



RECEIPT UNDER SECTION 52 CLAUSE (B) (Duplicate)

Registration Office : KHURDA(BBSR) Year : 2022 Application id: 1082216762 Book No : 1

<u>Executant Name</u>	<u>Presenter Name</u>	<u>Claimant Name</u>
MS LAXMI INFRA VENTURE PVT. LTD. REPRESENTED BY ITS AUTHORIZED SIGNATORY RAJESH KUMAR NAYAK	MS LAXMI INFRA VENTURE PVT. LTD. REPRESENTED BY ITS AUTHORIZED SIGNATORY RAJESH KUMAR NAYAK	MINAKCHHI PATEL

_____ has been authorised to receive the document:

Total Registration Fees Paid :	₹24695	Signature of the Presentant
A(10) :	₹24360	
Incidental Fee Details		
User Charges :	₹335	
Expected date of return of document :	02-Dec-2022	
Date: 02-Dec-2022	Date:	
Signature of the Registering Officer	Signature of the Receiver	<i>Rajesh Kumar Nayak</i>



RECEIPT UNDER SECTION 52 CLAUSE (B) (TriPLICATE)

Registration Office : KHURDA(BBSR) Year : 2022 Application id: 1082216762 Book No : 1

<u>Executant Name</u>	<u>Presenter Name</u>	<u>Claimant Name</u>
MS LAXMI INFRA VENTURE PVT. LTD. REPRESENTED BY ITS AUTHORIZED SIGNATORY RAJESH KUMAR NAYAK	MS LAXMI INFRA VENTURE PVT. LTD. REPRESENTED BY ITS AUTHORIZED SIGNATORY RAJESH KUMAR NAYAK	MINAKCHHI PATEL

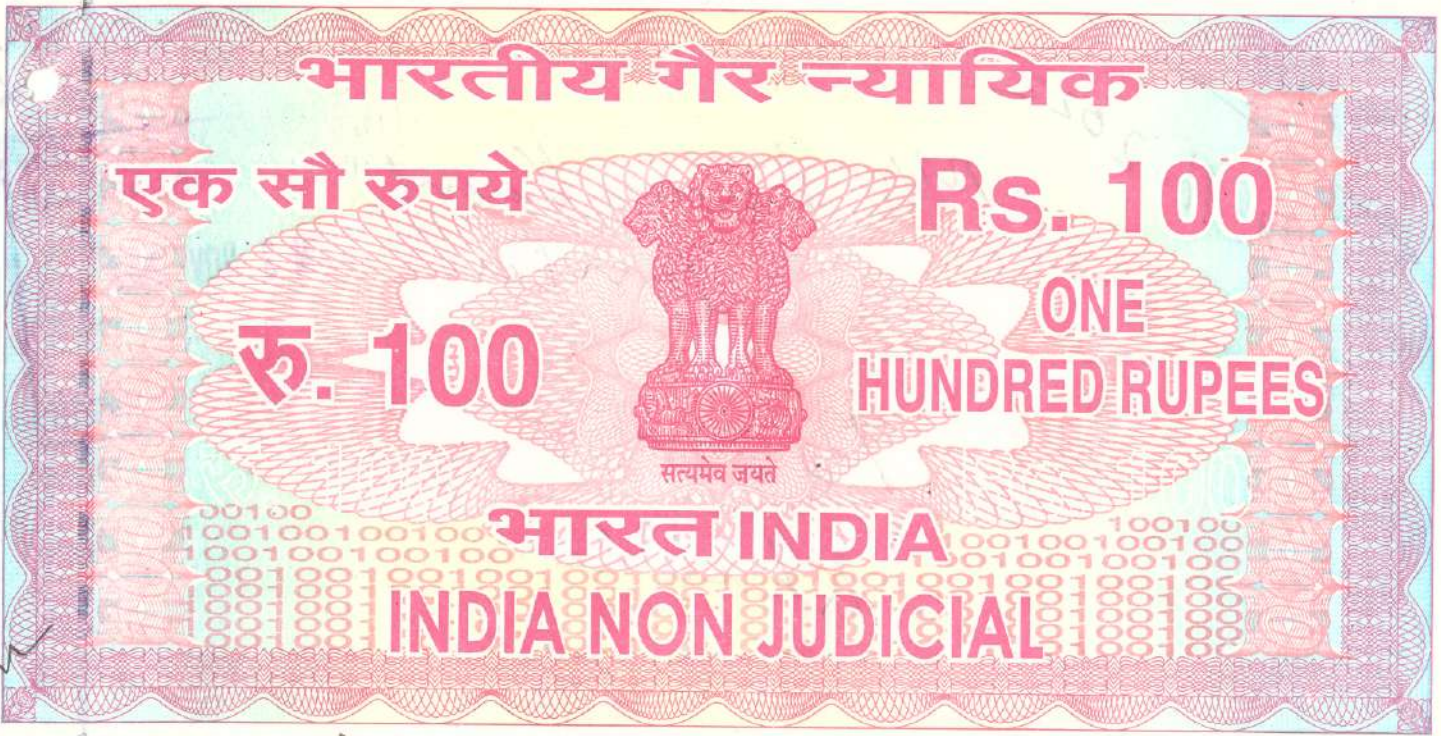
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Signature of the Registering Officer	Signature of the Receiver	<i>Rajesh Kumar Nayak</i>

- 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



1082216762



21/12/22

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R 277090

Handwritten signatures and initials in red ink.



Rajesh Kumar Nayak

Minakchhi Patel

AGREEMENT FOR SALE

This Agreement for Sale executed on this 22nd day of Dec, 2022 (Two Thousand Twenty-Two),

By and Between

M/s Laxmi Infra Venture (P) Ltd., (CIN No. -U70101OR2011PTC013564), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Plot No.315, Saheednagar, Bhubaneswar- 751007 (PAN-AACCL0256A), represented by its authorized signatory Mr. Rajesh Kumar Nayak, S/o Surendra Kumar Nayak aged about 42 years, Aadhar No. 9579 0419 0507 hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning there of be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees);

2 |

Minakchhi Patel

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

09.12.2022

Sanjay Kumar Saha
Deepan Kumar Parida

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26808
14.11.2022

Mrs Laxmi Kany
Puruli

DISTRICT TREASURY
KHURDA, BHUBANESWAR
03 NOV 2022
JLR.
ADDL. TREASURY OFFICER

13000 R
Kheche

B.K. PANDA
STAMP VENDER
BHUBANESWAR

Rajesh Kumar Nayak



(Handwritten signature in green ink)



Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 50 Fees Paid : A(10)-24360 ,, User Charges-335 ,Total 24695

Date: 02/12/2022

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 02/12/2022 by MS LAXMI INFRA VENTURE PVT. LTD. REPRESENTED BY ITS AUTHORIZED SIGNATORY RAJESH KUMAR NAYAK , son/daughter/wife of , of AT- PLOT NO.315, SAHEED NAGAR, BBSR, DIST- KHORDHA , by caste , profession and finger prints affixed.

Rajesh Kumar Nayak

Signature of Presenter / Date: 02/12/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
MS LAXMI INFRA VENTURE PVT. LTD. REPRESENTED BY ITS AUTHORIZED SIGNATORY RAJESH KUMAR NAYAK		 315941717		02-Dec-2022
MINAKCHHI PATEL		 243566387		02-Dec-2022

Identified by SANJAY KUMAR SETHI Son/Wife of KRUSHNA CH. SETHI of AT- ANDILO, PO/PS- BALIANTA, DIST- KHORDHA by profession Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SANJAY KUMAR SETHI		 42574133		02-Dec-2022

Date: 02/12/2022

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 : 350

Document Number : 11082215992

For the year : 2022

Seal :

Date: 03/12/2022

Signature of Registering officer



And

MRS. MINAKCHHI PATEL, aged about 40 years, W/o :- Samit Kumar Dey, vide Aadhar No- ~~4413 8934 1480~~ and PAN No- ATDPP6478K, by cast:- _____, by profession :- Service, Present address:- Interface Software Service- 491/1, 1st floor, Saheed Nagar- 751007, Bhubaneswar, Odisha. Permanent Address:- C/o- Ganesh Ch. Dey, At/po- Rairangpur Bazar, Infront of Shanti Palace, Dist- Mayurbhanj, Ward No- 6, Rairangpur- 757043, Odisha 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 shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS Sri Suresh Chandra Mishra ("Land Owner") is the absolute and lawful owner of land under Mouza-Rudrapur, vide Khata No-412/118, Plot No.83 area of Ac.0.170dec., and Khata No.412/116 Plot No-84 Area of Ac.0.040dec. and in Mouza-Naharkanta, vide Khata No-609/226, Plot No.676/2211 Area of Ac.0.130dec., and Khata No-609/499 Plot No-676/2035 Area of Ac.0.150dec., all plots Kisama-Gharabari, Status-Stitiban. In Total 2(Two) Mouza, 4(four) numbers Khata, 4(four) numbers Plots and Grand Total Area-Ac.0.490decimals admeasuring 1983.70square meters ("Said Land"). The Owner and the Promoter have entered into a development Agreement dtd. 10.08.2020 along with One "Irrevocable General Power of Attorney" vide doc No.11082005677, Dtd.10.08.2020 at the office of the Sub-Registrar, Khurdha, Bhubaneswar.

