PLOT 20)]	5126/2003/1	10-Oct-2003	SALE	93,150.00	1-SRI BAMAN CHARAN SWAIN 2-SRI DEVENDRA KUMAR PATRA	1-MR SUSHANTA KUMAR PATRA
8	CUTTACK	NUAHAT-45 498/111 1390 08 Dismil Acre NA NA NA NA	5200/2003/1	15-Oct-2003	SALE	120,000.00	1-SRI BAMAN CHARAN SWAIN 2-SRI DEVENDRA KUMAR PATARA	1-DR. SAMBHU NARAYAN BOHIDAR 2-DR. SUPRAABHA BOHIDAR
9	CUTTACK	NUAHAT-45 498/111 1390 1800 Sq.ft. Acre 20 " O" W/ PLOTTING ROAD SUB PLO NO-9 & 100F MOON LAGOON SUB PLOT NO-18 OF MOON LAGOON VENOR [CONSOLIDATION KHATA NO 273, SUB PLOT NO 17]	5574/2003/1	07-Nov-2003	SALE	62,100.00	1-SRI BAMAN CHARAN SWAIN 2-SRI DEVENDRA KU PATRA	1-MR DHRUBA CHARAN BISWAL
10	CUTTACK	NUAHAT-45 498/111 1390 07 Dismil/6 Kadi Acre 20FEET WIDE PLOTTING ROAD SRI BAMAANA CHARAN SWAIN SUB PLOT NO-03 (RAJIV KUMAR DALAI) SRI BAMAANA CHARAN SWAIN	115/2004/1	30-Dec-2003	SALE	115,335.00	1-SRI DEVENDRA KUMAR PATRA 2-SRI BAMAN CHARAN SWAIN	1-SUNITA DALAL
11	CUTTACK	NUAHAT-45 498/111 1390 03 Dismil/4 Kadi Acre 20' WIDE PLOTTING ROAD SUB PLOT NO-21 SUB PLOT NO-31 SRI BAMAANA CHARAN SWAIN	116/2004/1	30-Dec-2003	SALE	52,425.00	1-SRI BAMAANA CHARAN SWAIN 2-SRI DEVENDRA KUMAR PATRA	1-SMT. SAROJINEE SAHOO
12	CUTTACK	NUAHAT-45 498/111 1390 04 Dismil/1 Kadi Acre 20' WIDE PLOTTING ROAD OF MOON LAGOON PART OF SUB PLOT NO 25 & 26 OF MOON LAGOON PART OF SUB PLOT NO 33 SANJIT KUMAR SEET OF MOON L PART OF SUB PLOT NO 32 TODAY'S PURCHASER SUJATA SA	6717/2004/1	28-Dec-2004	SALE	66,523.00	1-SRI BAMAN CHARAN SWAIN 2-SRI DEVENDRA KUMAR PATRA	1-MR.PRIYA RANJAN TRIPATHY

Office : CUTTACK

Date 22-JUN-2023



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Date: 2023.06.23 14:26:46
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Signature of Registering Officer

