

PROFORMA – I

Quarterly Progress Report for the Quarter: Oct to Dec 2023

1. **Name of the Builder/Promoter: ACRERISE REALTY LLP**
2. **Project name: AcreRise AURA PH-II**
3. **Project Type : Residential**
4. **Building Type : S+5 multi storied residential apartment**
5. **Status of Booking:**

Units	No. to be developed	Booked till previous quarter	Booked during this quarter
Residential	101	13	17
Commercial	NA	NA	NA
Plots	NA	NA	NA

6. **Status of facilities:**

Sl. No.	Description of the Facilities	Being provided (Yes/no)	Present Status
1	Community Hall	Yes	10% Completed
2	Lift	Yes	Yet to be constructed
3	STP	Yes	30% Completed
4	Transformer	Yes	Yet to be constructed
5	Interior road	Yes	Yet to be constructed
6	Connected road	Yes	Yet to be constructed
7	Installation of DG Set	Yes	Yet to be installed
8	Firefighting equipment	Yes	Yet to be installed
9	Drinking water supply	Yes	Two no of borewell done
10	Fire safety Certificate	No	NA
11	Playground, Parks and Green area	Yes	Yet to be constructed
12	Emergency Evacuation Services	Yes	Yet to be constructed
13	Use of Renewable Energy	Yes	Yet to be installed
14	Electricity Supply	Yes	Power for Construction provided

7. **Financial Status:**

Sl. No.	Description	Up-to end of previous quarter (in Rs.)	During This Quarter (in Rs.)	Total
1	Funds collected from Allottees	Rs.32,66,778/-	Rs.1,34,10,783/-	Rs.1,66,77,561/-

2	Funds deposited in the project account	Rs.23,87,580/-	Rs.96,32,558/-	Rs.1,20,20,138/-
3	Funds withdrawal in the project account	NIL	Rs.93,10,000/-	Rs.93,10,000/-
4	Funds invested in the project	Rs.75,28,780/-	Rs.1,33,86,786/-	Rs.2,09,15,566/-

8. Agreement for Sale & Sale Deed:

Sl. No.	Description	Up-to previous quarter	During this quarter	Remarks
1	No. of agreements for sale executed	2	15	NA
2	No. of sale deed executed	0	0	To be executed after issuance of OC.
3	Agreement for sale through Agents (details thereof)	0	1	NA

8(A). Agreements for Sale Through Agents (Details thereof)

Sl. No.	Name of the Agent	Registration No.	No. of Units Booked	Commission paid (Optional)
1.	Homznoffiz India Private Limited	ORA/0066/2021	1	-

9. Documents & Certificates to be attached:

Sl. No.	Description	Certificate obtained (Yes/No)	Copy submitted to the Authority (Yes/No)
1	Completion certificate	No	No
2	NOC from CGWA	Yes	Yes
3	Fire Safety Certificate	No	No
4	(i) Occupancy certificate	No	No
	(ii) If not obtained, proof of applying for the certificate to be submitted	No	No

10. Formation of Association of allottees: No

(If Yes submit authenticated documents

If 'No' submit present status) - As the Odisha Apartment (Ownership & Management) Rules and the competent authority have not been notified by the Government of Odisha, the Promoter is not able to form or register the Association of allottees.

11. Registration of Association of allottees: No

(If Yes' submit authenticated documents.

If No' submit present status) - As the Odisha Apartment (Ownership & Management) Rules and the competent authority have not been notified by the Government of Odisha, the Promoter is not able to form or register the Association of allottees.

12. Execution of Conveyance Deed of common areas in favour of Association of allottees: No

Acrerise Realty LLP

Designated Partner

For ACRESISE REALTY LLP

Authorized Signatory

Date: 11/01/2024

* Attach copies of certificate submitted to the bank along with acknowledgement from Bank / in token of receipt. Also attach authenticated bank statement for the quarter. Also attach authenticated bank statement for the quarter.

** Submit a copy of agreement to sale for offline registered projects/upload in web portal along with QPR for online registered projects

AGREEMENT FOR SALE

This Agreement for Sale (“Agreement”) executed on the «Execution_day», 2023

By and Between

M/s ACRESISE REALTY LLP (LLPIN no.AAZ-4759), a firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at Plot No. A/295, at PS/PO: Saheed Nagar, Bhubaneswar 751007 (PAN-**ABWFA7274R**) (GPA holder of **Bijay Kumar Mishra**, age about 47 years S/O Baikuntha Nath Mishra, Caste Brahmin, permanent resident of – Old Hostel Road, PO/PS/Dist – Nayagargh, vide GPA No. 10392107267 dated 03.12.2021 and (ii) GPA No. 10392107270 dated 03.12.2021), is represented by its designated partner **Sheikh Mairajul Haque**, S/o- Sheikh Amanul Haque, aged about 36 years, Resident of - Reba Duplex, Reba Bagicha , Kafla, P.S. Lalbag, Dist Cuttack, Occupation – Business, Aadhar No. **8082 7809 1636**, PAN No. **ACPPH2385E**, represented by its authorized signatory **Jitendra Kumar Mohanty**, aged about 50 years, S/O Late Narendranath Mohanty, Aadhar No. **6292 8711 1480**, Contact number **90780 89802**, authorized vide the authorization letter dated «Execution_date» and board resolution dated 18-01-2023, copy of which is attached with this agreement, hereinafter referred to as the “**PROMOTER**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees)

AND

«**First_Applicant**», Aadhar No. «**Aadhar**», PAN No. «**PAN**», aged about: «**Age**» years, «**CO**», by caste: «**Caste**», by profession: «**Profession**», Contact No. +91 «**Contact_Number**», resident at: «**Permanent_address**», 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).

The Promoter and Allottee(s) shall hereinafter collectively be referred to as the “**Parties**” and individually as a “**Party**”.

WHEREAS:

- A. The landowner of the Project land, Bijay Kumar Mishra is the lawful owner of the land - Khata No. 225/553 Plot No. 921/1327 and Khata No. 225/451 Plot No. 925, Mouza: Patapur, Trishulia, Cuttack, Odisha, Pin Code – 754005. The owner being desirous of developing the said land have entered into two joint development agreements with the Promoter: (i) dated 01.12.2021 with Regd. No. 10392107265 for Plot No. 921/1327 and (ii) dated 01.12.2021 with Regd. No. 10392107264 for Plot No. 925 (“**JDAs**”) and have also executed two General Power of Attorney (“**GPA**s”) for the said land with (i) Regd. No. 10392107266 dated 30.11.2021 and (ii) Regd. No. 10392107269 dated 30.11.2021. The project is being constructed on a net plot area admeasuring 4114.73 sqm (said land/Project Land).
- B. The Said Land is earmarked for the purpose of development of (S+5) Storey residential Apartment project, comprising of 101 units and the said project shall be known as “**AcreRise Aura – PH II**” (the “**Project**”)
- C. 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;
- D. The **Cuttack Development Authority** has granted the commencement certificate to develop the project vide approval bearing no. 7768/CDA dated: 23.06.2023.
- E. The promoter has obtained the final layout plan approval for the project from **Cuttack 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;
- F. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Bhubaneswar, Odisha on Dt. 17.07.2023 under Registration No. RP/07/2023/00965.
- G. The Allottee (s) had applied for an apartment in the Project vide application no. N/A dated «**Application_Date**» and has been allotted Apartment no. «**Unit_No**», having carpet area of «**Carpet_Area**» **Square feet**, Type –parking «**Unit_Type**» on «**Floor**» in the «**Block**». (“**Building**”) along with one covered parking no. (to be allotted at the time of possession) admeasuring 116.25 sqft in the stilt floor as permissible under the applicable law and or undivided interest 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**).

- H. The parties have gone through all the terms and conditions set out in this Agreement and understood the mutual; rights and obligations detailed herein;

ADDITIONAL DISCLOSURES:

I.1 DEFINITION:

- i. **Allottee:** As per Section 2(d) of The Real Estate (Regulation and Developments) Act 2016, in relation to a real estate project, means the person to whom a plot, apartment or building, as the case may be, has been allotted, sold (whether as freehold or leasehold) or otherwise transferred by the promoter, and includes the person who subsequently acquires the said allotment through sale, transfer or otherwise but does not include person to whom such plot, apartment or building, as the case may be, is given on rent;
- ii. **Promoter:** As per Section 2(zk) of The Real Estate (Regulation and Developments) Act 2016, person who constructs or causes to be constructed an independent building or a building consisting of apartments or converts a building or part thereof into apartments, for the purpose of selling all or some of the apartments to other persons and includes his assignees.
- iii. **Authority:** shall mean (i) any nation or government or any province, state, or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory, or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.
- iv. **Approvals:** It shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted / to be granted by the competent Authorities in connection with the Project and other future phases and/or the development thereof along with any/all variations/amendments/changes to be made by the promoter as per the applicable laws.
- v. **Carpet Area:** shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony / verandah / open terrace area or any exclusive open terrace area.
- vi. **Total Price:** shall mean the amounts payable / agreed to be paid by the Allottee for purchase of the said Unit and will be the aggregate of the amount set out at Schedule D.
- vii. **Direct Tax:** shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied, or imposed together with any interest and penalties in relation thereto.

- viii. **Indirect Tax:** means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or duty of any nature whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- ix. **FAR (Floor Area Ratio):** It means the Ratio between the area of a covered floor (built-up area) to the area of that plot on which the building stands.
- x. **CAM (Common Area Maintenance):** The contribution or Fee paid collectively by the owners of the individual units for the maintenance and upkeep of common area of the premises.
- xi. **CAM Commencement Date:** shall mean the day from which the Allottee will be required to pay CAM Charges (if applicable) from the due date mentioned in Offer of Possession regardless of whether the Allottee takes possession of the Unit.
- xii. **FMC (Facility Management Company):** A registered service provider company who is responsible for periodical services and all maintain services of the building / apartment and all its equipment & apparatus units installed inside the apartment for common use along with common area maintenance.
- xiii. **Cheque Bouncing Charges:** The charges payable by the allottee in the event of dishonour of any payment instruments or any payment instructions by or on behalf of the Allottee(s) for any reason whatsoever.
- xiv. **“Limited Common Area”** means those common areas and facilities which are designated in writing by the promoter before the allotment, sale, or other transfer of any apartment/flat as reserved for use of certain apartment/flat or apartments to the exclusion of the other apartments/flats. If any Covered Parking, Open Space Parking, Roof/Terrace, Storages or any other area or portion earmarked for a particular apartment(s) by the promoter then it shall form part of Limited Common Areas and Facilities for use and enjoyment of Allottee of that Apartment/flat to the exclusion of other allottees.
- xv. **Fitout Work:** Fitout is a term used to describe the process of making interior spaces suitable for occupation.
- xvi. **Reimbursements:** shall include all expenses directly or indirectly incurred by the Promoter in providing or procuring services / facilities other than the Unit including but not limited to, electricity deposit reimbursement, administrative expenses, utility connections, piped gas connection, legal expenses, and all applicable Taxes thereon.

- xvii. **Amenities Development Charges** - Amenities Development charges are used for the development of facilities in and around housing projects. The facilities include the development of club house, landscaping, Green Park and recreational facilities.
- xviii. **Project** - shall mean the multi-storied residential apartment project (S+5 Storey) to be constructed over the Project Land along with, parking spaces, Common Areas and Facilities, Limited Common Areas, Open Spaces, etc. and all that is constructed/ to be constructed and there about lying upon the Project land and collectively named as ‘**AcreRise AURA PH - II**’.
- xix. **Approved Plans** - shall mean and include the layouts and plans duly approved and sanctioned by competent authority from time to time on the basis of which said project is to be developed along with any/all variations/amendments/changes to be made by the promoter as per the applicable laws and provisions of the Act and rules and regulations thereof.
- xx. **Project Land** – shall mean land admeasuring **4114.73 Sqm** situated at Mouza- Patapur, Trishulia, Tehsil- Barang, whereon the project named “**AcreRise AURA PH - II**” is to be developed.
- xxi. **Association of Allottees (AOA)/Organization** shall mean and include the Maintenance Society/Resident Welfare Association (RWA)/Association or anybody, by whatever name called, of the allottees of the Project that may be formed as per the laws applicable.
- xxii. **Common Areas and Facilities** shall mean such common areas, facilities, equipment, and spaces to be developed on the Project land or other future phases, meant for common use and enjoyment of all the occupants of the residential project to be developed on project land as specifically earmarked for the purpose and more particularly described in Schedule E attached hereto.
- xxiii. **Interest** shall mean the rate of Interest payable by the promoter to the allottee or by the allottee to the promoter, as the case may be, shall be the State Bank of India Highest Marginal Cost Lending Rate plus two percent or such other rate as may be applicable from time to time as per the Act and Rules.
- xxiv. **Legal Documentation and handling charges:** shall mean all costs, expenses borne by the Promoter for preparation, execution, and processing of Agreement for Sale and Conveyance Deed at the concerned authorities.

I.2 Though this agreement is a “concluded contract”, the payment of the consideration / cost of the apartment together with all applicable taxes, charges within the stipulated time is the essence of the contract. In that limited sense the obligation of the promoter is a quasi-obligation which is dependent on payment of the total price and the estimated other charges timely, by the allottee. The fulfilment of such condition brings a transformation of the potentiality into actuality. Conversely the failure to fulfil the condition namely non-payment / default in the payment of the consideration as fixed and settled in accordance with the payment schedule does not crystallize the offer to a “concluded contract”. It is explicitly agreed to by and between the parties to the contract that they shall perform their reciprocal promises and obligations made by the parties to the contract namely the promoter and the allottee. The parties are bound by the essential terms and conditions enjoined in the agreement and there is a privity of contract.

I.3 RULES FOR INTERPRETATION

- i. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:
 - a. Any statutory modification, consolidation, or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 - b. All statutory instruments or orders made pursuant to a statutory provision; and
 - c. Any statutory provision of which these statutory provisions are a consolidation, re-enactment, or modification.
- ii. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- iii. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.
- iv. Any reference to the words “hereof,” “herein”, “hereto” and “hereunder” and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- v. Any reference to the masculine, the feminine and the neutral shall include each other.
- vi. In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.
- vii. The Allottee confirms and warrants that the Liquidated Damages is a genuine / pre-estimate of the loss or damage that is likely to be suffered by the Promoter on account of breach of the terms of this Agreement by the Allottee. The Liquidated Damages is also arrived at having regard to the cost of construction, the cost of funds raised by the Promoter, the ability or inability of the Promoter to resell the Unit, among others. The Allottee waives his right to raise any objection to the payment or determination of

Liquidated Damages in the manner and under the circumstances set out herein.

- viii. All amounts stated herein are exclusive of Taxes, including but not limited to GST, stamp duty, and all such Taxes, as maybe applicable from time to time, shall be borne and paid by the Allottee separately, immediately upon the same being demanded by the Promoter as per Applicable Law.
- ix. The recitals above shall form part and parcel of this Agreement and shall be read in conjunction with this Agreement.

I.4 FINANCIAL OBLIGATIONS / LOANS AGAINST THE UNIT:

- i. The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Allottee in connection with the payments to be made pursuant to this Agreement (Loan) and any mortgage created or to be created over the Unit in connection with such Loan (which requires the prior written consent of the Promoter), the Allottee shall remain solely and wholly responsible for the timely payment of the total price and the estimated other charges or the part thereof and / or any other amounts payable hereunder.
- ii. The Allottee(s) agrees, in the event he/she avails a housing loan from any financial institution for payment towards cost of the booked unit, the loan amount if any, sanctioned in favour of the Allottee(s), shall be paid by the bank/financial institution directly to the promoter and the payment should be made by the bank or financial institution shall be treated to be loan amount availed by the Allottee(s). The Allottee(s) further agrees that, in the events he/she avails loan from the bank/financial institution for paying the cost of the unit with the proportionate common area and facilities, it shall be the sole responsibility and obligation of the Allottee(s) to make all the repayments and the promoter shall have no nexus or liability in connection with the loan transaction.
- iii. The Parties further agree that the Promoter shall not in any way be liable or responsible for the repayment of the Loan taken by the Allottee. All costs in connection with the procurement of the Loan and creation of a mortgage over Unit and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and incurred by the Allottee. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Promoter shall have a lien on the Unit to which the Allottee has no objection and hereby waives his right to raise any objection in that regard.
- iv. As a modality for obtaining finance, the Banks/Financial Institution may require the Promoter to give its no objection to enable a charge or mortgage of the said unit. The Promoter agrees that it shall give such no objection without prejudice to its rights and a confirmation being given by the Bank/Financial Institution that right of recovery of its dues is subservient to the Promoter's right for payment of consideration on sale of said Unit due from the Allottee(s) and that the Promoter shall be entitled to adopt all recourse available under this agreement and under law for recovery of the Promoter's

dues. Further, if any bank / financial institution refuses/ makes delay in granting financial assistance and/or disbursement of loan on any ground(s), then Allottee(s) shall not make such refusal / delay an excuse for non-payment of any Instalments / dues to Promoter within stipulated time as per the payment plan. It is mutually agreed between the Promoter and the Allottee(s) that the Promoter shall not be liable for repayment of loan amount, or any part thereof availed by the Allottee(s). All such costs associated with procurement of loan amount shall be borne by the Allottee(s) alone.

- v. Notwithstanding any arrangement between the Allottee(s) and Bank/Financial Institution, if any amount, including but not limited to cess, levies, fees, deposits, property taxes, GST, local-body tax, works contract tax etc., remains un-paid / outstanding at any stage then in that event the right of the Banks/Financial Institution shall remain subservient to the rights of the Promoter and the Promoter shall have the first charge on the said Unit and/or the Premises for the un-paid/outstanding amount including interest thereon.
- vi. The Allottee(s) is aware of the applicability of provisions of Tax Deduction at Source (TDS) with respect to the Unit. Further, the Allottee(s) is aware that the Allottee(s) has to deduct the applicable TDS at the time of making of actual payment to credit of such sum to the account of the Promoter, whichever is earlier as per Section 194-IA under the Income Tax Act, 1961. Further, the Allottee(s) shall submit the original TDS certificate within the prescribed timelines mentioned under the Income Tax Act, 1961.
- vii. The Allottee(s) shall indemnify and keep indemnified the Promoter, about its successors and assignees, against all claims, costs, charges, expenses, damages and losses which the Promoter and its successors and assignees may suffer or incurred by reason of any action that such Bank/Financial Institution may initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach of contract by the Allottee(s) of the terms and conditions governing the said loan in respect of the said Unit.

I.5 CONSTRUCTION AND DEVELOPMENT

- i. The Promoter shall, subject to the terms hereof, construct the building in accordance with the Approvals and or, plans and amendments thereto as approved by the relevant Authorities.
- ii. The Allottee is aware that while the Promoter has obtained some of the Approvals, certain other Approvals (or amendments to current Approvals) may be received from time to time. Having regard to the above position, the Allottee has entered into this Agreement without any objection or demur and agrees not to raise and waives his right to raise any objection, in that regard.
- iii. The Promoter has duly informed the Allottee(s) and the Allottee(s) has duly understood and accepts that the Promoter will develop another future phase on the land adjacent/surrounding/nearby to the project land and the common areas and facilities of

all such other phases shall be available for utilization of common areas of the entire phase by allottees of all phases.

- iv. The allottee(s) agrees and accepts that the common area and facilities of the other phases will be developed along with the respective phases as per the sanctioned plans. Further the allottees of this project and other phase shall have the equivalent rights to use the Common Areas and Facilities.
- v. The allottee is aware of the fact that the promoter will develop other phases on the land adjacent/surrounding/nearby to the project land and he/she shall not create any obstruction/hindrance/disturbance and shall not interfere in construction and development activities of said future phase.
- vi. The Allottee(s) agrees and confirms that the Promoter may use the access road and other areas of the project to access the other phases during the construction of such other phases on the land adjacent/surrounding/nearby to the project land and the Allottee(s) shall not create any obstruction/hindrance/disturbance and shall not interfere in construction and development activities.
- vii. The Allottee is aware and agrees that the Promoter shall allow various balcony / verandah / open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) unit Allottee(s) in the Building and such unit Allottee(s) shall have exclusive right to use the said areas as per the terms of the agreement between the Promoter and the said unit Allottee(s). The Allottee agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived. In terms of the above, the Promoter shall be at absolute liberty to allot / assign the said right to such person/s in the manner as the Promoter may deem fit and proper.
- viii. The Promoter has already received the ORERA registration no. RP/07/2023/00855 dated 18.01.2023 for project named AcreRise AURA, to develop S+5 multi storied residential apartments comprising of 99 nos. of apartment units (Residential), over the total net plot area admeasuring to 3788.42 SQM as per the approval letter from Cuttack Development Authority vide approval bearing no. BP No. 50/22/CDA, dated 02.12.2022.

1.6 SHOW UNIT / SAMPLE UNIT/ MOCK UP UNIT:

- i. The Allottee(s) agrees and understand that all the materials and fittings which are exhibited in the Show unit / Sample unit / Mock-up unit / Visual Graphics in Brochure / Video presentation may vary as to its make, colour, shade, shape and appearance from the ones provided in the actual Unit (the said Unit) agreed to be constructed.
- ii. The Allottee(s) agrees and understands that the actual dimensions, area, interiors, furniture, kitchenette, and fixtures in the Show unit / Sample unit/ Mock up unit /

Visual Graphics in Brochure / Video presentation are provided only to give a vision of a furnished unit as per the advice of the interior designer. The layout of the Show unit / Sample unit / Mock-up/ Visual Graphics in Brochure / Video presentation may have been changed at some places as per the advice of the interior designer.

I.7 PROPERTY TAXES

- i. Property Tax, as determined from time to time, shall be borne and paid by the Allottee(s) on and from the CAM Commencement Date, separately from any of other consideration / levy / charge / CAM Charges, etc. The Promoter shall not be responsible for any penalty / delay / action on account of such Amount and the same shall entirely be to the account of the Allottee(s).
- ii. The Allottee(s) agrees and undertakes that the Promoter shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Apartment / by the concerned authorities due to non-payment by the Allottee(s) or any other unit holder or owner of their respective proportion of the taxes/ outgoing payable to the concerned authorities on account of default in making such payments.

I.8 INFRASTRUCTURE DEVELOPMENT CHARGES:

- i. The Allottee(s) hereby agrees to submit all necessary documents and its related cost within 15 days of intimation by Promoter to get and obtain separate electric meter or electricity connection in or upon the said unit after the Conveyance deed is executed in his favour. Failing to provide necessary documents or cost within given time by Promoter, then the Allottee shall be liable to get and obtain separate electric meter or electricity connection in or upon the said unit at his own costs and responsibility.
- ii. The allottee agrees to pay the Infrastructure Development charges. An advance of Rs 1,00,000/ (one lakh only) is included in the Total price of the apartment for the same. Infrastructure Development charges includes the below.
 - a) Electricity deposits and proportionate charges for installation of sub-station and transformer, 11/33 KVA line to be drawn up to the complex, meters panel boards, cabling and wiring, cost of service connection and space allotted for installation of sub-station to be installed either by the Electricity Dept. or by the Promoter himself
 - b) Individual electricity connection/ meter charges, water / storm water connection charges, sewerage connection charges, charges including its infrastructure charges, deposits to the concerned authorities, on account of additional fire safety measures undertaken, increases in deposit of security amounts of water, electricity etc., any new infrastructure charges and increase thereof for bulk supply of electrical energy and all / any other
 - c) If the infrastructure development charges increase at the time of execution of the same, the actual/ proportionate amount shall be additionally payable by the

Allottee(s) on or before the offer of possession of the said Unit.

- iii. Also, the Allottee(s) hereby agrees to pay the Promoter/Society, the monthly electricity rent against the bill raised by the Promoter/Society of the total building/units connected with a single S.T. power line from Electricity Dept./ Electricity Distribution Company. In the event of failure to pay the electricity rent by the Allottee(s), the Promoter/Society shall have power to disconnect the power supply to the said unit.
- iv. It is understood and agreed by the Allottee(s) that, any delay in obtaining electrical connection to the complex or to the common areas or to the common facilities, shall not be deemed to imply that handing over possession of the flat is delayed beyond the period agreed to by the promoter as it is beyond the scope of the promoter to compel the Electricity Dept./ Electricity Distribution Company to provide such connection, as this is beyond the control of the Promoter.

I.9 RIGHTS AND OBLIGATIONS OF ALLOTTEES:

- i. The Allottee(s) is aware that the Promoter may, either by itself and/or its nominees/associates/affiliates also retain some portion or units in the Phase(s) of Project, which may be subject to different terms of use, including as a guest house or an unit or corporate use, as may be under the applicable laws and the Allottee(s) gives his unequivocal consent for the aforesaid.
- ii. The Allottee(s) shall be entitled to enjoy the common areas and facilities and he/she shall in co-operation with the other Allottee(s) / tenants who shall take effectual steps for a healthy & safe society and good maintenance of the common areas and facilities viz. sewerage system, water supply, entrance/exit to the project, electrical transformer, common access, internal/external project roads, boundary wall, common passage, park and garden, open space, compound walls and outside walls, as well as the other common facilities/areas (as per applicability). It is expressly stated that the common areas include any facilities that shall be used by the other Allottee(s)/occupants/Lessors without any hindrance from the Allottee(s) and shall not be encroached/restricted upon such right of the other Allottee(s).
- iii. The Allottee(s)/Association of Allottees, as the case may be, shall pay all charges and expenses with respect to formation and conveyance to the Organization/Society, registration of Sale deed of the common area in favour of Association of Allottees including, but not limited to professional costs of the Attorney-at-Law/Advocates of the Promoter, Legal Charges, Society formation and consultancy retainer fees etc. including, for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease, as the case may be, at any time on or before the execution and registration of the "Sale deed".
- iv. The amounts mentioned as Additional Outgoings as mentioned in Schedule D herein are provisional and based on estimates. If there are any additional charges and/ or increase in the existing charges due to actual cost incurred or demand by statutory authority and/ or otherwise, any shortfall shall be paid by the Allottee(s). The Allottee(s)

shall separately pay the common area maintenance charges (“CAM Charges”) as per the terms of this Agreement. The Allottee(s) shall be liable to pay IFMS along with the monthly expenses towards CAM charges in accordance with this Agreement, time being of the essence.

- v. At any time after allotment of the Unit, administrative fees of Rs. 25,000/- (Rupees Twenty Five Thousand only) plus GST as applicable, shall be payable if the allottee(s) proposes to add/delete the name of the spouse or child, parents or brother or sister of the either Allottee(s) and the Allottee(s) shall be solely responsible at their cost, for execution/ registration of such documents to effect such name addition/deletion post approval of the Promoter. However, the permission from both the Joint Allottee/s is mandatory, if any.

Assignment-

- a. In case, the Allottee wishes to assign the booking/allotment in favour of another person, the transfer will be allowed only after payment of three percent (3%) plus GST as applicable, of the total price as prevailing at the time of desired transfer and consented by the Promoter and subject to Applicable Laws and notifications /directions of any Authority along with applicable taxes, as transfer fee. Valid documents in respect of transfer as per the Promoter on case-to-case basis and it shall be the sole discretion of Promoter to allow transfer as may be required. In case of such transfer, the Allottee(s) shall be solely responsible for all the cost and expenses, including income tax, stamp duty and registration charges etc. in respect of such transfer. In the event of refusal or denial by the Promoter for giving permission to the Allottee for assignment, transfer, conveyance, or nomination of the Said Unit, the Allottee has assured the Promoter and has undertaken not to raise any dispute or claim in any manner at any time.
 - b. That after the said transfer/assignment, the nominee(s)/assignee(s)/transferee(s) shall be bound by the terms and conditions of this Agreement. The Allottee assures that the Promoter shall not be liable on any account, whatsoever, in respect of any transaction between the allottee and his / her nominee(s). It is distinctly understood by the Allottee that upon such transfer, the Allottee shall no more be entitled to any privileges and facilities, if any, available in the said unit arising from the allotment of the said unit. The terms and conditions of this Agreement, shall be binding upon the nominee with full force and effect and he shall be liable to make all payments, as specified in the Agreement.
- vi. Each Allottee(s) / owner shall strictly comply with the by-laws framed by the association/society and shall observe the covenants conditions and restrictions set forth in such bylaws and or any other declaration. The failure to comply with such provisions may be a ground for the association of the owners to initiate appropriate proceeding against the earring member.
 - vii. The allottee understands and agrees that any payment would be valid only after

realization of the cheque / bank draft and effect of credit in the account of the Promoter. In case cheque is dishonoured for any reason whatsoever, the Promoter may demand cheque bouncing charges as defined herein above.