- A. WHEREAS the Said Land is earmarked for the purpose of Residential Building comprising multistoried apartment buildings and the said project shall be known as "**Laxmi Imperial**".
- B. That, M/s Laxmi Infra Venture (P) Ltd., is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed;
- C. The Bhubaneswar Municipal Corporation (BMC) is the competent authority has granted the approval on dated 28.06.2022 vide their Memo No. 30852 for construction of multistoried residential apartment (MIG) category over the schedule land.
- D. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Bhubaneswar on 30.09.2022 under registration no. RP/19/2022/00784.
- E. The Allottee **MRS. MINAKCHHI PATEL** had applied for an 2BHK apartment in the Project vide dated 29-11-2022 and has been allotted Flat no- A-306, 2BHK, in 3RD Floor in Block-"A" having carpet area of 741.09 square feet, ("Building") along with garage/closed parking no-A-306 admeasuring square feet in the Stilt Floor [Please insert the location of the garage/closed parking], as permissible under the applicable law and 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);

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

Rajesh Kumar Nayak
Managing Director

Sanjay Kumar Das
Deepak Kumar Das

- F. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;
- G. (i) The allottee has fully understood, satisfied and well aware that the Promoter is proposing to develop a Residential Apartment Project, which will be developed in the below schedule property.
- (ii) The Promoter has provided various services like Sewerage treatment plant (STP), Electrical Sub-Station, firefighting facilities, rainwater harvesting pits, drainage, intercom lines, drive way, road, etc. as per the approved plan.
- (iii) The Promoter has also provided various life style facilities like community hall, swimming pool, gymnasium, children play areas, etc. based on the population density & dwelling units (Dus).
- (v) The time of completion of the said project shall be as per ORERA.
- (vii) The Allottee has fully understood and satisfied himself about exclusive, irrevocable and unequivocal right of the Promoter to develop, construct, launch, market, and sell in whole or in part etc of the Project as well as the validity of the approvals/ consents granted by the Bhubaneswar Municipal Corporation (BMC) and/or any other Authority as required and the competency of the Promoter. The Allottee has done due diligence on the associated rights, capabilities and ability of the Promoter to complete the said Project.
- (x) The Allottee understood and acknowledged that the Promoter shall carry out the internal development within the said project only, which inter alia, includes laying of internal roads, drive ways, water lines, sewer lines, electrical lines etc.
- (xi) The Allottee is also fully aware of the risk perceptions and price fluctuations inherent in real estate sector, the Indian economy in general and the Project location and the said Project in particular.
- (xii) The Carpet Area and Built-up Area of the said Apartment mentioned in this Agreement are provisional and are subject to modification till the date the said Apartment is completed in all respects and occupancy certificate is granted by the competent authority and thereafter the Promoter shall confirm the final Carpet area and Built-up Area of the said Apartment. The consideration and other charges, calculated herein, are on the basis of provisional carpet area and Built-up Areas of the said Apartment

The said Carpet area and Built-up Area may be increased or decreased on completion of the said Apartment, and as such, these amounts may be accordingly changed, keeping in view of the increase or decrease in the Carpet Area and Built-up Area of the said Apartment. However, the conveyance deed will be executed after incorporating the final Carpet Area and Built-up Area.

(xiv) The Allottee acknowledged and understood that he/she has physically inspected the site of the project and has understood and satisfied itself in all respect, about the location, the right, title, interest, size, price, infrastructure, status, local conditions and environment or government regulations, availability of finance and interest rates, market conditions, ability to make timely payments etc. while entering into this Agreement for purchase of the said apartment. The Allottee has not relied upon any advertisements, representations, promises or any other information, verbal representation and assurances, warranties,

statements or estimates of any nature whatsoever made by selling agents/brokers or otherwise including but not limited to any visual or oral representations relating to the description, location or physical condition of the said Project / said Apartment. The Allottee further confirms that he/she has willingly & freely consented to enter into this agreement without any influence or coercion of any nature from the promoter or its authorized agents or representatives;

- 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 hereby agrees to sell and the Allottee hereby agrees to purchase the Flat no- A-306, along with undivided interest in the common areas and the parking No. A-306

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 Flat no- A-306, as specified in schedule of property Para D;
- 1.2 The Total Price for the Flat no- A-306, 2BHK based on the carpet area 741.09Sqft is Rs. 60,90,000/- (Rupees Sixty lakh ninety thousand only) inclusive of One Car parking and Tax

"The break up and description in detail has been given in the Payment Plan as per agreement. The Allottee has paid the initial amount for purchase of the said apartment to the promoter towards booking amount, which is equivalent to 10% of the total price.

The promoter hereby acknowledges the receipt of above said payment towards Booking Amount which is equivalent to 10% of the total price and the Allottee hereby agrees to pay the remaining total price of the said apartment as prescribed in the payment plan as may be demanded by the promoter within the time and in the manner specified therein. If the Allottee delays in payment towards any head which is payable, he shall be liable to pay interest at the rate as maybe specified in the Rules.

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

Sanjay Kumar Shrivastava
Deepak K. Pawar

Explanation:

Flat Cost : 60,90,000/-

(Inclusive of Tax & Parking)

Flat Details : Flat No-A-306 Floor 3rd Carpet Area 741.09 Sqft

(i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the Flat;

(ii) The Total Price above includes Taxes (consisting of tax paid or payable by M/s Laxmi Infra Venture (P) Ltd., 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 Flat no- A-306, 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 Flat no- A-306, includes: undivided interest in the Common Areas; and Covered parking 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 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 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.

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

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

Sanjay Kumar Saha
Deepak K. Pade.

- 1.5. The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @0.5% per annum for the period by which the respective installment 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.
- 1.6. It is agreed that the Promoter shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act.
- 1.7. The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is 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 this Agreement.
- 1.8. Subject to Clause 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Flat no- A-306, as mentioned below:
- (i) The Allottee shall have exclusive ownership of the Flat no- A-306.
- (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.
- (iii) 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;
- (iv) That the computation of the price of the Flat no- A-306, includes recovery of price of land, construction of 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 of Building up to 1(One) year and includes cost for providing all other facilities, amenities and specifications as provided within the Project "Laxmi Imperial".
- (v) The Allottee has the right to visit the project site to assess the extent of development of the project and his apartment/plot, as the case may be.

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

Rajesh Kumar Nayyar
Managing Director

Sanjay Kumar SLS
Deeepak K. Ponde

- 1.9. It is made clear by the Promoter and the Allottee agrees that the Flat no- A-306, along with garage/closed 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 Allottees of the Project.
- 1.10. The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.
- 1.11. The Allottee has paid a sum of Rs. 12,18,000/- (Rupees Twelve lakh eighteen thousand only) as booking amount being part payment towards the Total Price of the Flat no- A-306 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 said unit as prescribed in the Payment Plan as may be demanded by the Promoter within the time and in the manner specified therein:

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

Provided that if the allottee delays in payment towards any amount for which is payable, he/she 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 'M/S LAXMI INFRA VENTURE PVT LTD LAXMI IMPERIAL COLLECTION' payable at ACCOUNT NO- 242305002097, IFSC CODE- ICICI0002423.

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 thereunder or any

Sanjay Kumar Lohi
Deepon V. Pade.

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 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 Flat no- A-306, 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 plan, specifications, amenities and facilities of the Apartment and accepted the floor plan, Payment Plan and the specification, amenities and facilities which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said 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 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.

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

Rajesh Kumar Nayak
Managing Director

Sanjay Kumar Saha
Deebak K. Saha

7. POSSESSION OF THE APARTMENT/PLOT

7.1 Schedule for possession of the said Flat/unit, The Promoter agrees and understands that timely delivery of possession of the Apartment/Plot 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 to the allottee and the common areas to the association of allottees or the Competent Authority, as the case may be, on or before 25.06.2025, 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/Plot to the allottee and the common areas to the association of allottees or the Competent Authority, as the case may be, 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 Flat no- A-306, 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 fulfillment 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/plot, as the case may be, to the allottee at the time of conveyance of the same.

7.3 Failure of Allottee to take Possession of Flat no- A-306, Upon receiving a written intimation from the Promoter as per clause 7.2, the Allottee shall take possession of the Flat no- A-306, 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 Flat no- A-306, to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2, such Allottee shall continue to be liable to pay society maintenance charges as applicable.

7.4 Possession by the Allottee - After obtaining the occupancy certificate and handing over physical possession of the Flat no- A-306, to the Allottees, it shall be the responsibility of the Promoter to hand over the necessary documents and plans,

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

Rajesh Kumar Rayan
Managing Director

Sanjay Kumar Lalit
Deepak Kumar Pande

including common areas, to the association of the Allottees 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 – 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 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 Flat no- A-306

- (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 Flat no- A-306, 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." shall be substituted.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows

- (i) M/s Laxmi Infra Venture (P) Ltd., 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;

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Rajesh Kumar Nayyar
Managing Director

Sanjay Kumar Sahu
Deputy M. P. P.