Sr. No.	Registration Office.	Description Of Property/Village/ Khata Number/ Plot Number/Area/Boundary(East/West/North/South) / Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
13	CUTTACK	NUAHAT-45 498/111 1390 03 Dismil/4 Kadi Acre SUB PLOT NO-17 20 FT. WIDE PLOTTING ROAD OF MOON LAGOON SUB PLOT NO-10 OF MOON LAGOON VENDOR	3105/2005/1	24-May-2005	SALE	0.00	1-SRI BAMAN CHARAN SWAIN 2-SRI DEVENDRA KUMAR PATRA	1-MRS. SUJATA MISHRA
14	CUTTACK	NUAHAT-45 498/111 1390 06 Dismil/9 Kadi Acre SUB PLOT NO 31 Ramp; 32 OF MOON LAGOON 2 WIDE PLOTTING ROAD OF MOON LAGOON PART OF SUB PLOT NO 25 OF MOON LAGOON VENDOR	3317/2005/1	03-Jun-2005	SALE	117,300.00	1-SRI BAMAN CHARANA SWAIN 2-SRI DEVENDRA KUMAR PATRA	1-MR PRAKASH KUMAR MISHRA
15	CUTTACK	NUAHAT-45 498/111 1390 00.7 Kadi Acre SUB PLOT NO 17 20WIDE PLOTTING ROAD OF MOON LAGOON PART OF SUB PLOT NO 10 OF MOON LAGOON SUB PLOT NO 09 OF VENDEE	3318/2005/1	03-Jun-2005	SALE	11,900.00	1-SRI BAMAN CHARAN SWAIN 2-SRI DEBENDRA KUMAR PATRA	1-MRS SUJATA MISHRA
16	CUTTACK	NUAHAT-45 498/111 1390 08 Dismil/79 Kadi Acre BAMAN CHARAN SWAIN 208apos; WIDE PLOTTING ROAD SUB PLOT NO40 BAMAN CHARAN SWAIN	3529/2005/1	13-Jun-2005	SALE	149,430.00	1-SRI DEVENDRA KUMAR PATRA 2-MRS.RATNA PRAVA PATTNAIK	1-SRI SUVENDU PATTNAIK
17	CUTTACK	NUAHAT-45 498/111 1390 04 Dismil/39 Kadi Acre BAMAN CHARAN SWAIN 208apos; WIDE PLOTTING ROAD PART OF SUB PLOT NO 41 SUB PLOT NO 39	3530/2005/1	13-Jun-2005	SALE	74,630.00	1-SRI DEBENDRA KUMAR PATRA 2-MRS. RATNA PRAVA PATTNAIK	1-SMT.SAROJINEE SAHOO
18	CUTTACK	NUAHAT-45 498/111 1390 02 Dismil/8 Kadi Acre BAMAN CHARAN SWAIN 208apos; WIDE PLOTTING ROAD PART OF SUB PLOT NO 41 SUB PLOT NO 40	3531/2005/1	13-Jun-2005	SALE	47,600.00	1-SRI DEVENDRA KUMAR PATRA 2-MRS.RATNA PRAVA PATTNAIK	1-SRI BASANTA KUMAR PATTNAIK
19	CUTTACK	NUAHAT-45 498/111 1390 43 Dismil Acre LAND OF VENDER COMMON PASSAGE OF 308apos; WIDE LEFT BY THE VENDER LAND OF VENDER LAND OF VENDER	3655/2005/1	25-Jun-2005	SALE	497,000.00	1-SRI BAMAN CHANDRA SWAIN	1-SRI DEVENRA KU PATRA 2-MRS RATNA PRAVA PATTNAIK
20	CUTTACK	NUAHAT-45 498/111 1390 2150 Sq.ft. Acre SUB PLOT NOS-20,21,22 208apos;WIDE PLOTTING ROAD OF MOON LAGOON SUB PLOT NO-15 PART OF SUB PLOT NO-13	3799/2005/1	02-Jul-2005	SALE	83,907.00	1-SRI BAMAN CHARAN SWAIN 2-SRI DEVENDRA KUMAR PATRA	1-SMT. SANTILATA MALLICK



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GOPABANDHU PARIDA
Date: 2023.06.23 14:26:46
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Signature of Registering Officer

