



RECEIPT UNDER SECTION 52 CLAUSE (B) (Duplicate)

Registration Office : KHURDA(BBSR)

Year : 2023

Application id: 1082301963

Book No : 1

Executant Name

Presenter Name

Claimant Name

MS OU INFRAPROJECTS PVT LTD
REPRESENTED ITS AUTHORIZED
SIGNATORY MR SOUMYA RANJAN DAS

MS OU INFRAPROJECTS PVT LTD
REPRESENTED ITS AUTHORIZED
SIGNATORY MR SOUMYA RANJAN DAS

SUSMITA PANIGRAHY

Soumya Ranjan Das

_____ has been authorised to receive the document.

Total Registration Fees Paid :

`10230

Signature of the Presentant

A(10) :

`10000

Incidental Fee Details

User Charges :

`230

Expected date of return of document :

03-Feb-2023

Soumya Ranjan Das

Date: 03-Feb-2023

Date:

Signature of the Registering Officer

Signature of the Receiver

RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)

Registration Office : KHURDA(BBSR)

Year : 2023

Application id: 1082301963

Book No : 1

Executant Name

Presenter Name

Claimant Name

MS OU INFRAPROJECTS PVT LTD
REPRESENTED ITS AUTHORIZED
SIGNATORY MR SOUMYA RANJAN DAS

MS OU INFRAPROJECTS PVT LTD
REPRESENTED ITS AUTHORIZED
SIGNATORY MR SOUMYA RANJAN DAS

SUSMITA PANIGRAHY

Total Registration Fees Paid :

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A(10) :

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Incidental Fee Details

User Charges :

`230

Expected date of return of document :

03-Feb-2023

Soumya Ranjan Das

Date: 03-Feb-2023

Date:

Signature of the Registering Officer

Signature of the Receiver

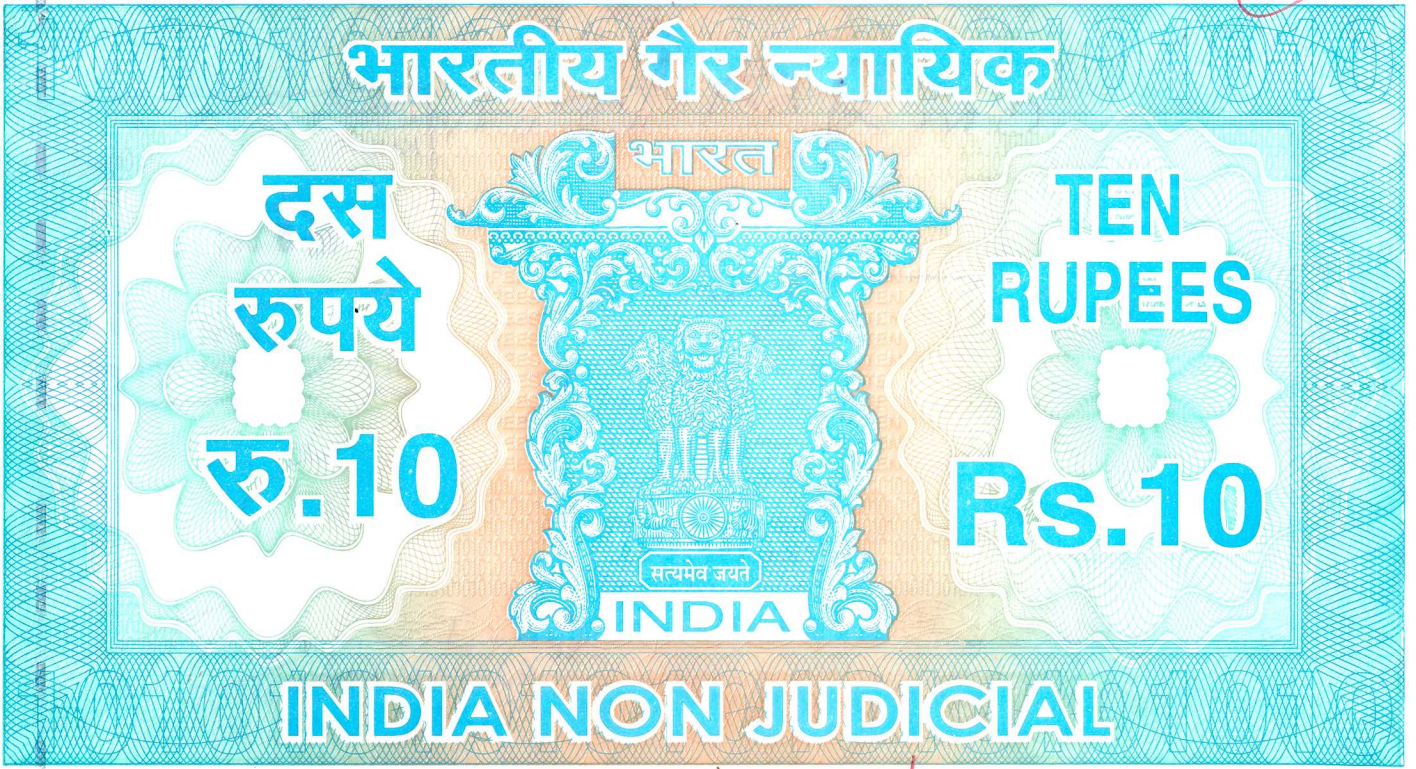
Terms & Conditions :

- The Presenter should deposit this receipt duly signed by him.
- Documents other than WILL will be destroyed if not received within 2 years.
- If the document refused for registration, the registration fee shall be returned.