- (iv) There are no litigations pending before any Court of law with respect to the said Land, Project or the Flat no- A-306
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land 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 Flat no- A-306, and common areas;
- (vi) M/s Laxmi Infra Venture (P) Ltd., 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) M/s Laxmi Infra Venture (P) Ltd., 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 Flat no- A-306, 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 Flat no- A-306, to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed M/s Laxmi Infra Venture (P) Ltd., shall handover lawful, vacant, peaceful, physical possession of the Flat no- A-306, to the Allottee and the common areas to the Association of the Allottees;
- (x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the Competent Authorities 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 Flat no- A-306, to the Allottee within the time period specified. For the purpose of this clause, 'ready to move

in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects;

(ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

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:

(iii) Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he/she 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 Flat no- A-306, 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 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 consecutive months after notice from the Promoter in this regard, the Promoter shall cancel the allotment of the Flat no- A-306, 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 Flat no- A-306, as per clause 1.2 under the Agreement from the Allottee, shall execute a registered conveyance deed and convey the title of the Flat no- A-306, 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,

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

Deepak Kumar Nayak
Managing Director

Sanjay Kumar Sahni
Deepak Kumar Sahni

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 Flat Cost.

The cost of such society maintenance up to a period of 2 months after receipt of occupancy certificate has been included in the total price of the apartment.

The Allottee upon the issuance of the Occupancy Certificate of the Project agrees and undertakes to pay for the expenses towards insurance of building and equipment's installed in/for the common areas and facilities on pro-rata basis.

The Allottee(s) upon the issuance of the Occupancy Certificate of the Project shall and hereby agrees to enter an agreement called the "Maintenance Agreement" with the Promoter or its nominated agency, as the Promoter in its sole discretion deems fit, for smooth operation and management of the common areas, services and proper upkeep and maintenance of the common areas and facilities post completion of each Tower and/or the Project. The scope of maintenance shall broadly include operation and maintenance of lifts, generators, fire-fighting system, water supply, rain water harvesting system, transformers, and electrical units, common area lighting and provision of services such as maintenance and upkeep of internal roads, complex boundary, pathways, lighting, water supply, drainage, garbage disposal, horticulture and general watch and ward within the complex. The Allottee(s) upon the issuance of the Occupancy Certificate of the Project may also assist the Promoter in formation of Association of Allottees ("AOA") or Society as may be prescribed statutorily or any other body corporate as may be described in their interest.

The Allottee(s) upon the issuance of the Occupancy Certificate of the Project has/have also agreed to pay the maintenance charges of the said flat to the Promoter or its nominee, as appointed by the Promoter. The Allottee has also paid IFMS as part of his purchase price and the amount collected hereby shall be kept separately as "Contingency Fund" and the Promoter shall be entitled to make adjustments from the fund in case of default in payment of the monthly maintenance charges by the Allottees.

The maintenance, upkeep, repairs; security etc. of the building including the common area of the building/apartment will be organized by the Promoter or its nominee until handing over of the building/tower/project to the Association of Allottees ("AOA") /Society. The Allottee(s) agrees and consents to the said arrangements. The Allottee(s) shall pay monthly maintenance charges, which will be fixed by the Promoter or its nominee from time to time depending upon the maintenance cost. Any delay in payments shall make the Allottee(s) liable for interest @ 12% per annum.

Non-payment of any of the charges within the time specified shall also Dis-entitle the intending Allottee (s) to the enjoyment of common services. The Allottee (s) consents to this arrangement whether the building is transferred to other body

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Rajendra Kumar Nayyar
Managing Director

Sanjay Kumar Shrivastava
Deeepak M. Pande

corporate and shall continue till such time as the Promoter terminates the arrangement.

That the Allottee(s) shall also pay to the Promoter or its nominee such charges as may be required for maintaining various services/facilities in the complex such as street lighting, area security, maintenance of external sewer and bulk water supply and distribution systems, garbage disposal and scavenging of streets and public utility places and such services and costs towards administrative set up to run the services and purchase of equipment and machinery required to provide these services and depreciation thereof until the same are handed over to the government or a local body for maintenance, in addition to the maintenance charges and other charges.

The Allottee(s) upon the issuance of the Occupancy Certificate of the Project hereby agrees that the provision of maintenance hereto under this Agreement is subject to the conditions of the maintenance agreement entered into by the Allottee(s) and the Promoter or its nominated agency. The Allottee(s) undertakes to comply with all terms and conditions stipulated in the maintenance agreement.

That the Allottee(s) upon the issuance of the Occupancy Certificate of the Project, hereby agrees to pay the maintenance charges from the date of notice of possession as per the requirements of the Promoter or its nominee from time to time. In case the Association of Allottees ("AOA") or Society of Allottees is formed, the Promoter shall handover the charge of the building to such society/association within a period of 3 months from the date of final acceptance and at the time of transfer, the Promoter shall handover to such society/association all original title deeds or certified copies as may be available and related documents as well as certified copies of sanctioned plan of the buildings including all such drawings as are available with the Promoter.

Allottee hereby agrees that his/her right to purchase the said apartment and his/her right to use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the Promoter or the Association of Allottees ("AOA") or the maintenance agency appointed by the Promoter and timely performance of the Allottee of all his/her obligations in respect of payment of such maintenance charges.

The Allottee has paid the Interest Free Maintenance Security (IFMS) as part of his total purchase price and shall be bound to make further contributions to the IFMS as and when any demand for this purpose is raised on it by the Promoter/ Association of Allottees (AOA). The Allottee shall also be bound to make payment of the maintenance charges to the Promoter from the date of grant of the Occupation Certificate irrespective of the date of actual possession by the Allottee.

The Promoter at its sole discretion may offer possession for fit-outs to the Allottee after making application to the statutory authorities for grant of Occupancy Certificate, which may be applied and obtained in phases by the Promoter.

However, possession for fit-outs may be given to the Allottee(s) subject to condition that the actual possession of said apartment shall remain with the Promoter only for all purposes and the Allottee shall not alter any structural element of the apartment/tower including the column, beam, load bearing walls etc. The Allottee shall also submit Architectural/ Service/ Interior layout plan and obtain the prior approval in writing from the Promoter before commencement of any fit-outs. During the progress of fit-out works, Allottee shall be responsible for

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Rajesh Kumar Nayyar
Managing Director

Sanjay Kumar Chis
Deepak K. Poddar

the security of the materials stored in the said Apartment and shall also maintain and ensure safety and security of the building I tower/structures, installations, other fixtures and fittings, including the adjoining structures and shall not cause environment or noise pollution to the detriment of neighboring units and shall not interfere with the exteriors of the said Project. Additionally, Allottee shall store all materials required for fit-out works of the said apartment inside the said apartment only and under no circumstances shall store any combustible material or chemical inside the said apartment. The Allottee is not authorized to occupy or start living unless he has taken possession of the said apartment from the Promoter after receipt of occupancy certificate or part thereof for the said Apartment/Tower/Project. The possession for fit-outs shall be subject to clearance of all dues and payment of electricity and other facilities to be availed and charges as decided by the Promoter.

The Allottee agrees that the Promoter or its subsidiaries/agents may at their sole discretion and subject to such government approvals as may be necessary, invest or install, enter into arrangement of generating and/or receiving and/or supplying power to/for the various buildings/towers within or outside the said Project in which the said Apartment is located including generating but not limited to power through generators, turbines, solar, wind, nano or any other future technology by using the surface area or roof tops of the building/said Apartment. In such a situation, the Allottee fully concurs and confirms that the Allottee shall have no objection to such arrangement for generating and/or supply of power to the said Project/grid as long as electricity generated is cheaper than the diesel Gen-sets which will include investment, running and operating cost. The Allottee also gives complete consent to such arrangement despite having an exclusive source of power supply from CESU/any other source. The Allottee further agrees that this arrangement could be provided by the Promoter or its outsourced agents directly or through the respective Association of Allottees ("AOA"). It is further agreed by the Allottee that the Promoter shall have sole right to select the site, location, capacity and type of power generating and supply equipment/ plant as may be considered necessary by the Promoter in its sole discretion from time to time. It is also understood that the said equipment/plant may be located anywhere in or around the said Project.

If the Promoter decides to apply for and thereafter receives permission from CESU/Commission/Regulatory/Licensing Authority constituted by the Government for such purpose to receive and distribute bulk supply of electrical energy for the said Project/Building, then the Allottee undertakes to pay on demand to the Promoter of all deposits and charges like fixed connection charges, grid and multiple port meter charges, advance consumption deposit, expenditure on independent feeder, share cost of appropriate capacity sub-station etc. paid/payable by the Promoter to CESU/Commission/Regulatory/Licensing Authority constituted by the Government of Odisha. Further, the Allottee agrees that the Promoter shall be entitled to disconnect electricity supply to the said Apartment till full payment of such deposits and charges are received by the Promoter. The Allottee agrees to abide by all the conditions of sanction of bulk supply and to pay any increase in the charges for bulk supply of electrical energy as may be demanded by the Promoter from time to time. If at any subsequent stage, the electricity or generator supply load needs to be increased /upgraded, the Allottee shall contribute on pro-rata basis towards security deposit /other expenses.