Office : CUTTACK

Date 22-JUN-2023

Sr. No.	Registration Office.	Description Of Property(Village/Khata Number/ Plot Number/Area/Boundary(East/West/North/South)/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
21	CUTTACK	NUAHAT-45 498/111 1390 09 Dismil 2 Kadi Acre SUB PLOTNO-33,34,35,22 208apos; WIDE PLOTTING ROAD OF MOON LAGOON. SUB PLOTNO-29 PART OF SUB PLOTNO-26	4804/2005/1	24-Aug-2005	SALE	161,000.00	1-SRI BAMAN CHARAN SWAIN 2-SRI DEVENDRA KUMAR PATRA	1-MRS.SUBBHRA MOHANTY
22	CUTTACK	NUAHAT-45 498/111 1390 08 Dismil 7 Kadi Acre SUB PLOTNO- 36 308apos;WIDE PLOTTING ROAD OF MOON LAGOON 308apos;WIDE PLOTTING ROAD OF MOON LAGOON SUB PLOTNO-28	5779/2005/1	26-Oct-2005	SALE	152,250.00	1-SRI BAMAN CHARAN SWAIN 2-SRI DEBENDRA KUMAR PATRA	1-MRS.SRIMATI MAJHI
23	CUTTACK	NUAHAT-45 498/111 1390 04 Dismil 6 Kadi Acre SUB PLOTNO-32,33 208apos;WIDE PLOTTING ROAD OF MOON LAGOON PART SUB PLOTNO-26 PART SUB PLOTNO-25	5780/2005/1	26-Oct-2005	SALE	80,500.00	1-SRI BAMAN CHARAN SWAIN 2-SRI DEBENDRA KUMAR PATRA	1-MR.PABITRA KUMAR MAJI
24	CUTTACK	NUAHAT-45 498/111 1390 02 Dismil 8 Kadi Acre BAMAN CHARAN SWAIN 208apos; WIDE ROAD PLOTTING ROAD PART OF SUB PLOT NI 41 SUB PLOT NO 40 [SUB PLOT NO.41]	1784/2006/1	03-Apr-2006	SALE	49,560.00	1-SRI BASANTA KUMAR PATTNAIK	1-SMT SAILBALA ROUT
25	CUTTACK	NUAHAT-45 498/111 1390 12 Dismil 4 Kadi Acre SUB PLOT NO-12 & PART OF SUB PLOT NO-19 PART OF SUB PLOT NO-10 & PART OF SUB PLOT NO-17 208apos; WIDE PLOTTING ROAD 208apos; WIDE PLOTTING ROAD [SUB PLOT NO 10]	2369/2006/1	03-May-2006	SALE	223,140.00	1-SRI BAMAN CHARAN SWAIN 2-SRI DEBENDRA KUMAR PATRA	1-SRI ALOK RANDAN MOHANTY
26	CUTTACK	NUAHAT-45 498/111 1390 04 Dismil 39 Kadi Acre BAMAN CHARAN SWAIN 208apos;WIFE PLOTTING ROAD PART OF SUB PLOT NO-41 SUB PLOT NO-39	3563/2007/1	21-Jul-2007	SALE	79,020.00	1-SARAT BHATTA 2-SACHALA BHATTA 3-NIBEDITA BHATTA 4-SMT SAROJINEE SAHOO 5-SURENDRA BHATTA	1-SRI SUBASH CHANDRA SAHOO
27	CUTTACK	NUAHAT-45 498/111 1390 04 Dismil 14 Kadi Acre 208apos;WIDE PLOTTING ROAD SUB PLOT NO 9& PART OF MOON LAGOON SUB PLOT NO 18OF MOON LAGOON VENDOR	515/2008/1	01-Feb-2008	MORTGAGE	267,500.00	1-DHRUBA CHARAN BISWAL	1-GOVERNOR OF ORISSA

Office : **CUTTACK**

Date **22-JUN-2023**



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GOPABANDHU PARIDA
Date: 2023.06.23 14:26:47
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Signature of Registering Officer

Sr. No.	Registration Office.	Description Of Property (Village/Khata Number/ Plot Number/Area/Boundary(East/West/North/South)/ Chaka Number/Fiat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
28	CUTTACK	NUAHAT-45 498/111 1390 04 Dismill 17 Kadi Acre BAMAN CHARNA SWAIN 20" WIDE ROAD 30" WIDE C.D.A APPROVED ROAD AND (VENDOR) (VENDOR)	4489/2008/1	30-Jul-2008	SALE	62,700.00	1-SMT SUNITA DALAL	1-DR. PRAVAKAR SAHOO 2-MRS SABITRI SAHOO

Note :

(1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.

(2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or requiring certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.

a) But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office; but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.