- viii. The allottee agrees and accepts that on all amounts received, the Promoter shall be entitled to first adjust/ appropriate any amounts paid towards the taxes, charges, levies etc. due and payable on previous instalments. Thereafter, towards the interest levied on the previous pending instalments (if any) and, thereafter the pending instalment the balance amounts shall be adjusted towards the taxes, charges, levies etc. due and payable on the instalment due and then on the amount of current instalment amount.
- ix. The allottee agrees and accepts that the promoter may request for an extension of the Registration/duration of completion of the project to the Authority, Allottee gives his irrevocable consent for application of such extension to be filed by the promoter in this respect and in that case schedule date for the completion of the project shall be considered the date as extended by the Authority.
- x. In case of Cheque Bounce, the Promoter shall intimate the Allottee(s) of the dishonour of the cheque and the Allottee(s) would be required to promptly tender a Demand Draft of the outstanding amounts including interest from the due date till the date of receipt by the Promoter of all the amounts including the dishonour Charges of Rs. 5000/- (Rupees Five Thousand only) (for each dishonour) (plus GST as applicable). In the event the said Demand Draft is not tendered within 7 (seven) days then the Promoter shall be entitled to cancel the allotment, subject to provisions hereunder. In the event the Allottee(s) comes forward to pay the entire outstanding amounts, interest thereof, the Promoter may consider the same at its sole discretion. In the event of dishonour of any payment cheque, the Promoter has no obligation to return the original dishonoured cheque.
- xi. That Stamp duty, Registration fees, Society registration charges and allied charges, as applicable, at the time of registering the legal documents, shall be additionally paid by the allottee only as and when demanded by the Promoter.
- xii. The allottee must physically come to the office of the sub-registrar to execute the documents for cancellation of allotment/agreement if the allottee proposes to cancel/withdraw from the project without any fault of the promoter. The promoter herein shall be entitled to forfeit the booking amount paid for the allotment, along with the interest accrued on delayed instalment, if any the balance amount of money paid by the allottee shall be returned by the promoter to the allottee within 45 days from the date of cancellation.
- xiii. The Allottee has the right to visit the Project site to assess the extent of development of the said Project and his Unit as per the site visit policy. The Promoter requires utmost care during such kind of visit by the Allottee and his/her family members due to the risks involved at construction site. If at all the Allottee decides to visit the site, he/she

shall only do so after intimating the Promoter and after taking due care and proper safety measures at his own responsibility. The Promoter shall in no way, be held responsible for any accident/mishap involving the Allottee and his accompanying persons while visiting the site. Further, the Promoter strictly prohibits the visit of children at the Project during construction site.

- xiv. The Allottee shall comply with and carryout or pay support association in carrying out or paying all required requisitions, demands and repairs which are required by any Development Authority / Municipal Authority / Government or any other Competent Authority including Maintenance Agency in respect of the said Apartment, at his own cost and keep the Promoter indemnified, secured and harmless against all costs, consequences and all damages, arising on account of non- compliance with the said requisitions, demands and repairs.

I.10 REFUND POLICY:

- i. If the promoter is liable to refund any amount to the allottee(s), he shall not be liable to refund taxes, cesses or duties which are collected from allottee(s) and deposited with concerned department and the allottees shall be free to file necessary application before the concerned department for refund of such taxes. The Allottee(s) further agrees that the Promoter shall refund the balance amounts either by way of (a)personal hand delivery of cheque(s) to the Allottee(s) or (b) courier of cheque(s) to the Allottee(s) at the aforementioned address mentioned in this Application Form or in the Agreement for Sale, signed by the allottees or (c) through any other means as the Promoter may deem fit. The Promoter may at its discretion also make refund through RTGS to the Allottee(s) as per account details for refund as mentioned in the Application form or Agreement signed by the Allottee(s). In case of Allottee(s) who have availed home loan and mortgaged the said Unit to any Bank/ Financial Institution, such refund to Allottee(s) shall be processed post intimation to any Bank/ Financial Institution and release of amounts to such Bank/ Financial Institution as per agreements, documents, papers etc. signed between the Allottee(s) and such Bank/ Financial Institution and the Allottee(s). Such refund shall be in the name of the first applicant (as per the Application Form)/ lender (in case the Allottee(s) has procured a loan from a bank/ financial institution), as the case may be. This shall be full and final discharge of all obligations on the part of the Promoter or its employees and the Allottee(s) will not raise any objection or claim on the Promoter in this regard.

I.11 LIABILITY FOR HANDOVER

- i. In the event the Allottee(s) fails to take possession of the Unit within such dates as mentioned in the Offer of Possession letter, then the Unit shall lie at the risk and cost of the Allottee(s). The maintenance charges and the defect liability period shall commence from the CAM Commencement Date. In addition to payment of interest for delayed payments, the Allottee(s) shall be liable to pay Holding Charges at the rate of Rs 10 per sq. ft. plus GST as applicable, per month to be calculated on carpet area from CAM Commencement Date till the Allottee(s) takes actual possession of the Unit. The

Allottee(s) agrees and acknowledges that the Promoter's obligation of delivering possession of the Unit shall come to an end and the Promoter shall not be responsible and/or liable for any obligation towards the Allottee(s) for the possession of the said Unit. Under such circumstances it shall be deemed that the Allottee(s) has taken possession of the said Unit. During the period of the said delay by the Allottee(s), the Unit shall remain locked and shall continue to be in possession of the Promoter but at the sole risk, responsibility, and cost of the Allottee(s) in relation to its deterioration in physical condition.

- ii. Additionally, the Promoter shall not be liable in case of the following:
 - a. Structural defects caused or attributable to the Allottee(s) by carrying out structural or architectural changes from the original design attributes, demolition, dismantling, making openings, removing or re-sizing the original structural framework, putting excess or heavy loads or using the premises other than for its intended purpose;
 - b. Structural defects induced by Force Majeure situations.
 - c. Structural defects occurring in the Unit or unit that has undergone civil renovations, deviating from the original layout has been carried out by Allottee without any intimation and grant of permit by Promoter or Association of Allottee as applicable.
 - d. In the event of any damage due to wear and tear of whatsoever nature is caused to thereto (save and except the defects as mentioned hereinabove) after the CAM Commencement Date, the Promoter shall not be responsible for the cost of reinstating and/or repairing such damage caused by the Allottee(s) and the Allottee(s) alone shall be liable to rectify and reinstate the same at its own costs and expenses.

In addition to the above clauses the following exclusions are made hereafter: - The welfare association /society shall take annual maintenance contract with the suppliers. The Promoter shall transfer manufacturer's guarantees/warrantees to the allottee or association of allottees as the case may be.
 - e. Equipment (lifts, generator, motors, STP, transformers, gym equipment etc) which carry manufacturer's guarantees for a limited period.
 - f. Fittings related to plumbing, sanitary, electrical, hardware, etc. damaged by Allottee.
 - g. Allowable structural and other deformations including expansion quotient.
 - h. The terms of work like painting etc. which are subject to wear and tear
- iii. The allottees shall maintain the apartments in good tenantable conditions and carry out the internal repairs for the upkeep of the apartments. The association of the allottees or its assignees shall maintain the services and amenities in good condition and covered

with proper AMC and insurance. The obligation of the developers shall be subject to proper maintenance and upkeep of the apartments/services and amenities by the allottee or the association of the allottees as the case may be during the maintenance period.

I.12 ATTEMPT TO DEFAME: The Allottee(s) agrees not to do or omit to do or cause to be done by any party known to him by any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project / Larger Property or the Promoter or its representatives. In the event the Allottee(s) does or omits to do any such act, deed, or thing then the Promoter shall, without prejudice to any other rights or remedies available in law and also will have the option to terminate this Agreement by sending the Allottee a Notice of Termination.

I.13 FIT OUT WORK

- i. The Allottee(s) agrees and undertakes that on receipt of possession for fit out, if the Allottee(s) is desirous to carry out any interior fit-out work, they can strictly conduct the same in accordance, in observance of all the rules, regulations and bye-laws framed by the Promoter or Organization (“Fit-Out Manual”) applicable for commencement of interior fit out work in the said Unit. The Allottee(s) further agrees that the same shall be used only as per the regulations and designs concerning to the said Building as approved by the said competent authorities, and without causing any disturbance, to the other allottee(s)/ owners of units in the said Building. The Allottee(s) shall be solely responsible to obtain any requisite permission, if any, from competent authorities for the interior work in the said Unit and the Promoter shall not be responsible for the same. The Allottee(s) shall keep the Promoter informed about the status of the requisite permissions.
- ii. The Allottee(s) shall execute such necessary documents and pay such security deposit as may be informed by the Promoter and/ or Organization, from time to time.
- iii. The Fit-Out Manual will be shared at the time of handing over possession of the Unit. Without prejudice to the aforesaid, if the Allottee(s) makes any unauthorized change or alteration or causes any unauthorized repairs in or to the Unit and/or the Building, the Promoter shall be entitled to call upon the Allottee(s) to rectify the same and to restore the Unit and/or Building to its original condition within 30 (thirty) days from the date of intimation by the Promoter in that behalf. If the Allottee(s) does not rectify the breach within such period of 30 (thirty) days, the Promoter may carry out necessary rectification and restoration to the Unit or the Building (on behalf of the Allottee(s)) and all such costs and charges and expenses incurred by the Promoter shall be reimbursed by the Allottee(s). If the Allottee(s) fail(s) to reimburse to the Promoter any such costs and charges and expenses within 7 (seven) days of demand by the Promoter, the same would be deemed to be a charge on the Unit. The Allottee(s) hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Promoter

- (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Promoter or which the Promoter may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the Unit or the Building(s) and (ii) for all costs and expenses incurred by the Promoter for instituting any legal proceedings for recovery of such costs and charges and expenses incurred by it for rectification and restoration to the Unit, or the Building/s.
- iv. After the possession, the Allottee(s) shall permit and shall deemed to have granted a license to the Promoter and its surveyors and agents with or without workmen and others, including the Maintenance Agency at all reasonable times to enter into and upon the said Unit or any part thereof to view and examine the state and conditions thereof and to make good all defects, decays and repairs in this behalf and also for repairing of any part of the Building. This shall be also for the purpose of repairing, maintaining, rebuilding, cleaning, structural strengthening, lighting, and keeping in order all services, drains, pipes, cables, water courses, gutters, wires, parts, structures of other convenience and also for the purpose of laying, maintaining, repairing and restoring drainage and water pipes and electric wires and cables and for similar purposes. In case the Allottee(s) has/have failed to effect repairs despite dispatch of notice of one week contemplated above and Promoter is constrained to effect repairs at its cost, in that event such cost shall be recovered from the Allottee(s). However, in case of exigency situations like fire, short circuits, leakages on the floor above or below etc. the Allottee(s) authorize/s the Promoter and / or Maintenance Agency to break open the doors/windows of the said Unit and enter into the said Unit to prevent any further damage to the other flats. In such a case, the Promoter and / or Maintenance Agency shall not be liable for any theft or loss, or inconvenience caused to the Allottee(s) on account of entry to the Unit as aforesaid.
- v. The Allottee(s) undertakes that he will not alter / demolish/ destroy or cause to demolish/ destroy any structure of the said Unit or any addition(s) or alteration(s) of any nature in the same or in any part thereof. The Allottee(s) shall not harm or cause to harm any damage to the peripheral walls, front, side and rear elevations of the said Unit in any form. The Allottee(s) shall also not to change the colour scheme of the outer walls and painting of exterior side of the door and windows and shall also not carry out any change in the exterior elevation and design and shall not erect any fencing/ hedging/grills without the prior permission of the Promoter. The Allottee(s) shall not partly / fully remove any walls of the said Unit including load bearing walls/ structure of the same, which shall remain common between the Allottee(s) and the owners of adjacent premises.

I.14 CONVEYANCE:

- i. It is clarified that the land in the Project (underlying the common area for the use of the owners, users, occupants etc. of the Property) and any other area allocated as “common area” in the Property, in the approved plans would be conveyed to the Association of

Allottees/Competent Authority (as the case may be) as the Promoter may deem fit and proper. The Allottee(s) hereby agrees and confirms that until the conveyance of the said Land as aforesaid to the Association of Allottees/Competent Authority and common areas to Association of Allottees/Competent Authority (as the case may be), the Allottee(s) shall continue to pay all the CAM Charges and all outgoings as imposed by the competent authorities and / or concerned local authorities and proportionate charges to the Promoter, as may be demanded, from time to time.

- ii. The Allottee(s) shall pay all costs, charges, and expenses with respect to formation of association, as and when required. The allottee shall also pay in proportion, all costs, and expenses such as stamp duty, registration charges, legal expenses, professional costs etc., related to conveyance/transfer of the common areas and facilities to the association.
- iii. That Allottee(s) shall comply with all the legal requirements as required for the purchase of immovable property, viz the said Unit as and when applicable. The Allottee(s) has specifically agreed with the Promoter that the allotment of the said Unit shall be subject to strict compliance of code of conduct and rules that may be determined by the Promoter for occupation and use of the said Unit and such other conditions as per the applicable laws and further the Allottee(s) do hereby confirm and agree to abide by all the rules and regulations of the Maintenance Agency as would be formed later on amongst all allottee(s). The Allottee(s) shall abide by all the laws of the land, local laws, rules, notifications etc., at all times, as may be applicable on the said Unit and shall be solely responsible for the consequences of non-compliance of the rules and laws of the land, penalty imposed in case of the breach of the same, shall be borne by the Allottee(s) alone.
- iv. The Allottee(s) declares and confirms that the monies paid/payable by the Allottee(s) under this Agreement towards the said Unit is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002 and rules/directions/ orders enacted pursuant to the same, from time to time (collectively “Anti - Money Laundering Regulations”). The Allottee(s) authorizes the Promoter to give his/ their personal information to any statutory authority as may be required from time to time. The Allottee(s) further affirms that the information/ details provided herein is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge. The Allottee(s) further un-equivocally agrees and confirms that in case the Promoter becomes aware and/or in case the Promoter is notified by the statutory authorities of any instance of violation of Anti- Money Laundering Regulations, then the Promoter shall at its sole discretion be entitled to cancel/terminate this Agreement for Sale. Upon such termination the Allottee(s) shall not have any right, title or interest in the said Unit neither have any claim/demand against the Promoter. In the event of such cancellation/termination, the monies paid by the Allottee(s) shall be refunded by the Promoter to the Allottee(s) subject to the forfeiture clause and in accordance with the terms of the Application

Form and Agreement only after the Allottee(s) furnishing to the Promoter a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Allottee(s).

- v. The Allottee(s) shall observe all the rules, regulations, and bye-laws applicable to the allotment of the said Unit and agree/s that it will be used only as per the regulations and designs concerning to the said Building as approved by the said statutory authorities.
- vi. The Allottee(s) agrees and confirms that their right, title, interest in the said Unit shall be limited to and governed by what is specified by the Promoter.

I.15 MAINTENANCE AND ASSOCIATION OF ALLOTTEES

- i. The Allottee(s) along with other allottee(s) in the Project shall join to form and register an association of allottees or society or association or condominium or a limited company as determined by the Promoter (hereinafter referred to as the said “association of allottees”) to be known by such name as the Promoter may decide as per the applicable laws. For the said purpose, the Allottee(s) shall sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of such association of allottees and for becoming a member, including the bye-laws of the proposed association of allottees. The Allottee(s) shall duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee(s), so as to enable the Promoter to register the association of allottees. No objection shall be taken by the Allottee(s) with respect to the same. Changes or modifications, if any, are to be made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies as the case may be, or any other Competent Authority. The Promoter shall not be liable for any claims or penalties for delay in forming the association of allottees, on account of any delay of the unit owners in complying with the above.
- ii. The Promoter may become a member of the Association of allottees to the extent of all unsold and/or un-allotted units, areas and spaces in the said Building and said Land.
- iii. The Promoter proposes to maintain the Amenities and upkeep the said Property, even after completion of the project, as per the terms of this Agreement. With this view in mind, the Promoter shall appoint a Maintenance Agency (without any reference to the Allottee(s) and other owners, users, occupants etc. of the Property) for the maintenance and up-keep of the same. Even after formation of the Association of Allottees such Maintenance Agency can continue to be appointed for maintenance and up-keep for a period of 5 years from the CAM Commencement Date on such terms and conditions as the Promoter may propose and the Allottee(s) hereby gives their unequivocal consent for the same. For this purpose, the Promoter shall provide suitable provisions in the documents and deeds executed for the purpose of formation of the. For the services rendered by such Maintenance Agency for the said Project, the Maintenance Agency

shall charge 10% of the billed amounts to all residents of the said Project, which the Allottee(s) undertake/s to pay at all times.

- iv. The Promoter and/ or the Maintenance Agency shall make provisions for payment of CAM Charges as outgoings to the association of allottees for the purposes of maintenance of the Common areas and Amenities of the Project. And such charges shall be paid by the Allottees/Association of Allottees as and when demanded by the Promoter /Maintenance Agency from time to time.
- v. The Allottee(s) hereby agrees and confirms that from the CAM Commencement Date, the Allottee(s) shall be liable to bear and pay the proportionate share towards the outgoings in respect of the said Building in which the said Unit is located (namely local taxes, betterment charges or such other levies by the concerned local authority and/or government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance until the conveyance of the said Building to the association of allottees. The Allottee(s) further agrees that till the Allottee's share is so determined, the Allottee(s) shall pay to the Promoter provisional monthly contribution of CAM Charges and lump sum CAM Deposit towards the outgoings as mentioned in Schedule D for such expenses. The amounts so paid by the Allottee(s) to the Promoter shall not carry any interest and remain with the Promoter until the handover of administration and accounts by the Promoter in favour of the association of allottees (once formed). The Allottee(s) shall continue to pay all such outgoings as imposed by the competent authorities and / or concerned local authorities and proportionate charges to the Promoter, as may be demanded, from time to time.
- vi. In case of failure of the Allottee(s) to pay the CAM Charges or other charges on or before the due date, the Allottee(s) in addition to permitting the Promoter and/or Maintenance Agency to deny him the maintenance services, facilities, amenities etc. also authorizes the Promoter and/or Maintenance Agency to adjust in the first instance, the interest accrued on the deposit of maintenance charges against such defaults in the payments of CAM Charges and in case such accrued interest falls short of the amount of the default, the Allottee(s) further authorize/s the Promoter and/or Maintenance Agency to adjust the principal amount of the CAM Charges against such defaults. If due to such adjustments in the principal amount, the CAM Charges falls below a certain amount, as informed by the Promoter and/or Maintenance Agency, then the Allottee(s) hereby undertake/s to make good the resultant shortfall within fifteen (15) days of demand by the Promoter and/or Maintenance Agency. Further, the Promoter and/or Maintenance Agency reserves the right to increase CAM Charges and/or deposits pursuant to the same, from time to time in keeping with the increase in the cost of maintenance services and the Allottee(s) agrees to pay such increases within fifteen (15) days of demand by the Promoter and/or Maintenance Agency.
- vii. The Allottee(s) agrees and confirms that a single association of allottees shall be formed and multiple association of allottees shall not be formed even if the project is

being constructed in phase wise manner. Upon the said Association of Allottees being formed and registered, the rights, benefits and interests of the Allottee(s) shall be governed and regulated by the bye-laws, rules and regulations thereof, but expressly subject to the terms, conditions, convents, stipulations and provisions of this Agreement.

- viii. It is in the interest of Allottee(s) to help the Maintenance Agency in effectively keeping the said Flat, and Project/Complex secured in all ways. Allottee(s) hereby agree/s that for the purpose of security, the Maintenance Agency shall be free to restrict the entry of visitors, which the security appointed by the Maintenance Agency, feel suspicious. The Allottee(s) hereby agrees to abide by all the rules and regulations framed by the Maintenance Agency as may be framed by the Maintenance Agency from time to time for the upkeep and maintenance of the Project and the Building.
- ix. Each Allottee(s) / owner shall strictly comply with the by-laws framed by the association/society and shall observe the covenants conditions and restrictions set forth in such bylaws and or any other declaration. The failure to comply with such provisions may be a ground for the association of the owners to initiate appropriate proceeding against the earring member.

I.16 COVENANTS:

- i. The Allottee(s) agrees that the Apartment / Plot shall not be used for any purpose other than the specific purpose for which the same is required to be sold. It is further expressly agreed that under no circumstances the Allottee(s) shall utilize the Apartment / Plot for any other purpose otherwise for which it was sold. It is further expressly agreed that under no circumstances the Allottee(s) shall utilise the Apartment / Plot for any other purpose otherwise for it was sold. The Promoter shall be entitled to enter into separate and specific agreement with the Allottee(s) of different units in the Building of the Project based on terms and conditions decided between them and the Allottee(s) shall have no objection in this regard.
- ii. The Promoter shall not be liable to bear or pay any contributions, deposits, expenses, transfer fees, non-occupancy charges, donations, premiums or any other amounts, charges, or liabilities whatsoever to the Association of Apartment Owners to be formed in respect of the Project, as the case may be in
- iii. The Promoter and/or its affiliates shall in its discretion, control the placement, installation, and provision of any types of temporary and permanent signage and hoardings (including neon, backlit and illuminated signage and hoardings) of whatsoever nature upon and in the Project and/or any part thereof. Further, the Promoter and/or its affiliates shall always have full complete and unrestricted access to such hoardings, and signage. Without prejudice to the generality of the foregoing provisions the Promoter and/or its affiliates shall have full rights, in its/their discretion,

to install its/their name/s and any other intellectual property of the Promoter at one or more places or in or upon the Said Land and/or upon the Project and/or any Common Areas and/or any Limited Common Areas & Amenities, and/or at the entrances and exits thereof. The Promoter and its affiliates have, shall always have and reserve/s, to themselves full and free right of way and means and access to such place or places for the purpose of installing, maintaining and replacing such hoardings and signage.

- iv. The Promoter hereby agrees to allot to the Allottee(s), car park at such location as mentioned in Schedule A for his own use and not otherwise. Earmarking of the parking number will be done at the time of handing over the possession of the Unit. Each allotted car parking space will entitle the Allottee(s) the right to park only one vehicle. In case of transfer of the said Unit, the right to use the car parking space shall be automatically transferred along with the said Unit. The right to use the car parking space under no circumstances is separately transferable. The Allottee(s) agree/s that only the allotted car parking space would be used exclusively for parking of his/her/their light motorized vehicles and would not be used as storage otherwise.
- v. The allottee agrees and accepts that if at any stage the promoter wishes to seek assistance/ collaborate/ enter a Joint Venture with any other developer for completion of the development work of the project in such case the allottee gives its irrevocable consent to the promoter to do the same.
- J. 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;
- K. 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;
- L. 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(s) hereby agrees to purchase the Apartment, undivided interest in the common areas and the garage/ closed parking (if applicable) as specified in Para G

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(s) and the Allottee(s) hereby agrees to purchase, the Apartment as specified in Para G;
- 1.2 The Total price for the Apartment based on the Carpet area is **Rs. «Total_Price»/- (Rupees «Total_Price_in_words» Only)** (“Total price”) Apartment no. **«Unit_No»**

Block/Building/Tower No. «Block»

Apartment No: «Unit_No»

Type: «Unit_Type»

Floor: «Floor»

(Break up and description)

SCHEDULE 'D'

Unit Price Particulars	Amount (in Rs.)
Basic Sale Price	«Basic_Sale_Price»
Infrastructure Development Charges	«IDC»
Amenities Development Charges	«ADC»
Unit Price	«Unit_Price»
Abatement of 1/3 rd value related to land	«Abatement_of_13rd_value»
Taxable Value for GST Levy [B-C]	«Taxable_Value»
CGST @ 3.75% on Taxable value	«CGST»
SGST @ 3.75% on Taxable Value	«SGST»
Total Price (B+E+F)	«Total_Price»
Estimated Other Charges Particulars	Amount (in Rs.)
The advance CAM charges for first two years shall be collected at the time of Possession and shall be calculated at Rs. 5 per sqft. each month on the 'Carpet area' (18% GST applicable).	«CAM»
IFMS (One time Interest Free Maintenance Security) Calculated @ Rs. 85 per square feet on the 'Carpet area'.	«IFMS»
Legal Documentation and Handling Charges - 1% of the Basic Sale Price (18% GST applicable).	«Legal_Charges»
Total Estimated Other Charges (G+H+I)	«Other_charges»

NOTE:

- (i) The Total Price mentioned above is inclusive of Unit Price and GST, as per the prevailing rates.
- (ii) The Total Price is exclusive of the Estimated Other Charges. The Total Price shall be paid as per the agreed stage wise construction linked payment schedule and the Estimated Other Charges shall be payable on completion of project prior to Registration of the unit, as demanded by the Promoter.
- (iii) The Total Price is exclusive of the Stamp Duty and Registration charges and any other miscellaneous charges as per actuals which shall be paid by the Allottee(s) at

the time of registration of the Agreement for Sale and Conveyance Deed as per applicable government norms.

- (iv) Association of Allottees AOA formation charges and registration of deed of transfer with respect to transfer of common areas to AOA charges shall be as per actual, plus taxes as applicable shall be payable by the Allottee as and when demanded by the Promoter.
- (v) Advance CAM charges shall be for 5 (Five) years and shall commence from the CAM commencement date. The promoter shall be collecting the advance CAM charges for 2 years at the time of possession. The charges for remaining three years shall be payable by the Allottee as per revised prices of maintenance, in quarterly manner as demanded by the Promoter/Maintenance agency/Association of Allottees as the case may be.
- (vi) Any delayed payment as per the payment schedule will attract interest at the rate prescribed in Odisha RERA Rules.
- (vii) Delayed payment interest charged would attract additional applicable GST.

Explanation:

- i. The Total price above include the booking amount paid by the Allottee(s) 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 Goods and Services Tax, Cess and such other 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 to the allottee and the project to the association of allottees or the Competent Authority, as the case may be, after obtaining the occupancy certificate:

Provided that in case there is any change or modification in the taxes, the subsequent amount payable by the allottee to the promoter shall be increased or reduced based on such change or modification.

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the provisions of the Act, the same shall not be charged from the allottee;

- iii. The Promoter shall periodically intimate to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment as demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee the details 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;

iv. The total price of Apartment includes: 1) undivided interest in the Common Areas; and 2) garage (s) / closed parking (s) as provided in the Agreement.

1.3 The total price is escalation-free, save and except increases which the Allottee(s) hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, cost/charges imposed by the competent authorities, the promoter shall enclose the said notification/order/rule/regulation to that effect along with demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments.

Provided that if there is any imposition or increase of development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the provisions of the Act, the same shall not be charged from the allottee.

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 instalments payable by the Allottee(s) by discounting such early payments @ N.A % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, one granted to an Allottee(s) 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 there in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee(s), provided that the promoter may make such minor additions or alterations as may be required by the Allottee(s), or such minor changes or alterations as per the provisions of the Act.

1.7 The Promotor shall confirm the final carpet area that has been allotted to the Allottee after the construction of the building is complete and Occupancy Certificate* is granted by the competent authority, by furnishing details 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 the allottee within forty-five days with annual interest specified in the Rules, from the date when such an excess amount paid by the allottees. If there is any increase in carpet area allotted to the allottee the promoter shall demand 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(s) shall have the right to the Apartment as mentioned below:
 - i. The Allottee(s) shall have exclusive ownership of the Apartment;
 - ii. The Allottee shall also have undivided interest in the Common Areas. Where the interest of Allottee in the Common Areas is undivided 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;
 - ii(a). The promoter shall hand over the common areas to the association of allottees after duly obtaining the occupancy certificate from the Competent Authority 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, electrical connectivity to the apartment, lift, waterline and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per clause 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project;
 - iv. The Allottee has the right to visit the project site to assess 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(s) agrees that the Apartment along with one covered parking shall be treated as a single indivisible unit for all purposes. 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(s). It is clarified that project's facilities and amenities shall be available only for use and enjoyment of the Allottee(s) of the project.
- 1.10 The promoter agrees to pay all outgoings before transferring the physical possession of the Apartment to the Allottee(s), which it has collected from the Allottee(s), 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 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 Allottee(s) or any liability, mortgage loan and interest thereon before transferring the Apartment / Plot to the Allottee(s), 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.

- 1.11 The Allottee(s) has paid a sum of **Rs. «Booking_amount» (IN WORDS: Rupees «Booking_amount_in_words» 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 and the Allottee(s) hereby agrees to pay the remaining price of the Apartment / Plot 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(s) delays in payment towards any amount for which is payable, he shall be liable to pay interest at the rate specified in the Rules.

2. **MODE OF PAYMENT**

Subject to the terms of the agreement, and the promoter abiding by the construction milestones, the Allottee(s) 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 **ACRERISE REALTY LLP** payable at **BHUBANESWAR, ODISHA.**

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

- 3.1 The Allottee(s), 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 fulfil 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 Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulation of the Reserve Bank of India or any other applicable law. The Allottee(s) 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 by 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(s) shall keep the promoter fully indemnified and harmless in the regard. Whenever there is any change in the residential status of the Allottee(s) subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee(s) 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(s) 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 favour of the Allottee only.