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Managing Director

Sanjay Kumar Saha
Deepankar K. Panda.

The Promoter shall also have the authority to use the electricity being supplied to the Apartments of the said Project, for the community building/commercial purposes / or sell it back to grid or any other entities subject to ensuring that it is within the permissible limits and/or statutory provisions as prescribed by the CESU or any other body/regulatory authority constituted by the Govt. of Odisha.

In case, the allottee / Association of Allottees ("AOA") / Society fails to take possession of the said essential services as envisaged in this agreement or prevalent laws governing the same, then in such a case, the Promoter has the right to recover such amount as spent on maintaining such essential services beyond his scope.

Allottee hereby agrees to purchase the said Apartment on the specific understanding that his/her right to use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the Promoter/ Association of Allottees ("AOA") / Society / maintenance agency appointed for this purpose.

12. DEFECT LIABILITY

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

Provided that, the promoter shall not be liable for any such structural/architectural defect that are induced/caused by the Allottee(s), on account of his negligence, non-maintenance on regular basis or on account of the Allottee(s) carrying out structural or architectural changes from the original specifications/design.

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

The Promoter / maintenance agency /association of allottees shall have rights of unrestricted access of all Common Areas, garages/closed parking's and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the concerned Flat and Project 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 "Laxmi Imperial", 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, fire fighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee shall not be permitted to use the

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Managing Director

Sanjay Kumar Saha
Deeepak K. Patil

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 allottees formed by the Allottees 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 Flat no- A-306, 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 further undertakes, assures and guarantees that he/she would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Flat and 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 allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE:

The Parties are entering into this Agreement for the allotment of a Flat no- A-306, 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 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/she shall not mortgage or create a charge on the Apartment Building and if any such mortgage or charge is ade 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.

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

Rajesh Kumar Nayyar
Managing Director

Sanjay Kumar Saha
Deeepak K. Poda.

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

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, correspondence, 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. The Allottee further agrees that the Supplementary Agreement, if any executed, between the Promoter and Allottee shall form the integral part of the Agreement.

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 Allottees 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:

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 of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the

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

Sanjay Kumar Sule
Deewan Mr. Parda.

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

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 thereunder 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 thereunder 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 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 Mr. Rajesh Kumar Nayak at its office at Plot No.315, Saheed Nagar, Bhubaneswar and the Agreement is duly executed by the Allottee MRS. MINAKCHHI PATEL and the Promoter 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 Sub-Register, 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:

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

Sanjay Kumar Sahu
Deepak K. Panda.

ALOTTEE:-

MRS. MINAKCHHI PATEL, aged about 40 years, W/o :- Samit Kumar Dey, Present address:- Interface Software Service- 491/1, 1st floor, Saheed Nagar- 751007, Bhubaneswar, Odisha. Permanent Address:- C/o- Ganesh Ch. Dey, At/po- Rairangpur Bazar, Infront of Shanti Palace, Dist- Mayurbhanj, Ward No- 6, Rairangpur- 757043, Odisha

PROMOTER:-

M/s Laxmi Infra Venture (P) Ltd., Represented through It's M.D. Sri Rajesh Kumar Nayak, Plot No.315, Saheed Nagar, Bhubaneswar

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 ALLOTTEES:

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

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.

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

Sanjay Kumar Sahu
Deepak K. Patel

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

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee:

MRS. MINAKCHHI PATEL, aged about 40 years, W/o :- Samit Kumar Dey, Present address:- Interface Software Service- 491/1, 1st floor, Saheed Nagar- 751007, Bhubaneswar, Odisha. Permanent Address:- C/o- Ganesh Ch. Dey, At/po- Rairangpur Bazar, Infront of Shanti Palace, Dist- Mayurbhanj, Ward No- 6, Rairangpur- 757043, Odisha



Please affix Photograph and sign across the photograph

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:



(1) M/s Laxmi Infra Venture (P) Ltd.
(Authorized Signatory)

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

WITNESSES:

- Signature Sanjay Kumar Saha
Name Sanjay Kumar Saha
Address 491-1, 1st floor, Saheed Nagar, Bhubaneswar
- Signature Deepak Kumar Panda
Name DEEPAK KUMAR PANDA
Address S/O - Rabinanayak Panda, G.P Colony, Roselgerch, BBSR

SCHEDULE "A"

BOUNDED BY ;

North- Corridor

South- Star Case

East- Corridor

West- Open Space

SCHEDULE "B"

FLOOR PLAN OF THE APARTMENT. Which is attached below

Handwritten signature: Pomeksh...
Handwritten signature: Ad...
Date: 2.12.2022

SCHEDULE "C"
PAYMENT PLAN

Booking Amount	5 lakhs
On execution of Agreement & Allotment (Inclusive of Booking Amount)	20% of the cost
On completion of Foundation	10% of the cost
On completion of Stilt floor Roof Slab	10% of the cost
On completion of 1 st floor Roof Slab	10% of the cost
On completion of 2 nd floor Roof Slab	7.5% of the cost
On completion of 3 rd floor Roof Slab	7.5% of the cost
On completion of 4 th floor Roof Slab	7.5% of the cost
On completion of 5 th floor Roof Slab	7.5% of the cost
Towards completion of brick work and plastering	10% of the cost
Towards completion of Flooring & finishing	05% of the cost
Upon completion and before registration	05% of the cost

* Minakchhi Patel

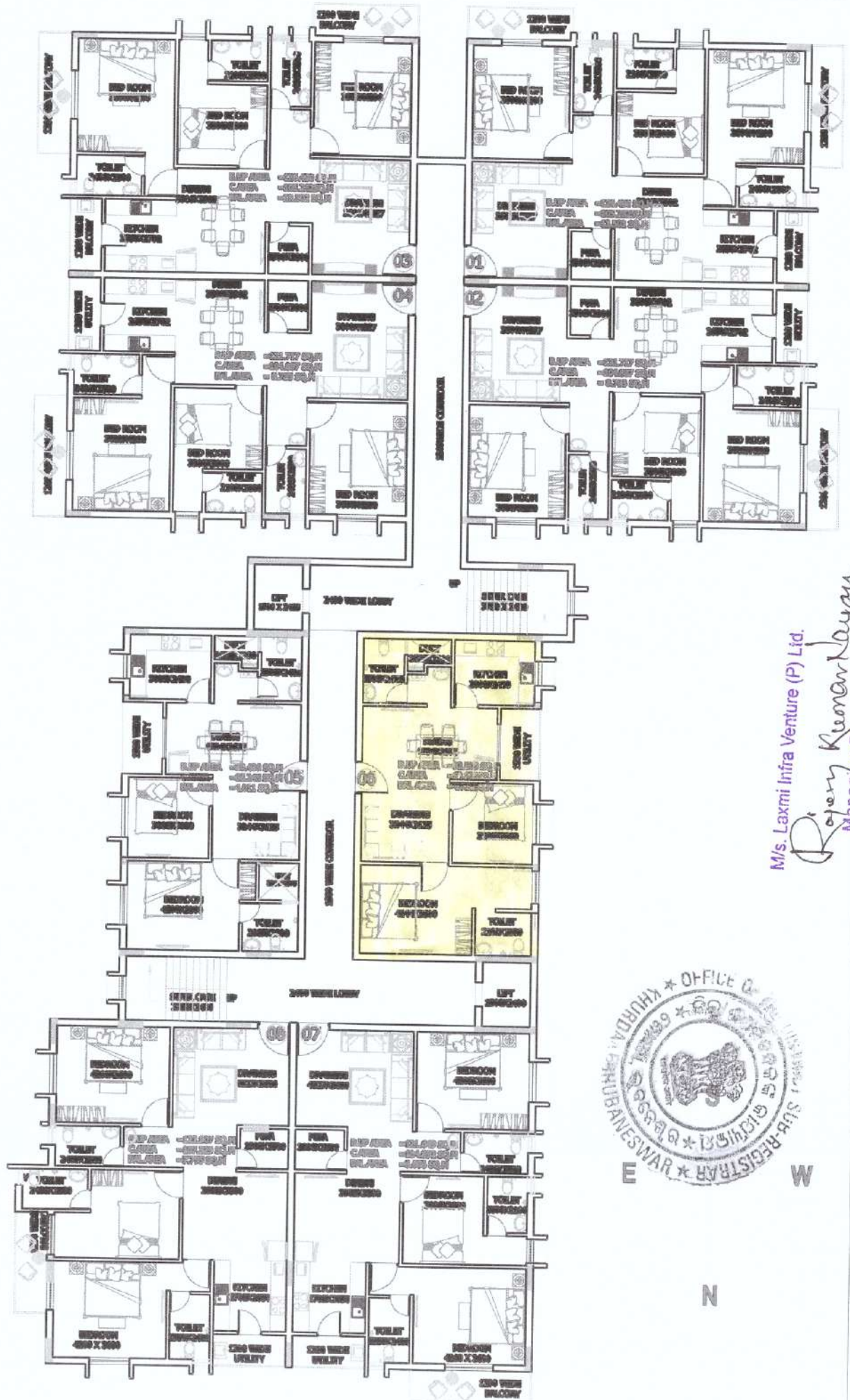
M/s. Laxmi Infra Venture (P) Ltd.

