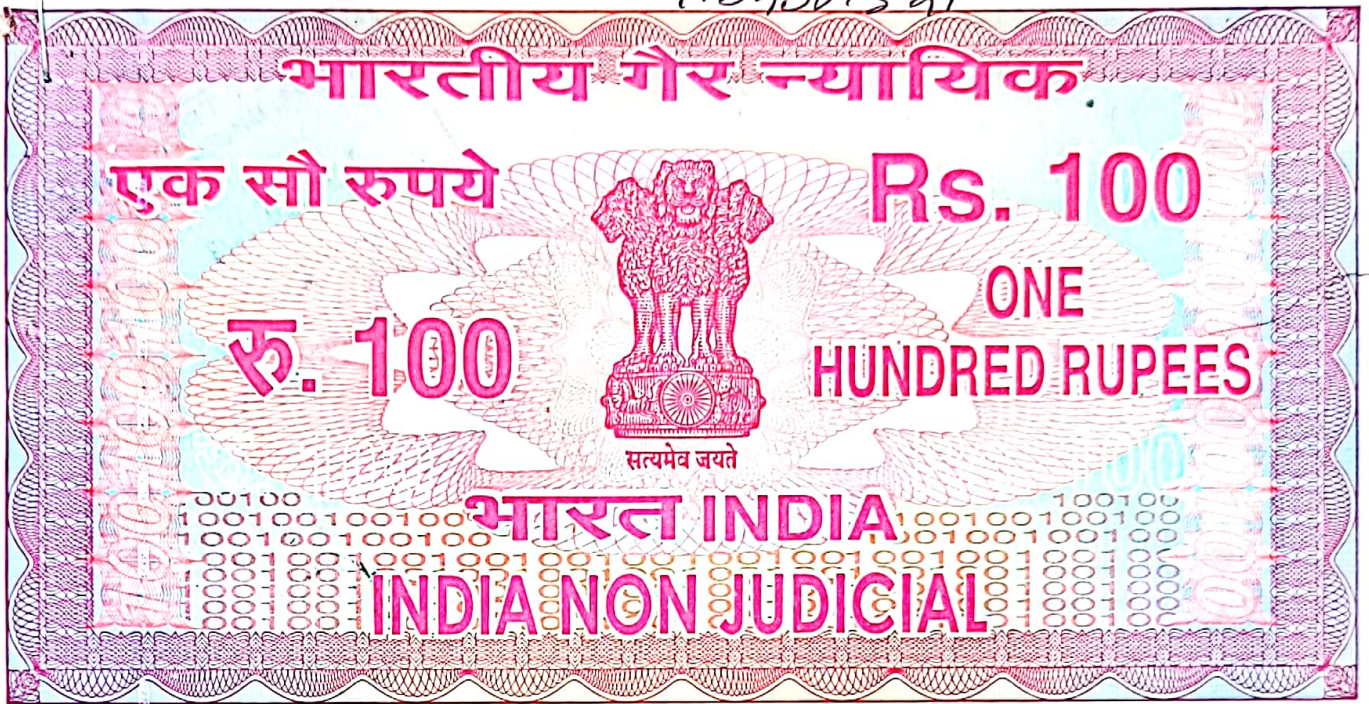


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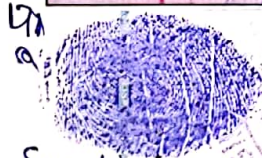
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Ashok Kumar Padhy  
15/2/2023

Manasree Padhy  
15/2/2023



Auroshree Constructions Pvt. Ltd.  
Manasree Padhy  
Managing Director

Manasree Padhy 1/2/23

Annexure 'A'

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") executed on this 1<sup>st</sup> day of February, 2023.

By and Between

M/s. Auroshree Constructions Pvt.Ltd ", residing at Plot No.454, Saheed Nagar, Bhubaneswar-751007, Dist.-Khordha, Odisha represented by its Managing Director Mr Ashok Kumar Padhy, aged about 57 years, S/o. Late Bipra Charan Padhy, (PAN No - AGQPP8817N ) & Aadhar no. 8670 4319 5568, " (here-in-after referred as " the DEVELOPER(S)/the PROMOTER/FIRST PARTY (which expression unless by or repugnant to the subject or context shall deem to mean and include his/their legal heirs, successors, representatives, administrators, executors and assignees) of the FIRST PART.