Back

1082301963

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ଓଡ଼ିଶା ओडिशा ODISHA

₹10000/-
UCC 235

58AA 064845

DDMO-136075
RS - 10000/-

10235

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this 3rd feb

By and Between

M/s. OU INFRAPROJECTS PVT LTD a Private Limited Company, duly incorporated and registered under the provisions of the Companies Act,1956 and now deemed to be registered under the provisions of the Companies Act,2013 and having its Registered Office at Gandhi Nagar, P.O./Town/Dist- Rayagada, Odisha, 765001, Presently officiating at Plot 687/2365, Jayadev Vihar, Near Ekamra Kanan Botanical Garden, Next To Union Bank , Bhubaneswar , Odisha, PIN - 751013 represented by its authorized signatory Mr. Soumya Ranjan Das, aged about 46 years, S/o-Late Giridhari Das, authorized vide Board Resolution dated - 05/12/2022 , 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).(CIN: U45202OR1998PTC005518, PAN-AAGCS4688H, Aadhar No.- 4350 3667 5840, M-9124252006).

For OU INFRA PROJECTS PVT. LTD.

Soumya Ranjan Das

Authorized Signatory

3/2/23

R.O.A. Holder of

Sumita Panigrahy. Nibanta Panigrahy. 3/2/23

3/2/23

3/2/23

- Mr. Pratap Chandra Rout
- Mr. Bholi Rout & Sukanta Kumar Rout
- Mr. Babaji Rout
- Mr. Jagannath Rout
- Mr. Dilip Kumar Biswal
- Mr. Bijoy Rout & Akhay Rout
- Mrs. Basanti Rout

U1 - Pradip Sen
U2 - Bismit Nayak



27
580000

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DISTRICT TREASURY OFFICER
KHURDA, ORISSA, INDIA
12 9 OCT 2022
ADL. TREASURY OFFICER

AJAYA KU. PRADHAN
STAMP ENDOR
S.R. KHANDAGIRI, BBSR.

For OUI INFRA PROJECTS PVT. LTD.
Soumya Ranjan
Authorized Signatory

Handwritten scribble in green ink.

OFFICE OF THE DISTRICT SUB-REGISTRAR
KHURDA, BHUBANESWAR

Faint handwritten notes at the bottom right.



Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 5@ Fees Paid : A(10)-10000 ,, User Charges-230 ,Total 10230

Date: 03/02/2023

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **District Sub-Registrar KHURDA(BBSR)** between the hours of 10:00 AM and 1:30 PM on the **03/02/2023** by **MS OU INFRAPROJECTS PVT LTD REPRESENTED ITS AUTHORIZED SIGNATORY MR SOUMYA RANJAN DAS**, son/daughter/wife of , of **AT- PLOT NO-687/2365, 1ST AND 2ND FLOOR, JAYDEV VIHAR, NAYAPALLI, BBSR, DIST-KHORDHA**, by caste , profession and finger prints affixed.

Soumya Ranjan Das

Signature of Presenter / Date: 03/02/2023

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
MS OU INFRAPROJECTS PVT LTD REPRESENTED ITS AUTHORIZED SIGNATORY MR SOUMYA RANJAN DAS		 316113906		03-Feb-2023
SUSMITA PANIGRAHY		 243674891	Susmita panigrahy	03-Feb-2023
NILAKANTHA PANIGRAHI		 243674903	Nilakantha Panigrahi	03-Feb-2023

Identified by **BISWAJIT NAYAK** Son/Wife of **KABIRAJ NAYAK** of **AT/PO- BRAJAMOHANPUR , KHORDHA** by profession
Others

Name	Photo	Thumb Impression	Signature	Date of Admission of
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BISWAJIT NAYAK		 42658778	<i>Biswajit Nayak</i>	Execution 03-Feb-2023
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Date: 03/02/2023

Signature of Registering officer 

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 1 || Volume Number : 28

Document Number : 11082301909

For the year : 2023

Seal :

Signature of Registering officer 

Date: 04/02/2023



AND

1. Mrs. **Susmita Panigrahy** aged about 45 years, wife of Mr. Nilakantha Panigrahi Caste- Brahmin Profession- Private Service residing at Plot No 12/2370, Shanti Nagar, Near Ganesh Mandap, Laxmi Sagar, Jharapada Bhubaneswar, ODISHA- 751006 (PAN: ALXPP5827C) (Aadhaar no. 461418107667) M: 7008130076

2. Mr. **Nilakantha Panigrahi** aged about 51 years S/o- Mr. Kishore Chandra Panigrahi Caste- Brahmin Profession- Private Service residing at Plot No 12/2370, Shanti Nagar, Near Ganesh Mandap, Laxmi Sagar, Jharapada, Khordha, Odisha Bhubaneswar, ODISHA- 751006 (PAN: AIIPP0209L) (Aadhar no. 868320076877) M: 8598097404

(Here-in-after called as "**ALLOTTEE(S)**" which expression shall mean and include his/her legal heirs, successors, executors, administrators and assigns) of the OTHER PART

The Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:-

A. The Promoter is the registered power of attorney holder of the lawful owners/Title holders as detailed here below.

1. Mr. PRATAP CHANDRA ROUT, aged about 51 years, S/o. Late Bhagirathi Rout, by caste -Khandayat permanent resident of Raghunathpur, P.S. - Nandankanan, District - Khurda is the recorded tenant of (a) Khata No. - 517, Plot No. - 1480, Area. -(Ac.1.560 dec.), Khata No. - 513, Plot No. - 2051, Area. -(Ac.0.190 dec.), Khata No. - 513, Plot No. - 1478, Area. -(Ac.0.070 dec). Khata No. - 513, Plot No. - 1479, Area. -(Ac.0.240 dec), Khata No. - 513, Plot No. - 2044, Area. - (Ac.0.145 dec) and Khata No. - 729/1852, Plot No. - 2054/2537/3659/4247, Area. -(Ac.0.020 dec) totaling to Ac2.225 decimals in Mouza - Raghunathpur, Tahasil - Bhubaneswar, P.S. - New Capital, P.S. No-14, Hal P.S. - Nandankanan, D.S.R- Khurda at Bhubaneswar District - Khurda having Satwa-Stitiban, Kisama - Gharabari, have entered in to a Notarized Development Agreement dated 09/07/2013 and also registered G.P.A. bearing Document No.41081310880, dated 15/07/2013 in favour of M/s. MJ ACCRETION PRIVATE LIMITED.