Rajesh Kumar Nayyar
Managing Director



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FILED IN
BOOK NO.
Volume No.
Pages.....
Being No
for the year 2022
1082216762

Dt 02-12-22



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



TYPICAL(2,3,4,5) FLOOR PLAN



ODISHA REAL ESTATE REGULATORY AUTHORITY
Block-A1, 3rd Floor, Toshali Bhawan, Satya Nagar,
Bhubaneswar-751007

Form 'B'

(See Rule 5(1) of the Odisha Real Estate (Regulation and Development) Rules-2017.)

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016, to the following project under **Project Registration Number- RP/19/2022/00784.**

"LAXMI IMPERIAL" (Residential Project, S+5(MIG), No. of Units- 39) over Plot No.- 83, Khata No.- 412/118, Plot No.- 84, Khata No.- 412/116 Mouza- Rudrapur, Plot No.- 676/2211, Khata No.- 609/226, Plot No.- 676/2035, Khata No.- 609/499, Mouza- Naharkanta, Tahasil- Bhubaneswar Odisha.

1. **M/s LAXMI INFRA VENTURE PVT.LTD** ,having its registered office at Plot No-315, Saheed Nagar, Bhubaneswar, Odisha- 751007.

2. This registration is granted subject to the following conditions, namely:-

(i) The promoter shall enter into an agreement for sale with the allottees in such format as prescribed under Rule 8(1) of the Odisha Real Estate (Regulation & Development) Rules-2017 henceforth.

(ii) The promoter shall execute a registered conveyance deed in favour of the allottee, along with the undivided proportionate title in the common areas to the association of allottees as provided in section, 17 of the Act.

(iii) The promoter in case of new project shall deposit seventy per cent of the amounts realised by the promoter in a separate & project specific account to be maintained in a scheduled bank to cover the cost of construction and the land cost and to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of Section 4. In case of ongoing project, 70% of the unspent balance as on date shall be deposited in a separate and project specific bank account and the proof of such deposit shall be submitted to the Authority within 30 days from the date issue of the Registration Certificate.

(iv) The registration shall be valid for a period commencing from **30-09-2022** and ending with **25-06-2025** unless extended by the Authority in accordance with the Act and the rules made thereunder.

(v) **The promoter shall comply all the conditions imposed by the Planning Authority i.e., Bhubaneswar Municipal Corporation, Bhubaneswar vide Letter No. 30851, dtd. 28-06-2022.**

(vi) **The promoter shall follow the guidelines for advertisement of the project vide order No. 2132/ORERA Dt. 27.07.2021.**

(vii) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.

(viii) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

R. Kumar
30/9/2022

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

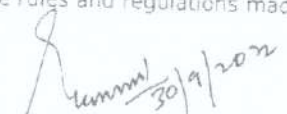
Rajesh Kumar Nayak
Managing Director

Contd to Page-2→



3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated: 30-09-2022,
Place: Bhubaneswar.


Signature and seal of the Authorised Officer
Odisha Real Estate Regulatory Authority

Additional Secretary
Odisha Real Estate Regulatory Authority



Bhubaneswar Municipal Corporation Bhubaneswar

No. 30851 /dt. 28/06/2022

FORM-II

[See Regulation]

File No – MBP/BMC-02/0045/2021.

Permission Under Sub-Section (3) of the Section-16 of the Odisha Development Authorities Act'1982(Odisha Act, 1982) is hereby granted in favour of **Sri Suresh Chandra Mishra G.P.A Holder to Sri Rajesh Kumar Nayak, M.D. Laxmi Infra Venture Pvt. Ltd. Proposed S+5 Floor(MIG) Residential Apartment "LAXMI IMPERIAL"** building over Rev- Plot No- 83 & 84 of khata No.412/118 & 412/116 under Mouza-Rudrapur and Rev Plot No.676/2211 & 676/2035 of Khata No.609/226 & 609/499 under Mouza- Naharkanta under **Bhubaneswar Municipal Corporation** in the Development Plan area of **Bhubaneswar** with the following parameters and conditions;

1. Parameters:

Plot area- 1983.7sqm.

	Proposed Area	Use	No. of Dwelling Units
Stilt Floor	1085.18Sqm		
- Parking Area	-1028.08Sqm		
- Service Area	- 57.10Sqm		
First floor (Inclusive)	991.86Sqm	Residential	07Nos(Seven)
Society Area	77.93Sqm	Common	
Second floor	991.86Sqm	Residential	08Nos(Eight)
Third floor	991.86Sqm	Residential	08Nos(Eight)
Fourth floor	991.86Sqm	Residential	08Nos(Eight)
Fifth Floor	991.86Sqm	Residential	08Nos(Eight)
Total FAR Area	5016.4Sqm		
F.A.R.	2.528		
Height (Excluding Stilt)	14.875M		
Total Parking	1280.22Sqm		
Stilt Parking	- 1028.08Sqm		
Open Parking	- 252.14Sqm		
Total Built up area	6044.48Sqm		39Nos(Thirty Nine)

Setbacks approved to be provided

Setbacks	Approved
Front	3.00Mtr.
Rear	3.01Mtr.
Left side	3.37Mtr.
Right side	3.08Mtr.

- The building shall be used exclusively for **Residential Apartment** purpose and the use shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring **1280.22Sqm(Stilt & open)** as shown in the approved plan shall be left for parking of vehicles and no part of it will be used for any other purpose.

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

Rajesh Kumar Nayak
Managing Director



Bhubaneswar Municipal Corporation Bhubaneswar

No. _____/dt. _____

5. The land over which construction is proposed is accessible by an approved means of access of **9.14 M (Nine point One Four meter)** in width.
6. The land in question must be in lawful ownership and peaceful possession of the applicant.
7. The applicant shall free gift xxx sft/sq.mtr wide strip of land to the xxxx Corporation/Municipality for further widening of the road to the standard width.
8. The permission granted under these regulations shall remain valid upto three years from the date of issue. However, the permission shall have to be revalidated before the expiry of the above period on payment of such fee as may be prescribed under rules and such revalidation shall be valid for one year.
9. (i) Approval of plans and acceptance of any statement or document pertaining to such plan shall not exempt the owner or person or persons under whose supervision the building is constructed from their responsibilities imposed under ODA (Planning & Building Standards) Regulations, or under any other law for the time being in force.
(ii) Approval of plan would mean granting of permission to construct under these regulations in force only and shall not mean among other things;
 - (a) The title over the land or building;
 - (b) Easement rights;
 - (c) variation in area from recorded area of a plot or a building;
 - (d) Structural stability
 - (e) Workmanship and soundness of materials used in the construction of the buildings
 - (f) quality of building services and amenities in the construction of the building,
 - (g) the site/area liable to flooding as a result of not taking proper drainage arrangement as per the natural lay of the land, etc and
 - (h) Other requirements or licenses or clearances required to be obtained for the site /premises or activity under various other laws.
 - (i) In case of any dispute arising out of land record or in respect of right, title, interest after this permission is granted, the permission so granted shall be treated as automatically cancelled during the period of dispute.
 - (j) Neither granting of the permit nor the approval of the drawing and specifications, nor inspections made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of NBC 2016 and these regulations.

10. The owner /applicant shall;

- (a) Permit the Authority to enter the building or premises, for which the permission has been granted at any reasonable time for the purpose of enforcing the regulations.
- (b) Obtain, wherever applicable, from the competent Authority permissions/clearance required in connection with the proposed work.
- (b) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
- (c) Engage the PMO and strictly adhere to Rule-14 on stage wise report with respect to construction of the proposed project.
- (d) Register the said apartment project over scheduled property under the Odisha Real Estate (Regulation & Development) Act-2016.



Bhubaneswar Municipal Corporation Bhubaneswar

No. _____ /dt. _____

11. Wherever tests of any material are made to ensure conformity of the requirements of the regulations in force, records of the test data shall be kept available for inspection during the construction of building and for such period thereafter as required by the Authority.
12. The persons to whom a permit is issued during construction shall keep pasted in a conspicuous place on the property in respect of which the permit was issued;
 - (a) A copy of the building permit; and
 - (b) a copy of approved drawings and specifications.
13. If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violations of any of the provisions of these regulations, it shall notify the owner and no further construction shall be allowed until necessary corrections in the plan are made and the corrected plan is approved.

14. This permission is accorded on deposit /submission of the following;

item	Amount (in Rs)	Amount in words
Building Operation fees	60,695.00	(Rupees Sixty Thousand Six hundred Ninty-five) only
Sanction Fee	3,02,224.00	(Rupees Three Lakhs Two Thousand Two hundred twenty-four) only.
CWWC	11,61,371.00	(Rupees Eleven Lakhs Sixty-one Thousand Three hundred seventy-one) only
EIDP Fees	11,61,371.00	(Rupees Eleven Lakhs Sixty-one Thousand Three hundred seventy-one) only
Purchasable FAR	11,79,167.00	(Rupees Eleven Lakhs Seventy-Nine Thousand One hundred sixty-seven) only.
Compounding Fee	4,96,800.00	(Rupees Four Lakhs Ninety-six Thousand Eight hundred) Only

15. Other conditions to be complied by the applicant are as per the following;

- i) The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the NOC/Clearances given by PHED vide letter no. 2896, Dated.24.02.2022.
- ii) Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per Regulation of ODA (Planning & Building Standards) Rules, 2020.
- iii) At least 10% of the parking space in the apartment building shall be exclusively earmarked for visitors with signage as per Rule 37(12) of ODA (Planning & Building Standards) Rules, 2020
- iv) Plantation as required under Rule 30 of ODA (Planning & Building Standards) Rules, 2020 shall be strictly adhered.
- v) The Owner/ Applicant/Architect/Structural Engineer are fully and jointly responsible for any structural failure of building due to any earthquake/cyclone/ any other natural disaster, structural/construction defects, Authority will be no way be held responsible for the same in what so ever manner.