Office : CUTTACK

Date 22-JUN-2023



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GOPABANDHU PARIDA
Date: 2023.06.23 14:26:47
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Signature of Registering Officer



Form No.26

Certificate of Encumbrance on Property

Application No : 2023039016599

Applicant Name : SURESH CHANDRA SAHOO

Owner Name(as per application) : BAMAN CHARAN SWAIN

Certificate No. : EC0392023014243



Having applied to me for a certificate giving particulars of registered acts and encumbrances,if any in respect of undermentioned property :-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	NUAHAT-45	498/111	1380/3004	248 Decimal (1000D=1Acr e)				
2	NUAHAT-45	673	1390	8.16 Acre				
3	NUAHAT-45	498/111	1380/3030	91 Decimal (1000D=1Acr e)				
4	NUAHAT-45	498/111	1390	5.8036 Acre				
5	NUAHAT-45	498/111	1380/3003	248 Decimal (1000D=1Acr e)				
6	NUAHAT-45	498/111	1380/3031	78 Decimal (1000D=1Acr e)				

Office : CUTTACK

Date : 22-JUN-2023



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GOPABANDHU PARIDA
Date: 2023.06.23 14:26:34
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Signature of Registering Officer

7	NUAHAT-45	673	1380	-	3.29 Acre	-	-
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I hereby certify that a search has been made in book and in the indexes relating thereto for 15 years from 01-JAN-2009 to 22-JUN-2023 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances as detailed on the reverse appear.
 I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances effecting the said property have been found.



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 GOPABANDHU PARIDA
 Date: 2023.06.23 14:26:35
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Office : **CUTTACK**
 Date **22-JUN-2023**

Signature of Registering Officer

Sr. No.	Registration Office.	Description Of Property(Village/Khata Number/ Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
1	CUTTACK	NUAHAT-45 498/111 1390 04 Dismil 17 Sq.ft. Acre BAMAN CHARAN SWAIN 20 FT WAID ROAD VENDOR SAILABALA ROUT [CONSOLIDATION KHATA NO-273]	2087/2009/1	27-Apr-2009	SALE	75,041.00	1-SMT SUNITTA DALAL	1-MRS RUPASHREE SAHU
2	CUTTACK	NUAHAT-45 498/111 1390 04 Dismil 17 Sq.ft. Acre BAMAN CHARAN SWAIN 20 FT WIDE ROAD VENDOR MRS.RUPASHREE SAHU [CONSOLIDATION KHATA NO-273]	2088/2009/1	27-Apr-2009	SALE	75,041.00	1-SMT SUNITTA DALAL	1-MR. RANGADHAR SAHU
3	CUTTACK	NUAHAT-45 498/111 1390 7648 Sq.ft. Acre BAMAN CH SWAIN 2088; WIDE PLOTTING ROAD 3088; WIDE PLOTTING ROAD PART OF SUB PLOT NO-41 [SUB PLOT 43,44,45]	6436/2009/1	21-Nov-2009	SALE	298,469.00	1-DEVENDRA KU PATRA 2-MRS RATNA PRAVA PATNAIK	1-SUNITTA DALAI
4	CUTTACK	NUAHAT-45 498/111 1390 0.0416896235078053 Acre BAMAN CHARAN SWAIN 20 WIDE ROAD PRABHAKAR SAHU AND SABITRI SAHU RANGADHAR SAHU	10391000465	16-Jan-2010	SALE IMMOVABLE	63,452.00	1-SUNITTA DALAL	1-SUSHAMA MANDARY MISHRA
5	CUTTACK	NUAHAT-45 498/111 1390 0.038 Acre 2088; WIDE COMMON PASSAGE PREVIOUS VENDOR BAMAANA CH SWAIN SUB PLOT NO-05 OF MOON LAGOON SUB PLOT NO-3 OF RAJIV KU DALAL OF MOON LAGOON [ANNUAL RENT RS.0.51PS,SUB PLOT NO-04]	10391111570	14-Oct-2011	SALE IMMOVABLE	100,000.00	1-MONALISA PRUSTY	1-PARTHA SARATHI PARIDA
6	CUTTACK	NUAHAT-45 498/111 1390 1 Acre LESSOR ROAD LESSOR PLOT NO-1380 [RENT RS.10.05PS,O/O AREA ACS.844DEC]	10391801194	26-Feb-2018	LEASE RENT RESERVED(IMM OVABLE)	0.00	1-BAMAN CHARAN SWAIN	1-PRIVANKAR SWAIN

Office : CUTTACK

Date 22-JUN-2023



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GOPABANDHU PARIDA
Date: 2023.06.23 14:26:35
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Signature of Registering Officer

Note :

- (1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.
- (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or requiring certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.
- a) But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office, but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.