2. Mr. BHOLI ROUT, aged about 64 years and Mr. SUKANTA KUMAR ROUT, aged about 56 years both are S/o. Late Achyut Rout, by caste - Khandayat permanent resident of Raghunathpur, P.S. - Nandankanan, District - Khurda is the recorded tenant of (a) Khata No. - 729/3767, Plot No. - 1511, Area. -(Ac.0.140 dec.) (b) Khata No. - 517, Plot No. - 1508, Area. -(Ac.0.119 dec.) totaling to Ac0.259 decimals in Mouza - Raghunathpur, Tahasil - Bhubaneswar, P.S. - New Capital, P.S. No-14, Hal P.S. - Nandankanan, D.S.R- Khurda at Bhubaneswar District - Khurda having Satwa-Stitiban, Kisama - Gharabari, have entered in to a Notarized Development Agreement dated 09/07/2013 and also registered G.P.A. bearing Document No.41081310883 dated 15/07/2013 and another Notarized Development Agreement dated 24/02/2014 and registered G.P.A. bearing Document No.41081402201 dated 26/02/2014 in Mouza - Raghunathpur, Tahasil - Bhubaneswar, P.S. - New Capital, P.S. No-14, Hal P.S. - Nandankanan, D.S.R- Khurda at Bhubaneswar District -

Nilakantha Panigrahi
3/2/23
Susmita Panigrahy
3/2/23

P.O.A. Holder of

For OUIINFRA PROJECTS PVT. LTD.

Saanya Ranjan Dey

Authorized Signatory

W1 - Pradeep Saha

W2 - Biswajit Nayak

Mr. Pratap Chandra Rout
Mr. Bholi Rout & Sukanta Kumar Rout
Mr. Babaji Rout
Mr. Jagannath Rout
Mr. Dilip Kumar Biswal
Mr. Bijoy Rout & Akhoy Rout
Mrs. Basanti Rout

Khurda having Satwa-Stitiban, Kisama - Gharabari both in favour of M/s. MJ ACCRETION PRIVATE LIMITED.

3. Mr. BABAJI ROUT aged about 66 years, S/o. Late Govinda Rout, by caste -Khandayat permanent resident of Raghunathpur, P.S. - Nandankanan, District - Khurda is the recorded tenant of Khata No. - 517, Plot No. - 1508, Area. -(Ac.0.057 dec.) in Mouza - Raghunathpur, Tahasil - Bhubaneswar, P.S. - New Capital, P.S. No-14, Hal P.S. - Nandankanan, D.S.R- Khurda at Bhubaneswar District - Khurda having Satwa-Stitiban, Kisama - Gharabari, have entered in to a Notarized Development Agreement dated 09/07/2013 and also registered G.P.A. bearing Document No.41081310884, dated 15/07/2013 in favour of M/s. MJ ACCRETION PRIVATE LIMITED.
4. Mr. JAGANNATH ROUT aged about 45 years, S/o. Late Dibakar Rout, by caste -Khandayat permanent resident of Raghunathpur, P.S. - Nandankanan, District - Khurda is the recorded tenant of Khata No. - 729/3668, Plot No. - 1514, Area. -(Ac.0.050 dec.) in Mouza - Raghunathpur, Tahasil - Bhubaneswar, P.S. - New Capital, P.S. No-14, Hal P.S. - Nandankanan, D.S.R- Khurda at Bhubaneswar District - Khurda having Satwa-Stitiban, Kisama - Gharabari, have entered in to a Notarized Development Agreement dated 24/02/2014 and also registered G.P.A. bearing Document No.41081402202 dated 26/02/2014 in favour of M/s. MJ ACCRETION PRIVATE LIMITED.
5. Mr. DILIP KUMAR BISWAL, aged about 52 years, S/o. Rahasbihari Biswal, by caste-Khandayat residence of Plot No- C/4, B.J.B. Nagar, Bhubaneswar, District - Khurda is the recorded tenant of (a) Khata No. - 729/1771, Plot No. - 1514/2788, Area. -(Ac.0.050 dec.), (b) Khata No. - 729/1728, Plot No. - 1511/4133, Area. -(Ac.0.090 dec.), (c) Khata No. - 729/1728, Plot No. - 1513, Area. -(Ac.0.060 dec.) (d) Khata No. - 729/1727, Plot No. - 1512/4132, Area. -(Ac.0.085dec.) totaling to Ac0.285 decimals in Mouza - Raghunathpur, Tahasil - Bhubaneswar, P.S. - New Capital, P.S. No-14, Hal P.S. - Nandankanan, D.S.R- Khurda at Bhubaneswar District - Khurda having Satwa-Stitiban, Kisama - Gharabari, have entered in to a Notarized Development Agreement dated 24/02/2014 and also registered G.P.A. bearing Document No.41081402203 dated 26/02/2014 and another Notarized Development Agreement dated 02/07/2021 and registered G.P.A. bearing Document No.11082107463 dated 06/07/2021 in favour of M/s. MJ ACCRETION PRIVATE LIMITED In Mouza - Raghunathpur, Tahasil - Bhubaneswar, P.S. - New Capital, P.S. No-14, Hal P.S. - Nandankanan, D.S.R- Khurda at Bhubaneswar District - Khurda having Satwa-Stitiban, Kisama - Gharabari.
6. Mr. BIJOY ROUT, aged about 46 years and Mr. AKHAYA ROUT, aged about 43 years both are S/o. Late Charana Rout, by caste -Khandayat permanent resident of Raghunathpur, P.S. - Nandankanan, District - Khurda is the recorded tenant of (a) Khata No. - 729/623, Plot No. - 1480/3127, Area.-(Ac.0.344 dec. out of total Ac0.400 dec), (b) Khata No. - 729/623, Plot No. - 1478/3128, Area.-(Ac.0.010 dec. out of total Ac 0.140 dec), (c) Khata No. - 729/1054, Plot No. - 1508/3530, Area.-(Ac.0.062 dec.) and (d) Khata No. - 729/47, Plot No. - 2054/2537, Area.-(Ac.0.010 dec.) totaling to Ac0.426 decimals all in Mouza - Raghunathpur, Tahasil - Bhubaneswar, P.S. - New Capital, P.S. No-14, Hal P.S. - Nandankanan, D.S.R- Khurda at Bhubaneswar District - Khurda having Satwa-Stitiban,