4. ADJUSTMENT/ APPROPRIATION OF PAYMENTS

The Allottee(s) authorizes the promoter to adjust/ appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the promoter may in its sole discretion deem fit and the Allottee(s) undertakes not to object /demand/direct the promoter to adjust his payments in any manner.

5. TIME IS ESSENCE:

- 5.1 The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the Apartment to the Allottee and the common areas to the association of allottees or the Competent Authority, as the case may be.

6. CONSTRUCTION OF THE PROJECT / APARTMENT:

The Allottee has seen the proposed layout plan, specifications, amenities and facilities of the Apartment and accepted the floor plan, Payment Plan and the specification, amenities and facilities [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, specification, amenities and facilities. 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 planning authority [Please insert the relevant State laws] 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.

7. POSSESSION OF THE APARTMENT:

7.1 Schedule for possession of the said Apartment:

The Promoter agrees and understands that timely delivery of possession of the Apartment to the allottee and the common areas to the association of allottees or the Competent Authority, as the case may be, is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Apartment on **15-07-2028**, 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 allotment within 45 days from that date and the promoter shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, 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.

7.2 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 two months from the date of issue of such occupancy certificate. Provided that, in the absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promoter within 3 months from the date of issue of such occupancy certificate. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee after taking possession agree(s) to pay the maintenance charges as determined by the Promoter/association of allottees, as the case may be, after the issuance of the occupancy certificate for the project. The promoter shall handover the occupancy certificate of the Apartment, as the case may be, to the allottee at the time of conveyance of the same.

7.3 Failure of Allottee(s) to take Possession of Apartment: Upon receiving a written intimation from the promoter as per clause 7.2, the Allottee(s) 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(s). In case the Allottee(s) fails to take possession within the time provided in clause 7.2, such Allottee(s) shall continue to be liable to pay maintenance charges as applicable.

7.4 Possession by the Allottee(s): After obtaining the occupancy certificate* and handing over physical possession of the Apartment to the Allottee(s), it shall be the responsibility of the promoter to hand over the necessary documents and plans, including common areas, to the association of the Allottee(s) or the competent authority, as the case may be, as per the local laws. Provided that, in the absence of any local law, the Promoter shall hand over the necessary documents and plans, including common areas, to the association of Allottees or the Competent Authority, as the case may be, within thirty days after obtaining the occupancy certificate.

- 7.5 **Cancellation by Allottee(s):** The Allottee(s) shall have the right to cancel/withdraw his allotment in the project as provided in the Act:

Provided that where the Allottee(s) proposes to cancel/ withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the Allottee(s) shall be returned by the promoter to the Allottee(s) within 45 days of such cancellation.

- 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 interest and compensation under this section shall not be barred by limitation provided under any law for the time being in force.

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, 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 handing over of the possession, which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The promoter hereby represents and warrants to the Allottee(s) as follows:

- i. The Promoter has 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;
- iv. There are no litigations pending before any court of law with respect to the said Land, Project or the Apartment;
- 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 Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) 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 which will, in any manner, affect the rights of Allottee(s) 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(s) 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(s) and the common areas to the association of the Allottee(s);
- 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 till the occupancy certificate has been issued and possession of apartment, plot or building, as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the allottee and the association of allottees or the Competent Authority, as the case may be;
- 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.

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(s) 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(s) is entitled to the following:

- i. Stop making further payments to promoter as demanded by the Promoter. If the Allottee(s) stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee(s) be required to make the next payment without any interest; or
- ii. The Allottee(s) 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(s) 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 which shall be paid by the Promoter to the allottee within forty- five days of it becoming due.

9.3 The Allottee(s) shall be considered under a condition of default, on the occurrence of the following events:

- i. In case the Allottee(s) 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(s) 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 2 (two) 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.

Provided that the Promoter shall intimate the allottee about such termination at least thirty days prior to such termination.

10. CONVEYANCE OF THE SAID APARTMENT:

The Promoter, on receipt of Total Price of the Apartment as per clause 1.2 under the Agreement from the Allottee, shall execute a registered conveyance deed and convey the title of the Apartment together with undivided interest in the common areas and separately convey undivided proportionate title in the Common Areas to the association of Allottees or Competent Authority as the case may be, within three months from the date of issuance of the occupancy certificate, to the Allottee.

However, in case the Allottee fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee.

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 upon the issuance of the occupancy certificate of the project. The cost of such maintenance has been included in the Total price of the Apartment.

Additional Terms

- i. The time period and other terms and conditions pertaining to maintenance shall be incorporated in the Maintenance agreement to be executed by the Promoter or its nominated Maintenance agency which may be treated and read as a part of this agreement.
- ii. In case any damage to the Apartment is caused by the Allottee(s) and/or any reasonable wear and tear and/or and/ or improper maintenance and undue negligence on the part of the Allottee(s)/Association of Allottees and/or any damaged caused due to force majeure shall not be covered under defect liability.
- iii. The Allottee(s) agrees and undertakes to abide by and comply with bye-laws and rules and regulation of such Association of Allottees. Until the formation of the Association of Allottees under the applicable laws, the Promoter itself or through maintenance agency shall maintain the Common Areas and Facilities on the Project Land and shall have all the rights and authorities of the Association of Allottees, in addition to the rights expressly mentioned herein, to enable proper maintenance of the Common Areas and Facilities on the Project Land.
- iv. That the Allottee(s) shall be liable to pay proportionate common electric charges, sewerage charges, recurring maintenance charges and water charges from the due date of taking possession as mentioned in the offer of possession letter.
- v. The Allottee accepts and agrees that after the promoter offers the possession of the Apartment to the allottees and has to start the maintenance of the project after obtaining the occupancy certificate, as the case may be, and where there is any delay in formation of association of allottees on behalf of allottees or there is any delay in taking handover of the common areas of the project by the

association of allottees, in such case the allottee shall be liable to pay the maintenance charges as levied by the promoter from time to time.

- vi. In pursuance of the Maintenance agreement, the Promoter or its nominated Maintenance agency shall provide maintenance and operation of various services and facilities and equipment in the common area in the Complex and on assurance that Allottee(s) shall abide by the terms and conditions of this agreement and the rules and regulations as framed from time to time. The same has been elaborated in clause I.15

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(s) 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 Allottee(s) shall be entitled to receive appropriate compensation in the manner as provided under the Act.

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS:

The promoter/maintenance agency/association of Allottee(s) shall have rights of unrestricted access of all common areas, garages/closed parking 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.

14. USAGE

Use of Basement and Service Areas: The Basement/s and Service Area, if any, as located within "AcreRise AURA PH - II" shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of Allottee(s) formed by the Allottee(s) for rendering maintenance services.

15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT / PROJECT:

Subject to Clause-12 above, the Allottee(s) shall, after taking possession, be solely responsible to maintain the Apartment at 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, 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(s) further undertakes, assures and guarantees that he/she would not put any signboard/ nameplate, neon light, publicity material or advertisement material etc. on the face/ façade of the building or anywhere on the exterior of the project, buildings therein or common areas. The Allottee(s) 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 Allottee(s) 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(s) shall also not remove any wall, including the outer and load bearing wall of the Apartment. The Allottee(s) shall plan and distribute its electrical load in conformity with the electrical systems installed by the promoter and thereafter the association of Allottee(s) and/or maintenance agency appointed by association of Allottee(s). The Allottee(s) shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE(S):

The Parties are entering into this Agreement for the allotment of an Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the project.

17. 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, layout plan, sanction plan and specifications, amenities and facilities has been approved by the Competent Authority(ies) and disclosed, except for as provided in the Act.

18. 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(s) who has taken or agreed to take such Apartment/Building.

19. LAW ON APARTMENT OWNERSHIP

The Promoter has assured the Allottees that the project in its entirety is in accordance

with the provisions of the laws/rules/regulations for the time being in force.

20. BINDING EFFECT:

Forwarding this Agreement to the Allottee(s) by the promoter does not create a binding obligation on the part of the promoter or the Allottee(s) until, firstly, the Allottee(s) 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(s) 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(s) 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(s) 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(s) shall be treated as cancelled and all sums deposited by the Allottee(s) in connection there with including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.

21. 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.

22. RIGHT TO AMEND:

This Agreement may only be amended through written consent of the parties

23. PROVISIONS OF THIS AGREEMENT APPLICATION ON ALLOTTEE(S)/ SUBSEQUENT ALLOTTEE(S):

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 Allottee(s) of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

24. WAIVER NOT A LIMITATION TO ENFORCE

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(s) 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(s) that exercise of discretion by the promoter in the case of one Allottee(s) shall not be construed to be a precedent and/or binding on the promoter to exercise such discretion in the case of other

Allottee(s).

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.

25. 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.

26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this agreement it is stipulated that the Allottee(s) 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 Apartment in the project.

27. 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.

28. 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(s) in the State of Odisha after the agreement is duly executed by the Allottee(s) and the promoter or simultaneously with the execution the said agreement shall be registered at the office of the Sub-Registrar. Hence this agreement shall be deemed to have been executed at **Cuttack**.

29. NOTICES

That all notices to be served on the Allottee(s) and the promoter as contemplated by

this agreement shall be deemed to have been duly served if sent to the Allottee(s) or the promoter by registered post at their respective addresses specified below:

Name of Allottee: «First_Applicant»

Allottee's Address: «Present_address».

Name of promoter: M/s. ACRERISE REALTY LLP

Promoter's Address: Plot No. A/295, at PS/PO: Saheed Nagar, Bhubaneswar 751007, Odisha, India (Promoter Address)

It shall be the duty of the Allottee(s) 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(s), as the case may be.

30. JOINT ALLOTTEE(S)

That in case there are Joint Allottee(s)s all communications shall be sent by the promoter to the Allottee(s) whose 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 Allottee(s).

31. 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 Acts, rules and regulations made thereunder including other applicable laws of India for the time being in force.

32. 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.

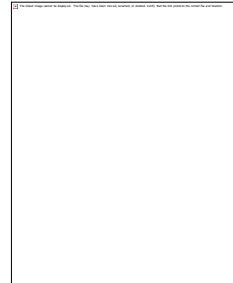
This Agreement shall be construed and the legal relations between the Parties here to shall be determined and governed according to the laws of India and the courts of Cuttack shall have exclusive jurisdiction.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at **Cuttack** (city/ town name) in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee(s) : «First_Applicant»

«First_Applicant»



SIGNED AND DELIVERED BY THE WITHIN NAMED

(1) _____

(Authorized Signatory)



WITNESSES: -

1. Signature: _____

Name: _____

Address: _____

2. Signature: _____
Name: _____
Address: _____

SCHEDULE 'A' – DESCRIPTION OF THE APARTMENT AND THE GARAGE/CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE 'B' – FLOOR PLAN OF THE APARTMENT

SCHEDULE 'C' – PAYMENT PLAN BY THE ALLOTTEE

SCHEDULE 'D' - UNIT AND OTHER CHARGES

SCHEDULE 'E' – SPECIFICATIONS OF THE UNIT, COMMON AREA FACILITIES AND AMMENITIES

SCHEDULE 'A'

Apartment/ Unit Details

The Allottee(s) had applied for an apartment in the project vide application no. N/A dated «Application_Date» and has been allotted Apartment no. «Unit_No» having carpet area of «Carpet_Area» Sqft, and balcony area of «Balcony_Area» Sqft Type – «Unit_Type» on «Floor» in the «Block» (Building) along with one covered parking no. (To be allotted during possession) admeasuring 116.25 Sqft. in the stilt floor as permissible under the applicable law and undivided interest in the common areas and facilities.

Property Details

The landowner of the Project land, Bijay Kumar Mishra is the lawful owner of the land - Khata No. 225/553 Plot No. 921/1327 and Khata No. 225/451 Plot No. 925, Mouza: Patapur, Trishulia, Cuttack, Odisha, Pin Code– 754005. The owner being desirous of developing the said land have entered into two joint development agreements with the Promoter: (i) dated 01.12.2021 with Regd. No. 10392107265 for Plot No. 921/1327 and (ii) dated 01.12.2021 with Regd. No. 10392107264 for Plot No. 925 (“JDAs”), and have also executed two General Power of Attorney (“GPAs”) for the said land with (i) Regd. No. 10392107266 dated 30.11.2021 and (ii) Regd. No. 10392107269 dated 30.11.2021. **Net Plot Area** admeasuring to **4114.73 Sqm** are situated at Patapur, Trishulia, Cuttack

Bounded by:

North – Corridor

South – Cut- out Area

East – E-503

West – Driveway

SCHEDULE 'B'
FLOOR PLAN AND UNIT PLAN



SCHEDULE 'C'

PAYMENT SCHEDULE

i.	Booking Amount: «Booking_amount»/-	10% of the Total Price
ii.	Within 30 days from the date of booking (Post Execution and Registration of Agreement for Sale)	15% of the Total Price
iii.	On Completion of Foundation	10% of the Total Price
iv.	On Completion of Stilt Floor Roof Casting	10% of the Total Price
v.	On Completion of First Floor Roof Casting	10% of the Total Price
vi.	On Completion of Second Floor Roof Casting	10% of the Total Price
vii.	On Completion of Third Floor Roof Casting	10% of the Total Price
viii.	On Completion of Fourth Floor Roof Casting	5% of the Total Price
ix.	On Completion of Fifth Floor Roof Casting	5% of the Total Price
x.	On Completion of Inside Brick Work/Plastering of the Respective Unit	5% of the Total Price
xi.	On Completion of Flooring of Respective Unit	5% of the Total Price
xii.	On or Before Possession	5% of the Total Price along with the estimated other charges

Note: The first demand which shall be raised by the Promoter after completing the booking amount and registration of the Agreement for Sale, shall be the cumulative amount of all the construction stages that would have already been completed at the time of raising the first demand of payment as per the stage wise construction linked payment schedule.

SCHEDULE 'D'
UNIT AND OTHER CHARGES

Unit Price Particulars	Amount (in Rs.)
Basic Sale Price	«Basic_Sale_Price»
Infrastructure Development Charges	«IDC»
Amenities Development Charges	«ADC»
Unit Price	«Unit_Price»
Abatement of 1/3 rd value related to land	«Abatement_of_13rd_value»
Taxable Value for GST Levy [B-C]	«Taxable_Value»
CGST @ 3.75% on Taxable value	«CGST»
SGST @ 3.75% on Taxable Value	«SGST»
Total Price (B+E+F)	«Total_Price»
Estimated Other Charges Particulars	Amount (in Rs.)
The advance CAM charges for first two years shall be collected at the time of Possession and shall be calculated at Rs. 5 per sqft. each month on the 'Carpet area' (18% GST applicable).	«CAM»
IFMS (One time Interest Free Maintenance Security) Calculated @ Rs. 85 per square feet on the 'Carpet area'.	«IFMS»
Legal Documentation and Handling Charges - 1% of the Basic Sale Price (18% GST applicable).	«Legal_Charges»
Total Estimated Other Charges (G+H+I)	«Other_charges»

NOTE:

- (i) The Total Price mentioned above is inclusive of Unit Price and GST, as per the prevailing rates.
- (ii) The Total Price is exclusive of the Estimated Other Charges. The Total Price shall be paid as per the agreed stage wise construction linked payment schedule and the Estimated Other Charges shall be payable on completion of project prior to Registration of the unit, as demanded by the Promoter.
- (iii) The Total Price is exclusive of the Stamp Duty and Registration charges and any other miscellaneous charges as per actuals which shall be paid by the Allottee(s) at the time of registration of the Agreement for Sale and Conveyance Deed as per applicable government norms.
- (iv) Association of Allottees AOA formation charges and registration of deed of transfer with respect to transfer of common areas to AOA charges shall be as per actual, plus taxes as applicable shall be payable by the Allottee as and when demanded by the Promoter.
- (v) Advance CAM charges shall be for 5 (Five) years and shall commence from the CAM commencement date. The promoter shall be collecting the advance CAM charges for 2

years at the time of possession. The charges for remaining three years shall be payable by the Allottee as per revised prices of maintenance, in quarterly manner as demanded by the Promoter/Maintenance/Association of Allottees agency as the case may be.

- (vi) Any delayed payment as per the payment schedule will attract interest at the rate prescribed in Odisha RERA Rules.
- (vii) Delayed payment interest charged would attract additional applicable GST.

SCHEDULE 'E' **SPECIFICATIONS**

R.C.C. RCC framed columns, beams, floor and roof slabs.

WALLS

- 1st class fly ash bricks masonry/ AAC blocks with cement mortar.
- External plaster finish with weather coat paints.
- Smooth wall-putty finish with 1 coat primer and 2 coats of premium emulsion on internal walls.

STAIRCASE: Designer Granite/Tile/Kota stone staircase with M.S./S. S railing.

ROOMS, CORRIDORS: Superior quality Vitrified tile flooring

DOORS:

- Laminated designer main door with mortise lock and eye piece.
- Solid Laminated superior quality flush doors/HDF Doors for internal doors

WINDOW/BALCONY:

- Anodized/powder coated aluminium frame with glaze shutters/UPVC Window
- Granite/strips tiles on sill level

KITCHEN:

- Vitrified tile flooring
- Granite cooking platform with stainless steel sink and CP fitting.
- Ceramic tiles on walls up to a height of 3' above the counter

TOILETS:

- Anti-skid ceramic tile flooring
- Designer Glazed tiles up to 7' height from floor level.

- Concealed CPVC plumbing system.
- Superior quality C.P. fittings and fixtures
- E.W.C. with flushing cistern
- Hot and cold-water supply system

ELECTRICAL FITTINGS:

- Concealed wiring network with copper conductors
- Premium brand Modular sockets and switches.
- A/C point in all bedrooms and living room.
- TV and telephone point in living room and Master bedroom

Sl. No.	List of Amenities and facilities
1.	Green Landscape
2.	Intercom Facility
3.	Backup DG set for common are a lighting and essential services
4.	Community Hall
5.	24x7 Security with CCTV surveillance for common area
6.	High-speed Elevators
7.	Continuous water supply
8.	Gymnasium
9.	Swimming Pool
10.	Use of Renewable Energy
11.	Emergency Evacuation Services and Fire extinguisher in every corridor

- As per approved plan and architect advise.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 02/11/2023

Time : 16:10:28

Cleared Balance : 0.00

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/10/2023 to 02/11/2023

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code : 20549

Branch Phone : 9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.: 42030317409

Product : REALTORS CURRENT ACCOUNT ONE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance : 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 1

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				0.00
03/10/23	03/10/23	DEP TFR RTGS UTR NO: ICICR52 023100300722578 ICIC0000776 SURYENDU BIKASH PANI AT 04430 PAYMENT SYS			349450.00	349450.00Cr
03/10/23	03/10/23	DEP TFR RTGS UTR NO: ICICR52 023100300735584 ICIC0002435 SOURAV KAPOOR AT 04430 PAYMENT SYS			576375.00	925825.00Cr
03/10/23	03/10/23	WDL TFR AT 20549 IPICOL HOUS		648078.00		277747.00Cr
03/10/23	03/10/23	WDL TFR AT 20549 IPICOL HOUS		277747.00		0.00
07/10/23	07/10/23	CHQ TRFR FROM TRF 11109582280 OF Mr. B AT 20549 IPICOL HOUS	299218		574835.00	574835.00Cr
07/10/23	07/10/23	WDL TFR 42030317851 OF ACRER AT 20549 IPICOL HOUS		402385.00		172450.00Cr
07/10/23	07/10/23	WDL TFR 42030318210 OF ACRER AT 20549 IPICOL HOUS		172450.00		0.00
11/10/23	11/10/23	BY CLEARING PNB 751024063-1075	107524		200000.00	200000.00Cr
11/10/23	11/10/23	WDL TFR 42030317851 OF ACRER AT 20549 IPICOL HOUS		140000.00		60000.00Cr
11/10/23	11/10/23	WDL TFR 42030318210 OF ACRER AT 20549 IPICOL HOUS		60000.00		0.00
13/10/23	13/10/23	DEP TFR SBILT131020231429166			50000.00	50000.00Cr
		CARRIED FORWARD :				50,000.00Cr

Statement Summary

Dr. Count 6

Cr. Count 5

17,00,660.00

17,50,660.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

13/10/23	13/10/23	11309047937 OF Mrs. AT 00094 JAJPUR TOWN WDL TFR 42030317851 OF ACRER AT 20549 IPICOL HOUS		35000.00		15000.00Cr
13/10/23	13/10/23	WDL TFR 42030318210 OF ACRER AT 20549 IPICOL HOUS		15000.00		0.00
16/10/23	16/10/23	DEP TFR IMPS328922654576			15000.00	15000.00Cr

		MOB NO: 9439494022 ACCT NO: XX9582			
16/10/23	16/10/23	AT 99922 INTERNET BA eCHQ:MAF000391027475			
		WDL TFR	10500.00		4500.00Cr
16/10/23	16/10/23	AT 20549 IPICOL HOUS WDL TFR	4500.00		0.00
18/10/23	18/10/23	AT 20549 IPICOL HOUS			
		CHQ TRFR FROM	012336	50000.00	50000.00Cr
18/10/23	18/10/23	AT 20549 IPICOL HOUS WDL TFR	35000.00		15000.00Cr
18/10/23	18/10/23	AT 20549 IPICOL HOUS WDL TFR	15000.00		0.00
23/10/23	23/10/23	AT 20549 IPICOL HOUS DEP TFR		50000.00	50000.00Cr
		IMPS329606804754 MOB NO: 9439494022 ACCT NO: XX9582			
23/10/23	23/10/23	AT 99922 INTERNET BA eCHQ:MAO000000486828			
		WDL TFR	35000.00		15000.00Cr
23/10/23	23/10/23	AT 20549 IPICOL HOUS WDL TFR	15000.00		0.00
25/10/23	25/10/23	AT 20549 IPICOL HOUS DEP TFR		35000.00	35000.00Cr
		IMPS329810116347 MOB NO: 9439494022 ACCT NO: XX9582			
		CARRIED FORWARD :			35,000.00Cr

Statement Summary

Dr. Count 14 Cr. Count 9 18,65,660.00 19,00,660.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 02/11/2023

Time : 16:10:28

Cleared Balance : 0.00

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/10/2023 to 02/11/2023

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030317409

Product : REALTORS CURRENT ACCOUNT ONE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 2

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				35000.00Cr
25/10/23	25/10/23	AT 99922 INTERNET BA eCHQ:MAJ000001242552 WDL TFR		24500.00		10500.00Cr
25/10/23	25/10/23	AT 20549 IPICOL HOUS WDL TFR		10500.00		0.00
30/10/23	30/10/23	AT 20549 IPICOL HOUS CHQ TRFR FROM	756527		100000.00	100000.00Cr
30/10/23	30/10/23	AT 20549 IPICOL HOUS WDL TFR		70000.00		30000.00Cr
30/10/23	30/10/23	AT 20549 IPICOL HOUS WDL TFR		30000.00		0.00
30/10/23	30/10/23	AT 20549 IPICOL HOUS CHQ TRFR FROM	299219		100000.00	100000.00Cr
30/10/23	30/10/23	AT 20549 IPICOL HOUS DEP TFR			374450.00	474450.00Cr
30/10/23	30/10/23	SBILT301020231740283 11309047937 OF Mrs. AT 00094 JAJPUR TOWN WDL TFR		332115.00		142335.00Cr
30/10/23	30/10/23	42030317851 OF ACRER AT 20549 IPICOL HOUS WDL TFR		142335.00		0.00
01/11/23	01/11/23	42030318210 OF ACRER AT 20549 IPICOL HOUS DEP TFR			584176.00	584176.00Cr
01/11/23	01/11/23	RTGS UTR NO: ICICR52 023110100308860 ICIC0001891 DEBASHIS NAYAK AT 04430 PAYMENT SYS				
01/11/23	01/11/23	WDL TFR		408923.00		175253.00Cr
01/11/23	01/11/23	AT 20549 IPICOL HOUS WDL TFR		175253.00		0.00
01/11/23	01/11/23	AT 20549 IPICOL HOUS BY CLEARING	107526		265661.00	265661.00Cr
		PNB 751024063-1075				
		CLOSING BALANCE :				2,65,661.00Cr

Statement Summary

Dr. Count 22

Cr. Count 14

30,59,286.00

33,24,947.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

*** END OF STATEMENT ***

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)
PLOT NO.A/295,GROUND FLOOR
SAHEED NAGAR
BHUBANESWAR
Khordha

Date : 02/11/2023

Time : 16:10:28

Cleared Balance : 0.00

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/10/2023 to 02/11/2023

STATE BANK OF INDIA
IPICOL HOUSE
IPICOL HOUSE GROUND FLOOR
JANPATH, BHUBANESHWAR DIST.KHURDHA,
ODISHA
751022
Branch Code : 20549
Branch Phone : 9937114426
IFSC : SBIN0020549
MICR : 751002099

Account No.: 42030317409

Product : REALTORS CURRENT ACCOUNT ONE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 3

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				265661.00Cr
01/11/23	01/11/23	WDL TFR 42030317851 OF ACRER AT 20549 IPICOL HOUS		185963.00		79698.00Cr
01/11/23	01/11/23	WDL TFR 42030318210 OF ACRER AT 20549 IPICOL HOUS		79698.00		0.00
		CLOSING BALANCE :				0.00

Statement Summary

Dr. Count 24

Cr. Count 14

33,24,947.00

33,24,947.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

*** END OF STATEMENT ***

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 30/11/2023

Time : 17:24:52

Cleared Balance : 0.00

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/11/2023 to 30/11/2023

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030317409

Product : REALTORS CURRENT ACCOUNT ONE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 1

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				0.00
01/11/23	01/11/23	DEP TFR RTGS UTR NO: ICICR52 023110100308860 ICIC0001891 DEBASHIS NAYAK AT 04430 PAYMENT SYS			584176.00	584176.00Cr
01/11/23	01/11/23	WDL TFR AT 20549 IPICOL HOUS		408923.00		175253.00Cr
01/11/23	01/11/23	WDL TFR AT 20549 IPICOL HOUS		175253.00		0.00
01/11/23	01/11/23	BY CLEARING PNB 751024063-1075	107526		265661.00	265661.00Cr
01/11/23	01/11/23	WDL TFR 42030317851 OF ACRER AT 20549 IPICOL HOUS		185963.00		79698.00Cr
01/11/23	01/11/23	WDL TFR 42030318210 OF ACRER AT 20549 IPICOL HOUS		79698.00		0.00
04/11/23	04/11/23	DEP TFR RTGS UTR NO: UTIBR52 023110400351040 UTIB0001965 SASWAT MANDAL AT 04430 PAYMENT SYS			563725.00	563725.00Cr
04/11/23	04/11/23	WDL TFR AT 20549 IPICOL HOUS		394608.00		169117.00Cr
04/11/23	04/11/23	WDL TFR AT 20549 IPICOL HOUS		169117.00		0.00
05/11/23	05/11/23	DEP TFR IMPS330909357008 MOB NO: 9439494022 ACCT NO: XX9582 AT 99922 INTERNET BA eCHQ:MAP000004985628			100000.00	100000.00Cr
05/11/23	05/11/23	WDL TFR AT 20549 IPICOL HOUS		70000.00		30000.00Cr
		CARRIED FORWARD :				30,000.00Cr

Statement Summary

Dr. Count 7

Cr. Count 4

14,83,562.00

15,13,562.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)
PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR
BHUBANESWAR
Khordha

Date : 30/11/2023

Time : 17:24:52

Cleared Balance : 0.00

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/11/2023 to 30/11/2023

STATE BANK OF INDIA

IPICOL HOUSE
IPICOL HOUSE GROUND FLOOR
JANPATH, BHUBANESHWAR DIST.KHURDHA,
ODISHA
751022

Branch Code :20549
Branch Phone :9937114426
IFSC : SBIN0020549
MICR : 751002099

Account No.:42030317409

Product : REALTORS CURRENT ACCOUNT ONE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 2

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				30000.00Cr
05/11/23	05/11/23	WDL TFR AT 20549 IPICOL HOUS		30000.00		0.00
06/11/23	06/11/23	DEP TFR RTGS UTR NO: HDFCR52 023110651714896 HDFC0000240			584200.00	584200.00Cr
06/11/23	06/11/23	CHANDRA SEKHAR DASH AT 04430 PAYMENT SYS WDL TFR		408940.00		175260.00Cr
06/11/23	06/11/23	AT 20549 IPICOL HOUS WDL TFR		175260.00		0.00
07/11/23	07/11/23	DEP TFR NEFT 000141229420 ICIC0000776			100000.00	100000.00Cr
07/11/23	07/11/23	SURYENDU BIKASH AT 04430 PAYMENT SYS WDL TFR		70000.00		30000.00Cr
07/11/23	07/11/23	AT 20549 IPICOL HOUS WDL TFR		30000.00		0.00
10/11/23	10/11/23	AT 20549 IPICOL HOUS CHQ TRFR FROM	756528		349450.00	349450.00Cr
10/11/23	10/11/23	AT 20549 IPICOL HOUS WDL TFR		244615.00		104835.00Cr
10/11/23	10/11/23	AT 20549 IPICOL HOUS WDL TFR		104835.00		0.00
14/11/23	14/11/23	AT 20549 IPICOL HOUS DEP TFR			100.00	100.00Cr
14/11/23	14/11/23	INB Flat no D 205 30429690710 OF Mr. S AT 99922 INTERNET BA DEP TFR			50000.00	50100.00Cr
		NEFT 000141489908 ICIC0002435 SOURAV KAPOOR				
		CARRIED FORWARD :				50,100.00Cr

Statement Summary

Dr. Count 14

Cr. Count 9

25,47,212.00

25,97,312.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 30/11/2023

Time : 17:24:52

Cleared Balance : 0.00

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/11/2023 to 30/11/2023

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030317409

Product : REALTORS CURRENT ACCOUNT ONE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 3

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				50100.00Cr
14/11/23	14/11/23	AT 04430 PAYMENT SYS WDL TFR		35070.00		15030.00Cr
14/11/23	14/11/23	AT 20549 IPICOL HOUS WDL TFR		15030.00		0.00
15/11/23	15/11/23	AT 20549 IPICOL HOUS BY CLEARING	037645		349450.00	349450.00Cr
15/11/23	15/11/23	UBI 753026003-0376 WDL TFR		244615.00		104835.00Cr
15/11/23	15/11/23	42030317851 OF ACRER AT 20549 IPICOL HOUS WDL TFR		104835.00		0.00
16/11/23	16/11/23	42030318210 OF ACRER AT 20549 IPICOL HOUS DEP TFR			674201.00	674201.00Cr
16/11/23	16/11/23	INB flat no d205 30429690710 OF Mr. S AT 99922 INTERNET BA				
16/11/23	16/11/23	WDL TFR		471941.00		202260.00Cr
16/11/23	16/11/23	42030317851 OF ACRER AT 20549 IPICOL HOUS WDL TFR		202260.00		0.00
21/11/23	21/11/23	42030318210 OF ACRER AT 20549 IPICOL HOUS DEP TFR			1.00	1.00Cr
21/11/23	21/11/23	IMPS332511762381 MOB NO: 9966636342 ACCT NO: XX8888 AT 99922 INTERNET BA eCHQ:MAP000008612446				
21/11/23	21/11/23	DEP TFR			1.00	2.00Cr
		IMPS332511772212 MOB NO: 9966636342 ACCT NO: XX8888 AT 99922 INTERNET BA eCHQ:MAJ000017323897				
		CARRIED FORWARD :				2.00Cr

Statement Summary

Dr. Count 20

Cr. Count 13

36,20,963.00

36,20,965.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

STATE BANK OF INDIA
IPICOL HOUSE
IPICOL HOUSE GROUND FLOOR
JANPATH, BHUBANESHWAR DIST.KHURDHA,
ODISHA
751022

Name : ACRERISE REALTY LLP (AURA PH-II)
PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR
BHUBANESWAR
Khordha

Date : 30/11/2023

Time : 17:24:52

Branch E-mail : sbi.20549@sbi.co.in

Cleared Balance : 0.00

Uncleared Amount : 0.00

+MOD Bal : 0.00

Monthly Average Balance: 0

Limit : 0.00

Drawing Power : 0.00

E-mail : mairaj@myspace.in

Int. Rate : 0.00 % p.a.