Manasree Padhy

Manasree Padhy

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REASURY  
BHUBANESHWAR

AND

**Mrs. Manasi Prusty, W/o- Niranjan Prusty**, , aged about 36 years & (AADHAR -705803449248 ) Residing at Chhotray Colony, Behind SBI, Kendujhar Town ,Kendujhara Odisha-758001 , hereinafter called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees)./ **SECOND PARTY** (which expression unless by or repugnant to the subject or context shall deem to mean and include his/their legal heirs, successors, representatives, administrators, executors and assignees) of the **SECOND PART**. The Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

Auroshree Constructions Pvt. Ltd.

Manasi Prusty  
Managing Director

1/2/23

**WHEREAS**, the first party being the Managing Director of "**M/s. Auroshree Constructions Pvt. Ltd**", the property stands recorded in the name of ~~1<sup>st</sup> party by way of Record of Rights, vide Mutation Case No. 23093/2018, and obtained ROR in its name and the 1<sup>st</sup> party is the absolute owner in peaceful possession without any litigation and disputes and developed a S+5 floor premium residential building as per approval of B.D.A. / B.M.C. Bhubaneswar, vide letter No. BNB/2887/2022, dtd. 02.02.2022, and to sale out to intending purchasers.~~

- A. The said Land is ~~earmarked for the purpose of building a residential project, comprising S+5 storied multistoried apartment buildings and the said project shall be known as 'AURO HOMES'("Project");~~
- B. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;
- C. The Bhubaneswar Development Authority has granted the commencement certificate to develop the Project vide approval dated 02/02/2022 bearing no. BNB/2887/2022.
- D. The Promoter has obtained the final layout plan approvals for the Project from BDA (Bhubaneswar Development Authority). The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;

Manasi Prusty

Bhubaneswar

- E. The Allottee had applied for an apartment in the Project 'AURO HOMES' at Kalaharanga , Near Patia Railway station, Bhubaneswar and as permissible under the applicable law and of *pro rata* share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in **Schedule A** and the floor plan of the apartment is annexed hereto and marked as **Schedule B**);
- F. the Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- G. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project
- H. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- I. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment and the garage/closed parking as specified in Para E;

**NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:**

**1. TERMS:**

1.1. Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Apartment as specified in Para E;

1.2 The Total Price for the Apartment based on the carpet area is **Rs.60,00,000/- (Rupees Sixty lakh Only ("Total Price"))**, the detail breakup of cost is given below :  
(Give break up and description):

**Apartment no. 305 ( Which comprise the total 3<sup>rd</sup> Floor of the Proposed Building)**

**Rate of Apartment FIXED UNIT PRICE: Rs 60,00,000/- (Rupees Sixty lakhs Only)**

Auroshree Constructions Pvt. Ltd

Ashok Kumar  
Managing Director

Manish Prusty

Manas K. Jena

Bhuvan Shankar Sen

Type- 1 No of 2 BHK  
Floor- 3<sup>rd</sup> floor  
Parking No. 26

Provide breakup of the amounts such as cost of apartment, proportionate cost of common areas, preferential location charges, taxes etc.

**COST OF FLAT ( BREAK UP & DESCRIPTION)**

Land Cost: (Land Area A0.009.48dec.)	Rs. 9,82,400/-
Flat Cost: (App. 1352 sq. ft. Super built up Area)	32,00,000/-
Electricity & Sanitation, E & I Exp. (@40%)	12,80,000/-
Other Expenses @12%	5,37,600/-
<b>Total Consideration:</b>	<b>Total Rs. 60,00,000/-</b> (Rupees Sixty lakhs) only

Explanation:

- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the Apartment
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment]  
**Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the allottee to the promoter shall be increased/reduced based on such change / modification;**
- (iii) The Promoter shall periodically intimate to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment within 30 (thirty) days from the date of such written intimation, in case the allottee fails to make the payment he needs to intimate the promoter for extension of time. In addition, the Promoter shall provide to the Allottee the detail of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;

Auroshree Constructions Pvt. Ltd.