Nileshanta Panigrahi
3/2/23

Sumita Panigrahy
3/2/23

P.O.A. Holder of

For **QUINFRA PROJECTS PVT. LTD.**

Soumya Parim A

Authorized Signatory

W₁ - Pratik Saha

W₂ - Bhabu Saha

Mr. Pratap Chandra Rout
Mr. Bholi Rout & Sukanta Kumar Rout
Mr. Babaji Rout
Mr. Jagannath Rout
Mr. Dilip Kumar Biswal
Mr. Bijoy Rout & Akhaya Rout
Mrs. Basanti Rout

Kisama - Gharabari, have entered in to a Notarized Development Agreement dated 09/07/2013 and also registered G.P.A. bearing Document No.41081310887 dated 15/07/2013 in favour of M/s. MJ ACCRETION PRIVATE LIMITED.

7. Mrs. BASANTI ROUT aged about 64 years, W/o. Prafulla Rout, by caste - Khandayat permanent resident of Raghunathpur, P.S. - Nandankanan, District - Khurda is the recorded tenant of (a) Khata No. - 729/3669, Plot No. - 1508/5097, Area. -(Ac.0.060 dec.) in Mouza - Raghunathpur, Tahasil - Bhubaneswar, P.S. - New Capital, P.S. No-14, Hal P.S. - Nandankanan, D.S.R- Khurda at Bhubaneswar District - Khurda having Satwa-Stitiban, Kisama - Gharabari, have entered in to a Notarized Development Agreement dated 14/10/2020 and also registered G.P.A. bearing Document No.11082008010 dated 15/10/2020 in favour of M/s. MJ ACCRETION PRIVATE LIMITED.

WHERE AS, the above named lawful owners/title holders have formulated a scheme for construction of residential apartment building over the entire land comprising of independent towers and flats through their promoters M/S OU INFRAPROJECTS PRIVATE LIMITED (FORMERLY KNOWN AND NAMED AS M/S MJ ACCRETION PRIVATE LIMITED) to be sold to prospective buyers (s) of which the party (ies) in pursuit of the aforesaid objective and the promoters are in process of constructing the apartment being named and styled as "9 BOULEVARD" in accordance with building plan approved by the Bhubaneswar Development Authority Bhubaneswar, and further has also got the project registered with the Odisha Real Estate Regulatory Authority, Bhubaneswar.

- B. The said land is earmarked for the purpose of building a residential project comprising 4 (Four) B+S+16 multi-storied apartment buildings and a Club House and the said project shall be known as "9 Boulevard".

Provided that where land is earmarked for any institutional development the same shall be used for those purposes only and no commercial/residential development shall be permitted unless it is a part of the plan approved by the competent authority.

- 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 Promoter has obtained the final layout plan approvals for the project from Bhubaneswar Development Authority, Bhubaneswar vide its letter no-13671/BDA dated 12-08-2020, Corrigendum Bearing No-14067/BDA dated 19-08-2020 and Corrigendum Bearing No- 30827/BDA dated 02-09-2021.

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.

- E. The Promoter has registered the Project under the provisions of the Act with the Odisha Real Estate Regulatory Authority at Bhubaneswar on-30-10-2021 under Registration No. RP/19/2021/0574.

For OU INFRA PROJECTS PVT. LTD.

P.O.A. Holder of

Soumya Roum AY

Authorized Signatory

U1 = Prudip Saha

U2 = Bismita Nayak

Mr. Pratap Chandra Rout
Mr. Bholi Rout & Sukanta Kumar Rout
Mr. Babaji Rout
Mr. Jagannath Rout
Mr. Dilip Kumar Biswal
Mr. Bijoy Rout & Akhay Rout
Mrs. Basanti Rout

Nileshanta Parigrahi

Sumita Panigrahy

- F. The Allottee has been allotted One 3BHK flat bearing No:- T4-14B on the 14th floor (physically on the 13th floor) of Tower No- T4 having carpet area of 1252 Sq.ft along with in the stilt/basement as permissible under the applicable law of undivided interest in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as "Apartment" more particularly described in Schedule-A and the floor plan of the apartment annexed hereto and marked as Schedule-B.
- G. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.
- H. 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.
- I. 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.
- J. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter here by agrees to sell and the Allottee hereby agrees to purchase the Apartment, undivided interest in the common areas and the garage/closed parking (if applicable) as specified in Para-F.