Nominee Name :

Account Open Date : 26/06/2023

Account Status : OPEN

Statement From : 01/11/2023 to 30/11/2023

Page No. : 4

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				2.00Cr
21/11/23	21/11/23	DEP TFR IMPS332511773400 MOB NO: 9966636342 ACCT NO: XX8888 AT 99922 INTERNET BA eCHQ:MAK000018029229			1.00	3.00Cr
21/11/23	21/11/23	DEP TFR IMPS332511774767 MOB NO: 9966636342 ACCT NO: XX8888 AT 99922 INTERNET BA eCHQ:MAN000009781631			1.00	4.00Cr
21/11/23	21/11/23	DEP TFR IMPS332511776204 MOB NO: 9966636342 ACCT NO: XX8888 AT 99922 INTERNET BA eCHQ:MAO000010399123			1.00	5.00Cr
21/11/23	21/11/23	WDL TFR AT 20549 IPICOL HOUS		4.00		1.00Cr
21/11/23	21/11/23	WDL TFR AT 20549 IPICOL HOUS		1.00		0.00
21/11/23	21/11/23	DEP TFR RTGS UTR NO: UCBA52 023112100334122 UCBA0001319 PARKING ACCOUNT NUAP AT 04430 PAYMENT SYS			1123625.00	1123625.00Cr
21/11/23	21/11/23	WDL TFR AT 20549 IPICOL HOUS		786538.00		337087.00Cr
21/11/23	21/11/23	WDL TFR AT 20549 IPICOL HOUS		337087.00		0.00
23/11/23	23/11/23	BY CLEARING HDF 753240005-0002	000259		443500.00	443500.00Cr
23/11/23	23/11/23	OUT-CHQ RETURN 01Funds Insufficient	000259	443500.00		0.00
		CARRIED FORWARD :				0.00

Statement Summary

Dr. Count 25

Cr. Count 18

51,88,093.00

51,88,093.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 30/11/2023

Time : 17:24:52

Cleared Balance : 0.00

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/11/2023 to 30/11/2023

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030317409

Product : REALTORS CURRENT ACCOUNT ONE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 5

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				0.00
24/11/23	24/11/23	DEP TFR INB bhubaneswar land 33457796722 OF S P S AT 99922 INTERNET BA			100000.00	100000.00Cr
24/11/23	24/11/23	DEP TFR INB lanbamount bhuba 33457796722 OF S P S AT 99922 INTERNET BA			100000.00	200000.00Cr
24/11/23	24/11/23	WDL TFR 42030317851 OF ACRER		140000.00		60000.00Cr
24/11/23	24/11/23	AT 20549 IPICOL HOUS WDL TFR 42030318210 OF ACRER		60000.00		0.00
24/11/23	24/11/23	AT 20549 IPICOL HOUS DEP TFR IMPS332816274127			1000.00	1000.00Cr
24/11/23	24/11/23	MOB NO: 9163312639 ACCT NO: XX8095 AT 99922 INTERNET BA eCHQ:MAO000011643420		700.00		300.00Cr
24/11/23	24/11/23	WDL TFR AT 20549 IPICOL HOUS		300.00		0.00
25/11/23	25/11/23	AT 20549 IPICOL HOUS DEP TFR NEFT AXOIR3329231669 1 UTIB0003526 SOUJYAKANTA MISH			549725.00	549725.00Cr
25/11/23	25/11/23	AT 04430 PAYMENT SYS WDL TFR		384808.00		164917.00Cr
25/11/23	25/11/23	AT 20549 IPICOL HOUS WDL TFR		164917.00		0.00
26/11/23	26/11/23	AT 20549 IPICOL HOUS DEP TFR			100000.00	100000.00Cr
		CARRIED FORWARD :				1,00,000.00Cr

Statement Summary

Dr. Count 31

Cr. Count 23

59,38,818.00

60,38,818.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 30/11/2023

Time : 17:24:52

Cleared Balance : 0.00

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/11/2023 to 30/11/2023

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030317409

Product : REALTORS CURRENT ACCOUNT ONE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 6

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				100000.00Cr
26/11/23	26/11/23	UPI/CR/333042151445/ 4897738162095 AT 00001 KOLKATA BR WDL TFR 42030317851 OF ACRER AT 20549 IPICOL HOUS		70000.00		30000.00Cr
26/11/23	26/11/23	WDL TFR 42030318210 OF ACRER AT 20549 IPICOL HOUS		30000.00		0.00
26/11/23	26/11/23	DEP TFR UPI/CR/333054919517/ 4897738162095			50000.00	50000.00Cr
26/11/23	26/11/23	AT 00001 KOLKATA BR WDL TFR 42030317851 OF ACRER AT 20549 IPICOL HOUS		35000.00		15000.00Cr
26/11/23	26/11/23	WDL TFR 42030318210 OF ACRER		15000.00		0.00
28/11/23	28/11/23	AT 20549 IPICOL HOUS DEP TFR INB MBS 38465618256 OF Mrs. AT 99922 INTERNET BA			300000.00	300000.00Cr
28/11/23	28/11/23	WDL TFR 42030317851 OF ACRER AT 20549 IPICOL HOUS		210000.00		90000.00Cr
28/11/23	28/11/23	WDL TFR 42030318210 OF ACRER AT 20549 IPICOL HOUS		90000.00		0.00
28/11/23	28/11/23	DEP TFR UPI/CR/333254671570/ 4897733162090			10000.00	10000.00Cr
28/11/23	28/11/23	AT 00001 KOLKATA BR WDL TFR 42030317851 OF ACRER AT 20549 IPICOL HOUS		7000.00		3000.00Cr
		CARRIED FORWARD :				3,000.00Cr

Statement Summary

Dr. Count 38

Cr. Count 26

63,95,818.00

63,98,818.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 30/11/2023

Time : 17:24:52

Cleared Balance : 0.00

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/11/2023 to 30/11/2023

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030317409

Product : REALTORS CURRENT ACCOUNT ONE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 7

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				3000.00Cr
28/11/23	28/11/23	WDL TFR 42030318210 OF ACRER AT 20549 IPICOL HOUS		3000.00		0.00
29/11/23	29/11/23	BY CLEARING HDF 753240005-0002	000259		443500.00	443500.00Cr
29/11/23	29/11/23	WDL TFR 42030317851 OF ACRER AT 20549 IPICOL HOUS		310450.00		133050.00Cr
29/11/23	29/11/23	WDL TFR 42030318210 OF ACRER AT 20549 IPICOL HOUS		133050.00		0.00
29/11/23	29/11/23	DEP TFR UPI/CR/333300629163/ 4897734162099 AT 00001 KOLKATA BR			50000.00	50000.00Cr
29/11/23	29/11/23	WDL TFR 42030317851 OF ACRER AT 20549 IPICOL HOUS		35000.00		15000.00Cr
29/11/23	29/11/23	WDL TFR 42030318210 OF ACRER AT 20549 IPICOL HOUS		15000.00		0.00
30/11/23	30/11/23	DEP TFR IMPS333411390836 MOB NO: 9861106345 ACCT NO: XX7354 AT 99922 INTERNET BA eCHQ:MAJ000021797587			25000.00	25000.00Cr
30/11/23	30/11/23	WDL TFR AT 20549 IPICOL HOUS		17500.00		7500.00Cr
30/11/23	30/11/23	WDL TFR AT 20549 IPICOL HOUS		7500.00		0.00
30/11/23	30/11/23	DEP TFR NEFT HS9233342435156 0 ICIC0SF0002 UTTAM KUMAR ACHA AT 04430 PAYMENT SYS			100000.00	100000.00Cr
		CLOSING BALANCE :				1,00,000.00Cr

Statement Summary

Dr. Count 45

Cr. Count 30

69,17,318.00

70,17,318.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

*** END OF STATEMENT ***

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)
PLOT NO.A/295,GROUND FLOOR
SAHEED NAGAR
BHUBANESWAR
Khordha

Date : 30/11/2023

Time : 17:24:52

Cleared Balance : 0.00

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/11/2023 to 30/11/2023

STATE BANK OF INDIA

IPICOL HOUSE
IPICOL HOUSE GROUND FLOOR
JANPATH, BHUBANESHWAR DIST.KHURDHA,
ODISHA
751022

Branch Code : 20549

Branch Phone : 9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.: 42030317409

Product : REALTORS CURRENT ACCOUNT ONE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 8

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				100000.00Cr
30/11/23	30/11/23	WDL TFR AT 20549 IPICOL HOUS		70000.00		30000.00Cr
30/11/23	30/11/23	WDL TFR AT 20549 IPICOL HOUS		30000.00		0.00
		CLOSING BALANCE :				0.00

Statement Summary

Dr. Count 47

Cr. Count 30

70,17,318.00

70,17,318.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

*** END OF STATEMENT ***

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 01/01/2024

Time : 13:23:14

Cleared Balance : 0.00

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/12/2023 to 01/01/2024

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030317409

Product : REALTORS CURRENT ACCOUNT ONE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 1

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				0.00
01/12/23	01/12/23	DEP TFR RTGS UTR NO: ICICR52 023120100458502 ICIC0000776 SURYENDU BIKASH PANI AT 04430 PAYMENT SYS			560000.00	560000.00Cr
01/12/23	01/12/23	WDL TFR AT 20549 IPICOL HOUS		392000.00		168000.00Cr
01/12/23	01/12/23	WDL TFR AT 20549 IPICOL HOUS		168000.00		0.00
01/12/23	01/12/23	DEP TFR NEFT 000142033512 ICIC0000776 SASMITA SATAPATH AT 04430 PAYMENT SYS			114175.00	114175.00Cr
01/12/23	01/12/23	WDL TFR AT 20549 IPICOL HOUS		79923.00		34252.00Cr
01/12/23	01/12/23	WDL TFR AT 20549 IPICOL HOUS		34252.00		0.00
04/12/23	04/12/23	DEP TFR INB Flat No d 205 ph 30429690710 OF Mr. S AT 99922 INTERNET BA			400000.00	400000.00Cr
04/12/23	04/12/23	WDL TFR 42030317851 OF ACRER AT 20549 IPICOL HOUS		280000.00		120000.00Cr
04/12/23	04/12/23	WDL TFR 42030318210 OF ACRER AT 20549 IPICOL HOUS		120000.00		0.00
06/12/23	06/12/23	DEP TFR INB MBS 38465618256 OF Mrs. AT 99922 INTERNET BA			320000.00	320000.00Cr
06/12/23	06/12/23	DEP TFR			550.00	320550.00Cr
		CARRIED FORWARD :				3,20,550.00Cr

Statement Summary

Dr. Count 6

Cr. Count 5

10,74,175.00

13,94,725.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 01/01/2024

Time : 13:23:14

Cleared Balance : 0.00

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/12/2023 to 01/01/2024

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030317409

Product : REALTORS CURRENT ACCOUNT ONE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 2

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				320550.00Cr
06/12/23	06/12/23	INB MBS remaining 55 38465618256 OF Mrs. AT 99922 INTERNET BA WDL TFR 42030317851 OF ACRER		224385.00		96165.00Cr
06/12/23	06/12/23	AT 20549 IPICOL HOUS WDL TFR 42030318210 OF ACRER		96165.00		0.00
09/12/23	09/12/23	AT 20549 IPICOL HOUS DEP TFR INB MBS Advance paym 20240358111 OF Mr. R			90000.00	90000.00Cr
09/12/23	09/12/23	AT 99922 INTERNET BA WDL TFR 42030317851 OF ACRER		63000.00		27000.00Cr
09/12/23	09/12/23	AT 20549 IPICOL HOUS WDL TFR 42030318210 OF ACRER		27000.00		0.00
12/12/23	12/12/23	AT 20549 IPICOL HOUS DEP TFR IMPS334622645645 MOB NO: 9439494022			500000.00	500000.00Cr
12/12/23	12/12/23	ACCT NO: XX9582 AT 99922 INTERNET BA eCHQ:MAL000025273245 WDL TFR		350000.00		150000.00Cr
12/12/23	12/12/23	AT 20549 IPICOL HOUS WDL TFR		150000.00		0.00
13/12/23	13/12/23	AT 20549 IPICOL HOUS DEP TFR IMPS334713737563 MOB NO: 9439494022			74835.00	74835.00Cr
		ACCT NO: XX9582 AT 99922 INTERNET BA				
		CARRIED FORWARD :				74,835.00Cr

Statement Summary

Dr. Count 12

Cr. Count 8

19,84,725.00

20,59,560.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)
PLOT NO.A/295,GROUND FLOOR
SAHEED NAGAR
BHUBANESWAR
Khordha

Date : 01/01/2024

Time : 13:23:14

Cleared Balance : 0.00

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/12/2023 to 01/01/2024

STATE BANK OF INDIA

IPICOL HOUSE
IPICOL HOUSE GROUND FLOOR
JANPATH, BHUBANESHWAR DIST.KHURDHA,
ODISHA
751022
Branch Code :20549
Branch Phone :9937114426
IFSC : SBIN0020549
MICR : 751002099

Account No.:42030317409

Product : REALTORS CURRENT ACCOUNT ONE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 3

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				74835.00Cr
13/12/23	13/12/23	eCHQ:MAP000017022602 WDL TFR		52385.00		22450.00Cr
13/12/23	13/12/23	AT 20549 IPICOL HOUS WDL TFR		22450.00		0.00
15/12/23	15/12/23	AT 20549 IPICOL HOUS DEP TFR			396000.00	396000.00Cr
15/12/23	15/12/23	RTGS UTR NO: IBKLR62 023121501515829 IBKL0000042 SURYA PRATAP BISWAL AT 04430 PAYMENT SYS WDL TFR		277200.00		118800.00Cr
15/12/23	15/12/23	AT 20549 IPICOL HOUS WDL TFR		118800.00		0.00
15/12/23	15/12/23	AT 20549 IPICOL HOUS DEP TFR			25000.00	25000.00Cr
16/12/23	16/12/23	NEFT KKBKH2334988612 4 KKBK0000958 PADMANAVA DASH AT 04430 PAYMENT SYS WDL TFR		17500.00		7500.00Cr
16/12/23	16/12/23	AT 20549 IPICOL HOUS WDL TFR		7500.00		0.00
16/12/23	16/12/23	AT 20549 IPICOL HOUS DEP TFR			50000.00	50000.00Cr
16/12/23	16/12/23	NEFT AXOMB3350178620 6 UTIB0000438 ROSHAN BASUDUTTA AT 04430 PAYMENT SYS WDL TFR		35000.00		15000.00Cr
16/12/23	16/12/23	AT 20549 IPICOL HOUS WDL TFR		15000.00		0.00
16/12/23	16/12/23	AT 20549 IPICOL HOUS DEP TFR			50000.00	50000.00Cr
		UPI/CR/335059890120/ 4897737162096 AT 00001 KOLKATA BR				
		CARRIED FORWARD :				50,000.00Cr

Statement Summary

Dr. Count 20

Cr. Count 12

25,30,560.00

25,80,560.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 01/01/2024

Time : 13:23:14

Cleared Balance : 0.00

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/12/2023 to 01/01/2024

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030317409

Product : REALTORS CURRENT ACCOUNT ONE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 4

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				50000.00Cr
17/12/23	17/12/23	WDL TFR 42030317851 OF ACRER AT 20549 IPICOL HOUS		35000.00		15000.00Cr
17/12/23	17/12/23	WDL TFR 42030318210 OF ACRER AT 20549 IPICOL HOUS		15000.00		0.00
18/12/23	18/12/23	DEP TFR NEFT KKBKH2335271369 5 KKBK0000958 PADMANAVA DASH AT 04430 PAYMENT SYS			25000.00	25000.00Cr
18/12/23	18/12/23	WDL TFR AT 20549 IPICOL HOUS		17500.00		7500.00Cr
18/12/23	18/12/23	WDL TFR AT 20549 IPICOL HOUS		7500.00		0.00
18/12/23	18/12/23	DEP TFR INB MBS check 20078630251 OF Shri AT 99922 INTERNET BA			1.00	1.00Cr
18/12/23	18/12/23	WDL TFR 42030317851 OF ACRER AT 20549 IPICOL HOUS		1.00		0.00
18/12/23	18/12/23	DEP TFR INB MBS 20078630251 OF Shri AT 99922 INTERNET BA			399500.00	399500.00Cr
18/12/23	18/12/23	WDL TFR 42030317851 OF ACRER AT 20549 IPICOL HOUS		279650.00		119850.00Cr
18/12/23	18/12/23	WDL TFR 42030318210 OF ACRER AT 20549 IPICOL HOUS		119850.00		0.00
18/12/23	18/12/23	DEP TFR UPI/CR/335205969855/			420.00	420.00Cr
		CARRIED FORWARD :				420.00Cr

Statement Summary

Dr. Count 27

Cr. Count 16

30,05,061.00

30,05,481.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

18/12/23	18/12/23	4897732162091 AT 00001 KOLKATA BR WDL TFR		294.00		126.00Cr
18/12/23	18/12/23	42030317851 OF ACRER AT 20549 IPICOL HOUS WDL TFR		126.00		0.00
19/12/23	19/12/23	42030318210 OF ACRER AT 20549 IPICOL HOUS DEP TFR NEFT HS9233532679241 8 ICIC0SF0002 UTTAM KUMAR ACHA			579875.00	579875.00Cr

19/12/23	19/12/23	AT 04430 PAYMENT SYS WDL TFR	405913.00	173962.00Cr
19/12/23	19/12/23	AT 20549 IPICOL HOUS WDL TFR	173962.00	0.00
23/12/23	23/12/23	AT 20549 IPICOL HOUS DEP TFR		1.00Cr
		IMPS335713032545 MOB NO: 8939647240 ACCT NO: XX3157		
23/12/23	23/12/23	AT 99922 INTERNET BA eCHQ:MAM000021206593 DEP TFR	49805.00	49806.00Cr
		INB D 205 30429690710 OF Mr. S		
23/12/23	23/12/23	AT 99922 INTERNET BA WDL TFR	34864.00	14942.00Cr
		42030317851 OF ACRER		
23/12/23	23/12/23	AT 20549 IPICOL HOUS WDL TFR	14942.00	0.00
		42030318210 OF ACRER		
26/12/23	26/12/23	AT 20549 IPICOL HOUS DEP TFR	377250.00	377250.00Cr
		NEFT AXOMB3360515296 2 UTIB0000006 SWATIKANT DAS		
		CARRIED FORWARD :		3,77,250.00Cr

Statement Summary

Dr. Count 33 Cr. Count 20 36,35,162.00 40,12,412.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

STATE BANK OF INDIA
IPICOL HOUSE
IPICOL HOUSE GROUND FLOOR
JANPATH, BHUBANESHWAR DIST.KHURDHA,
ODISHA
751022

Name : ACRERISE REALTY LLP (AURA PH-II)
PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR
BHUBANESWAR
Khordha

Date : 01/01/2024

Time : 13:23:14

Branch E-mail : sbi.20549@sbi.co.in

Cleared Balance : 0.00

Uncleared Amount : 0.00

+MOD Bal : 0.00

Monthly Average Balance: 0

Limit : 0.00

Drawing Power : 0.00

E-mail : mairaj@myspace.in

Int. Rate : 0.00 % p.a.

Nominee Name :

Account Open Date : 26/06/2023

Account Status : OPEN

Statement From : 01/12/2023 to 01/01/2024

Page No. : 5

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				377250.00Cr
26/12/23	26/12/23	AT 04430 PAYMENT SYS WDL TFR		264075.00		113175.00Cr
26/12/23	26/12/23	AT 20549 IPICOL HOUS WDL TFR		113175.00		0.00
27/12/23	27/12/23	AT 20549 IPICOL HOUS DEP TFR			50000.00	50000.00Cr
		UPI/CR/336144484843/ 4897734162099				
27/12/23	27/12/23	AT 20549 IPICOL HOUS DEP TFR			50000.00	100000.00Cr
		UPI/CR/336144636832/ 4897734162099				
27/12/23	27/12/23	AT 20549 IPICOL HOUS WDL TFR		70000.00		30000.00Cr
27/12/23	27/12/23	42030317851 OF ACRER AT 20549 IPICOL HOUS WDL TFR		30000.00		0.00
30/12/23	30/12/23	42030318210 OF ACRER AT 20549 IPICOL HOUS DEP TFR			399450.00	399450.00Cr
		NEFT KKBKH2336496270 3 KKBK0000958				
30/12/23	30/12/23	PADMANAVA DASH AT 04430 PAYMENT SYS WDL TFR		279615.00		119835.00Cr
30/12/23	30/12/23	AT 20549 IPICOL HOUS WDL TFR		119835.00		0.00
		AT 20549 IPICOL HOUS				
		CLOSING BALANCE :				0.00

Statement Summary

Dr. Count 39

Cr. Count 23

45,11,862.00

45,11,862.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

*** END OF STATEMENT ***

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 02/11/2023

Time : 16:10:43

Cleared Balance : 10,05,044.00Cr

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/10/2023 to 02/11/2023

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code : 20549

Branch Phone : 9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.: 42030317851

Product : REALTORS CURRENT ACCOUNT TWO

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance : 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 1

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				2387580.00Cr
03/10/23	03/10/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			648078.00	3035658.00Cr
04/10/23	04/10/23	WDL TFR WDL 42030318210 OF ACRER AT 20549 IPICOL HOUS		2350000.00		685658.00Cr
07/10/23	07/10/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			402385.00	1088043.00Cr
11/10/23	11/10/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			140000.00	1228043.00Cr
13/10/23	13/10/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			35000.00	1263043.00Cr
16/10/23	16/10/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			10500.00	1273543.00Cr
18/10/23	18/10/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			35000.00	1308543.00Cr
23/10/23	23/10/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			35000.00	1343543.00Cr
25/10/23	25/10/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			24500.00	1368043.00Cr
26/10/23	26/10/23	WDL TFR FROM RERA 2 TO RERA 42030318210 OF ACRER AT 20549 IPICOL HOUS		1360000.00		8043.00Cr
30/10/23	30/10/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			70000.00	78043.00Cr
30/10/23	30/10/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			332115.00	410158.00Cr
		CARRIED FORWARD :				4,10,158.00Cr

Statement Summary

Dr. Count 2

Cr. Count 10

37,10,000.00

17,32,578.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

01/11/23	01/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			408923.00	819081.00Cr
01/11/23	01/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			185963.00	1005044.00Cr
		CLOSING BALANCE :				10,05,044.00Cr

Statement Summary

Dr. Count 2 **Cr. Count 12** **37,10,000.00** **23,27,464.00**

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

***** END OF STATEMENT *****

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 30/11/2023

Time : 17:25:14

Cleared Balance : 21,11,833.00Cr

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/11/2023 to 30/11/2023

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030317851

Product : REALTORS CURRENT ACCOUNT TWO

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 1

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				410158.00Cr
01/11/23	01/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		408923.00		819081.00Cr
01/11/23	01/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		185963.00		1005044.00Cr
04/11/23	04/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		394608.00		1399652.00Cr
05/11/23	05/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		70000.00		1469652.00Cr
06/11/23	06/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		408940.00		1878592.00Cr
07/11/23	07/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		70000.00		1948592.00Cr
10/11/23	10/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		244615.00		2193207.00Cr
14/11/23	14/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		35070.00		2228277.00Cr
15/11/23	15/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		244615.00		2472892.00Cr
16/11/23	16/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		471941.00		2944833.00Cr
17/11/23	17/11/23	WDL TFR from rera 2 to rera 42030318210 OF ACRER AT 20549 IPICOL HOUS		2900000.00		44833.00Cr
21/11/23	21/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			4.00	44837.00Cr
		CARRIED FORWARD :				44,837.00Cr

Statement Summary

Dr. Count 1

Cr. Count 11

29,00,000.00

25,34,679.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 30/11/2023

Time : 17:25:14

Cleared Balance : 21,11,833.00Cr

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/11/2023 to 30/11/2023

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030317851

Product : REALTORS CURRENT ACCOUNT TWO

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 2

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				44837.00Cr
21/11/23	21/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		786538.00		831375.00Cr
24/11/23	24/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		140000.00		971375.00Cr
24/11/23	24/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		700.00		972075.00Cr
25/11/23	25/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		384808.00		1356883.00Cr
26/11/23	26/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		70000.00		1426883.00Cr
26/11/23	26/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		35000.00		1461883.00Cr
28/11/23	28/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		210000.00		1671883.00Cr
28/11/23	28/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		7000.00		1678883.00Cr
29/11/23	29/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		310450.00		1989333.00Cr
29/11/23	29/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		35000.00		2024333.00Cr
30/11/23	30/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		17500.00		2041833.00Cr
30/11/23	30/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS		70000.00		2111833.00Cr
		CLOSING BALANCE :				21,11,833.00Cr

Statement Summary

Dr. Count 1

Cr. Count 23

29,00,000.00

46,01,675.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

*** END OF STATEMENT ***

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 01/01/2024

Time : 13:23:51

Cleared Balance : 27,10,138.00Cr

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/12/2023 to 01/01/2024

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030317851

Product : REALTORS CURRENT ACCOUNT TWO

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 1

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				2251833.00Cr
01/12/23	01/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			392000.00	2643833.00Cr
01/12/23	01/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			79923.00	2723756.00Cr
04/12/23	04/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			280000.00	3003756.00Cr
05/12/23	05/12/23	WDL TFR FROM RERA 2 TO RERA 42030318210 OF ACRER AT 20549 IPICOL HOUS		2700000.00		303756.00Cr
06/12/23	06/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			224385.00	528141.00Cr
09/12/23	09/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			63000.00	591141.00Cr
12/12/23	12/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			350000.00	941141.00Cr
13/12/23	13/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			52385.00	993526.00Cr
15/12/23	15/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			277200.00	1270726.00Cr
16/12/23	16/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			17500.00	1288226.00Cr
16/12/23	16/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			35000.00	1323226.00Cr
17/12/23	17/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			35000.00	1358226.00Cr
		CARRIED FORWARD :				13,58,226.00Cr