*Atul Kumar*  
Managing Director  
Manish Purohit

*Manish Purohit*

*Manish K. Jena*  
*Shankar Sahu*

- (iv) The Total Price of Apartment includes: 1) *pro rata* share in the Common Areas; and 2) garage(s)/closed parking(s) as provided in the Agreement.

1.3. **The Total Price is escalation-free**

- 1.4 The Allottee(s) shall make the payment as per the payment plan set out in **Schedule C** of the Act ("Payment Plan").

- 1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ 2% per annum for the period by which the respective installment has been propped. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

- 1.6 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of the apartment (as per specification attached in the Annexure), plot or building, as the case may be, without the previous written consent of the Allottee. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.

- 1.7 The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is completed and the occupancy certificate\* is granted by the competent authority, by furnishing detail of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand that from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 1.2 of this Agreement

- 1.8 Subject to Clause 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartments mentioned below:

- (i) The Allottee shall have exclusive ownership of the Apartment
- (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided

Auroshree Constructions Pvt. Ltd.

Arun Kumar  
Managing Director

Manish  
Partner

Manish Kumar Jena

Bhaskar Shankar Sahas



**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. 5© Fees Paid : A(10)-2040 ,, User Charges-275 ,Total 2315

Date: 01/02/2023

Signature of Registering officer

**Endorsement under section 52**

Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:00 AM and 1:30 PM on the **01/02/2023** by **ASHOK KUMAR PADHY MD MS AUROSHREE CONSTRUCTIONS PVT LTD** , son/daughter/wife of , of **PLOT NO-454,SAHEED NAGAR,BBSR** , by caste , profession and finger prints affixed.

Signature of Presenter / Date: 01/02/2023

Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ASHOK KUMAR PADHY MD MS AUROSHREE CONSTRUCTIONS PVT LTD		 316109040		01-Feb-2023
MANASI PRUSTY		 243671450		01-Feb-2023

Identified by **MANAS KUMAR JENA** Son/Wife of **N/A** of **SAME PLACE** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
MANAS KUMAR JENA		 42656151		01-Feb-2023



Signature of Registering officer

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

Registered and true copy filed In : Office of the Sub-Registrar, KHANDAGIRI

and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. Further, the right of the Allottee to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the promoter shall convey undivided proportionate title in the common areas to the association of allottees as provided in the Act;

- (iii) That the computation of the price of the Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project.
- (iv) The allottee has the right to visit the project site to access the extent of development of the project and his Apartment ~~as the case may be~~

1.9 It is made clear by the Promoter and the Allottee agrees that the Apartment along with 1 (One) closed parking bearing No.26. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

1.10 It is understood by the Allottee that all other areas and i.e. areas and facilities falling outside the Project, namely "AURO HOMES" shall not form a part of the declaration to be filed with 'BDA' (Bhubaneswar Development Authority) concerned BHUBANESWAR Development Authority to be filed in accordance with the Odisha Development Authorities Act, 1982/ Odisha Town Planning and Improvement Trust Act, 1956

1.11 The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks

Auroshree Constructions Pvt. Ltd

Arun Kumar  
Managing Director

Manish Prusty

Menay Kar. Jena

Bhaskari Shankar Sahu

Print Endorsement

Book Number : 1 || Volume Number : 22

Document Number : 11132301333

For the year : 2023

Seal :

Date: 01/02/2023

Print

Signature of Registering office





and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken there for by such authority or person.

1.12 The Allottee has paid a sum of **Rs. 1, 00,000/- (One Lakhs only)** as booking amount being part payment towards the Total Price of the Apartment at the time of application the receipt of which the Promoter hereby acknowledges the receipt of the same and the Allottee hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan as may be demanded by the Promoter within the time and in the manner specified therein:

Provided that if the allottee delays in payment towards any amount for which he is payable, he shall be liable to pay interest at 10% per annum (Prorata as applicable). The same rate of interest @ 10% shall be applicable wherever there is a situation of payment/receipt of interest due to violation of terms wherever applicable throughout this agreement.