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

1. TERMS:

- 1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Apartment as specified in Para
- 1.2 The Total price for the Apartment based on the carpet area (as mentioned in Para "F") is Rs. 1,37,55,000/- (Rupees One Crore Thirty Seven Lakh Fifty Five Thousand Only) which is including of GST@5%, but excluding of Registration Fee, Stamp Duty and other incidental charges (if any) which is/are payable by the Allottee, that out of which the Allottee has paid Rs. 5,00,000/- (Rupees Five Lakh Only) which is excluding of GST@5% to the promoter as booking amount as on date of execution of this agreement and which is admitted and acknowledged here with by the promoter and the balance shall be paid on or before the registration of sale deed.

Flat No. : T4-14B
Tower No. : T4
Floor No. : 14th (Physically on the 13th Floor)

P.O.A. Holder of

For OUIINFRA PROJECTS PVT. LTD.

30emya Rajin DV

Authorized Signatory

W1 - Pradip Soli

W2 - Biswajit Singh

Nileshantia - Rajgrih

Sumita Panigrahy

Mr. Pratap Chandra Rout
Mr. Bholi Rout & Sukanta Kumar Rout
Mr. Babaji Rout
Mr. Jagannath Rout
Mr. Dilip Kumar Biswal
Mr. Bijoy Rout & Akhlay Rout
Mrs. Basanti Rout

Type : 3BHK
Carpet Area : 1252 Sq.ft
Balcony Area : 172 Sq.ft
Super Built Up Area : 2364 Sq.ft

AND if /as applicable.

Parking - T4-14B (Bay Parking) (Price inclusive for 1st parking)

Explanation

- i. The total price above includes the booking amount paid by the Allottee to the promoter towards the Apartment;
- ii. The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of 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 Allottee 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 started 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 the flat includes 1) undivided interest in the common area; 2) Garage (s)/close parking(s) as provided in the agreement;

- 1.3 The Total Price is escalation-free, save and except increases which the Allottee 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 for the increase in development charges,

P.O.A. Holder of

For OUI INFRA PROJECTS PVT. LTD.

30/05/2018
Authorized Signatory

U1 - [Signature]

U2 - [Signature]

Nilekanta Panigrahi
Sumita Panigrahy

- Mr. Pratap Chandra Rout
- Mr. Bholi Rout & Sukanta Kumar Rout
- Mr. Babaji Rout
- Mr. Jagannath Rout
- Mr. Dilip Kumar Biswal
- Mr. Bijoy Rout & Akhaya Rout
- Mrs. Basanti Rout

cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, 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. The Allottee (s) shall make the payment as per the payment plan set out in Schedule D of the Act. ("Payment Plan")

- 1.4 The Promoter may allow, in its sole discretion, a rebate for early payments of instalments payable by the Allottee by discounting such early payments @ 1 % 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, once granted to an Allottee by the Promoter.
- 1.5 It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings, and amenities described therein respect of the apartment, plot or building, as the case may be without the previous written consent of the Allottee. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor charges or alterations as per the provisions of the Act.
- 1.6 The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the 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 Allottee within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand that from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 1.2 of this Agreement.
- 1.7 That, the promoter shall obtain revised approval over the sanctioned plan in future hereafter for further phases of this project at its discretion and as per its requirements.
- 1.8 Subject to Clause 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartment as mentioned below: -
 - i. The Allottee shall have exclusive ownership of the Apartment.
 - ii. The Allottee shall also have an undivided interest in the Common Areas. Where the interest of the 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,

For OUI INFRA PROJECTS PVT. LTD.

Soumya Parim A

Authorized Signatory

P.O.A. Holder of

01 - Pradeep Jha

02 - Bismit Rana

Nilakanta Saigrahi
Susmita perinigrady

- Mr. Pratap Chandra Rout
- Mr. Bholi Rout & Sukanta Kumar Rout
- Mr. Babaji Rout
- Mr. Jagannath Rout
- Mr. Dilip Kumar Biswal
- Mr. Bijoy Rout & Akhay Rout
- Mrs. Basanti Rout

etc., without causing any inconvenience or hindrance to them.

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 fire fighting 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 agrees that the Apartment along with 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. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottee of the Project.

i. The promoter shall make separate club houses of each and every phase as per requirement, however some of the common amenities like play area and shops etc. shall be used and enjoyed jointly by all the subsequent phases uninterruptedly

ii. That, all the internal roads including but not limited to pathways, driveways and access/approached ways and entrance and exit gates shall be used and enjoyed by all the residents/dwellers /owners of flats of all the subsequent phases jointly and uninterruptedly.

iii. That, all the common areas of all the phases including but not limited to this present phase shall be available for uninterrupted use and enjoyment of all the residents/dwellers /owners of flats of all the subsequent phases.

1.10 That, the promoter shall utilise the unused FAR, if any, from this project's sanctioned plan for subsequent phases.

1.11 The Promoter agrees to pay all outgoing before transferring the physical possession of the apartment to the Allottee, which it has collected from the Allottee, for the payment of outgoing (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages 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 outgoing collected by it from the

Nilakanta Panigrahi

Jusmita Panigrahy

P.O.A Holder of

For OUI INFRA PROJECTS PVT. LTD.

Soumya Ranjan Dey
Authorized Signatory

Pradeep Jha

Mr. Pratap Chandra Rout
Mr. Bholi Rout & Sukanta Kumar Rout
Mr. Babaji Rout
Mr. Jagannath Rout
Mr. Dilip Kumar Biswal
Mr. Bijoy Rout & Akhay Rout
Mrs. Basanti Rout

Allottee or any liability, mortgage loan, and interest thereon before transferring the apartment to the Allottee, the promoter agrees to be liable, even after the transfer of the property, to pay such outgoing and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken there for by such authority or person.

1.12 The Allottee has paid a sum of Rs. 5,00,000/- (Rupees Five Lakh Only) as booking amount as on date of execution of this agreement excluding GST, Regd. Fee, Stamp duty and other charges if any being part payment towards the Total price of the [Flat] at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the [Apartment] as prescribed in the Payment plan as may be demanded by the promoter within the time and in the manner specified therein:

Provided that if the Allottee delays in payment towards any amount for which 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 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 OU INFRAPROJECTS PRIVATE LIMITED 9 BOULEVARD payable at Bhubaneswar.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES.