Statement Summary

Dr. Count 1

Cr. Count 11

27,00,000.00

18,06,393.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 01/01/2024

Time : 13:23:51

Cleared Balance : 27,10,138.00Cr

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/12/2023 to 01/01/2024

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030317851

Product : REALTORS CURRENT ACCOUNT TWO

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 2

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				1358226.00Cr
18/12/23	18/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			17500.00	1375726.00Cr
18/12/23	18/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			1.00	1375727.00Cr
18/12/23	18/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			279650.00	1655377.00Cr
18/12/23	18/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			294.00	1655671.00Cr
19/12/23	19/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			405913.00	2061584.00Cr
23/12/23	23/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			34864.00	2096448.00Cr
26/12/23	26/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			264075.00	2360523.00Cr
27/12/23	27/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			70000.00	2430523.00Cr
30/12/23	30/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			279615.00	2710138.00Cr
		CLOSING BALANCE :				27,10,138.00Cr

Statement Summary

Dr. Count 1

Cr. Count 20

27,00,000.00

31,58,305.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

*** END OF STATEMENT ***

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 02/11/2023

Time : 16:10:51

Cleared Balance : 24,78,132.00Cr

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/10/2023 to 02/11/2023

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030318210

Product : REALTORS CURRENT A/C THREE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 1

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				538493.50Cr
03/10/23	03/10/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			277747.00	816240.50Cr
03/10/23	03/10/23	WDL TFR INB SBICMPNEW CHARGE 0098353042666		17.70		816222.80Cr
04/10/23	04/10/23	AT 99922 INTERNET BA DEP TFR WDL 42030317851 OF ACRER AT 20549 IPICOL HOUS			2350000.00	3166222.80Cr
07/10/23	07/10/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			172450.00	3338672.80Cr
11/10/23	11/10/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			60000.00	3398672.80Cr
13/10/23	13/10/23	REMT THRU CHQ RTGS UTR NO: SBINR52 023101377707903 IBKL0000752 IDBI LTD NAG CONSTRUCTION	953034	1110317.00		2288355.80Cr
13/10/23	13/10/23	DEP TFR			15000.00	2303355.80Cr
16/10/23	16/10/23	AT 20549 IPICOL HOUS DEP TFR			4500.00	2307855.80Cr
18/10/23	18/10/23	AT 20549 IPICOL HOUS DEP TFR			15000.00	2322855.80Cr
20/10/23	20/10/23	AT 20549 IPICOL HOUS WDL TFR		1616998.00		705857.80Cr
		INB RTGS UTR NO: SBI NR12023102079269834 KARB0000147 Karnatak Sagar Business Pvt L AT 99922 INTERNET BA				
		CARRIED FORWARD :				7,05,857.80Cr

Statement Summary

Dr. Count 3

Cr. Count 7

27,27,332.70

28,94,697.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 02/11/2023

Time : 16:10:51

Cleared Balance : 24,78,132.00Cr

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/10/2023 to 02/11/2023

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030318210

Product : REALTORS CURRENT A/C THREE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 2

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				705857.80Cr
23/10/23	23/10/23	DEP TFR AT 20549 IPICOL HOUS			15000.00	720857.80Cr
25/10/23	25/10/23	DEP TFR AT 20549 IPICOL HOUS			10500.00	731357.80Cr
26/10/23	26/10/23	DEP TFR FROM RERA 2 TO RERA 42030317851 OF ACRER			1360000.00	2091357.80Cr
28/10/23	28/10/23	AT 20549 IPICOL HOUS WDL TFR INB NEFT UTR NO: SBI N523301995534 HDFC0000644 HDFC BAN		40500.00		2050857.80Cr
30/10/23	30/10/23	Ramananda Goyal and AT 99922 INTERNET BA DEP TFR			30000.00	2080857.80Cr
30/10/23	30/10/23	AT 20549 IPICOL HOUS DEP TFR			142335.00	2223192.80Cr
01/11/23	01/11/23	AT 20549 IPICOL HOUS DEP TFR			175253.00	2398445.80Cr
01/11/23	01/11/23	AT 20549 IPICOL HOUS WDL TFR INB SBICMPNEW CHARGE 0098353042666		11.80		2398434.00Cr
01/11/23	01/11/23	AT 99922 INTERNET BA DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			79698.00	2478132.00Cr
		CLOSING BALANCE :				24,78,132.00Cr

Statement Summary

Dr. Count 5

Cr. Count 14

27,67,844.50

47,07,483.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

*** END OF STATEMENT ***

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 30/11/2023

Time : 17:25:26

Cleared Balance : 47,23,347.00Cr

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/11/2023 to 30/11/2023

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030318210

Product : REALTORS CURRENT A/C THREE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 1

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				2223192.80Cr
01/11/23	01/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			175253.00	2398445.80Cr
01/11/23	01/11/23	WDL TFR INB SBICMPNEW CHARGE 0098353042666		11.80		2398434.00Cr
01/11/23	01/11/23	AT 99922 INTERNET BA DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			79698.00	2478132.00Cr
04/11/23	04/11/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			169117.00	2647249.00Cr
05/11/23	05/11/23	WDL TFR INB NEFT UTR NO: SBI N523308907288 UBIN0552321 UNION BA		100000.00		2547249.00Cr
05/11/23	05/11/23	Damayanti Pradhan AT 99922 INTERNET BA WDL TFR INB NEFT UTR NO: SBI N523308907289		50000.00		2497249.00Cr
05/11/23	05/11/23	UTIB0000191 UTI BANK Gayadhara Behera AT 99922 INTERNET BA DEP TFR			30000.00	2527249.00Cr
06/11/23	06/11/23	AT 20549 IPICOL HOUS DEP TFR			175260.00	2702509.00Cr
07/11/23	07/11/23	AT 20549 IPICOL HOUS DEP TFR			30000.00	2732509.00Cr
10/11/23	10/11/23	AT 20549 IPICOL HOUS DEP TFR			104835.00	2837344.00Cr
		CARRIED FORWARD :				28,37,344.00Cr

Statement Summary

Dr. Count 3

Cr. Count 7

1,50,011.80

7,64,163.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 30/11/2023

Time : 17:25:26

Cleared Balance : 47,23,347.00Cr

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/11/2023 to 30/11/2023

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030318210

Product : REALTORS CURRENT A/C THREE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 2

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				2837344.00Cr
14/11/23	14/11/23	DEP TFR AT 20549 IPICOL HOUS			15030.00	2852374.00Cr
14/11/23	14/11/23	WDL TFR INB NEFT UTR NO: SBI N223318646742 KKBK0007322 KOTAK MA Pallishri Das AT 99922 INTERNET BA		50000.00		2802374.00Cr
15/11/23	15/11/23	DEP TFR AT 20549 IPICOL HOUS			104835.00	2907209.00Cr
16/11/23	16/11/23	DEP TFR AT 20549 IPICOL HOUS			202260.00	3109469.00Cr
17/11/23	17/11/23	DEP TFR AT 20549 IPICOL HOUS DEP TFR from rera 2 to rera 42030317851 OF ACRER AT 20549 IPICOL HOUS			2900000.00	6009469.00Cr
17/11/23	17/11/23	WDL TFR INB NEFT UTR NO: SBI N523321817333 HDFC0001080 HDFC BAN Acrerise Realty LLP AT 99922 INTERNET BA		103529.00		5905940.00Cr
21/11/23	21/11/23	DEP TFR AT 20549 IPICOL HOUS			1.00	5905941.00Cr
21/11/23	21/11/23	DEP TFR AT 20549 IPICOL HOUS			337087.00	6243028.00Cr
21/11/23	21/11/23	WDL TFR CMP ACRERISEREALTYLL 35730836818 OF Mr. A AT 99922 INTERNET BA		50000.00		6193028.00Cr
21/11/23	21/11/23	WDL TFR INB RTGS UTR NO: SBI NR12023112185283427 KARB0000147 Karnatak		2018448.00		4174580.00Cr
		CARRIED FORWARD :				41,74,580.00Cr

Statement Summary

Dr. Count 7

Cr. Count 13

23,71,988.80

43,23,376.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 30/11/2023

Time : 17:25:26

Cleared Balance : 47,23,347.00Cr

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/11/2023 to 30/11/2023

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030318210

Product : REALTORS CURRENT A/C THREE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 3

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				4174580.00Cr
		Sagar Business Pvt L				
		AT 99922 INTERNET BA				
24/11/23	24/11/23	DEP TFR		60000.00		4234580.00Cr
		AT 20549 IPICOL HOUS				
24/11/23	24/11/23	DEP TFR		300.00		4234880.00Cr
		AT 20549 IPICOL HOUS				
25/11/23	25/11/23	DEP TFR		164917.00		4399797.00Cr
		AT 20549 IPICOL HOUS				
26/11/23	26/11/23	DEP TFR		30000.00		4429797.00Cr
		AT 20549 IPICOL HOUS				
26/11/23	26/11/23	DEP TFR		15000.00		4444797.00Cr
		AT 20549 IPICOL HOUS				
28/11/23	28/11/23	DEP TFR		90000.00		4534797.00Cr
		AT 20549 IPICOL HOUS				
28/11/23	28/11/23	DEP TFR		3000.00		4537797.00Cr
		AT 20549 IPICOL HOUS				
29/11/23	29/11/23	DEP TFR		133050.00		4670847.00Cr
		AT 20549 IPICOL HOUS				
29/11/23	29/11/23	DEP TFR		15000.00		4685847.00Cr
		AT 20549 IPICOL HOUS				
30/11/23	30/11/23	DEP TFR		7500.00		4693347.00Cr
		AT 20549 IPICOL HOUS				
30/11/23	30/11/23	DEP TFR		30000.00		4723347.00Cr
		AT 20549 IPICOL HOUS				
		CLOSING BALANCE :				47,23,347.00Cr

Statement Summary

Dr. Count 7

Cr. Count 24

23,71,988.80

48,72,143.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

*** END OF STATEMENT ***

STATEMENT OF ACCOUNT

STATE BANK OF INDIA
IPICOL HOUSE
IPICOL HOUSE GROUND FLOOR
JANPATH, BHUBANESHWAR DIST.KHURDHA,
ODISHA
751022

Name : ACRERISE REALTY LLP (AURA PH-II)
PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR
BHUBANESWAR

Khordha

Date : 01/01/2024

Time : 13:24:11

Branch E-mail : sbi.20549@sbi.co.in

Cleared Balance : 13,83,001.50Cr

Uncleared Amount : 0.00

+MOD Bal : 0.00

Monthly Average Balance: 0

Limit : 0.00

Drawing Power : 0.00

E-mail : mairaj@myspace.in

Int. Rate : 0.00 % p.a.

Nominee Name :

Account Open Date : 26/06/2023

Account Status : OPEN

Statement From : 01/12/2023 to 01/01/2024

Page No. : 1

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				4783347.00Cr
01/12/23	01/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			168000.00	4951347.00Cr
01/12/23	01/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			34252.00	4985599.00Cr
01/12/23	01/12/23	WDL TFR CMP ACRERISEREALTYLL 40639448777 OF Mr. B AT 99922 INTERNET BA		33968.00		4951631.00Cr
01/12/23	01/12/23	WDL TFR CMP ACRERISEREALTYLL 40639448777 OF Mr. B AT 99922 INTERNET BA		257629.00		4694002.00Cr
01/12/23	01/12/23	WDL TFR CMP ACRERISEREALTYLL 31904254552 OF Mr. S AT 99922 INTERNET BA		100000.00		4594002.00Cr
01/12/23	01/12/23	WDL TFR CMP ACRERISEREALTYLL 40639448777 OF Mr. B AT 99922 INTERNET BA		398350.00		4195652.00Cr
01/12/23	01/12/23	WDL TFR CMP ACRERISEREALTYLL 40639448777 OF Mr. B AT 99922 INTERNET BA		261501.00		3934151.00Cr
01/12/23	01/12/23	WDL TFR INB SBICMPNEW CHARGE 0098353042666 AT 99922 INTERNET BA		29.50		3934121.50Cr
		CARRIED FORWARD :				39,34,121.50Cr

Statement Summary

Dr. Count 6

Cr. Count 2

10,51,477.50

2,02,252.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 01/01/2024

Time : 13:24:11

Cleared Balance : 13,83,001.50Cr

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/12/2023 to 01/01/2024

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030318210

Product : REALTORS CURRENT A/C THREE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 2

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				3934121.50Cr
04/12/23	04/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			120000.00	4054121.50Cr
05/12/23	05/12/23	DEP TFR FROM RERA 2 TO RERA 42030317851 OF ACRER AT 20549 IPICOL HOUS			2700000.00	6754121.50Cr
06/12/23	06/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			96165.00	6850286.50Cr
09/12/23	09/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			27000.00	6877286.50Cr
12/12/23	12/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			150000.00	7027286.50Cr
13/12/23	13/12/23	DEP TFR 42030317409 OF ACRER AT 20549 IPICOL HOUS			22450.00	7049736.50Cr
15/12/23	15/12/23	WDL TFR INB RTGS UTR NO: SBI NR12023121590104713 HDFC0004073 HDFC BAN Soil To Sky Projects		2449575.00		4600161.50Cr
15/12/23	15/12/23	AT 99922 INTERNET BA DEP TFR			118800.00	4718961.50Cr
16/12/23	16/12/23	AT 20549 IPICOL HOUS DEP TFR			7500.00	4726461.50Cr
16/12/23	16/12/23	AT 20549 IPICOL HOUS DEP TFR			15000.00	4741461.50Cr
16/12/23	16/12/23	AT 20549 IPICOL HOUS WDL TFR INB RTGS UTR NO: SBI NR12023121690291308 KARB0000147 Karnatak		1853105.00		2888356.50Cr
		CARRIED FORWARD :				28,88,356.50Cr

Statement Summary

Dr. Count 8

Cr. Count 11

53,54,157.50

34,59,167.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

STATEMENT OF ACCOUNT

Name : ACRERISE REALTY LLP (AURA PH-II)

PLOT NO.A/295,GROUND FLOOR

SAHEED NAGAR

BHUBANESWAR

Khordha

Date : 01/01/2024

Time : 13:24:11

Cleared Balance : 13,83,001.50Cr

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/06/2023

Statement From : 01/12/2023 to 01/01/2024

STATE BANK OF INDIA

IPICOL HOUSE

IPICOL HOUSE GROUND FLOOR

JANPATH, BHUBANESHWAR DIST.KHURDHA,

ODISHA

751022

Branch Code :20549

Branch Phone :9937114426

IFSC : SBIN0020549

MICR : 751002099

Account No.:42030318210

Product : REALTORS CURRENT A/C THREE

Currency : INR

Branch E-mail : sbi.20549@sbi.co.in

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : mairaj@myspace.in

Nominee Name :

Account Status : OPEN

Page No. : 3

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
		BROUGHT FORWARD :				2888356.50Cr
17/12/23	17/12/23	Sagar Business Pvt L AT 99922 INTERNET BA DEP TFR			15000.00	2903356.50Cr
18/12/23	18/12/23	AT 20549 IPICOL HOUS DEP TFR			7500.00	2910856.50Cr
18/12/23	18/12/23	AT 20549 IPICOL HOUS DEP TFR			119850.00	3030706.50Cr
18/12/23	18/12/23	AT 20549 IPICOL HOUS DEP TFR			126.00	3030832.50Cr
19/12/23	19/12/23	AT 20549 IPICOL HOUS DEP TFR			173962.00	3204794.50Cr
19/12/23	19/12/23	AT 20549 IPICOL HOUS WDL TFR		183500.00		3021294.50Cr
		INB NEFT UTR NO: SBI N223353433549 HDFC0001080 HDFC BAN Acrerise Realty LLP				
23/12/23	23/12/23	AT 99922 INTERNET BA DEP TFR			14942.00	3036236.50Cr
26/12/23	26/12/23	AT 20549 IPICOL HOUS DEP TFR			113175.00	3149411.50Cr
27/12/23	27/12/23	AT 20549 IPICOL HOUS DEP TFR			30000.00	3179411.50Cr
30/12/23	30/12/23	AT 20549 IPICOL HOUS WDL TFR		1916245.00		1263166.50Cr
		INB RTGS UTR NO: SBI NR12023123092903894 HDFC0004073 HDFC BAN				
30/12/23	30/12/23	AT 99922 INTERNET BA DEP TFR			119835.00	1383001.50Cr
		AT 20549 IPICOL HOUS				
		CLOSING BALANCE :				13,83,001.50Cr

Statement Summary

Dr. Count 10

Cr. Count 20

74,53,902.50

40,53,557.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

*** END OF STATEMENT ***

WITHDRAWAL FORM CUM UNDERTAKING

(To be submitted at the time of withdrawal of money from Realtors Current Account 2 designated for receiving minimum 70% of collections)

Annexure E

The Branch Manager
State Bank Of India, IPICOL Branch,
Bhubaneswar.

Dear Sir/Madam,

Withdrawal Form Cum Undertaking:

Withdrawal of Rs.21,90,000/- [Rupees Twenty One Lakh Ninety Thousand Only]. In proportion to the percentage of completion of construction work of the Project AcreRise AURA PH-II (RERA Registration Number - RP/07/2023/00965)

I/We AcreRise Realty LLP, Promoter of the ongoing project having RERA Registration No - RP/07/2023/00965 hereby do state and declare on solemn affirmation as under:

- I/We say that 70% of the amount received from the Allottee of the said project is deposited by me/us in the Current Account No - 42030317851 maintained at your branch for the purpose and I/we are entitled to withdraw the said amount proportionate to the percentage of completion of construction work in the above Project.
- I/We confirm that my/our withdrawals from the Current Account No - 42030317851 for the Financial Year 2023-24 are proportionate to the progress in the above Real Estate Project.
- I/We confirm that as on DT : 31-12-2023 (date), **4.34%** of the construction work in the above project has been completed and I/we are eligible to withdraw a sum of **Rs. 2,08,50,350/- (Rs. in words) (Rupees Two Crore Eight Lakh Fifty Thousand Three Hundred Fifty Only)** from the Current Account No - 42030317851. (100% Account No - 1 : 42030317409 & 30% Account No - 3 : 42030318210).
- I/We also confirm that necessary certificates have been obtained from the Project Engineer/Project Architect/Chartered Accountant (other than statutory auditor) certifying that **4.34%** of the construction work has been completed for the above project and that the eligible amount for withdrawal from Current Account No - 42030317851 is **Rs. 2,08,50,350/- (Rs. in words) (Rupees Two Crore Eight Lakh Fifty Thousand Three Hundred Fifty Only)**. Self-attested copies of the certificates issued by Engineer/Architect/Chartered Accountant are enclosed. I/We undertake to produce the original certificates for verification on demand by the Bank.
- I/We confirm that the certificates issued by the Engineer/Architect/Chartered Accountant are as per the format prescribed by the State RERA Authorities (if prescribed)/ are in tune with the spirit of the RERA Act.
- I/We confirm that the amount requested for withdrawal from the Current Account No - 42030317851 (70% Funds Account) is strictly in accordance with the certificates issued by Engineer/Architect/Chartered Accountant.
- I/We certify the genuineness of the certificates issued by the Engineer/Architect/Chartered Accountant and undertake to face any legal consequences in case the genuineness of the certificates is challenged on a later date or turned out to be fake.
- I/We undertake that the Bank will not be held responsible in whatsoever manner in case of any dispute regarding the amount withdrawn from Current Account No- 42030317851.
- I/We indemnify SBI and its Directors, Officers and Employees (each an "Indemnified Party") and hold each of them harmless from and against any and all losses, liabilities, claims, actions, damages, fees and expenses (including without limitation, legal charges, fees and disbursements of the Indemnified Party's counsel), incurred or suffered by the Bank arising out of or in connection with operations in Current Account No- 42030317851.

(Signature/Seal of the Promoter)

Contd....Page 2

ACRERISE
DESIGNATED

ACRERISE REALTY LLP

For AcreRise Realty LLP
Workspace House Private Limited

Jalini Kant Bani

2. (a) (Applicable only in case the Project construction is not complete, else strike off)

I/We, therefore, request you to transfer a sum of _____ (Rs in words) _____ from Current Account No _____ (70% collections account) maintained for the Project _____ (RERA Registration No) to Account No- _____ (Escrow Account/Operating CurrentAccount/ CC/OD Account).

Or

(b) (Applicable only in case the % of work completed is 100%, else strike off)

(i) I/We, therefore, request you to transfer a sum of _____ (Rs in words) _____ from Current Account No. _____ (70% collections account) maintained for the Project _____ (RERA Registration No) to Account No- _____ (Escrow Account/Operating CurrentAccount/ CC/OD Account).

(i) I/We request you to close the following accounts after transfer of funds to Account No _____ (Escrow Account/Operating Current Account/ CC/OD Account) as 100% of construction work for the above Project is complete (copy of Project Completion Certificate issued by _____ enclosed).

1. Current Account No 1: _____ (100% Collection Account)
2. Current Account No 2: _____ (70% Funds Account)

Yours faithfully,

ACRERISE REALTY LLP

DESIGNATED PARTNER

(Signature/Seal of the Promoter)

Place : Bhubaneswar

Date : 08-01-2024

For Acrorise Realty LLP
Myspace Homes Private Limited

Jal Kant Jha
Designated Partner

For Office use

	Officer 1	Officer 2
Formats of the certificates as prescribed by respective RERA Authority.	Yes/No	Yes/No
Copies of Certificates self- attested by the Realtor	Yes/No	Yes/No
Copies of certificates verified from originals	Yes/No	Yes/No
Name of Engineer/Architect/Chartered Accountant signing the certificates matches with the records available in the Designated File.	Yes/No	Yes/No
Copy of Completion Certificate obtained and verified from original	Yes/No/NA	Yes/No/NA
Signature of Authorised Officer		
Name of Authorised Officer		
SS Number of Authorised Officer		
Date		

Format of Undertaking from the Realtor that no Current Account for the Designated Project has been opened with any other Bank

The Branch Manager
State Bank of India
_____ Branch

Madam/Dear Sir,

REALTOR'S CURRENT ACCOUNT
OPENING OF SEPARATE CURRENT ACCOUNT
REAL ESTATE PROJECT NAME: _____

I/We refer to my/our application dated _____ for opening of a Separate Current Account for _____ (Name of Real Estate Project) as required by the _____ (State) RERA Authority, in State Bank of India, _____ Branch.

2. In this regard, I/We hereby undertake and declare that I/we have neither opened a Separate Current Account with any other Bank(s) /Financial Institution(s) nor have approached any other Bank(s) /Financial Institution(s) for opening of a Separate Current Account, for the above mentioned Real Estate Project as required by the _____ (State) RERA Authority.

3. I/We also agree that my/our failure to disclose any material facts known to me/us, now or in future, may forbid us from transacting in the Current Account and State Bank of India would be within its right to put restrictions in the operations of our account or close it or report to any regulator and/or any other appropriate authority or to take any other action as may be deemed appropriate by State Bank of India, if the deficiency is not remedied by us within the stipulated period.

4. In case any of the information furnished by me/us for opening the account is found to be false/untrue/misleading/ misrepresenting, I/we are aware that I/we shall be held liable for the same.

Yours faithfully,

ACRERISE REALTY LLP

DESIGNATED PARTNER

Signature with Seal of the Promoter

Place : Bhubaneswar

Date : 08-01-2023

For Acrerise Realty LLP
Myspace Homes Private Limited
Jalhi Kant Sharma
Designated Partner

TO WHOMSEVER IT MAY CONCERN

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Odisha RERA Registration Number- RP/07/2023/00965

Project Name : Acrerise Aura PH - II

Sr.No	Particulars	Amount (in Rs.)	
		Estimated	Incurred & Paid
		(Column -A)	(Column-B)
i	Land Cost:		
a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest Cost incurred or payable on Land Cost and Legal cost	12,00,00,000.00	1,057,164.00
b	Amount of Premium payable to obtain Development rights, FSI, additional FSI, Fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority		-
c	Acquisition cost of TDR(if any)		-
d	Amounts payable to State Government or Competent authority or any other statutory Authority of the State or Central Government towards stamp duty, transfer charges, Registration fees etc.		-
e	Land Premium payable as per annual Statement of rates (ASR) for redevelopment Of land owned by Public Authorities.		-
f	Under Rehabilitation Scheme:		
(i)	Estimated construction cost of rehab building Including site development and infrastructure for the same as certified by Engineer (in Column-A)		-
(ii)	Actual Cost of construction of rehab building Incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		-
(iii)	Cost towards clearance of land of all or any Encumbrances including cost of removal of legal / illegal occupants, cost for providing Temporary transit accommodation or renting		-



	Lieu of Transit Accommodation, overhead cost.		
(iv)	Cost of ASR linked premium, fees, charges And security deposits or maintenance deposit, Or any amount what so ever payable to any authorities towards and in project of Rehabilitation.		-
Sub-Total of Land Cost		12,00,00,000.00	1,057,164.00
ii			
a (i)	Estimated Cost of Construction as certified By Engineer (Column- A)	36,00,00,000.00	
a (ii)	Actual Cost of Construction incurred as per The books of accounts as verified by the CA (Column-B) Note: (for adding to total cost of Construction incurred, Minimum of (i) or (ii) is to be considered)	-	15,836,575.00
a (iii)	On-site expenditure for development of Entire project excluding cost of construction As per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of Machineries and equipment including its hire And maintenance costs, consumables etc. All Costs directly incurred to complete the Construction of the entire phase of the project registered.		-
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.		39,56,611.00
c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on Construction funding or money borrowed for construction:		-
Sub-Total of Development Cost		36,00,00,000.00	19,793,186.00



2	Total Estimated Cost of the Real Estate Project (1 (i)+1(ii) of Estimated Column-A	48,00,00,000.00
3	Total Cost Incurred and Paid of the Real Estate Project (1(i) +1(ii) of Incurred Column-B	20,850,350.00
4	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	17.71%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	4.34%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr.number2 *Sr. number 5)	20,850,350.00
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	9,310,000.00
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	11,540,350.00

This certificate is being issued for RERA compliance for M/s Acrerise Realty LLP having LIN-AAZ-4759 Registered office at Plot No-A/295, Ground Floor, Saheed Nagar, Khurdha-751007 its projects "Acrerise Aura PH - II "and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
For K C Jena & Associates
Chartered Accountants
FRN - 333072E

Kjena

(Krushna Chandra Jena)
Proprietor

Memb No - 511635

UDIN - 24511635BKEDAU4031

Date : 08/01/2024

Place : Bhubaneswar



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	459,149,650.00
2	Balance amount of receivables from sold apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records And books of Accounts)	82,945,590.50
3	(i) Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	5763.71 sqm
	(ii) Estimated amount of sales proceeds in respect of unsold apartments As per Annexure-A to this certificate.	528,255,438.69
4	Estimated receivables of ongoing project. Sum of 2 +3 (ii)	611,201,029.19
5	Amount to be deposited in Designated Account-70% or 100% If 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	70%

This certificate is being issued for RERA compliance for M/s Acrerise Realty LLP having LIN-AAZ-4759 Registered office at Plot No-A/295, Ground Floor, Saheed Nagar, Khurdha-751007 its projects "Acrerise Aura PH - II" and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
For K C Jena & Associates
Chartered Accountants
FRN - 333072E

KChJena

(Krushna Chandra Jena)
Proprietor
Memb No - 511635



UDIN - 24511635BK E0AU4031

Date : 08/01/2024

Place : Bhubaneswar

(Annexure -A)

Statement for Calculation of Receivables from the Sales of the Ongoing Real EstateProject
Sold Inventory