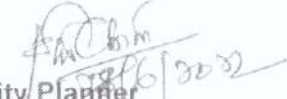


Bhubaneswar Municipal Corporation Bhubaneswar

No. _____/dt. _____

- vi) The applicant shall obtain EIDP towards development of Infrastructure & clearance from Engineering wing of BMC before obtaining occupancy.
- vii) The number of dwelling units so approved shall not be changed in any manner.

By order


City Planner
Bhubaneswar Municipal Corporation

Memo No. 30852 /BMC, Bhubaneswar, Dated 28/06/2022

Copy forwarded along with **two copies** of the approved plan to **Sri Rajesh Kumar Nayak, Managing Director of M/s Laxmi Infra Venture (P) Ltd., Plot No.315, Saheednagar, Bhubaneswar**, for information and necessary action.


City Planner
Bhubaneswar Municipal Corporation

Memo No. _____/BMC, Bhubaneswar, Dated _____

Copy with a copy of the approved plan forwarded to the Commissioner, Bhubaneswar Municipal Corporation for information.

City Planner
Bhubaneswar Municipal Corporation

Memo No. _____/BMC, Bhubaneswar, Dated _____

Copy forwarded to the Land Officer, G.A. Department, Bhubaneswar (in case of lease plot)/Director of Town Planning, Orissa, Bhubaneswar.

City Planner
Bhubaneswar Municipal Corporation



GOVERNMENT OF ODISHA
Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/933 of 2022

CERTIFIED COPY OF ROR

ପଞ୍ଜୀକୃତ ମୂଲିକ ନଂ : ଖେତରାମ୍ଭ		ବିବେକ : ନିୟନ୍ତ୍ରଣ			ଠିକଣା : ଗୋଷ୍ଠୀ
ପ୍ରାଥମିକ ଓ ଚଳନ ଖଣ୍ଡ	ବିସମ ଓ ସମାନ୍ତର	ବିସମ ଓ ସମାନ୍ତର ସଂଖ୍ୟା ଓ ବିବେକ	ଠିକଣା		ମୁଦ୍ରା
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ଚାଳିନୀ		୧-୧୦୧୩ ଓ ୧୦୧୪	୦ 150	୦ 0607	
ମୁଦ୍ରା					

ଖେତରାମ୍ଭ ଓ ଚଳନ ବିଭାଗ କେନ୍ଦ୍ର, ଓଡ଼ିଶା

16/02/2022

MINAKHI DAS Digitally signed by MINAKHI DAS
Date: 2022.02.17 12:01:00 +05:30
Reason: I signed Odisa Portal
Location: Odisha

(Signature)
Signature of the Revenue Officer

- NOTE:**
- It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
 - For any query or verification, Agrary Department officials may visit <http://odistrictodisha.gov.in>
 - Tampering of this certificate will attract penal action.



GOVERNMENT OF ODISHA

Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/932 of 2022

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Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ନହରକଣ୍ଠା
ଥାନା : ବିରକ୍ୟାପିଟାଳ
ଥାନା ନମ୍ବର : 27

ଚହୁସିଲ : ଭୁବନେଶ୍ୱର
ଚହୁସିଲ ନମ୍ବର : 283
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଘୋଷଣା ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର : ଓଡ଼ିଶା ସରକାର ଘୋଷଣା ନମ୍ବର ।

୧) ଖତିୟାନର କ୍ରମିକ ନଂ : 609/226

୨) ପୂଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ : ସୁରେଶ ଚନ୍ଦ୍ର ମିଶ୍ର ପି. ନାରାୟଣ ମିଶ୍ର ଜା. ବ୍ରାହ୍ମଣ ବା: ବଳଭଦ୍ରପୁରଶାସନ, ଆନନ୍ଦପୁର ଜି - କେନ୍ଦୁଝର

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	ଜଳକର	ଖଜଣା	ସେସ	ନିୟମ ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ	ମୋଟ	୩) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
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୭) ବିଶେଷ ଅନୁସନ୍ଧାନ କରାଯାଇ ଥାଏ : OLR U/S S(A) Case No - 9960/10 ପୁସ୍ତୁ ଉପ ଖାତାରେ ପୁରନଂ 676/2211 ର ନିସମ ବିଆଳି ଦୋହସଲ ବୁଲ ପରିବର୍ତ୍ତେ ପରବର୍ତ୍ତୀ କରାଗଲା ଇତ୍ୟାଦି ଶଂସୋଧନ କରାଗଲା ।

BLANK SPACE FOR STAMPING

ଅତିରିକ୍ତ ପ୍ରକାଶନ ତାରିଖ :
ଖଜଣା ସାଧ୍ୟତା ତାରିଖ :

ଖାତା ସଂଖ୍ୟା: ୧୨୩୪୫୬୭୮୯୦

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MINAKHI DAS
Digitally signed by MINAKHI DAS
Date: 2022.07.17 12:00:47 +05:30
Reason: I am the Originator
Location: Bhubaneswar

Minakhi Das
Signature of the Revenue Officer

NOTE : - It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
- For any query or verification, Agency/Department/Office may visit <http://odistrictodisha.gov.in>
- Tampering of this certificate will attract penal action.

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

Kiosk Operator: BALUNKESWAR PRADHAN, (VLE), BHUBANESWAR



GOVERNMENT OF ODISHA
Office of the Tahasildar, Bhubaneswar, Khordha, Miscellaneous Certificate Case No: e-CCP/932 of 2022

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ଆବେଦନ ସଂଖ୍ୟା : 609/226		ପଞ୍ଜୀକରଣ : ବହୁମୁଦ୍ରା			ପଞ୍ଜୀକରଣ : ଗୋଟି	
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ଗାୟାଳ ମୁଦ୍ରା ନିଜାତ କେନ୍ଦ୍ର, ଓଡ଼ିଶା

16/02/2022

MINAKHI DAS
Digitally signed by MINAKHI DAS
Date: 2022.02.17 12:00:35 +05:30
Reason: I, District Odisha Talil
Location: D. V. O.

(Signature)
Signature of the Revenue Officer

NOTE : - It is a digitally signed electronically generated certificate and therefore needs no ink signed signature.
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GOVERNMENT OF ODISHA
Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/930 of 2022

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ଖତିୟାନ

ପରିଚାୟ - ଗ
ଫର୍ମ ନଂ - ୨୨
ପରିଚ୍ଛେଦ - 402

ସୌଜ୍ୟ : ଭୁବନେଶ୍ୱର
ଥାନ : ଭାନିଆଡ଼ା
ଆକା : 13
ବିଭାଗ : ଖୋର୍ଦ୍ଧା

ତହସିଲ : ଭୁବନେଶ୍ୱର
ତହସିଲ ନମ୍ବର : 292
ଖିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨) କମିଟିଦ୍ୱାରା ନାମ ଓ କ୍ଷେତ୍ର କିମ୍ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୩) ପ୍ରଧାନ ନାମ, ପିତାଙ୍କ ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ										
412/118	ଓଡ଼ିଶା ସରକାର ଖୋର୍ଦ୍ଧା ନମ୍ବର 1	ସୁବୋଧ ଚନ୍ଦ୍ର ମିଶ୍ର ପି.ନାଗାରାୟଣ ମିଶ୍ର ବା; ବଳରାଜପୁର ଗାମନ ଥାନା - ଆନନ୍ଦପୁର ଡି. କୋର୍ଟରେ										
୪) ମୂଲ୍ୟ	୫) ଦେୟ	୬) କ୍ରମବର୍ତ୍ତନଶୀଳ ଖତିୟାନ ବିବରଣୀ										
ପ୍ରତିକାର	<table border="1"> <tr> <th>ଇକନ</th> <th>ଋକଣା</th> <th>ସେକ</th> <th>କିଷାନ ସେକ ଓ ଅନ୍ୟାନ୍ୟ ସେକ ଯଦି କିଛି ଥାଏ</th> <th>ମୋଟ</th> </tr> <tr> <td></td> <td>51.00</td> <td>0.00</td> <td>0.00</td> <td>51.00</td> </tr> </table>	ଇକନ	ଋକଣା	ସେକ	କିଷାନ ସେକ ଓ ଅନ୍ୟାନ୍ୟ ସେକ ଯଦି କିଛି ଥାଏ	ମୋଟ		51.00	0.00	0.00	51.00	
ଇକନ	ଋକଣା	ସେକ	କିଷାନ ସେକ ଓ ଅନ୍ୟାନ୍ୟ ସେକ ଯଦି କିଛି ଥାଏ	ମୋଟ								
	51.00	0.00	0.00	51.00								
୭) ବିଶେଷ ଅନୁସୂଚୀ ଯଦି କିଛି ଥାଏ	ଦାଖା କେସନଂ 5824/98 କ୍ରମିକା 276 ତାହା । O.L.R. L.S 8(A) Case No - 9959/10 ହୁମ୍ମୁ ଭଦ୍ର ଖାତାରେ ସ୍ୱତ ନଂ 83 ର ଦିସମ ବିଧାନି ଦୋସାସଲ ଏବଂ ପରିବର୍ତ୍ତେ ପରବର୍ତ୍ତୀ କରାଗଲା ଓ ଜମା ଶାସ୍ତ୍ରୋଧାରକ ବରାଗଲା ।											