**2. MODE OF PAYMENT**

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on demand by the Promoter, within the stipulated time as mentioned in the Payment Plan through /demand draft or online payment (as applicable) in favour of 'M/S Auroshree Constructions Pvt Ltd-Auro Homes ' payable at Bhubaneswar.

**3. COMPLIANCE OF LAWS RELATING TO REMITTANCES**

3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign

Auroshree Constructions Pvt. Ltd.

Apek Kumbh  
Managing Director

Manas Jena

Manas Keri Jena

Pshubani Shankar Sahu

Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

- 3.2 The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favor of the Allottee only

#### 4. TIME IS ESSENCE

- 5.1 Time is of essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate\* or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Schedule C ("Payment Plan")

#### 5. CONSTRUCTION OF THE PROJECT/ APARTMENT

- 5.1 The Allottee has seen the specifications of the Apartment and accepted the Payment Plan, floor plans, layout plans [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the Planning and Building Standards Regulations of concerned local

Auroshree Constructions Pvt. Ltd.

Alex Kumar  
Managing Director

Manish Prusty

Manas Kaur Jena

Pshensami Shankar Sahoo

planning authority and shall not have an option to make any variation /alteration / modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

5.2 The Promoter would be strictly abided by the specification given in the Annexure 2 and any failure on his part would cause deduction/refund of balances as mutually agreed.

#### 1. POSSESSION OF THE APARTMENT/PLOT

6.1 **Schedule for possession of the said [Apartment/Plot]:** The Promoter agrees and understands that timely delivery of possession of the Apartment is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Apartment, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("**Force Majeure**"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allottee within 45 days from that date ( **along with bank interest** ). After refund of the money paid by the Promoter, Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

6.2 **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate\* from the competent authority shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the

Auroshree Constructions Pvt. Ltd.

Apek Kumbh  
Managing Director

Manasi Prusty

Manas Keri. Jena

Shantanu Shankar Sahoo

Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter/association of Allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 90 days of receiving the occupancy certificate\* of the Project.

- 6.3 **Failure of Allottee to take Possession of [Apartment/Plot]:** Upon receiving a written intimation from the Promoter as per clause 7.2, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable.

- 7.4 **Possession by the Allottee -** After obtaining the occupancy certificate\* and handing over physical possession of the Apartment to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans, including common areas, to the association of the Allottees or the competent authority, as the case may be, as per the local laws.

- 7.5 **Cancellation by Allottee –** The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act:

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit a nominal amount Rs 1,00,000/- paid for the allotment. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 45 days of such cancellation, in case of delay beyond 45 days promoter shall be liable to pay interest ( as per bank interest ) specified in the rules.

- 7.6 **Compensation –** The Promoter shall compensate the Allottee in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under the Act and the claim for compensation under this section shall not be barred by limitation provided under any law for the time being in force. The compensation would include all the bank interest paid by allottee on the loan taken him / her and if no bank

Auroshree Constructions Pvt. Ltd.

Arun Kumar  
Managing Director

Manish Rastogi

Manoj K. Jena

Shobani Shankar Sahu

loan is taken then the promoter would compensate by banking FD rates upon the entire amount paid by the allotted

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the Apartment(i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the allottees, ~~in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the [Apartment/Plot], with interest at the rate specified in the Rules within 45 days including compensation in the manner as provided under the Act. Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the Apartment. And such extension should not exceed 6 months.~~

Auroshree Constructions Pvt. Ltd.