Sr. No	Block	Unit No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	Block-D	D-105	61.32	₹ 4,494,500.00	₹ 449,500.00	₹ 4,045,000.00
2	Block-D	D-202	75.25	₹ 6,825,704.00	₹ 684,176.00	₹ 6,141,528.00
3	Block-D	D-205	61.32	₹ 4,495,005.00	₹ 449,450.00	₹ 4,045,555.00
4	Block-D	D-302	75.25	₹ 6,748,350.00	₹ 674,835.00	₹ 6,073,515.00
5	Block-D	D-404	75.25	₹ 4,494,500.00	₹ 449,450.00	₹ 4,045,050.00
6	Block-D	D-406	57.14	₹ 5,258,400.00	₹ 525,840.00	₹ 4,732,560.00
7	Block-E	E-102	52.95	₹ 4,494,500.00	₹ 1,123,625.00	₹ 3,370,875.00
8	Block-E	E-202	52.95	₹ 4,494,500.00	₹ 449,450.00	₹ 4,045,050.00
9	Block-E	E-303	52.95	₹ 4,444,000.00	₹ 444,400.00	₹ 3,999,600.00
10	Block-E	E-304	69.68	₹ 6,205,500.00	₹ 620,550.00	₹ 5,584,950.00
11	Block-E	E-401	69.68	₹ 6,273,750.00	₹ 626,375.00	₹ 5,647,375.00
12	Block-E	E-402	52.95	₹ 4,489,450.00	₹ 449,450.00	₹ 4,040,000.00
13	Block-E	E-404	69.68	₹ 5,507,250.00	₹ 550,725.00	₹ 4,956,525.00
14	Block-E	E-504	69.68	₹ 4,464,200.00	₹ 446,420.00	₹ 4,017,780.00
15	Block-F	F-206	75.25	₹ 6,675,375.00	₹ 667,537.50	₹ 6,007,837.50
16	Block-F	F-301	75.25	₹ 6,748,350.00	₹ 674,835.00	₹ 6,073,515.00
17	Block-F	F-307	75.25	₹ 6,798,750.00	₹ 679,875.00	₹ 6,118,875.00
					₹ 9,966,493.50	₹ 82,945,590.50

Statement for Calculation of Receivables from the Sales of the Ongoing Real Estate Project
of the Residential / commercial premises Rs. 5763.71 per Sq. Mts (Current average).Unsold Inventory Valuation

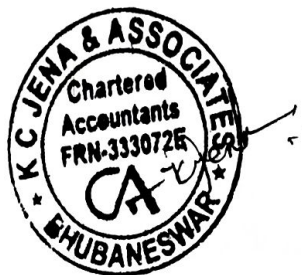
Srl. No	Block	Unit No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
1	Block D	D-103	69.68	₹ 6,378,980.33
2	Block D	D-104	75.25	₹ 6,851,125.79
3	Block D	D-106	57.14	₹ 5,316,017.31
4	Block D	D-201	69.68	₹ 6,378,980.33
5	Block D	D-203	69.68	₹ 6,378,980.33
6	Block D	D-204	75.25	₹ 6,851,125.79
7	Block D	D-206	57.14	₹ 5,316,017.31
8	Block D	D-301	69.68	₹ 6,378,980.33
9	Block D	D-303	69.68	₹ 6,378,980.33
10	Block D	D-304	75.25	₹ 6,851,125.79
11	Block D	D-305	61.32	₹ 5,670,338.32
12	Block D	D-306	57.14	₹ 5,316,017.31
13	Block D	D-401	69.68	₹ 6,378,980.33
14	Block D	D-402	75.25	₹ 6,851,125.79
15	Block D	D-403	69.68	₹ 6,378,980.33
16	Block D	D-405	61.32	₹ 5,670,338.32



Block D	D-501	69.68	₹ 6,378,980.33
Block D	D-502	75.25	₹ 6,851,125.79
Block D	D-503	69.68	₹ 6,378,980.33
Block D	D-504	75.25	₹ 6,851,125.79
Block D	D-505	61.32	₹ 5,670,338.32
Block D	D-506	57.14	₹ 5,316,017.31
Block E	E-101	69.68	₹ 6,378,980.33
Block E	E-103	52.95	₹ 4,960,848.65
Block E	E-104	69.68	₹ 6,378,980.33
Block E	E-201	69.68	₹ 6,378,980.33
Block E	E-203	52.95	₹ 4,960,848.65
Block E	E-204	69.68	₹ 6,378,980.33
Block E	E-301	69.68	₹ 6,378,980.33
Block E	E-302	52.95	₹ 4,960,848.65
Block E	E-403	52.95	₹ 4,960,848.65
Block E	E-501	69.68	₹ 6,378,980.33
Block E	E-502	52.95	₹ 4,960,848.65
Block E	E-503	52.95	₹ 4,960,848.65
Block F	F-101	75.25	₹ 6,851,125.79
Block F	F-102	75.25	₹ 6,851,125.79
Block F	F-105	75.25	₹ 6,851,125.79
Block F	F-106	75.25	₹ 6,851,125.79
Block F	F-107	75.25	₹ 6,851,125.79
Block F	F-108	55.74	₹ 5,197,345.20
Block F	F-201	75.25	₹ 6,851,125.79
Block F	F-202	75.25	₹ 6,851,125.79
Block F	F-203	69.68	₹ 6,378,980.33
Block F	F-204	69.68	₹ 6,378,980.33
Block F	F-205	75.25	₹ 6,851,125.79
Block F	F-207	75.25	₹ 6,851,125.79
Block F	F-208	55.74	₹ 5,197,345.20
Block F	F-302	75.25	₹ 6,851,125.79
Block F	F-303	69.68	₹ 6,378,980.33
Block F	F-304	69.68	₹ 6,378,980.33
Block F	F-305	75.25	₹ 6,851,125.79
Block F	F-306	75.25	₹ 6,851,125.79
Block F	F-308	55.74	₹ 5,197,345.20
Block F	F-401	75.25	₹ 6,851,125.79
Block F	F-402	75.25	₹ 6,851,125.79
Block F	F-403	69.68	₹ 6,378,980.33
Block F	F-404	69.68	₹ 6,378,980.33
Block F	F-405	75.25	₹ 6,851,125.79
Block F	F-406	75.25	₹ 6,851,125.79
Block F	F-407	75.25	₹ 6,851,125.79
Block F	F-408	55.74	₹ 5,197,345.20
Block F	F-501	75.25	₹ 6,851,125.79
Block F	F-502	75.25	₹ 6,851,125.79
Block F	F-503	69.68	₹ 6,378,980.33
Block F	F-504	69.68	₹ 6,378,980.33
Block F	F-505	75.25	₹ 6,851,125.79
Block F	F-506	75.25	₹ 6,851,125.79
Block F	F-507	75.25	₹ 6,851,125.79
Block F	F-508	55.74	₹ 5,197,345.20
Block G	G-101	60.39	₹ 5,591,506.13
Block G	G-102	74.32	₹ 6,772,293.61
Block G	G-103	74.32	₹ 6,772,293.61
Block G	G-201	60.39	₹ 5,591,506.13
Block G	G-202	74.32	₹ 6,772,293.61
Block G	G-203	74.32	₹ 6,772,293.61
Block G	G-301	60.39	₹ 5,591,506.13



	Block G	G-302	74.32		₹ 6,772,293.61
	Block G	G-303	74.32		₹ 6,772,293.61
	Block G	G-401	60.39		₹ 5,591,506.13
	Block G	G-402	74.32		₹ 6,772,293.61
	Block G	G-403	74.32		₹ 6,772,293.61
81	Block G	G-501	60.39		₹ 5,591,506.13
82	Block G	G-502	74.32		₹ 6,772,293.61
83	Block G	G-503	74.32		₹ 6,772,293.61
84					
			5763.71		₹ 528,255,438.69



Annexure D

ARCHITECT'S CERTIFICATE

To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account.

Date:31.12.2023

To
ACRERISE REALTY LLP.
Project: ACRERISE AURA

Subject: Certificate of Percentage of Completion of Construction Work of S+5 No. of Building 4 Block(s) of the 2nd Phase (Double Phase) of the Project (State RERA Registration Number: RP/07/2023/00965) situated on the Plot bearing C.N.No/CTS No./Survey no./Final Plot no. 925 & 921/1327, Khata no: 225/451 & 225/553 demarcated by its boundaries (latitude and longitude of the end points) 20°26'25.4"N, 85°49'28.6"E, 20°26'25.2"N, 85°49'27.8"E, 20°26'24.3"N, 85°49'28.0"E, 20°26'24.2"N, 85°49'26.5"E, 20°26'26.8"N, 85°49'24.5"E, 20°26'27.2"N, 85°49'25.6"E, 20°26'26.5"N, 85°49'25.7"E, 20°26'26.1"N, 85°49'25.8"E, 20°26'26.1"N, 85°49'27.0"E, 20°26'26.0"N, 85°49'27.3"E, 20°26'26.1"N, 85°49'28.3"E of Mouza-Patapur, Tahasil-Baranga, District-Cuttack, admeasuring 4114.73 sq.mts. area being developed by Promoter's ACRERISE REALTY LLP.

Sir,

I Sreyash Dasgupta (Sukanya & Associates) have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the being S+5 Building(s)/ 4 Block(s) of the 2nd Phase(Double Phase) of the Project, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no: 925&921/1327, Khata no: 225/451 & 225/553, Mouza - Patapur, Tahasil-Baranga, District-Cuttack., admeasuring 3788.42sq.mts.area being developed by ACRERISE REALTY LLP. as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) Shri. Sreyash Dasgupta as Architect
- (ii) M/s.Adroit Consultant as Structural Consultant
- (iii) M/s.Unite Service Consultants India Pvt Ltd. as MEP Consultant
- (iv) Shri.Er. Adarsh Pani as Quantity Surveyor



SREYASH DASGUPTA
Registered Architect
No.- CA/2015/7034

Table – A
 Building/Wing Number NA (to be prepared separately for each Building/Wing of the Project)

Sr. No	Tasks/Activity	Percentage of work done
1	Site Development	100%
2	Excavation	100%
3	Piling Work	100%
4	Pile cap activity	100%
5	Number of Basement(s) and Plinth (% on all block)	NA
6	Number of Podiums	10%
7	Stilt Floor	15%
8	Number of Slabs of Super Structure	Not Started
9	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	Not Started
10	Sanitary Fittings within the Flat/Premises	Not Started
11	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Not Started
12	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	Not Started
13	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	Not Started

Sreyash Dasgupta

SREYASH DASGUPTA

Registered Architect
 No.- CA/2015/70349

Table - B
 Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of work done	Remarks
1	Internal Roads & Footpaths			
2	Water Supply	YES	Not Started	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	Not Started	
4	Storm Water Drains	YES	Not Started	
5	Landscaping & Tree Planting	YES	Not Started	
6	Street Lighting	YES	Not Started	
7	Community Buildings	YES	Not Started	
8	Treatment and disposal of sewage and sullage water /STP	YES	Not Started	
9	Solid Waste Management & Disposal	YES	Not Started	
10	Water Conservation, Rain Water Harvesting , Percolating Well/Pit	YES	Not Started	
11	Energy Management	YES	Not Started	
12	Fire Protection and Fire Safety Requirements	NA	NA	
13	Electrical Meter Room, Sub-station, Receiving Station	YES	Not Started	
14	Others (Option to Add more)			

Yours Faithfully,



Signature
 Name of Architect: - Shri Sreyash Dasgupta
 License No.CA/2015/70349

SREYASH DASGUPTA
 Registered Architect
 No.- CA/2015/70349

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number RP/07/2023/00965 under State RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table A and B.

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)

Date: 31.12.2023

Ref: 23-24/003 (PH-II)

To
The Management

Acrerise Realty LLP.

Project: Acrerise Aura

Subject: Certificate of Percentage of Completion of Construction Work of S+5 No. of Building 4 Block(s) of the 2nd Phase(Double Phase) of the Project (State RERA Registration Number: RP/07/2023/00965) situated on the Plot bearing C.N.No/CTS No./Survey no./Final Plot no. 925 & 921/1327, Khata no: 225/451 & 225/553 demarcated by its boundaries (latitude and longitude of the end points) 20°26'25.4"N, 85°49'28.6"E, 20°26'25.2"N, 85°49'27.8"E, 20°26'24.3"N, 85°49'28.0"E, 20°26'24.2"N, 85°49'26.5"E, 20°26'26.8"N, 85°49'24.5"E, 20°26'27.2"N, 85°49'25.6"E, 20°26'26.5"N, 85°49'25.7"E, 20°26'26.1"N, 85°49'25.8"E, 20°26'26.1"N, 85°49'27.0"E, 20°26'26.0"N, 85°49'27.3"E, 20°26'26.1"N, 85°49'28.3"E of Mouza-Patapur, Tahasil-Baranga, District- Cuttack, admeasuring 4114.73 sq.mts.area being developed by Promoter's ACRERISE REALTY LLP.

Ref: State RERA Registration Number RP/07/2023/00965

Sir,

I/We Er. Adarsh Pani have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under State RERA, being S+5 Building(s)/ 2nd Phase(Double Phase) of the Project, situated on the plot bearing C.N.No/CTS No./Survey no./Final Plot no 925 & 921/1327, Khata no: 225/451 & 225/553, Mouza- Patapur, Tahasil-Baranga, District- Cuttack, admeasuring 4114.73 sq.mts. area being developed by (Promoter's ACRERISE REALTY LLP).

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) M/s./Shri/Smt. Shreysh Dasgupta (Sukanya & Associates) as Architect/Engineer/LS
- (ii) M/s./Shri/Smt. Adroit Consultant as Structural Consultant
- (iii) M/s./Shri/Smt. Unite Consultant as MEP Consultant
- (iv) M/s./Shri/Smt. Er. Adarsh Pani as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawing/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by quantity Surveyor appointed by Developer/Engineer and the site inspection carried

Adarsh Pani

Er. Adarsh Pani
Civil-AMIE
RERA Reg. No. RP/07/2023/00965
No. 2492
Quantity Surveyor (India)

out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs.48,00,00,000.00 (Total of Table A and B). The estimated Total Cost of Project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the Cuttack Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,08,50,350.00 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance Cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from Cuttack Development Authority (Planning Authority) is estimated at Rs. 45,91,49,650.00 (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below;

Table - A

Building/Wing bearing Number NA called NA (to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on <u>15/11/2022</u> date of Registration is	48,00,00,000.00
2	Cost incurred towards construction as on <u>21/08/2023</u> (Based on Estimated Cost)	2,08,50,350.00
3	Cost incurred towards Sales & Marketing, Overhead as on <u>19/05/2023</u> (Based on Estimated Cost)	NA
4	Total Cost incurred for the Project (SI No 2 +SI No3)	2,08,50,350.00
5	Work done in Percentage (as Percentage of the estimated cost)	4.34%
6	Balance Cost to be Incurred (Based on Estimated Cost)	45,91,49,650.00
7	Cost Incurred on Additional/Extra Items as on <u>19/05/2023</u> not included in the Estimated Cost. (Table -C)	NA

<Insert table for each additional building /wing>

Adarsh Panigrahi
Er. Adarsh Panigrahi
B.Tech. (Civil)
RTP/DIR -
Cuttack
Cuttack Development Authority

Table - B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	NA
2	Cost incurred as on _____	NA
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table -C)	NA

Yours Faithfully,

Adarsh Pani

Er. A.
B.T.
RTP/DTP

Signature of the Engineer
Er. Adarsh Pani
Reg No. AM-1992492
RTP/DTP(C.ER)-579/2023
Chartered Engineer
Associate Member (Institute of Engineers India)

Table - C

List of Extra/Additional Items executed with Cost (Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	NA	NA
2	NA	NA

WITHDRAWAL FORM CUM UNDERTAKING

Annexure E

(To be submitted at the time of withdrawal of money from Realtors Current Account 2 designated for receiving minimum 70% of collections)

The Branch Manager
State Bank Of India, IPICOL Branch,
Bhubaneswar.

Dear Sir/Madam,

Withdrawal Form Cum Undertaking:

Withdrawal of Rs.9,90,000/- [Rupees Nine Lakh Ninety Thousand Only]. In proportion to the percentage of completion of construction work of the Project AcreRise AURA PH-II (RERA Registration Number – RP/07/2023/00965)

I/We Acrerise Realty LLP, Promoter of the ongoing project having RERA Registration No - RP/07/2023/00965 hereby do state and declare on solemn affirmation as under:

- I/We say that 70% of the amount received from the Allottee of the said project is deposited by me/us in the Current Account No - 42030317851 maintained at your branch for the purpose and I/we are entitled to withdraw the said amount proportionate to the percentage of completion of construction work in the above Project.
- I/We confirm that my/our withdrawals from the Current Account No - 42030317851 for the Financial Year 2023-24 are proportionate to the progress in the above Real Estate Project.
- I/We confirm that as on DT : 31-10-2023 (date), 2.15% of the construction work in the above project has been completed and I/we are eligible to withdraw a sum of Rs. 1,03,00,589.00 (Rs. in words) (Rupees One Crore Three Lakh Five Hundred Eighty Nine Only) from the Current Account No - 42030317851. **(100% Account No - 1 : 42030317409 & 30% Account No - 3 : 42030318210).**
- I/We also confirm that necessary certificates have been obtained from the Project Engineer/Project Architect/Chartered Accountant (other than statutory auditor) certifying that 2.15% of the construction work has been completed for the above project and that the eligible amount for withdrawal from Current Account No – 42030317851 is Rs. 1,03,00,589.00 (Rs. in words) (Rupees One Crore Three Lakh Five Hundred Eighty Nine Only). Self-attested copies of the certificates issued by Engineer/Architect/Chartered Accountant are enclosed. I/We undertake to produce the original certificates for verification on demand by the Bank.
- I/We confirm that the certificates issued by the Engineer/Architect/Chartered Account are as per the format prescribed by the State RERA Authorities (if prescribed)/ are in tune with the spirit of the RERA Act.
- I/We confirm that the amount requested for withdrawal from the Current Account No - 42030317851 (70% Funds Account) is strictly in accordance with the certificates issued by Engineer/Architect/Chartered Accountant.
- I/We certify the genuineness of the certificates issued by the Engineer/Architect/Chartered Accountant and undertake to face any legal consequences in case the genuineness of the certificates is challenged on a later date or turned out to be fake.
- I/We undertake that the Bank will not be held responsible in whatsoever manner in case of any dispute regarding the amount withdrawn from Current Account No- 42030317851.
- I/We indemnify SBI and its Directors, Officers and Employees (each an "Indemnified Party") and hold each of them harmless from and against any and all losses, liabilities, claims, actions, damages, fees and expenses (including without limitation, legal charges, fees and disbursements of the Indemnified Party's counsel), incurred or suffered by the Bank arising out of or in connection operations in Current Account No- 42030317851.

(Signature/Seal of the Promoter)

Contd....Page 2

ACRERISE REALTY LLP

DESIGNATED PARTNER

ACRERISE REALTY LLP

For Acrerise Realty LLP
Myspace Homes Private Limited

Jalini Kant Muni
Designated Partner

2. (a) (Applicable only in case the Project construction is not complete, else strike off)

I/We, therefore, request you to transfer a sum of _____ (Rs in words) _____ from Current Account No _____ (70% collections account) maintained for the Project _____ (RERA Registration No) to Account No- _____ (Escrow Account/Operating CurrentAccount/ CC/OD Account).

Or

(b) (Applicable only in case the % of work completed is 100%, else strike off)

(i) I/We, therefore, request you to transfer a sum of _____ (Rs in words) _____ from Current Account No. _____ (70% collections account) maintained for the Project _____ (RERA Registration No) to Account No- _____ (Escrow Account/Operating CurrentAccount/ CC/OD Account).

(ii) I/We request you to close the following accounts after transfer of funds to Account No _____ (Escrow Account/Operating Current Account/ CC/OD Account) as 100% of construction work for the above Project is complete (copy of Project Completion Certificate issued by _____ enclosed).

1. Current Account No 1: _____ (100% Collection Account)

2. Current Account No 2: _____ (70% Funds Account)

Yours faithfully,

ACRERISE REALTY LLP

DESIGNATED PARTNER

(Signature/Seal of the Promoter)

Place : Bhubaneswar

Date : 04-01-2024

For Acrerise Realty LLP
Myspace Homes Private Limited

Salu Kant Muni
Designated Partner

=====
For Office use

	Officer 1	Officer 2
Formats of the certificates as prescribed by respective RERA Authority.	Yes/No	Yes/No
Copies of Certificates self- attested by the Realtor	Yes/No	Yes/No
Copies of certificates verified from originals	Yes/No	Yes/No
Name of Engineer/Architect/Chartered Accountant signing the certificates matches with the records available in the Designated File.	Yes/No	Yes/No
Copy of Completion Certificate obtained and verified from original	Yes/No/NA	Yes/No/NA
Signature of Authorised Officer		
Name of Authorised Officer		
SS Number of Authorised Officer		
Date		

Format of Undertaking from the Realtor that no Current Account for the Designated Project has been opened with any other Bank

The Branch Manager
State Bank of India
_____ Branch

Madam/Dear Sir,

REALTOR'S CURRENT ACCOUNT
OPENING OF SEPARATE CURRENT ACCOUNT
REAL ESTATE PROJECT NAME: _____

I/We refer to my/our application dated _____ for opening of a Separate Current Account for _____ (Name of Real Estate Project) as required by the _____ (State) RERA Authority, in State Bank of India, _____ Branch.

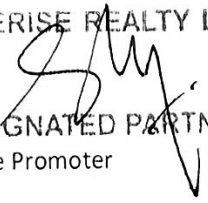
2. In this regard, I/We hereby undertake and declare that I/we have neither opened a Separate Current Account with any other Bank(s) /Financial Institution(s) nor have approached any other Bank(s) /Financial Institution(s) for opening of a Separate Current Account, for the above mentioned Real Estate Project as required by the _____ (State) RERA Authority.

3. I/We also agree that my/our failure to disclose any material facts known to me/us, now or in future, may forbid us from transacting in the Current Account and State Bank of India would be within its right to put restrictions in the operations of our account or close it or report to any regulator and/or any other appropriate authority or to take any other action as may be deemed appropriate by State Bank of India, if the deficiency is not remedied by us within the stipulated period.

4. In case any of the information furnished by me/us for opening the account is found to be false/untrue/misleading/ misrepresenting, I/we are aware that I/we shall be held liable for the same.

Yours faithfully,

ACRERISE REALTY LLP


DESIGNATED PARTNER

Signature with Seal of the Promoter

Place : Bhubaneswar

Date : 04-01-2024

For Acrerise Realty LLP
Myspace Homes Private Limited


Designated Partner

WITHDRAWAL FORM CUM UNDERTAKING

Annexure E

(To be submitted at the time of withdrawal of money from Realtors Current Account 2 designated for receiving minimum 70% of collections)

The Branch Manager
State Bank Of India, IPICOL Branch,
Bhubaneswar.

Dear Sir/Madam,

Withdrawal Form Cum Undertaking:

Withdrawal of Rs.27,00,000/- [Rupees Twenty Seven Lakh Only]. In proportion to the percentage of completion of construction work of the Project AcreRise AURA PH-II (RERA Registration Number – RP/07/2023/00

I/We Acrerise Realty LLP, Promoter of the ongoing project having RERA Registration No - RP/07/2023/00965 hereby do state and declare on solemn affirmation as under:

- I/We say that 70% of the amount received from the Allottee of the said project is deposited by me/us in the Current Account No - 42030317851 maintained at your branch for the purpose and I/we are entitled to withdraw the said amount proportionate to the percentage of completion of construction work in the above Project.
- I/We confirm that my/our withdrawals from the Current Account No - 42030317851 for the Financial Year 2023-24 are proportionate to the progress in the above Real Estate Project.
- I/We confirm that as on DT : 31-10-2023 (date), 2.15% of the construction work in the above project has been completed and I/we are eligible to withdraw a sum of Rs. 1,03,00,589.00 (Rs. in words) (Rupees One Crore Three Lakh Five Hundred Eighty Nine Only) from the Current Account No - 42030317851. (100% Account No - 1 : 42030317409 & 30% Account No - 3 : 42030318210).
- I/We also confirm that necessary certificates have been obtained from the Project Engineer/Project Architect/Chartered Accountant (other than statutory auditor) certifying that 2.15% of the construction work has been completed for the above project and that the eligible amount for withdrawal from Current Account No - 42030317851 is Rs. 1,03,00,589.00 (Rs. in words) (Rupees One Crore Three Lakh Five Hundred Eighty Nine Only). Self-attested copies of the certificates issued by Engineer/Architect/Chartered Accountant are enclosed. I/We undertake to produce the original certificates for verification on demand by the Bank.
- I/We confirm that the certificates issued by the Engineer/Architect/Chartered Accountant are as per the format prescribed by the State RERA Authorities (if prescribed)/ are in tune with the spirit of the RERA Act.
- I/We confirm that the amount requested for withdrawal from the Current Account No - 42030317851 (70% Funds Account) is strictly in accordance with the certificates issued by Engineer/Architect/Chartered Accountant.
- I/We certify the genuineness of the certificates issued by the Engineer/Architect/Chartered Accountant and undertake to face any legal consequences in case the genuineness of the certificates is challenged on a later date or turned out to be fake.
- I/We undertake that the Bank will not be held responsible in whatsoever manner in case of any dispute regarding the amount withdrawn from Current Account No- 42030317851.
- I/We indemnify SBI and its Directors, Officers and Employees (each an "Indemnified Party") and hold each of them harmless from and against any and all losses, liabilities, claims, actions, damages, fees and expenses (including without limitation, legal charges, fees and disbursements of the Indemnified Party's counsel), incurred or suffered by the Bank arising out of or in connection operations in Current Account No- 42030317851.



(Signature/Seal of the Promoter)
ACRERISE REALTY LLP

DESIGNATED PARTNER

A/295, Saheed Nagar, Bhubaneswar - 751007, Odisha, India | +91-674-2549367, 2548353 | LLPIN : AAZ-4759

ACRERISE REALTY LLP

For Acrerise Realty LLP

Myspace Homes Private Li

Contd... Page 2

Jalini Kanti

Designated Pa

2. (a) (Applicable only in case the Project construction is not complete, else strike off)

I/We, therefore, request you to transfer a sum of _____ (Rs in words) from Current Account No _____ (70% collections account) maintained for the Project _____ (RERA Registration No) to Account No- _____ (Escrow Account/Operating CurrentAccount/ CC/OD Account).

Or

(b) (Applicable only in case the % of work completed is 100%, else strike off)

(i) I/We, therefore, request you to transfer a sum of _____ (Rs in words) from Current Account No. _____ (70% collections account) maintained for the Project _____ (RERA Registration No) to Account No- _____ (Escrow Account/Operating CurrentAccount/ CC/OD Account).

(ii) I/We request you to close the following accounts after transfer of funds to Account No _____ (Escrow Account/Operating Current Account/ CC/OD Account) as 100% of construction work for the above Project is complete (copy of Project Completion Certificate issued by _____ enclosed).

1. Current Account No 1: _____ (100% Collection Account)
2. Current Account No 2: _____ (70% Funds Account)

Yours faithfully, **ACRERISE REALTY LLP.**

[Signature]
DESIGNATED PARTNER

(Signature/Seal of the Promoter)

Place : Bhubaneswar

Date : 04-12-2023

For Acrerise Realty LLP
Myspace Homes Private Limited
[Signature]
Designated Partner

For Office use

	Officer 1	Officer 2
Formats of the certificates as prescribed by respective RERA Authority.	Yes/No	Yes/No
Copies of Certificates self- attested by the Realtor	Yes/No	Yes/No
Copies of certificates verified from originals	Yes/No	Yes/No
Name of Engineer/Architect/Chartered Accountant signing the certificates matches with the records available in the Designated File.	Yes/No	Yes/No
Copy of Completion Certificate obtained and verified from original	Yes/No/NA	Yes/No/NA
Signature of Authorised Officer		
Name of Authorised Officer		
SS Number of Authorised Officer		
Date		

ACRERISE REALTY LLP

Format of Undertaking from the Realtor that no Current Account for the Designated Project has been opened with any other Bank

The Branch Manager
State Bank of India
_____ Branch

Madam/Dear Sir,

REALTOR'S CURRENT ACCOUNT
OPENING OF SEPARATE CURRENT ACCOUNT
REAL ESTATE PROJECT NAME: _____

I/We refer to my/our application dated _____ for opening of a Separate Current Account for _____ (Name of Real Estate Project) as required by the _____ (State) RERA Authority, in State Bank of India, _____ Branch.

2. In this regard, I/We hereby undertake and declare that I/we have neither opened a Separate Current Account with any other Bank(s) /Financial Institution(s) nor have approached any other Bank(s) /Financial Institution(s) for opening of a Separate Current Account, for the above mentioned Real Estate Project as required by the _____ (State) RERA Authority.

3. I/We also agree that my/our failure to disclose any material facts known to me/us, now or in future, may forbid us from transacting in the Current Account and State Bank of India would be within its right to put restrictions in the operations of our account or close it or report to any regulator and/or any other appropriate authority or to take any other action as may be deemed appropriate by State Bank of India, if the deficiency is not remedied by us within the stipulated period.

4. In case any of the information furnished by me/us for opening the account is found to be false/untrue/misleading/ misrepresenting, I/we are aware that I/we shall be held liable for the same.

Yours faithfully,
ACRERISE REALTY LLP

DESIGNATED PARTNER

Signature with Seal of the Promoter

Place : Bhubaneswar

Date : 04-12-2023

For Acrerise Realty LLP
Myspace Homes Private Limited
Jalshant M.
Designated Partner

17.11.23

WITHDRAWAL FORM CUM UNDERTAKING

Annexure E

(To be submitted at the time of withdrawal of money from Realtors Current Account 2 designated for receiving minimum 70% of collections)

The Branch Manager
State Bank Of India, IPICOL Branch,
Bhubaneswar.