BLANK SPACE FOR STAMPING

ଅଧିକ ପ୍ରକାଶନ ଚାରିଖ:

ଖରଣା ଆର୍ଯ୍ୟ ଚାରିଖ :

କାର୍ଯ୍ୟ ସମ୍ପର୍କ ସଂଖ୍ୟା ୧୧୭, ୧୧୮

16/02/2022

MINAKHI DAS Digitally signed by MINAKHI DAS
Date: 2022.02.17 11:59:16 +05:30
Reason: e-District Odisha Portal
Location: Odisha

Minakhi Das
Signature of the Revenue Officer

NOTE : - It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
- For any query or verification, Agency/Department/Office may visit <http://edistrict.odisha.gov.in>
- Tampering of this certificate will attract penal action.

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

Managing Director



GOVERNMENT OF ODISHA

Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: 6-CCP/930 of 2022

CERTIFIED COPY OF ROR

ଖାସ୍‌କାରୀର ଗ୍ରାମିକ ନଂ : 412/118		ବୌଦ୍ଧ : ଭୁବନେଶ୍ୱର			ବିଭାଗ : ଗୋଦାଣୀ			
କ୍ର. ନଂ	ପଞ୍ଜୀକୃତ ମୋଟରଭାନୁର ସଂଖ୍ୟା	ପଞ୍ଜୀକୃତ ମୋଟରଭାନୁର ସଂଖ୍ୟା	ବିସମତ ବିସ୍ତାରଣ ଓ ଚଳାଣି ବିବରଣୀ	ଭାଗ			ପଞ୍ଜୀକୃତ ମୋଟରଭାନୁର ବିଭାଗ ନଂ	ମାଲିକ (ଅନ୍ୟ ବିଭାଗର ସହ ମୋଟରଭାନୁର ବା ବ୍ୟକ୍ତିଗତ ମୁର୍ତ୍ତି ବା ସହ ଶୁଳ୍କେ ଦାମ୍‌ର ଏଠାରେ ଉଲ୍ଲେଖ କରନ୍ତୁ)
				ଏ	ବି	କେ		
୮	୯	୧୦	୧୧	୧୨	୧୩	୧୪	୧୫	
		83		0.170	0.0688	ପ୍ରାୟତଃ		
		1 plot		0.170	0.0688			

ଗାଷ୍ଟିଆ ସୂଚନା ବିଭାଗ କେନ୍ଦ୍ର, ଓଡ଼ିଶା

16/02/2022

MINAKHI DAS

Digitally signed by MINAKHI DAS
Date: 2022.02.17 11:50:16 +05:30
Reason: e-District Odisha Portal
Location: Chitra

Minakhi Das

Signature of the Revenue Officer

- NOTE :
- It is a digitally signed electronically generated certificate and therefore needs no ink signed signature.
 - For any query or verification, Agency/Department/Office may visit <http://odistricts.odisha.gov.in>
 - Tampering of this certificate will attract penal action.



170720222159035



GOVERNMENT OF ODISHA

Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/929 of 2022

CERTIFIED COPY OF ROR

ଖତିୟାନ

ପରିଶିଷ୍ଟ - କ

ଫର୍ମ ନଂ - ୨୨

ପରିଚ୍ଛେଦ - 402

ମୌଜା : ଭୁବପୁର
 ଥାନା : ବାଲିଅନ୍ତା
 ଥାନା : 13
 ଚହସିଲ : ଭୁବନେଶ୍ୱର
 ଚହସିଲ ନମ୍ବର : 292
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର 412/116	୨) ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର ଓଡ଼ିଶା ସରକାର ଖୋସାବ ନମ୍ବର 1	୩) ପ୍ରକାର ନାମ, ପିତାଙ୍କ ନାମ, ଜାତି ଓ ବସାସ୍ଥାନ ସୁଭେଶ ଚନ୍ଦ୍ର ମିଶ୍ର ପି:ନାରାୟଣ ମିଶ୍ର ବା: ବଳଭଦ୍ରପୁର ଶାସନ ଥା - ଆନନ୍ଦପୁର ଜି - କେରାପଡ଼ା										
୪) ମୂଲ୍ୟ ଶିତିବାନ	୫) ଦେୟ <table border="1"> <thead> <tr> <th>ଇଲକର</th> <th>ଖରଣା</th> <th>ସେସ</th> <th>ଜିସ୍ତାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ</th> <th>ମୋଟ</th> </tr> </thead> <tbody> <tr> <td></td> <td>12.00</td> <td>9.00</td> <td>0.00</td> <td>21.00</td> </tr> </tbody> </table>	ଇଲକର	ଖରଣା	ସେସ	ଜିସ୍ତାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ	ମୋଟ		12.00	9.00	0.00	21.00	୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖତିୟାନ ବିବରଣୀ
ଇଲକର	ଖରଣା	ସେସ	ଜିସ୍ତାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ	ମୋଟ								
	12.00	9.00	0.00	21.00								
୭) ବିଶେଷ ଅନୁସନ୍ଧାନ ଯଦି କିଛି ଥାଏ	ଦାଖା କେସନଂ 5823/98 ହୁମୁଖା 213 ରାଜୁ । OLR U/S 8(A) Case No - 9958/10 ହୁମୁଖା ଖାତାରେ ନୁହେଁ 84 ର ବିସମ ବିଆଳି ଦୋଫସଲ ହୁଇ ପରିବର୍ତ୍ତେ ପରବର୍ତ୍ତୀ କରାଗଲା ଓ ଜମା ଶାସୋଧନ କରାଗଲା ।											

ଅତିରିକ୍ତ ମୁକାଶର ତାରିଖ: _____
 ଖଜଣା ଧାରଣୀ ତାରିଖ : _____
 ଉତ୍ତମ ସୁନ୍ଦର ବିକାଶ କେନ୍ଦ୍ର ଓଡ଼ିଶା
 16/02/2022

BLANK SPACE FOR STAMPING

MINAKHI DAS Digitally signed by MINAKHI DAS
 Date: 2022.02.17 11:58:52 +05 30
 Reason: e-District Orissa Portal
 Location: Orissa

Minakhi Das
 Signature of the Revenue Officer

NOTE : - It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
 - For any query or verification, Agency/Department/Office may visit <http://odistrictodisha.gov.in>.
 - Tampering of this certificate will attract penal action.

1 of 2
 M/s. Laxmi Infra Venture (P) Ltd.
Rajesh Kumar Nayak
 Managing Director



GOVERNMENT OF ODISHA
Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No. e-CCP/929 of 2022

CERTIFIED COPY OF ROR

ପଞ୍ଜୀକୃତ ସ୍ଥଳ ନଂ 412/116			ଗ୍ରାମ ପଞ୍ଚାୟତ			ସ୍ଥଳ ବିବରଣ	
କ୍ର. ସଂଖ୍ୟା	ପଞ୍ଜୀକୃତ ସ୍ଥଳ ନଂ	ପଞ୍ଜୀକୃତ ସ୍ଥଳ ନଂ	ପଞ୍ଜୀକୃତ ସ୍ଥଳ ନଂ	କ୍ଷେତ୍ର		କ୍ଷେତ୍ର	ସ୍ଥଳ ବିବରଣ
				ଫି	ବ		
1	୧	୧୦	୧୧	୧୨	୧୩	୧୪	୧୫
		୫୩		୦.୦୦	୦.୦୦	୦.୦୦	
		୧୫୫		୦.୦୦	୦.୦୦	୦.୦୦	

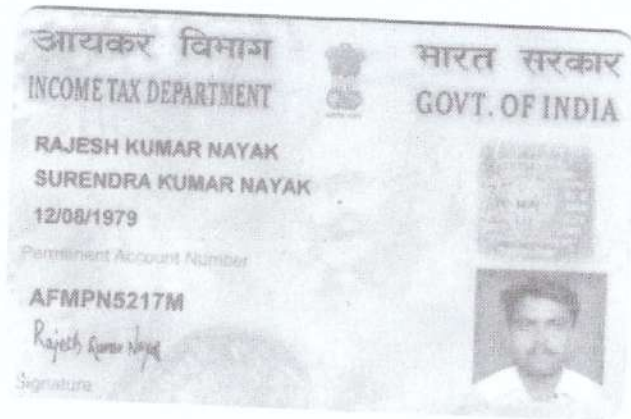
ପଞ୍ଜୀକୃତ ସ୍ଥଳ ବିବରଣ ଉପରେ ଲିଖିତ

16/02/2022

MINAKHI DAS Digitally signed by MINAKHI DAS
Date: 2022.02.17 11:58:53 +05:30
Reason: e-District Odisha Portal
Location: Odisha

Minakhi Das
Signature of the Revenue Officer

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- Tampering of this certificate will attract penal action.