3.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made there under or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India; he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

3.2 The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making

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02 - Bhabu Chandra

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Mr. Babaji Rout
Mr. Jagannath Rout
Mr. Dilip Kumar Biswal
Mr. Bijoy Rout & Akhaya Rout
Mrs. Basanti Rout

Nilekanta Panigrahy
Sumita Panigrahy

payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

The Allottee 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 undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. TIME IS ESSENCE.

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 Allottee 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 have been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, specifications, 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 **by the Planning and Building Standards Regulation of the Bhubaneswar Development Authority, Bhubaneswar, Odisha** 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 Allottee 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 to the Allottee and the common areas to the association of Allottee or the Competent Authority, as the case may be on 30th April 2025, unless there is a delay of 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 to the Allottee and the common areas to the association of Allottee or the Competent Authority, as the case may be, provided that such Force Majeure conditions are not of a nature which makes 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

For OUI INFRA PROJECTS PVT. LTD.

P.O.A. Holder of

Soumya Ranjan Das

Authorized Signatory

cy - Pradeep Saha

Mr. Basant Nayak

Mr. Pratap Chandra Rout
Mr. Bholi Rout & Sukanta Kumar Rout
Mr. Babaji Rout
Mr. Jagannath Rout
Mr. Dilip Kumar Biswal
Mr. Bijoy Rout & Akhay Rout
Mrs. Basanti Rout

Nilekanta Panigrahi

Sumita Panigrahy

Promoter from the allotment within 45 days from that date and the promoter shall intimate the Allottee about such termination at least 30 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 2 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 to fulfillment of any of the provisions, formalities, or documentation on part of the Promoter. The Allottee after taking possession agrees (s) to pay the maintenance charges as determined by the Promoter/association of Allottee, as the case may be, after the issuance of the occupancy certificate for the project. The promoter shall hand over the occupancy certificate of the Apartment, as the case maybe, to the allottee at the time of conveyance of the same.

7.3 Failure of Allottee to take Possession of Apartment: upon receiving a written intimation from the Promoter as per clause 7.1 the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give Possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1, such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 Possession by the Allottee. After obtaining the Occupancy Certificate and handing over physical possession of the Apartment to the Allottee. 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 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 Allottee or the Competent Authority, as the case may be, within thirty days after obtaining the occupancy certificate

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

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

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

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Mr. Jagannath Rout
Mr. Dilip Kumar Biswal
Mr. Bijoy Rout & Akhaya Rout
Mrs. Basanti Rout

Sumita Panigrahy
Nileshanta Panigrahy

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 the 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 Allottee, 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 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 of the Project.
- iv. There are no litigations pending before any of 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 this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected.
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement /arrangement with any person or party with respect to the said land, including the project and the said Apartment which will, in any manner, affect the rights of Allottee under this agreement.
- viii. The Promoter confirms that "the promoter" is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the

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Soumya Ranjan AX

Authorized Signatory

AY - Pradeep Saha

Dr. Birendra Nayak

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Mr. Bholi Rout & Sukanta Kumar Rout
Mr. Babaji Rout
Mr. Jagannath Rout
Mr. Dilip Kumar Biswal
Mr. Bijoy Rout & Akhay Rout
Mrs. Basanti Rout

Susmita Panigrahy. Nilakanta Panigrahy.

manner contemplated in this Agreement.

- ix. At the time of execution of the conveyance deed the promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee and the common areas to the Association of the Allottee.
- 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 Allottee 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 of the said property) has been received by or served by or served upon the Promoter in respect of the said land/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 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 Promoters business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made there under.

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

- i. Stop making further payments to Promoter as demanded by the Promoter. If the Allottee stops making payments, the Promoter shall correct the situation by completing the construction milestones and only thereafter the Allottee be required to make the next payment without any interest or:
- ii. The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice.

P.O.A. Holder of

For OUIFRA PROJECTS PVT. LTD.

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Authorized Signatory

U - Pradeep Jha

U - Birendra Nijer

Nilakantha Panigrahi

Sumita Panigrahy

- Mr. Pratap Chandra Rout
- Mr. Bholi Rout & Sukanta Kumar Rout
- Mr. Babaji Rout
- Mr. Jagannath Rout
- Mr. Dilip Kumar Biswal
- Mr. Bijoy Rout & Akhay Rout
- Mrs. Basanti Rout

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

- i. In case the Allottee fails to make payments for 2 (Two) consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee shall be liable to pay interest to the promoter on the unpaid amount at the rate specified in the Rules.
- ii. In case of Default by Allottee under the condition listed above continues for a period beyond 3 (Three) 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 30 days prior to such termination

10. CONVEYANCE OF THE SAID APARTMENT.

The Promoter, on receipt of the 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 an undivided interest in the common areas and separately convey undivided proportionate title in the Common Areas to the association of Allottee 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 Allottee 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.

12. DEFECT LIABILITY:

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

P.O.A. Holder of

For OUI INFRA PROJECTS PVT. LTD.

Zoumya Razim Ax

Authorized Signatory

Handwritten signatures of authorized signatories.

Handwritten notes on the right margin: "Nilekanta Panigrahi" and "Susmita Panigrahy".

- Mr. Pratap Chandra Rout
- Mr. Bholi Rout & Sukanta Kumar Rout
- Mr. Babaji Rout
- Mr. Jagannath Rout
- Mr. Dilip Kumar Biswal
- Mr. Bijoy Rout & Akhay Rout
- Mrs. Besanti Rout

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS.