Dear Sir/Madam,

Withdrawal Form Cum Undertaking:

Withdrawal of Rs.29.00,000/- [Rupees Twenty Nine Lakh Only]. In proportion to the percentage of completion of construction work of the Project AcreRise AURA PH-II (RERA Registration Number – RP/07/2023/00965)

I/We Acrerise Realty LLP, Promoter of the ongoing project having RERA Registration No - RP/07/2023/00965 hereby do state and declare on solemn affirmation as under:

- I/We say that 70% of the amount received from the Allottee of the said project is deposited by me/us in the Current Account No - 42030317851 maintained at your branch for the purpose and I/we are entitled to withdraw the said amount proportionate to the percentage of completion of construction work in the above Project.
- I/We confirm that my/our withdrawals from the Current Account No - 42030317851 for the Financial Year 2023-24 are proportionate to the progress in the above Real Estate Project.
- I/We confirm that as on DT : 31-10-2023 (date), 2.15% of the construction work in the above project has been completed and I/we are eligible to withdraw a sum of Rs. 1,03,00,589.00 (Rs. in words) (Rupees One Crore Three Lakh Five Hundred Eighty Nine Only) from the Current Account No - 42030317851. (100% Account No - 1 : 42030317409 & 30% Account No – 3 : 42030318210).
- I/We also confirm that necessary certificates have been obtained from the Project Engineer/Project Architect/Chartered Accountant (other than statutory auditor) certifying that 2.15% of the construction work has been completed for the above project and that the eligible amount for withdrawal from Current Account No – 42030317851 is Rs. 1,03,00,589.00 (Rs. in words) (Rupees One Crore Three Lakh Five Hundred Eighty Nine Only). Self-attested copies of the certificates issued by Engineer/Architect/Chartered Accountant are enclosed. I/We undertake to produce the original certificates for verification on demand by the Bank.
- I/We confirm that the certificates issued by the Engineer/Architect/Chartered Account are as per the format prescribed by the State RERA Authorities (if prescribed)/ are in tune with the spirit of the RERA Act.
- I/We confirm that the amount requested for withdrawal from the Current Account No - 42030317851 (70% Funds Account) is strictly in accordance with the certificates issued by Engineer/Architect/Chartered Accountant.
- I/We certify the genuineness of the certificates issued by the Engineer/Architect/Chartered Accountant and undertake to face any legal consequences in case the genuineness of the certificates is challenged on a later date or turned out to be fake.
- I/We undertake that the Bank will not be held responsible in whatsoever manner in case of any dispute regarding the amount withdrawn from Current Account No- 42030317851.
- I/We indemnify SBI and its Directors, Officers and Employees (each an "Indemnified Party") and hold each of them harmless from and against any and all losses, liabilities, claims, actions, damages, fees and expenses (including without limitation, legal charges, fees and disbursements of the Indemnified Party's counsel), incurred or suffered by the Bank arising out of or in connection operations in Current Account No- 42030317851.

ACRERISE REALTY (Promoter)
Signature of REALTY LLP

ACRERISE REALTY LLP

For Acrerise Realty LLP
Myspace Homes Private Limited
Jalhi Kant
Designated Partner

DESIGNATED PARTNER

2. (a) (Applicable only in case the Project construction is not complete, else strike off)

I/We, therefore, request you to transfer a sum of _____ (Rs in words) from Current Account No _____ (70% collections account) maintained for the Project _____ (RERA Registration No) to Account No- _____ (Escrow Account/Operating CurrentAccount/ CC/OD Account).

Or

(b) (Applicable only in case the % of work completed is 100%, else strike off)

(i) I/We, therefore, request you to transfer a sum of _____ (Rs in words) from Current Account No _____ (70% collections account) maintained for the Project _____ (RERA Registration No) to Account No- _____ (Escrow Account/Operating CurrentAccount/ CC/OD Account).

(ii) I/We request you to close the following accounts after transfer of funds to Account No _____ (Escrow Account/Operating Current Account/ CC/OD Account) as 100% of construction work for the above Project is complete (copy of Project Completion Certificate issued by _____ enclosed).

1. Current Account No 1: _____ (100% Collection Account)
2. Current Account No 2: _____ (70% Funds Account)

Yours faithfully,

ACRERISE REALTY LLP

DESIGNATED PARTNER

(Signature/Seal of the Promoter)

Place : Bhubaneswar

Date : 17-11-2023

For Acrerise Realty LLP
Myspace Homes Private Limited

Jalji Kant Sharma
Designated Partner

For Office use

	Officer 1	Officer 2
Formats of the certificates as prescribed by respective RERA Authority.	Yes/No	Yes/No
Copies of Certificates self- attested by the Realtor	Yes/No	Yes/No
Copies of certificates verified from originals	Yes/No	Yes/No
Name of Engineer/Architect/Chartered Accountant signing the certificates matches with the records available in the Designated File.	Yes/No	Yes/No
Copy of Completion Certificate obtained and verified from original	Yes/No/NA	Yes/No/NA
Signature of Authorised Officer		
Name of Authorised Officer		
SS Number of Authorised Officer		
Date		

Format of Undertaking from the Realtor that no Current Account for the Designated Project has been opened with any other Bank

The Branch Manager
State Bank of India
_____ Branch

Madam/Dear Sir,

REALTOR'S CURRENT ACCOUNT
OPENING OF SEPARATE CURRENT ACCOUNT
REAL ESTATE PROJECT NAME: _____

I/We refer to my/our application dated _____ for opening of a Separate Current Account for _____ (Name of Real Estate Project) as required by the _____ (State) RERA Authority, in State Bank of India, _____ Branch.

2. In this regard, I/We hereby undertake and declare that I/we have neither opened a Separate Current Account with any other Bank(s) /Financial Institution(s) nor have approached any other Bank(s) /Financial Institution(s) for opening of a Separate Current Account, for the above mentioned Real Estate Project as required by the _____ (State) RERA Authority.

3. I/We also agree that my/our failure to disclose any material facts known to me/us, now or in future, may forbid us from transacting in the Current Account and State Bank of India would be within its right to put restrictions in the operations of our account or close it or report to any regulator and/or any other appropriate authority or to take any other action as may be deemed appropriate by State Bank of India, if the deficiency is not remedied by us within the stipulated period.

4. In case any of the information furnished by me/us for opening the account is found to be false/untrue/misleading/ misrepresenting, I/we are aware that I/we shall be held liable for the same.

Yours faithfully, ACRERISE REALTY LLP

DESIGNATED PARTNER

Signature with Seal of the Promoter

Place : Bhubaneswar

Date : 17-11-2023

For Acrerise Realty LLP
Myspace Homes Private Limited

Jalhi Karti
Designated Partner

KC JENA & ASSOCIATES

CHARTERED ACCOUNTANTS

TO WHOMSEVER IT MAY CONCERN

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Odisha RERA Registration Number- RP/07/2023/00965

Project Name : Acrerise Aura PH - II

Sr.No	Particulars	Amount (in Rs.)	
		Estimated (Column -A)	Incurred & Paid (Column-B)
i	Land Cost:		
a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest Cost incurred or payable on Land Cost and Legal cost	12,00,00,000.00	-
b	Amount of Premium payable to obtain Development rights, FSI, additional FSI, Fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority		-
c	Acquisition cost of TDR(if any)		-
d	Amounts payable to State Government or Competent authority or any other statutory Authority of the State or Central Government towards stamp duty, transfer charges, Registration fees etc.		-
e	Land Premium payable as per annual Statement of rates (ASR) for redevelopment Of land owned by Public Authorities.		-
f	Under Rehabilitation Scheme:		
(i)	Estimated construction cost of rehab building Including site development and infrastructure for the same as certified by Engineer (in Column-A)		-
(ii)	Actual Cost of construction of rehab building Incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		-
(iii)	Cost towards clearance of land of all or any Encumbrances including cost of removal of legal / illegal occupants, cost for providing Temporary transit accommodation or renting		-

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✉ kcjana.fca@gmail.com

📍 Paras Enclave Flat No: 001 Udayagiri Vihar Bhubaneswar-751010

	Lieu of Transit Accommodation, overhead cost.			
(iv)	Cost of ASR linked premium, fees, charges And security deposits or maintenance deposit, Or any amount what so ever payable to any authorities towards and in project of Rehabilitation.			-
Sub-Total of Land Cost		12,00,00,000.00		-
ii				
a (i)	Estimated Cost of Construction as certified By Engineer (Column- A)	36,00,00,000.00		
a (ii)	Actual Cost of Construction incurred as per The books of accounts as verified by the CA (Column-B) Note: (for adding to total cost of Construction incurred, Minimum of (i) or (ii) is to be considered)	-		63,43,978.00
a(iii)	On-site expenditure for development of Entire project excluding cost of construction As per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of Machineries and equipment including its hire And maintenance costs, consumables etc. All Costs directly incurred to complete the Construction of the entire phase of the project registered.			-
b	Payment of Taxes, cess , fees, charges, premiums, interest etc. to any Statutory Authority.			39,56,611.00
c	Interest payable to financial institutions, scheduled banks, non-banking financial institution(NBFC) or money lenders on Construction funding or money borrowed for construction:			-
Sub-Total of Development Cost		36,00,00,000.00		1,03,00,589.00

2	Total Estimated Cost of the Real Estate Project (1 (i)+1(ii) of Estimated Column-A	48,00,00,000.00
3	Total Cost Incurred and Paid of the Real Estate Project (1(i) +1(ii) of Incurred Column-B	1,03,00,589.00
4	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	15.83%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	2.15%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr.number2 *Sr. number 5)	1,03,00,589.00
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	37,10,000.00
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	65,90,589.00

This certificate is being issued for RERA compliance for M/s Acrerise Realty LLP having LIN-AAZ-4759 Registered office at Plot No-A/295, Ground Floor, Saheed Nagar, Khurdha-751007 its projects "Acrerise Aura "and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For K C Jena & Associates

Chartered Accountants

FRN - 333072E

Kjena



(Krushna Chandra Jena)

Proprietor

Memb No - 511635

UDIN - 23511635B4ZMK48904

Date : 17/11/2023

Place : Bhubaneswar

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	46,96,99,411.00
2		Balance amount of receivables from sold apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records And books of Accounts)	2,28,76,002.50
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	6577.53 sqm
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments As per Annexure-A to this certificate.	52,49,83,394.21
4		Estimated receivables of ongoing project.Sum of 2 +3 (ii)	54,78,59,396.71
5		Amount to be deposited in Designated Account-70% or 100% If 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than1,then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	70%

This certificate is being issued for RERA compliance for M/s Acrerise Realty LLP having LIN-AAZ-4759 Registered office at Plot No-A/295, Ground Floor, Saheed Nagar, Khurdha-751007 its projects "Acrerise Aura "and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For K C Jena & Associates

Chartered Accountants

FRN - 333072E

Kjena



(Krushna Chandra Jena)

Proprietor

Memb No - 511635

UDIN - 23511635B4ZMK48904

Date : 17/11/2023

Place : Bhubaneswar

(Annexure –A)

Statement for Calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory

Sr. No	Block	Unit No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	Block-D	D-105	61.32	₹ 4,494,500.00	₹ 449,500.00	₹ 4,045,000.00
2	Block-D	D-205	61.32	₹ 4,495,005.00	₹ 449,450.00	₹ 4,045,555.00
3	Block-D	D-406	57.14	₹ 5,258,400.00	₹ 525,840.00	₹ 4,732,560.00
4	Block-E	E-202	52.95	₹ 4,494,500.00	₹ 449,450.00	₹ 4,045,050.00
5	Block-F	F-206	75.25	₹ 6,675,375.00	₹ 667,537.50	₹ 6,007,837.50
					₹ 2,541,777.50	₹ 22,876,002.50

Statement for Calculation of Receivables from the Sales of the Ongoing Real Estate Project of the Residential / commercial premises Rs. 6885.51 per Sq. Mts (Current average).

Unsold Inventory Valuation

Srl. No	Block	Unit No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
1	Block D	D-103	69.68	5,590,000.00
2	Block D	D-104	75.25	5,977,000.00
3	Block D	D-106	57.14	4,558,000.00
4	Block D	D-201	69.68	5,590,000.00
5	Block D	D-202	75.25	5,977,000.00
6	Block D	D-203	69.68	5,590,000.00
7	Block D	D-204	75.25	5,977,000.00
8	Block D	D-206	57.14	4,558,000.00
9	Block D	D-301	69.68	5,590,000.00
10	Block D	D-302	75.25	5,977,000.00
11	Block D	D-303	69.68	5,590,000.00
12	Block D	D-304	75.25	5,977,000.00
13	Block D	D-305	61.32	4,879,298.07
14	Block D	D-306	57.14	4,558,000.00
15	Block D	D-401	69.68	5,590,000.00
16	Block D	D-402	75.25	5,977,000.00
17	Block D	D-403	69.68	5,590,000.00
18	Block D	D-404	75.25	5,977,000.00
19	Block D	D-405	61.32	4,879,298.07
20	Block D	D-501	69.68	5,590,000.00
21	Block D	D-502	75.25	5,977,000.00
22	Block D	D-503	69.68	5,590,000.00
23	Block D	D-504	75.25	5,977,000.00
24	Block D	D-505	61.32	4,879,298.07
25	Block D	D-506	57.14	4,558,000.00
26	Block E	E-101	69.68	5,590,000.00

	Block E	E-102	52.95	4,300,000.00
	Block E	E-103	52.95	4,300,000.00
	Block E	E-104	69.68	5,590,000.00
	Block E	E-201	69.68	5,590,000.00
30	Block E	E-203	52.95	4,300,000.00
31	Block E	E-204	69.68	5,590,000.00
32	Block E	E-301	69.68	5,590,000.00
33	Block E	E-302	52.95	4,300,000.00
34	Block E	E-303	52.95	4,300,000.00
35	Block E	E-304	69.68	5,590,000.00
36	Block E	E-401	69.68	5,590,000.00
37	Block E	E-402	52.95	4,300,000.00
38	Block E	E-403	52.95	4,300,000.00
39	Block E	E-404	69.68	5,590,000.00
40	Block E	E-501	69.68	5,590,000.00
41	Block E	E-502	52.95	4,300,000.00
42	Block E	E-503	52.95	4,300,000.00
43	Block E	E-504	69.68	5,590,000.00
44	Block F	F-101	75.25	5,977,000.00
45	Block F	F-102	75.25	5,977,000.00
46	Block F	F-105	75.25	5,977,000.00
47	Block F	F-106	75.25	5,977,000.00
48	Block F	F-107	75.25	5,977,000.00
49	Block F	F-108	55.74	4,472,000.00
50	Block F	F-201	75.25	5,977,000.00
51	Block F	F-202	75.25	5,977,000.00
52	Block F	F-203	69.68	5,590,000.00
53	Block F	F-204	69.68	5,590,000.00
54	Block F	F-205	75.25	5,977,000.00
55	Block F	F-207	75.25	5,977,000.00
56	Block F	F-208	55.74	4,472,000.00
57	Block F	F-301	75.25	5,977,000.00
58	Block F	F-302	75.25	5,977,000.00
59	Block F	F-303	69.68	5,590,000.00
60	Block F	F-304	69.68	5,590,000.00
61	Block F	F-305	75.25	5,977,000.00
62	Block F	F-306	75.25	5,977,000.00
63	Block F	F-307	75.25	5,977,000.00
64	Block F	F-308	55.74	4,472,000.00
65	Block F	F-401	75.25	5,977,000.00
66	Block F	F-402	75.25	5,977,000.00
67	Block F	F-403	69.68	5,590,000.00
68	Block F	F-404	69.68	5,590,000.00
69	Block F	F-405	75.25	5,977,000.00
70	Block F	F-406	75.25	5,977,000.00
71	Block F	F-407	75.25	5,977,000.00
72	Block F	F-408	55.74	4,472,000.00
73	Block F	F-501	75.25	5,977,000.00
74	Block F	F-502	75.25	5,977,000.00
75	Block F	F-503	69.68	5,590,000.00
76	Block F	F-504	69.68	5,590,000.00
77	Block F	F-505	75.25	5,977,000.00
78	Block F	F-506	75.25	5,977,000.00
79	Block F	F-507	75.25	5,977,000.00
80	Block F	F-508	55.74	4,472,000.00
81	Block G	G-101	60.39	4,794,500.00
82	Block G	G-102	74.32	5,891,000.00

	Block G	G-103	74.32	5,891,000.00
	Block G	G-201	60.39	4,794,500.00
	Block G	G-202	74.32	5,891,000.00
	Block G	G-203	74.32	5,891,000.00
87	Block G	G-301	60.39	4,794,500.00
88	Block G	G-302	74.32	5,891,000.00
89	Block G	G-303	74.32	5,891,000.00
90	Block G	G-401	60.39	4,794,500.00
91	Block G	G-402	74.32	5,891,000.00
92	Block G	G-403	74.32	5,891,000.00
93	Block G	G-501	60.39	4,794,500.00
94	Block G	G-502	74.32	5,891,000.00
95	Block G	G-503	74.32	5,891,000.00
96	Block G	G-503	74.32	5,891,000.00
			6577.53	524,983,394.21

Annexure D

ARCHITECT'S CERTIFICATE

To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account.

Date: 31.10.2023

To
ACRERISE REALTY LLP.
Project: ACRERISE AURA

Subject: Certificate of Percentage of Completion of Construction Work of S+5 No. of Building 4 Block(s) of the 2nd Phase (Double Phase) of the Project (State RERA Registration Number: RP/07/2023/00965) situated on the Plot bearing C.N.No./CTS No./Survey no./Final Plot no.925&921/1327, Khata no: 225/451 & 225/553 demarcated by its boundaries (latitude and longitude of the end points) 20°26'25.4"N, 85°49'28.6"E, 20°26'25.2"N, 85°49'27.8"E, 20°26'24.3"N, 85°49'28.0"E, 20°26'24.2"N, 85°49'26.5"E, 20°26'26.8"N, 85°49'24.5"E, 20°26'27.2"N, 85°49'25.6"E, 20°26'26.5"N, 85°49'25.7"E, 20°26'26.1"N, 85°49'25.8"E, 20°26'26.1"N, 85°49'27.0"E, 20°26'26.0"N, 85°49'27.3"E, 20°26'26.1"N, 85°49'28.3"E of Mouza-Patapapur, Tahasil-Baranga, District- Cuttack, admeasuring 4114.73 sq.mts. area being developed by Promoter's ACRERISE REALTY LLP.

Sir,

I Sreyash Dasgupta (Sukanya & Associates) have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the being S+5 Building(s)/ 4 Block(s) of the 2nd Phase (Double Phase) of the Project, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no: 925&921/1327, Khata no: 225/451 & 225/553, Mouza- Patapur, Tahasil-Baranga, District- Cuttack., admeasuring 3788.42sq.mts.area being developed by ACRERISE REALTY LLP. as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) Shri. Sreyash Dasgupta as Architect
- (ii) M/s. Adroit Consultant as Structural Consultant
- (iii) M/s. UniteService Consultants India Pvt Ltd. as MEP Consultant
- (iv) Shri. Er. Adarsh Pani as Quantity Surveyor

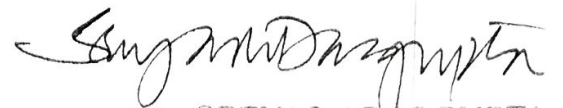

SREYASH DASGUPTA
Registered Architect
No.- CA/2015/70349

Table – A
Building/Wing Number NA (to be prepared separately for each Building/Wing of the Project)

Sr. No	Tasks/Activity	Percentage of work done
1	Site Development	100%
2	Excavation	100%
3	Piling Work	100%
4	Pile cap activity	80%
5	Number of Basement(s) and Plinth (% on all block)	NA
6	Number of Podiums	Not Started
7	Stilt Floor	Not Started
8	Number of Slabs of Super Structure	Not Started
9	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	Not Started
10	Sanitary Fittings within the Flat/Premises	Not Started
11	Staircases, Lifts Wells and Lobbies at each Floor level connecting Stair cases and Lifts, Overhead and Underground Water Tanks	Not Started
12	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the Building/Wing	Not Started
13	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	Not Started

Sreyash Dasgupta

SREYASH DASGUPTA

Registered Architect

No.- CA/2015/70349

OFFICE : FD-224, SECTOR -III, SALT LAKE CITY, KOLKATA-700 106, WEST BENGAL, INDIA

T1: +91-(0)3323218763 , T2: +91-(0)3340620941

EMAIL : info@sukanya-associates.com, projects3@sukanya-associates.com

WEBSITE: www.sukanya-associates.com

Table - B
Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of work done	Remarks
1	Internal Roads & Footpaths	YES	Not Started	
2	Water Supply	YES	Not Started	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	Not Started	
4	Storm Water Drains	YES	Not Started	
5	Landscaping & Tree Planting	YES	Not Started	
6	Street Lighting	YES	Not Started	
7	Community Buildings	YES	Not Started	
8	Treatment and disposal of sewage and sullage water /STP	YES	Not Started	
9	Solid Waste Management & Disposal	YES	Not Started	
10	Water Conservation, Rain Water Harvesting , Percolating Well/Pit	YES	Not Started	
11	Energy Management	YES	Not Started	
12	Fire Protection and Fire Safety Requirements	NA	NA	
13	Electrical Meter Room, Sub-station, Receiving Station	YES	Not Started	
14	Others (Option to Add more)			

Yours Faithfully,

 **SREYASH DASGUPTA**
Registered Architect

Signature

Name of Architect: - Shri Sreyash Dasgupta

License No.CA/2015/70349

No.- CA/2015/70349

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number RP/07/2023/00965 under State RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table A and B.



ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)

Date: 31.10.2023

Ref: 23-24/002 (PH-II)

To
The Management

Acrise Realty LLP.

Project: Acrise Aura

Subject: Certificate of Percentage of Completion of Construction Work of S+5 No. of Building 4 Block(s) of the 2nd Phase(Double Phase) of the Project (State RERA Registration Number: RP/07/2023/00965) situated on the Plot bearing C.N.No/CTS No./Survey no./Final Plot no. 925 & 921/1327, Khata no: 225/451 & 225/553 demarcated by its boundaries (latitude and longitude of the end points) 20°26'25.4"N, 85°49'28.6"E, 20°26'25.2"N, 85°49'27.8"E, 20°26'24.3"N, 85°49'28.0"E, 20°26'24.2"N, 85°49'26.5"E, 20°26'26.8"N, 85°49'24.5"E, 20°26'27.2"N, 85°49'25.6"E, 20°26'26.5"N, 85°49'25.7"E, 20°26'26.1"N, 85°49'25.8"E, 20°26'26.1"N, 85°49'27.0"E, 20°26'26.0"N, 85°49'27.3"E, 20°26'26.1"N, 85°49'28.3"E of Mouza-Patapur, Tahasil-Baranga, District- Cuttack, admeasuring 4114.73 sq.mts.area being developed by Promoter's ACRISE REALTY LLP.

Ref: State RERA Registration Number RP/07/2023/00965

Sir,

I/We Er. Adarsh Pani have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under State RERA, being S+5 Building(s)/ 2nd Phase(Double Phase) of the Project, situated on the plot bearing C.N.No/CTS No./Survey no./Final Plot no 925 & 921/1327, Khata no: 225/451 & 225/553, Mouza- Patapur, Tahasil-Baranga, District- Cuttack, admeasuring 4114.73 sq.mts. area being developed by (Promoter's ACRISE REALTY LLP).

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) M/s./Shri/Smt. Shreysh Dasgupta (Sukanya & Associates) as Architect/Engineer/LS
- (ii) M/s./Shri/Smt. Adroit Consultant as Structural Consultant
- (iii) M/s./Shri/Smt. Unite Consultant as MEP Consultant
- (iv) M/s./Shri/Smt. Er. Adarsh Pani as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawing/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by quantity Surveyor appointed by Developer/Engineer and the site inspection carried

out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.48,00,00,000.00** (Total of Table A and B). The estimated Total Cost of Project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the Cuttack Development Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 1,03,00,589.00** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance Cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from Cuttack Development Authority (Planning Authority) is estimated at **Rs. 46,96,99,411.00** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below;

Table – A

Building/Wing bearing Number NA called NA (to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amount (in Rs.)
1	Total Estimated Cost of the building/wing as on <u>15/11/2022</u> date of Registration is	48,00,00,000.00
2	Cost incurred towards construction as on <u>21/08/2023</u> (Based on Estimated Cost)	1,03,00,589.00
3	Cost incurred towards Sales & Marketing, Overhead as on <u>19/05/2023</u> (Based on Estimated Cost)	NA
4	Total Cost incurred for the Project (Sl No 2 +Sl No3)	1,03,00,589.00
5	Work done in Percentage (as Percentage of the estimated cost)	2.15%
6	Balance Cost to be Incurred (Based on Estimated Cost)	46,96,99,411.00
7	Cost Incurred on Additional/Extra Items as on <u>19/05/2023</u> not included in the Estimated Cost (Table –C)	NA

<Insert table for each additional building /wing>

Table – B
(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	NA
2	Cost incurred as on _____	NA
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	NA

Yours Faithfully,



Adarsh Pani

Signature of the Engineer

Er. Adarsh Pani

Reg No. AM-1992492

Chartered Engineer

Associate Member (Institute of Engineers India)

Table – C

List of Extra/Additional Items executed with Cost (Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	NA	NA
2	NA	NA



ACRERISE

Developing Together

26.10.23

acrerise.com

WITHDRAWAL FORM CUM UNDERTAKING

Annexure E

(To be submitted at the time of withdrawal of money from Realtors Current Account 2 designated for receiving minimum 70% of collections)

The Branch Manager
State Bank Of India, IPICOL Branch,
Bhubaneswar.

Dear Sir/Madam,

Withdrawal Form Cum Undertaking:

Withdrawal of Rs.13,60,000/- [Rupees Thirteen Lakh Sixty Thousand Only]. In proportion to the percentage of completion of construction work of the Project AcreRise AURA PH-II (RERA Registration Number – RP/07/2023/00965)

I/We Acrerise Realty LLP, Promoter of the ongoing project having RERA Registration No - RP/07/2023/00965 hereby do state and declare on solemn affirmation as under:

- I/We say that 70% of the amount received from the Allottee of the said project is deposited by me/us in the Current Account No - 42030317851 maintained at your branch for the purpose and I/we are entitled to withdraw the said amount proportionate to the percentage of completion of construction work in the above Project.
- I/We confirm that my/our withdrawals from the Current Account No - 42030317851 for the Financial Year 2023-24 are proportionate to the progress in the above Real Estate Project.
- I/We confirm that as on DT : 25-09-2023 (date), 1.46% of the construction work in the above project has been completed and I/we are eligible to withdraw a sum of Rs. 69,90,304.00 (Rs. in words) (Sixty Nine Lakh Ninety Thousand Three Hundred Four Only) from the Current Account No - 42030317851. **(100% Account No - 1 : 42030317409 & 30% Account No - 3 : 42030318210).**
- I/We also confirm that necessary certificates have been obtained from the Project Engineer/Project Architect/Chartered Accountant (other than statutory auditor) certifying that 1.46% of the construction work has been completed for the above project and that the eligible amount for withdrawal from Current Account No - 42030317851 is Rs. 69,90,304.00 (Rs. in words) (Sixty Nine Lakh Ninety Thousand Three Hundred Four Only). Self-attested copies of the certificates issued by Engineer/Architect/Chartered Accountant are enclosed. I/We undertake to produce the original certificates for verification on demand by the Bank.
- I/We confirm that the certificates issued by the Engineer/Architect/Chartered Account are as per the format prescribed by the State RERA Authorities (if prescribed)/ are in tune with the spirit of the RERA Act.
- I/We confirm that the amount requested for withdrawal from the Current Account No - 42030317851 (70% Funds Account) is strictly in accordance with the certificates issued by Engineer/Architect/Chartered Accountant.
- I/We certify the genuineness of the certificates issued by the Engineer/Architect/Chartered Accountant and undertake to face any legal consequences in case the genuineness of the certificates is challenged on a later date or turned out to be fake.
- I/We undertake that the Bank will not be held responsible in whatsoever manner in case of any dispute regarding the amount withdrawn from Current Account No- 42030317851.
- I/We indemnify SBI and its Directors, Officers and Employees (each an "Indemnified Party") and hold each of them harmless from and against any and all losses, liabilities, claims, actions, damages, fees and expenses (including without limitation, legal charges, fees and disbursements of the Indemnified Party's counsel), incurred or suffered by the Bank arising out of or in connection operations in Current Account No- 42030317851.