Rajesh Kumar Nayak



ଭାରତ ସରକାର
Unique Identification Authority of India
Government of India

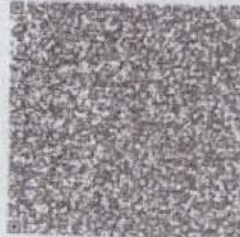
ରମାକର କ୍ରମ / Enrollment No.: 2189/76940/63369

To
ରାଜେଶ କୁମାର ନାୟକ
RAJESH KUMAR NAYAK
C/O Surendra Nayak
PLOT NO - 893 / 1457 G.G.P. COLONY
HIGH SCHOOL CAMPUS
Rasulgarh
Rasulgarh
Bhubaneswar Khorda
Odisha 751010
9439201387

13/04/2013
140379406



ME403794067FH



ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :

9579 0419 0507

ମୋ ଆଧାର, ମୋ ପରିଚୟ

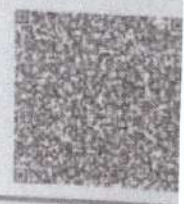


ଭାରତ ସରକାର

Government of India



ରାଜେଶ କୁମାର ନାୟକ
RAJESH KUMAR NAYAK
ଜନ୍ମ ତାରିଖ / DOB : 12/08/1979
ପୁରୁଷ / Male



9579 0419 0507

ମୋ ଆଧାର, ମୋ ପରିଚୟ

Rajesh Kumar Nayak

आयकर विभाग
INCOME TAX DEPARTMENT
MINAKCHHI PATEL
MANSUK LAL PATEL
10/08/1982
Permanent Account Number
ATDPP6478K
Minakchhi Patel
Signature

भारत सरकार
GOVT. OF INDIA



14112017



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ ପ୍ରାଧିକରଣ
ଭାରତ ସରକାର
Unique Identification Authority of India
Government of India

ନାମାଙ୍କନ କ୍ରମାଙ୍କ/ Enrolment No.: 1412/20289/00666

To
 ମିନାକ୍ଷି ପଟେଲ
 Minakchi Patel
 W/O Samit Kumar Dey
 WORD NO-06
 RAIRANGPUR BAZAR
 RAIRANGPUR MUNICIPALITY
 Rairangpur
 Rairangpur
 Mayurbhanj Odisha - 757043
4413 8934 1480

Download Date: 05/10/2017
 Generation Date: 30/09/2017

Signature Not Verified
 Digitally signed by Minakchi Patel
 DN: cn=Minakchi Patel, o=UAI, ou=UAI, email=Minakchi.Patel@uaidai.gov.in, c=IN



ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :

4413 8934 1480

ମୋ ଆଧାର, ମୋ ପରିଚୟ



ଭାରତ ସରକାର
 Government of India



ମିନାକ୍ଷି ପଟେଲ
 Minakchi Patel
 ଜନ୍ମ ତାରିଖ / DOB: 10/08/1982
 ସ୍ତ୍ରୀ / FEMALE

4413 8934 1480



ମୋ ଆଧାର, ମୋ ପରିଚୟ



Government of India

ସୂଚନା

- ଆଧାର ପରିଚୟ ପ୍ରମାଣ ଅଟେ, ନାଗରିକତାର ନୁହେଁ
- ପରିଚୟ ପ୍ରତିଷ୍ଠା ପାଇଁ ଅନଲାଇନ୍ ରେ ପ୍ରମାଣିକରଣ କରନ୍ତୁ
- ଏହା ଇଲେକଟ୍ରୋନିକ ପ୍ରକ୍ରିୟା ଦ୍ୱାରା ଉତ୍ପନ୍ନ କରାଯାଇଥିବା ଚିଠି ଅଟେ

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

■ ଆଧାର ସାରାଦେଶରେ ବୈଧ ।
 ■ ଭବିଷ୍ୟତରେ ଏହି ଆଧାର, ସମସ୍ତ ସରକାରୀ ଓ ବେସରକାରୀ ସେବା ପ୍ରାପ୍ତ କରିବାରେ ସାହାଯକ ହେବେ ।
 ■ Aadhaar is valid throughout the country .
 ■ Aadhaar will be helpful in availing Government and Non-Government services in future .



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ ପ୍ରାଧିକରଣ
Unique Identification Authority of India

Address:

W/O Samit Kumar Dey, WORD NO-06, RAIRANGPUR BAZAR, RAIRANGPUR MUNICIPALITY, Rairangpur, Mayurbhanj, Odisha - 757043

ଠିକଣା:

W/O ସମିତ କୁମାର ଦେ, ଓଡ଼ି ନେ-06, ରାଇରଂଗପୁର ବାଜାର, ରାଇରଂଗପୁର ମୁନିସିପାଲିଟି, ରାଇରଂଗପୁର, ମୟୂରଭଞ୍ଜ, ଓଡ଼ିଶା - 757043

4413 8934 1480



୧୬୬୮
 Help@uidai.gov.in

www.uidai.gov.in



ଭାରତ ସରକାର
Government of India



ସଞ୍ଜୟ କୁମାର ସେଠି
Sanjay Kumar Sethi
ଜନ୍ମ ତାରିଖ /DOB: 29/06/1978
ପୁରୁଷ/ MALE



5135 8530 6065

ମୋ ଆଧାର, ମୋ ପରିଚୟ

Sanjay Kumar Sethi

Handwritten signature in red ink.



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ ପ୍ରାଧିକାରଣ
Unique Identification Authority of India

Address:

S/O Late Krushna Chandra Sethi, At-S/O v ବୁଝ ଚନ୍ଦ୍ର ସେଠି, ଗ୍ରାମ-ଅଣ୍ଡିଲୋ-୭,
Andilo-B, Baliauta, Po-Baliauta Ps- ବାଲିଅଣ୍ଡା, ପୋ-ବାଲିଅଣ୍ଡା ଥାନା-ବାଲିଅଣ୍ଡା,
Baliauta, Andilo, Khorda ଅଣ୍ଡିଲୋ, ଖୋର୍ଦ୍ଧା,
Odisha - 752101 ଓଡ଼ିଶା - 752101

5135 8530 6065

Small logos and text at the bottom of the card.

Handwritten signature in blue ink.

Valuation Report

Application No- **1082216762**

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
1082216762	02-DEC-22	02-DEC-22	1	24			9778335777

FEE DETAILS (In ₹.)

Stamp Duty :	10	Registration Fee :	0
Consideration Amount :	6090000	A(10):	24360
Benchmark Value :	0	Incidental Fee Details	
<input type="checkbox"/> STAMP <input type="checkbox"/> E-STAMP <input type="checkbox"/> FRANKING		User Charges :	335
<input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> POS		<input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE <input type="checkbox"/> DD <input type="checkbox"/> CHALLAN <input type="checkbox"/> POS	
<input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS		<input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> IMPS <input type="checkbox"/> IFMS	

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
MS LAXMI INFRA VENTURE PVT. LTD. REPRESENTED BY ITS AUTHORIZED SIGNATORY RAJESH KUMAR NAYAK				42			FIRST PARTY/INSTITUTION			AT- PLOT NO.315, SAHEED NAGAR, BBSR, DIST- KHORDHA

Representative Name	Institution Name	Representative Address	Representative Designation
MS LAXMI INFRA VENTURE PVT. LTD. REPRESENTED BY ITS AUTHORIZED SIGNATORY RAJESH KUMAR NAYAK	MS LAXMI INFRA VENTURE PVT. LTD.	AT- PLOT NO.315, SAHEED NAGAR, BBSR, DIST- KHORDHA	AUTHORIZED SIGNATORY

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
MINAKCHHI PATEL	HUSBAND	SAMIT KUMAR DEY	FEMALE	40	Service	General	SECONDPARTY/SELF	NO	YES	AT- INTERFACE SOFTWARE SERVICE-491/1, 1ST FLOOR, SAHEED NAGAR, BBSR, DIST- KHORDHA

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
SANJAY KUMAR SETHI	KRUSHNA CH. SETHI	AT- ANDILO, PO/PS- BALIANTA, DIST- KHORDHA	MALE	0	Others	A

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	NAHARKANTA-27	609/226	676/2211	0.017013085399449 Acre (741.09Sq Feet)	GHARABARI	0	Not Available	Not Available

East	West	North	South	Property Transaction Details
NM	NM	NM	NM	CARPET AREA 741.09 SQ.FT., FLAT NO.A-306, 2BHK, 3RD FLOOR, BLOCK-A, PARKING NO.A-306 OF "LAXMI IMPERIAL"

The total transacted area is:0.017013085399449 acre(s).

APPLICATION ID CREATED BY : SUKANTA KUMAR SINGH

DOCUMENT ENTERED BY : SUSANTA KUMAR DAS