The Promoter/maintenance agency/association of Allottee shall have rights of unrestricted access of all Common Areas, garages/ parking's and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of Allottee and/or maintenance agency to enter in 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 areas, if any as located within the "9 Boulevard" 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 formed by the Allottee for rendering maintenance services.

15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT.

Subject to Clause 12 above, the Allottee shall after taking possession, be solely responsible to maintain the Apartment 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 tenatable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. The Allottee further undertakes, assures and guarantees that he/she would not put any sign-board / name plate, neon light, publicity material or advertisement material etc. on the face/facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottee 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 shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of Allottee and/or maintenance agency appointed by association of Allottee. The Allottee 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

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

17. ADDITIONAL CONSTRUCTION

The Promoter undertakes that it has no right to make additions or to put up the

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P.O.A. Holder of

Soamya Ranjan Das

Authorized Signatory

U. Prasad Jha

U. Bhanu Prasad

Nileshanta Panigrahi

Susmita Panigrahy

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Mr. Bholi Rout & Sukanta Kumar Rout
Mr. Babaji Rout
Mr. Jagannath Rout
Mr. Dilip Kumar Biswal
Mr. Bijoy Rout & Akhaya Rout
Mrs. Basanti Rout

additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan, and specifications, amenities and facilities have 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 and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

19. LAW ON APARTMENT OWNERSHIP

The Promoter has assured the Allottee 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 by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment plan within 30 (thirty) days from the date of receipt by Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub- Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, an application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to 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 understanding, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment 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 APPLICABLE ON ALLOTTEE/SUBSEQUENT ALLOTTEES.

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

24. WAIVER IS NOT A LIMITATION TO ENFORCE.

24.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the payment plan including waiving the payment

Nilekanta Sainigrah

Susmita panigrahy

P.O.A. Holder of

For OUIINFRA PROJECTS PVT. LTD.

Soumya Ranjan Das

Authorized Signatory

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- Mr. Pratap Chandra Rout
- Mr. Bholi Rout & Sukanta Kumar Rout
- Mr. Babaji Rout
- Mr. Jagannath Rout
- Mr. Dilip Kumar Biswal
- Mr. Bijoy Rout & Akhay Rout
- Mrs. Besant Rout

of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of other Allottee.

24.2 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 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 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 has to make any payment, in common with other Allottee(s) in project, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartments 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, after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the concern Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Bhubaneswar.

29. NOTICES.

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post at their respective addresses specified below. It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

30. JOINT ALLOTTEE(S)

That in case there are Joint Allottee all communications shall be sent by the

P.O.A. Holder of

For **OU INFRA PROJECTS PVT. LTD.**

Soumya Ravin Dk

Authorized Signatory

01 - Pratul Saha

02 - Baburaj Nayak

Nilakantha Saigrahi

Sumita Panigrahy

- Mr. Pratap Chandra Rout
- Mr. Bholi Rout & Sukanta Kumar Rout
- Mr. Babsji Rout
- Mr. Jagannath Rout
- Mr. Dilip Kumar Biswal
- Dr. Bijoy Rout & Akhay Rout
- Ms. Beena

Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as property served on all the Allottee.

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 there under 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.

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

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Susmita Panigrahy

Nilekantha Panigrahi LT 9 of



Signature of the Allottee(s) at Bhubaneswar on dtd 3rd Feb in the presence of:

WITNESSES:

Signature *Pratap Chandra Rout*
Name *Pratap Chandra Rout*
Address *Bhubaneswar*

Ns Attested
Nilekantha Panigrahi
3/2/23
Ns Attested
3/2/23

For OUI INFRA PROJECTS PVT. LTD.

Sounya Rajan Das

Authorized Signatory



Signature of the Promoter at Bhubaneswar on dtd _____ in the presence of:

WITNESSES:

Signature *Babaji Rout*
Name *Babaji Rout*
Address *Bhubaneswar*
P.O.A. Holder of

LT 9 of
Sounya Rajan Das
Ns Attested
3/2/23

- Mr. Pratap Chandra Rout
- Mr. Bholi Rout & Sukanta Kumar Rout
- Mr. Babaji Rout
- Mr. Jagannath Rout
- Mr. Dilip Kumar Biswal
- Mr. Bijoy Rout & Akhay Rout
- Mr. ...

SCHEDULE 'A'

District-Khurda, Tahasil- Bhubaneswar, P.S - Nandankanan, Mouza-Raghunathpur, Khata No. - 517 and others, Plot No. 1480 and others having Kisama- Gharabari, Satwa- Stitiban, total land Area Ac. 3.364 decimal. (As detailed in the recital above)

SCHEDULE 'B'

One 3BHK flat bearing No:- T4-14B on the 14th floor (Physically on 13th Floor) of Tower No:- T4 having carpet area of 1252Sq.ft along with parking - T4-14B, in the stilt/basement of the residential apartment building named and styled as "9 Boulevard" constructed there in.

BOUNDED BY-

North : OPEN SPACE
South : FLAT T4-14A
East : FLAT T4-14C
West : OPEN SPACE

For OU INFRA PROJECTS PVT. LTD.

Soumya Ranim 3/2/23
Authorized Signatory

P.O.A. Holder of

Mr. Pratap Chandra Rout
Mr. Bholi Rout & Sukanta Kumar Rout
Mr. Babaji Rout
Mr. Jagannath Rout
Mr. Dilip Kumar Biswal
Mr. Bijoy Rout & Akhay Rout
Mr. Basanti Rout

U - Pradeep Saha

U2 Bisant alje

Nilekanta Panigrahi
3/2/23

Sumita Panigrahy
3/2/23

SCHEDULE C'

Floor Plan of the Flat bearing No: - T4-14B of Tower No- T4



Nilaparanta Panigrahi
Sumita Panigrahy

P.O.A. Holder of

For OUIINFRA PROJECTS PVT. LTD.