ACRERISE REALTY (the Promoter)

DESIGNATED PARTNER

ACRERISE REALTY LLP

For Acrerise Realty LLP
Mysore Housing Private Limited

Designated Partner

1/205, Gokul Nagar, Bhubaneswar - 751007, Odisha, India | +91-674-2549367, 2548353 | LLPIN : AAZ-4759

2. (a) (Applicable only in case the Project construction is not complete, else strike off)

I/We, therefore, request you to transfer a sum of _____ (Rs in words) _____ from Current Account No _____ (70% collections account) maintained for the Project _____ (RERA Registration No) to Account No- _____ (Escrow Account/Operating CurrentAccount/ CC/OD Account).

Or

(b) (Applicable only in case the % of work completed is 100%, else strike off)

(i) I/We, therefore, request you to transfer a sum of _____ (Rs in words) _____ from Current Account No _____ (70% collections account) maintained for the Project _____ (RERA Registration No) to Account No- _____ (Escrow Account/Operating CurrentAccount/ CC/OD Account).

(i) I/We request you to close the following accounts after transfer of funds to Account No _____ (Escrow Account/Operating Current Account/ CC/OD Account) as 100% of construction work for the above Project is complete (copy of Project Completion Certificate issued by _____ enclosed).

1. Current Account No 1: _____ (100% Collection Account)
2. Current Account No 2: _____ (70% Funds Account)

Yours faithfully,

ACRERISE REALTY LLP

DESIGNATED PARTNER

(Signature/Seal of the Promoter)

Place : Bhubaneswar

Date : 26-10-2023

**For Acrerise Realty LLP
Myspace Homes Private Limited**

Jalini K...
Designated Partner

For Office use

	Officer 1	Officer 2
Formats of the certificates as prescribed by respective RERA Authority.	Yes/No	Yes/No
Copies of Certificates self- attested by the Realtor	Yes/No	Yes/No
Copies of certificates verified from originals	Yes/No	Yes/No
Name of Engineer/Architect/Chartered Accountant signing the certificates matches with the records available in the Designated File.	Yes/No	Yes/No
Copy of Completion Certificate obtained and verified from original	Yes/No/NA	Yes/No/NA
Signature of Authorised Officer		
Name of Authorised Officer		
SS Number of Authorised Officer		
Date		

Format of Undertaking from the Realtor that no Current Account for the Designated Project has been opened with any other Bank

The Branch Manager
State Bank of India
_____ Branch

Madam/Dear Sir,

REALTOR'S CURRENT ACCOUNT
OPENING OF SEPARATE CURRENT ACCOUNT
REAL ESTATE PROJECT NAME: _____

I/We refer to my/our application dated _____ for opening of a Separate Current Account for _____ (Name of Real Estate Project) as required by the _____ (State) RERA Authority, in State Bank of India, _____ Branch.

2. In this regard, I/We hereby undertake and declare that I/we have neither opened a Separate Current Account with any other Bank(s) /Financial Institution(s) nor have approached any other Bank(s) /Financial Institution(s) for opening of a Separate Current Account, for the above mentioned Real Estate Project as required by the _____ (State) RERA Authority.

3. I/We also agree that my/our failure to disclose any material facts known to me/us, now or in future, may forbid us from transacting in the Current Account and State Bank of India would be within its right to put restrictions in the operations of our account or close it or report to any regulator and/or any other appropriate authority or to take any other action as may be deemed appropriate by State Bank of India, if the deficiency is not remedied by us within the stipulated period.

4. In case any of the information furnished by me/us for opening the account is found to be false/untrue/misleading/ misrepresenting, I/we are aware that I/we shall be held liable for the same.

Yours faithfully,
ACRERISE REALTY LLP

DESIGNATED PARTNER
Signature with Seal of the Promoter

Place : Bhubaneswar

Date : 26-10-2023

For Acrerise Realty LLP
Myspace Homes Private Limited


Designated Partner

WITHDRAWAL FORM CUM UNDERTAKING

Annexure E

(To be submitted at the time of withdrawal of money from Realtors Current Account 2 designated for receiving minimum 70% of collections)

The Branch Manager
State Bank Of India, IPICOL Branch,
Bhubaneswar.

Dear Sir/Madam,

Withdrawal Form Cum Undertaking:

Withdrawal of Rs.23,50,000/- [Rupees Twenty Three Lakh Fifty Thousand Only]. In proportion to the percentage of completion of construction work of the Project AcreRise AURA PH-II (RERA Registration Number – RP/07/2023/00965

I/We Acrerise Realty LLP, Promoter of the ongoing project having RERA Registration No - RP/07/2023/00965 hereby do state and declare on solemn affirmation as under:

- I/We say that 70% of the amount received from the Allottee of the said project is deposited by me/us in the Current Account No - 42030317851 maintained at your branch for the purpose and I/we are entitled to withdraw the said amount proportionate to the percentage of completion of construction work in the above Project.
- I/We confirm that my/our withdrawals from the Current Account No - 42030317851 for the Financial Year 2023-24 are proportionate to the progress in the above Real Estate Project.
- I/We confirm that as on DT : 25-09-2023 (date), 1.46% of the construction work in the above project has been completed and I/we are eligible to withdraw a sum of Rs. 69,90,304.00 (Rs. in words) (Sixty Nine Lakh Ninety Thousand Three Hundred Four Only) from the Current Account No - 42030317851. (100% Account No - 1 : 42030317409 & 30% Account No – 3 : 42030318210).
- I/We also confirm that necessary certificates have been obtained from the Project Engineer/Project Architect/Chartered Accountant (other than statutory auditor) certifying that 1.46% of the construction work has been completed for the above project and that the eligible amount for withdrawal from Current Account No – 42030317851 is Rs. 69,90,304.00 (Rs. in words) (Sixty Nine Lakh Ninety Thousand Three Hundred Four Only). Self-attested copies of the certificates issued by Engineer/Architect/Chartered Accountant are enclosed. I/We undertake to produce the original certificates for verification on demand by the Bank.
- I/We confirm that the certificates issued by the Engineer/Architect/Chartered Account are as per the format prescribed by the State RERA Authorities (if prescribed)/ are in tune with the spirit of the RERA Act.
- I/We confirm that the amount requested for withdrawal from the Current Account No - 42030317851 (70% Funds Account) is strictly in accordance with the certificates issued by Engineer/Architect/Chartered Accountant.
- I/We certify the genuineness of the certificates issued by the Engineer/Architect/Chartered Accountant and undertake to face any legal consequences in case the genuineness of the certificates is challenged on a later date or turned out to be fake.
- I/We undertake that the Bank will not be held responsible in whatsoever manner in case of any dispute regarding the amount withdrawn from Current Account No- 42030317851.
- I/We indemnify SBI and its Directors, Officers and Employees (each an "Indemnified Party") and hold each of them harmless from and against any and all losses, liabilities, claims, actions, damages, fees and expenses (including without limitation, legal charges, fees and disbursements of the Indemnified Party's counsel), incurred or suffered by the Bank arising out of or in connection operations in Current Account No- 42030317851.



ACRERISE REALTY LLP (Promoter)

DESIGNATED PARTNER

ACRERISE REALTY LLP

A/295, Saheed Nagar, Bhubaneswar - 751007, Odisha, India | +91-674-2549367, 2548353 | LLPIN : AAZ-4759

For Acrerise Realty LLP
Contd. Page 2
Myspace Homes Private Ltd

Jalil Khatun
Designated Partner

2. (a) (Applicable only in case the Project construction is not complete, else strike off)

I/We, therefore, request you to transfer a sum of _____ (Rs in words) from Current Account No _____ (70% collections account) maintained for the Project _____ (RERA Registration No) to Account No- _____ (Escrow Account/Operating CurrentAccount/ CC/OD Account).

Or

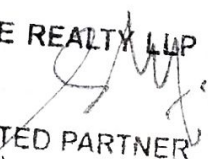
(b) (Applicable only in case the % of work completed is 100%, else strike off)

(i) I/We, therefore, request you to transfer a sum of _____ (Rs in words) from Current Account No _____ (70% collections account) maintained for the Project _____ (RERA Registration No) to Account No- _____ (Escrow Account/Operating CurrentAccount/ CC/OD Account).

(ii) I/We request you to close the following accounts after transfer of funds to Account No _____ (Escrow Account/Operating Current Account/ CC/OD Account) as 100% of construction work for the above Project is complete (copy of Project Completion Certificate issued by _____ enclosed).

1. Current Account No 1: _____ (100% Collection Account)

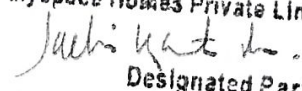
2. Current Account No 2: _____ (70% Funds Account)

Yours faithfully,
ACRERISE REALTY LLP

DESIGNATED PARTNER

(Signature/Seal of the Promoter)

Place : Bhubaneswar

Date : 29-09-2023

For Acrerise Realty LLP
Myspace Homes Private Limited

Designated Partner

For Office use

	Officer 1	Officer 2
Formats of the certificates as prescribed by respective RERA Authority.	Yes/No	Yes/No
Copies of Certificates self- attested by the Realtor	Yes/No	Yes/No
Copies of certificates verified from originals	Yes/No	Yes/No
Name of Engineer/Architect/Chartered Accountant signing the certificates matches with the records available in the Designated File.	Yes/No	Yes/No
Copy of Completion Certificate obtained and verified from original	Yes/No/NA	Yes/No/NA
Signature of Authorised Officer		
Name of Authorised Officer		
SS Number of Authorised Officer		
Date		

Format of Undertaking from the Realtor that no Current Account for the Designated Project has been opened with any other Bank

The Branch Manager
State Bank of India
_____ Branch

Madam/Dear Sir,

REALTOR'S CURRENT ACCOUNT

OPENING OF SEPARATE CURRENT ACCOUNT

REAL ESTATE PROJECT NAME: _____

I/We refer to my/our application dated _____ for opening of a Separate Current Account for _____ (Name of Real Estate Project) as required by the _____ (State) RERA Authority, in State Bank of India, _____ Branch.

2. In this regard, I/We hereby undertake and declare that I/we have neither opened a Separate Current Account with any other Bank(s) /Financial Institution(s) nor have approached any other Bank(s) /Financial Institution(s) for opening of a Separate Current Account, for the above mentioned Real Estate Project as required by the _____ (State) RERA Authority.

3. I/We also agree that my/our failure to disclose any material facts known to me/us, now or in future, may forbid us from transacting in the Current Account and State Bank of India would be within its right to put restrictions in the operations of our account or close it or report to any regulator and/or any other appropriate authority or to take any other action as may be deemed appropriate by State Bank of India, if the deficiency is not remedied by us within the stipulated period.

4. In case any of the information furnished by me/us for opening the account is found to be false/untrue/misleading/ misrepresenting, I/we are aware that I/we shall be held liable for the same.

Yours faithfully,

ACRERISE REALTY LLP

DESIGNATED PARTNER
Signature with Seal of the Promoter

Place : Bhubaneswar

Date : 29-09-2023

For Acrerise Realty LLP
Myspaca Homes Private Limited

Jachin Kanta
Designated Partner



KC JENA & ASSOCIATES

CHARTERED ACCOUNTANTS

P-II

TO WHOMSEVER IT MAY CONCERN

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Odisha RERA Registration Number- RP/07/2023/00965

Project Name : Acrerise Aura PH - II

Sr.No	Particulars	Amount (in Rs.)	
		Estimated	Incurred & Paid
		(Column -A)	(Column-B)
i	Land Cost:		
a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest Cost incurred or payable on Land Cost and Legal cost	12,00,00,000.00	-
b	Amount of Premium payable to obtain Development rights, FSI, additional FSI, Fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority		-
c	Acquisition cost of TDR(if any)		-
d	Amounts payable to State Government or Competent authority or any other statutory Authority of the State or Central Government towards stamp duty, transfer charges, Registration fees etc.		-
e	Land Premium payable as per annual Statement of rates (ASR) for redevelopment Of land owned by Public Authorities.		-
f	Under Rehabilitation Scheme:		
(i)	Estimated construction cost of rehab building Including site development and infrastructure for the same as certified by Engineer (in Column-A)		-
(ii)	Actual Cost of construction of rehab building Incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		-
(iii)	Cost towards clearance of land of all or any Encumbrances including cost of removal of legal / illegal occupants, cost for providing Temporary transit accommodation or renting		-



+91 9777094003

kcjana.fca@gmail.com

Udayadiri Vihar, Bhubaneswar-751019

	Lieu of Transit Accommodation, overhead cost.		
(iv)	Cost of ASR linked premium, fees, charges And security deposits or maintenance deposit, Or any amount what so ever payable to any authorities towards and in project of Rehabilitation.		-
Sub-Total of Land Cost		12,00,00,000.00	-
ii			
a (i)	Estimated Cost of Construction as certified By Engineer (Column- A)	36,00,00,000.00	
a (ii)	Actual Cost of Construction incurred as per The books of accounts as verified by the CA (Column-B) Note: (for adding to total cost of Construction incurred, Minimum of (i) or (ii) is to be considered)	-	34,53,308.00
a(iii)	On-site expenditure for development of Entire project excluding cost of construction As per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of Machineries and equipment including its hire And maintenance costs, consumables etc. All Costs directly incurred to complete the Construction of the entire phase of the project registered.		-
b	Payment of Taxes, cess , fees, charges, premiums, interest etc. to any Statutory Authority.		35,36,996.00
c	Interest payable to financial institutions, scheduled banks, non-banking financial institution(NBFC) or money lenders on Construction funding or money borrowed for construction:		-
Sub-Total of Development Cost		36,00,00,000.00	69,90,304.00

2	Total Estimated Cost of the Real Estate Project (1 (i)+1(ii) of Estimated Column-A	48,00,00,000.00
3	Total Cost Incurred and Paid of the Real Estate Project (1(i) +1(ii) of Incurred Column-B	69,90,304.00
4	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	12.5%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	1.46%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr.number2 *Sr. number 5)	69,90,304.00
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	-
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	69,90,304.00

This certificate is being issued for RERA compliance for M/s Acrerise Realty LLP having LIN-AAZ-4759 Registered office at Plot No-A/295, Ground Floor, Saheed Nagar, Khurdha-751007 its projects "Acrerise Aura "and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
For K C Jena & Associates
Chartered Accountants
FRN – 333072E



KC Jena
(Krushna Chandra Jena)
Proprietor
Memb No – 511635

UDIN - 23511635 B4ZMJP4209

Date : 03/10/2023
Place : Bhubaneswar

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	47,30,09,696.00
2		Balance amount of receivables from sold apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records And books of Accounts)	₹ 87,77,560.00
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	6885.51 sqm
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments As per Annexure-A to this certificate.	₹ 54,95,76,990.37
4		Estimated receivables of ongoing project.Sum of 2 +3 (ii)	₹ 55,83,54,550.37
5		Amount to be deposited in Designated Account-70% or 100% If 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	70%

This certificate is being issued for RERA compliance for M/s Acrerise Realty LLP having LIN-AAZ-4759 Registered office at Plot No-A/295, Ground Floor, Saheed Nagar, Khurdha-751007 its projects "Acrerise Aura "and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For K C Jena & Associates
Chartered Accountants
FRN - 333072E



KCh Jena
(Krushna Chandra Jena)
Proprietor

Memb No - 511635

UDIN - 23511635 B4ZMJP4209

Date : 03/10/2023

Place : Bhubaneswar

(Annexure -A)

Statement for Calculation of Receivables from the Sales of the Ongoing Real EstateProject
Sold Inventory

Sr. No	Block	Unit No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	Block D	D-105	61.32	₹ 44,94,500.00	₹ 4,49,500.00	₹ 40,45,000.00
2	Block D	D-406	57.14	₹ 52,58,400.00	₹ 5,25,840.00	₹ 47,32,560.00
					₹ 9,75,340.00	₹ 87,77,560.00

Statement for Calculation of Receivables from the Sales of the Ongoing Real Estate Project
of the Residential / commercial premises Rs. 6885.51 per Sq. Mts (Current average).Unsold Inventory Valuation

Srl. No	Block	Unit No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
1	Block D	D-103	69.68	₹ 55,90,000.00
2	Block D	D-104	75.25	₹ 59,77,000.00
3	Block D	D-105	61.32	₹ 48,79,298.07
4	Block D	D-106	57.14	₹ 45,58,000.00
5	Block D	D-201	69.68	₹ 55,90,000.00
6	Block D	D-202	75.25	₹ 59,77,000.00
7	Block D	D-203	69.68	₹ 55,90,000.00
8	Block D	D-204	75.25	₹ 59,77,000.00
9	Block D	D-205	61.32	₹ 48,79,298.07
10	Block D	D-206	57.14	₹ 45,58,000.00
11	Block D	D-301	69.68	₹ 55,90,000.00
12	Block D	D-302	75.25	₹ 59,77,000.00
13	Block D	D-303	69.68	₹ 55,90,000.00
14	Block D	D-304	75.25	₹ 59,77,000.00
15	Block D	D-305	61.32	₹ 48,79,298.07
16	Block D	D-306	57.14	₹ 45,58,000.00
17	Block D	D-401	69.68	₹ 55,90,000.00
18	Block D	D-402	75.25	₹ 59,77,000.00
19	Block D	D-403	69.68	₹ 55,90,000.00
20	Block D	D-404	75.25	₹ 59,77,000.00
21	Block D	D-405	61.32	₹ 48,79,298.07
22	Block D	D-406	57.14	₹ 45,58,000.00
23	Block D	D-501	69.68	₹ 55,90,000.00
24	Block D	D-502	75.25	₹ 59,77,000.00
25	Block D	D-503	69.68	₹ 55,90,000.00
26	Block D	D-504	75.25	₹ 59,77,000.00

	Block D	D-505	61.32	₹ 48,79,298.07
	Block D	D-506	57.14	₹ 45,58,000.00
	Block E	E-101	69.68	₹ 55,90,000.00
30	Block E	E-102	52.95	₹ 43,00,000.00
31	Block E	E-103	52.95	₹ 43,00,000.00
32	Block E	E-104	69.68	₹ 55,90,000.00
33	Block E	E-201	69.68	₹ 55,90,000.00
34	Block E	E-202	52.95	₹ 43,00,000.00
35	Block E	E-203	52.95	₹ 43,00,000.00
36	Block E	E-204	69.68	₹ 55,90,000.00
37	Block E	E-301	69.68	₹ 55,90,000.00
38	Block E	E-302	52.95	₹ 43,00,000.00
39	Block E	E-303	52.95	₹ 43,00,000.00
40	Block E	E-304	69.68	₹ 55,90,000.00
41	Block E	E-401	69.68	₹ 55,90,000.00
42	Block E	E-402	52.95	₹ 43,00,000.00
43	Block E	E-403	52.95	₹ 43,00,000.00
44	Block E	E-404	69.68	₹ 55,90,000.00
45	Block E	E-501	69.68	₹ 55,90,000.00
46	Block E	E-502	52.95	₹ 43,00,000.00
47	Block E	E-503	52.95	₹ 43,00,000.00
48	Block E	E-504	69.68	₹ 55,90,000.00
49	Block F	F-101	75.25	₹ 59,77,000.00
50	Block F	F-102	75.25	₹ 59,77,000.00
51	Block F	F-105	75.25	₹ 59,77,000.00
52	Block F	F-106	75.25	₹ 59,77,000.00
53	Block F	F-107	75.25	₹ 59,77,000.00
54	Block F	F-108	55.74	₹ 44,72,000.00
55	Block F	F-201	75.25	₹ 59,77,000.00
56	Block F	F-202	75.25	₹ 59,77,000.00
57	Block F	F-203	69.68	₹ 55,90,000.00
58	Block F	F-204	69.68	₹ 55,90,000.00
59	Block F	F-205	75.25	₹ 59,77,000.00
60	Block F	F-206	75.25	₹ 59,77,000.00
61	Block F	F-207	75.25	₹ 59,77,000.00
62	Block F	F-208	55.74	₹ 44,72,000.00
63	Block F	F-301	75.25	₹ 59,77,000.00
64	Block F	F-302	75.25	₹ 59,77,000.00
65	Block F	F-303	69.68	₹ 55,90,000.00
66	Block F	F-304	69.68	₹ 55,90,000.00
67	Block F	F-305	75.25	₹ 59,77,000.00
68	Block F	F-306	75.25	₹ 59,77,000.00
69	Block F	F-307	75.25	₹ 59,77,000.00
70	Block F	F-308	55.74	₹ 44,72,000.00
71	Block F	F-401	75.25	₹ 59,77,000.00
72	Block F	F-402	75.25	₹ 59,77,000.00
73	Block F	F-403	69.68	₹ 55,90,000.00
74	Block F	F-404	69.68	₹ 55,90,000.00
75	Block F	F-405	75.25	₹ 59,77,000.00

	Block F	F-406	75.25	₹ 59,77,000.00
	Block F	F-407	75.25	₹ 59,77,000.00
	Block F	F-408	55.74	₹ 44,72,000.00
79	Block F	F-501	75.25	₹ 59,77,000.00
80	Block F	F-502	75.25	₹ 59,77,000.00
81	Block F	F-503	69.68	₹ 55,90,000.00
82	Block F	F-504	69.68	₹ 55,90,000.00
83	Block F	F-505	75.25	₹ 59,77,000.00
84	Block F	F-506	75.25	₹ 59,77,000.00
85	Block F	F-507	75.25	₹ 59,77,000.00
86	Block F	F-508	55.74	₹ 44,72,000.00
87	Block G	G-101	60.39	₹ 47,94,500.00
88	Block G	G-102	74.32	₹ 58,91,000.00
89	Block G	G-103	74.32	₹ 58,91,000.00
90	Block G	G-201	60.39	₹ 47,94,500.00
91	Block G	G-202	74.32	₹ 58,91,000.00
92	Block G	G-203	74.32	₹ 58,91,000.00
93	Block G	G-301	60.39	₹ 47,94,500.00
94	Block G	G-302	74.32	₹ 58,91,000.00
95	Block G	G-303	74.32	₹ 58,91,000.00
96	Block G	G-401	60.39	₹ 47,94,500.00
97	Block G	G-402	74.32	₹ 58,91,000.00
98	Block G	G-403	74.32	₹ 58,91,000.00
99	Block G	G-501	60.39	₹ 47,94,500.00
100	Block G	G-502	74.32	₹ 58,91,000.00
101	Block G	G-503	74.32	₹ 58,91,000.00
			6885.51	₹ 54,95,76,990.37

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)

Date: 03/10/2023

Ref: 23-24/001 (PH-II)

To
The Management

Acrerise Realty LLP.
Project: Acererise Aura

Subject: Certificate of Percentage of Completion of Construction Work of S+5 No. of Building 4 Block(s) of the 2nd Phase(Double Phase) of the Project (State RERA Registration Number: RP/07/2023/00965) situated on the Plot bearing C.N.No/CTS No./Survey no./Final Plot no. 925 & 921/1327, Khata no: 225/451 & 225/553 demarcated by its boundaries (latitude and longitude of the end points) 20°26'25.4"N, 85°49'28.6"E, 20°26'25.2"N, 85°49'27.8"E, 20°26'24.3"N, 85°49'28.0"E, 20°26'24.2"N, 85°49'26.5"E, 20°26'26.8"N, 85°49'24.5"E, 20°26'27.2"N, 85°49'25.6"E, 20°26'26.5"N, 85°49'25.7"E, 20°26'26.1"N, 85°49'25.8"E, 20°26'26.1"N, 85°49'27.0"E, 20°26'26.0"N, 85°49'27.3"E, 20°26'26.1"N, 85°49'28.3"E of Mouza-Patapapur, Tahasil-Baranga, District- Cuttack, admeasuring 4114.73 sq.mts.area being developed by Promoter's ACRERISE REALTY LLP.

Ref: State RERA Registration Number RP/07/2023/00965

Sir,

I/We Er. Adarsh Pani have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under State RERA, being S+5 Building(s)/ 2nd Phase(Double Phase) of the Project, situated on the plot bearing C.N.No/CTS No./Survey no./Final Plot no 925 & 921/1327, Khata no: 225/451 & 225/553, Mouza- Patapur, Tahasil-Baranga, District- Cuttack, admeasuring 4114.73 sq.mts. area being developed by (Promoter's ACRERISE REALTY LLP).

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) M/s./Shri/Smt. Shreysh Dasgupta (Sukanya & Associates) as Architect/Engineer/LS
- (ii) M/s./Shri/Smt. Adroit Consultant as Structural Consultant
- (iii) M/s./Shri/Smt. Unite Consultant as MEP Consultant
- (iv) M/s./Shri/Smt. Er. Adarsh Pani as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawing/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by quantity Surveyor appointed by Developer/Engineer and the site inspection carried

Table – B
(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Common areas and Facilities Amenities	Amount (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	NA
2	Cost incurred as on _____	NA
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	NA

Yours Faithfully,

Adarsh Pani



Signature of the Engineer
Er. Adarsh Pani

Table – C

List of Extra/Additional Items executed with Cost (Which were not part of the original Estimate of Total Cost)

Sr. No.	Items	Cost
1	NA	NA
2	NA	NA

Annexure D

ARCHITECT'S CERTIFICATE

To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account.

To
ACRERISE REALTY LLP.
Project: ACRERISE AURA

Date: 25.09.2023

Subject: Certificate of Percentage of Completion of Construction Work of S+5 No. of Building 4 Block(s) of the 2nd Phase (Double Phase) of the Project (State RERA Registration Number: RP/07/2023/00965) situated on the Plot bearing C.N.No/CTS No./Survey no./Final Plot no.925&921/1327, Khata no: 225/451 & 225/553 demarcated by its boundaries (latitude and longitude of the end points) 20°26'25.4"N, 85°49'28.6"E, 20°26'25.2"N, 85°49'27.8"E, 20°26'24.3"N, 85°49'28.0"E, 20°26'24.2"N, 85°49'26.5"E, 20°26'26.8"N, 85°49'24.5"E, 20°26'27.2"N, 85°49'25.6"E, 20°26'26.5"N, 85°49'25.7"E, 20°26'26.1"N, 85°49'25.8"E, 20°26'26.1"N, 85°49'27.0"E, 20°26'26.0"N, 85°49'27.3"E, 20°26'26.1"N, 85°49'28.3"E of Mouza-Patapur, Tahasil-Baranga, District- Cuttack, admeasuring 4114.73 sq.mts. area being developed by Promoter's ACRERISE REALTY LLP.

Sir,

I Sreyash Dasgupta (Sukanya & Associates) have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the being S+5 Building(s)/ 4 Block(s) of the 2nd Phase (Double Phase) of the Project, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no: 925&921/1327, Khata no: 225/451 & 225/553, Mouza- Patapur, Tahasil-Baranga, District- Cuttack., admeasuring 3788.42 sq.mts. area being developed by ACRERISE REALTY LLP. as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) Shri. Sreyash Dasgupta as Architect
- (ii) M/s. Adroit Consultant as Structural Consultant
- (iii) M/s. Unite Service Consultants India Pvt Ltd. as MEP Consultant
- (iv) Shri. Er. Adarsh Pani as Quantity Surveyor

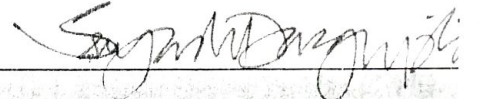


Table - A
 Building/Wing Number NA (to be prepared separately for each Building/Wing of the Project)

Sr. No	Tasks/Activity	Percentage of work done
1	Site Development	100%
2	Excavation	100%
3	Piling Work	100%
4	Pile cap activity	100%
5	Number of Basement(s) and Plinth (% on all block)	Not Started
6	Number of Podiums	NA
7	Stilt Floor	Not Started
8	Number of Slabs of Super Structure	Not Started
9	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	Not Started
10	Sanitary Fittings within the Flat/Premises	Not Started
11	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Not Started
12	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	Not Started
13	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	Not Started

Sreyash Dasgupta

Table - B
Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of work done	Remarks
1	Internal Roads & Footpaths	YES	Not Started	
2	Water Supply	YES	Not Started	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	Not Started	
4	Storm Water Drains	YES	Not Started	
5	Landscaping & Tree Planting	YES	Not Started	
6	Street Lighting	YES	Not Started	
7	Community Buildings	YES	Not Started	
8	Treatment and disposal of sewage and sullage water /STP	YES	Not Started	
9	Solid Waste Management & Disposal	YES	Not Started	
10	Water Conservation, Rain Water Harvesting , Percolating Well/Pit	YES	Not Started	
11	Energy Management	YES	Not Started	
12	Fire Protection and Fire Safety Requirements	NA	NA	
13	Electrical Meter Room, Sub-station, Receiving Station	YES	Not Started	
14	Others (Option to Add more)			

Yours Faithfully,



Signature

Name of Architect: - Shri Sreyash Dasgupta

License No.CA/2015/70349

SREYASH DASGUPTA

Registered Architect

No - CA/2015/70349

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number RP/07/2023/00965 under State RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table A and B.