Office : **CUTTACK**

Date **22-JUN-2023**



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GOPABANDHU PARIDA
Date: 2023.06.23 14:26:35
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Signature of Registering Officer



Form No.25

Nil Certificate of Encumbrance on Property



Certificate No. : EC0392023014297

Application No. : 2023039016710

Applicant Name : SURESH CHANDRA SAHOO

Owner Name(as per application) : BAMAN CHARAN SWAIN

having applied to me for a certificate giving particulars of registered acts and encumbrances, if any in respect of uncermentioned property :

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	NUAHAT-45	498/111 ✓	1380/3031 ✓	78 Decimal/1000D =1Acre				
2	NUAHAT-45	673	1390	8.16 Acre				
3	NUAHAT-45	498/111 ✓	1380/3030 ✓	91 Decimal/1000D =1Acre				
4	NUAHAT-45	673	1380	3.29 Acre				
5	NUAHAT-45	498/111 ✓	1380/3004 ✓	248 Decimal/1000D =1Acre				
6	NUAHAT-45	498/111 ✓	1390	5.8036 Acre				
7	NUAHAT-45	498/111 ✓	1380/3003 ✓	248 Decimal/1000D =1Acre				

I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for 12 years from 01-JAN-1983 to 31-DEC-1994 for acts and encumbrances affecting the said property and that on such search no acts or encumbrance affecting and said property has been found.

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GOPABANDHU PARIDA
Date: 2023.06.23 18:09:25
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Office : CUTTACK

Signature of Registering Officer

Date : 23-JUN-2023

(1) If the properties have been described in registered documents in a manner different from the way in which the applicant has described them in the application the transactions evidenced by such documents will not be included in the certificate.

(2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.

a) But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the Offices but the department will not, on any account, hold itself responsible for any errors in the results of the search embodied in this certificate.



Checked by
Sub-Registrar
Date: 25.06.23






Signature of Sub-Registering Officer



Registered Agreement Of Sale with Possession Deed

Nature of the Document : AGREEMENT OF SALE WITH POSSESSION Volume Number : 105
 Date of Execution : 03/07/2023 Place of Execution : CUTTACK
 Document Number : 10392304956 Registration Date : 03/07/2023

FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
BAMAN CHARAN SWAIN			




SECOND PARTY DETAILS

Name	Photo	Thumb Impression	Signature
MS LAXMI INFRA VENTURE PVT LTD REPRESENTED BY ITS MANAGING DIRECTOR RAJESH KUMAR N.YAK			

PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
5	CUTTACK	NUAHAT-45	498/111	1380/3030	091Decimal	GHARABARI	2302300	Not Available	Not Available
Property Transaction Details									
East	West	North	South						
NA	NA	NA	NA						
3	CUTTACK	NUAHAT-45	498/111	1380/3031	078Decimal	GHARABARI	1973400	Not Available	Not Available
Property Transaction Details									
East	West	North	South						
NA	NA	NA	NA						
2	CUTTACK	NUAHAT-45	498/111	1380/3004	248Decimal	GHARABARI	6274400	Not Available	Not Available
Property Transaction Details									
East	West	North	South						
NA	NA	NA	NA						
4	CUTTACK	NUAHAT-45	498/111	1380/3003	248Decimal	GHARABARI	6274400	Not Available	Not Available
Property Transaction Details									
East	West	North	South						
NA	NA	NA	NA						
1	CUTTACK	NUAHAT-45	498/111	1390	5.095Acre	GHARABARI	128903500	Not Available	Not Available
Property Transaction Details									
East	West	North	South						
NA	NA	NA	NA	OUT OF A5.8036					

IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
PRIYANKAR SWAIN	BAMAN CHARAN SWAIN	AT-SAME PLACE	Business
Name	Photo	Thumb Impression	Signature
PRIYANKAR SWAIN			

REMARK DETAILS

Remark
ok