Soumya Ranjan AX

Authorized Signatory

- Mr. Pratap Chandra Rout
- Mr. Bholi Rout & Sukanta Kumar Rout
- Mr. Babaji Rout
- Mr. Jagannath Rout
- Mr. Dilip Kumar Biswal
- Mr. Bijoy Rout & Akhay Rout
- Mrs. Basanti Rout

SCHEDULE 'D' -
Payment plan

S.No.	Particulars	%age of Total Price
1	ON APPLICATION/BOOKING	10% + GST
2	ON OR BEFORE AGREEMENT (Within 15 days from booking whichever is earlier)	10% + GST
3	COMPLETION OF FOUNDATION	10% + GST
4	1st FLOOR ROOF CASTING	8% + GST
5	4th FLOOR ROOF CASTING	8% + GST
6	6th FLOOR ROOF CASTING	8% + GST
7	10th FLOOR ROOF CASTING	8% + GST
8	14th FLOOR ROOF CASTING	8% + GST
9	16th FLOOR ROOF CASTING	10% + GST
10	COMPLETION OF BRICK WORK OF RESPECTIVE UNIT	8% + GST
11	COMPLETION OF PUTTY OF RESPECTIVE UNITS	8% + GST
12	AT THE TIME OF POSSESSION	4% + GST

For OUIINFRA PROJECTS PVT.LTD.

Soumya Ranin D
Authorized Signatory

P.O.A. Holder of

Mr. Pratap Chandra Rout
Mr. Bholi Rout & Sukanta Kumar Rout
Mr. Babaji Rout
Mr. Jagannath Rout
Mr. Dilip Kumar Biswal
Mr. Bijoy Rout & Akhay Rout
Ms. Besanti Rout

Mr. Balesh Rout

Sumita pomigrohy
Nilakanta Saingrati

CERTIFICATE

This agreement has been drafted & prepared by me as per the instruction of the executants also the content therein has been read over and explained to them in vernacular understood by them.


Advocate, Bhubaneswar.



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FILED IN
BOOK NO.
Volume No.
Pages.....10.....
Being No
for the year 2013

1082301963

DT 03/2/23

Valuation ReportApplication No- **1082301963**Registration Office- **KHURDA(BBSR)****DEED DETAILS**Application Type- **AGREEMENT OF SALE WITHOUT POSSESSION**Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date	Communication Mobile No
1082301963	03-FEB-23	03-FEB-23	1	17			7008130076

FEE DETAILS (In `.)

Stamp Duty : 10
 Consideration Amount : 13755000
 Benchmark Value : 373646

Registration Fee : 0
 A(10): 10000
 Incidental Fee Details
 User Charges : 230

STAMP E-STAMP FRANKING

CASH CHEQUE DD POS
 NEFT RTGS IMPS IFMS

CASH CHEQUE DD CHALLAN POS
 NEFT RTGS IMPS IFMS

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Mobile No
MS OU INFRAPROJECTS PVT LTD REPRESENTED ITS AUTHORIZED SIGNATORY MR SOUMYA RANJAN DAS				46			FIRST PARTY/INSTITUTION			AT- PLOT NO-687/2365, 1ST AND 2ND FLOOR, JAYDEV VIHAR, NAYAPALLI, BBSR, DIST-KHORDHA	
Representative Name			Institution Name				Representative Address			Representative Designation	
MS OU INFRAPROJECTS PVT LTD REPRESENTED ITS AUTHORIZED SIGNATORY MR SOUMYA RANJAN DAS			MS OU INFRAPROJECTS PVT LTD				AT- PLOT NO-687/2365, 1ST AND 2ND FLOOR, JAYDEV VIHAR, NAYAPALLI, BBSR, DIST-KHORDHA			AUTHORIZED SIGNATORY	

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Mobile No
SUSMITA PANIGRAHY	HUSBAND	NILAKANTHA PANIGRAHI	FEMALE	45	Service	General	SECONDPARTY/SELF	NO	YES	AT- PLOT NO-12/2370, SHANTI NAGAR, NEAR GANESH MANDAP, LAXMISAGAR, JHARAPADA, BBSR, DIST-KHORDHA	7008130076
NILAKANTHA PANIGRAHI	FATHER	KISHORE CHANDRA PANIGRAHI	MALE	51	PVT SERVICE	General	SECONDPARTY/SELF	NO	YES	AT- PLOT NO-12/2370, SHANTI NAGAR, NEAR GANESH MANDAP, LAXMISAGAR, JHARAPADA, BBSR, DIST-KHORDHA	8598097404

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BISWAJIT PRUSTY	BALAMUKUNDA PRUSTY	BANGIDA, KHORDHA	MALE	0	Others	0

PROPERTY DETAILS

CONSOLIDATED DEED

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	RAGHUNATHPUR (BALIPADA)-14	517	1480	0.0287419651056015 Acre (1252Sq Feet)	GHARABARI	373646	Not Available	Not Available

East	West	North	South	Property Transaction Details
FLAT T4-14C	OPEN SPACE	OPEN SPACE	FLAT T4-14A	CARPET AREA-1252 SQFT, 3 BHK FLAT BEARING NO-T4-14B ON 14TH FLOOR OF TOWER-T4 ALONG WITH PARKING - T4-14B IN THE BASEMENT, NAME AND STYLED AS "9 BOULEVARD"

The total transacted area is:0.0287419651056015 acre(s).



I have no objection in authenticating myself and fully understand that information provided by me shall be used for authenticating my identity through Aadhaar Authentication System for the purpose stated above and no other purpose.

APPLICATION ID CREATED BY : SUSHANTA KUMAR MAJHI

DOCUMENT ENTERED BY : DIBYA JYOTI ROUT