Alex Kumbh  
Managing Director

Manesh Parshly

## 8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows

- (i) The land owner has the absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project;  
[In case there are any encumbrances on the land the promoter would ~~provide the detail of such encumbrances including any rights, title, interest and name of party in or over such land, and the promoter would refund entire amount along with the bank interest to the purchaser]~~

Manas K. Jena

Bharani Shankar Saheo

- (iv) There are no litigations pending before any Court of law with respect to the said Land, Project or the [Apartment/Plot];
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said Apartment ( **bearing Flat No 305** ) which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee and the common areas to the Association of the Allottees;
- (x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

Auroshree Constructions Pvt. Ltd.

Alex Kumar  
Managing Director

Manish Pandey

Manas K. Jena

Bhaskar Shankar Saha

## 9. EVENTS OF DEFAULTS AND CONSEQUENCES

9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

- (i) Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects;
- (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made there under.

9.2 In case of Default by Promoter under the conditions listed above, Allottee is entitled to the following:

- (i) Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones (**within 30 days**) and only thereafter the Allottee be required to make the next payment without any penal interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice.
- (iii) Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the Apartment.

9.3 The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

- (i) In case the Allottee fails to make payments for 3 consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate specified in the Rules.
- (ii) In case of Default by Allottee under the condition listed above continues ~~for a period beyond 6~~ consecutive months after notice from the Promoter in this regard, the Promoter shall cancel the allotment of the Apartment in favour of the Allottee and refund the amount money paid to him by the allottee by deducting the booking amount and the interest liabilities and this Agreement shall thereupon stand terminated.

Auroshree Constructions Pvt. Ltd.

Alex Kumar

Managing Director

Manish Prusty

Manas Kar. Jena

Rohitbani Shankar Sahoo

#### 10. CONVEYANCE OF THE SAID APARTMEN

The Promoter, on receipt of complete amount of the Price of the Apartment under the Agreement from the Allottee, shall execute a conveyance deed and convey the title of the Apartment together with proportionate indivisible share in the Common Areas within 3 (three) months from the issuance of the occupancy certificate\*. However, in case the Allottee fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Promoter is made by the Allottee. The Allottee shall be solely responsible and liable for compliance of the provisions of Indian Stamp Act, 1899 including any actions taken or deficiencies/penalties imposed by the competent authority(ies).

Auroshree Constructions Pvt. Ltd.  
Asst. Manager  
Managing Director.  
Manish Parth

#### 11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the allottees. The cost of such maintenance has been included in the Total Price of the Apartment/Plot.

- The cost mention above includes maintenance for 1<sup>st</sup> year after the possession.

#### 12. DEFECT LIABILITY

It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottees shall be entitled to receive appropriate compensation in the manner as provided under the Act.

Mehar K. Jena  
Rohitami Shankar Saha

#### 13. RIGHT OF ALLOTTEE TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES

The Allottee hereby agrees to purchase the Apartment on the specific understanding that is/her right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of allottees



(or the maintenance agency appointed by it) and performance by the Allottee of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of allottees from time to time.

#### 14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

The Promoter / maintenance agency /association of allottees shall have rights of unrestricted access of all Common Areas, garages/closed parking's and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

#### 15. USAGE

**Use of Stilt, Service Areas and Roof Top :** The Stilt, service areas and roof top , if any, as located within the **AURO HOMES** , shall be used for purposes such as parking spaces and services including transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms etc. This usage will be on a shared basis on the basis of part/common owner in the proposed apartment. The **parking No.26** as mentioned previously will be of exclusive usage under the Alottee.

#### 16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT

Subject to Clause 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the [Apartment/Plot], its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the

Auroshree Constructions Pvt. Ltd.

Arun Kumar  
Managing Director

Manish Parth

Manish K. Jena

Rohit Kumar Sharma

Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the [Apartment/Plot]. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

#### 17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE

The Allottee is entering into this Agreement for the allotment of the Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Allottee hereby undertakes that he/she shall comply with and carry out, from time to time after he/she has taken over for occupation and use the said [Apartment/Plot], all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the [Apartment/Plot]/ at his/her own cost.

#### 18. ADDITIONAL CONSTRUCTIONS

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan has been approved by the competent authority(ies) except for as provided in the Act.

#### 19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the [Apartment/Plot/Building] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/Plot/Building] and the said mortgage or charge would be treated as null and void

#### 20. APARTMENT OWNERSHIP ACT (OF THE RELEVANT STATE)

The Promoter has assured the Allottees that the project in its entirety is in accordance with the provisions of the Odisha Apartment Ownership (Amendment) Act, 2015.

Auroshree Constructions Pvt. Ltd.

Ashu Kumar  
Managing Director

Manish Parshy

Mangal K. Jena

Bharat Sankhwar

## 21. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

Auroshree Constructions Pvt. Ltd.

Asok Kumar  
Managing Director

Manish Prusty

## 22. ENTIRE AGREEMENT

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be

## 23. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

## 24. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

## 25. WAIVER NOT A LIMITATION TO ENFORCE

25.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that

Mangal Kumar Jena

Bharatani Shankar

exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

**25.2** Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

### **26. SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement

### **27. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the [Apartments/Plots] in the Project.

### **28. FURTHER ASSURANCES**

Both Parties agree that ~~they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.~~

### **29. PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Bhubaneswar after the Agreement is duly executed by the Allottee and the Promoter or ~~simultaneously with the execution the said Agreement shall be registered at the office~~

Auroshree Constructions Pvt. Ltd.

Arun Kumar  
Managing Director

Manasi Purohit

M. Manoj Kumar

P. Manoj Kumar

of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Bhubaneswar.

### 30. NOTICES

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses specified below:

Mrs. Manasi Prusty ( Allottee )  
W/o. Niranjana Prusty,  
Village – Chhotray Colony, Behind SBI,  
Kendujhar Town ,Kendujhara  
Odisha-758001

M/S Auroshree Constructions Pvt. Ltd (Promoter)  
Plot No.454, Saheed Nagar, Bhubaneswar-751007, Dist.:  
Khurda, Odisha (Promoter Address)

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

### 31. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

### 32. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

### 33. DISPUTE RESOLUTION

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

Auroshree Constructions Pvt. Ltd.

Asish Kumar  
Managing Director  
Manasi Prusty

Manasi K. Prusty

Bhaskari Shankar Sahoo

**34. Jurisdiction and Arbitrations Clause:**

If any dispute arises out this agreement then that will be referred to sole arbitrator be appointed mutually between both the parties to this agreement due intimation as per the Arbitration and Conciliation act 1996. And the Jurisdiction of all legal dispute and arbitration would be at Bhubaneswar

**SCHEDULE -A ( LAND & APARTMENT)**

Plot No 1876/2789/4996/5589, Mouza – Kalarahanga, ahasil - Bhubaneswar , Dist: Khurda, Khata No-725/3718, area of Ac 0.410 decimal,

Apartment –AURO HOMES  
Flat no – 305  
SUPER Built up Area – 1352 sqft.  
Floor No –3<sup>rd</sup> Floor  
Parking No – 26  
Undivided proportionate Area A0.009.48 dec.  
**BOUNDED BY:**

- North: Plot N0 – 1876 part
- East : Plot N0 - 1874
- West: Road
- South: Plot N0 -1876 part

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Bhubaneswar in the presence of attesting witness, signing as such on the day first above written.

**SIGNED AND DELIVERED BY THE WITHIN NAMED**

Allottee: (including joint buyers) At Bhubaneswar on 1<sup>st</sup> February, 2023 in the presence of Auroshree Constructions Pvt. Ltd.

**Witness :**

*Arun Kumar*  
Managing Director

1. *Bhuban' Shankar*  
*S/O - Raj Kumar S/O*  
*454 Subhad Naga*  
*Bhubaneswar*

(Signature of 1<sup>st</sup> Party) *1/2/23*

2. *Manas Kumar Jena*  
*S/O Jambeswar Jena*  
*915, Jharpola*  
*Bhubaneswar*

*Manas Prusty* *1/2/23*  
(Signature of 2<sup>nd</sup> Party)

*Barnali*  
*R. Sen*  
*Adv*  
*1/2/23*

Auroshree Constructions Pvt. Ltd.  
*Arun Kumar*  
Managing Director  
Manas Prusty