



Endorsement of the certificate of admissibility

Admissible under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 23 Fees Paid
1366, A-20 - Collection Charges - 715, Total - 12085.

[Handwritten scribble]

Example Authorized
Date: 21-Mar-2024
Anandan Singh
DSR Office, Cuttack
Account ID-od5000604

[Signature]
Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar District Sub-Registrar CUTTACK between the hours of 10:00 AM and 1:30 PM on the Date 21/03/2024 by MS CITICON ENGINEER LTD REPRESENTED BY ITS MD ANTARYAMI BADU, son/daughter/wife of LATE BAISHANAB CHARAN BADU of AT-PLOT NO.540, SAHID NAGAR, PO PS-SAHID NAGAR, BHUBANESWAR, DIST-KHURDA, by caste General, profession BUSINESS and

[Handwritten signature]
finger prints affixed
SIGNATURE OF PURCHASER

Signature of Presenter / Date: 21-Mar-2024

[Signature]
Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

NAME	PHOTO	THUMB IMPRESSION	SIGNATURE	DATE OF ADMISSION OF EXECUTION
MS CITICON ENGINEER LTD REPRESENTED BY ITS MD ANTARYAMI BADU		 31738914	<i>[Signature]</i>	21-MAR-2024
PRAKASH KUMAR KAR		 244496469	<i>[Signature]</i> Prakash kumar	21-MAR-2024
Identified by SOUMYA RANJAN DAS Son/Wife of BIJAYA KUMAR DAS of AT, ORISSA HIGH COURT, DIST-CUTTACK-753002 by profession ADVOCATE				
SOUMYA RANJAN DAS		 43232321	<i>[Signature]</i> Soumya Ranjan Das	21-MAR-2024

Date: 21-Mar-2024

[Signature]
Signature of Registering officer

The receipt of Rs 568300 (Five lakhs sixty-eight thousand three hundred rupees only) as consideration money is admitted by the above executant.

[Signature]
Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar, CUTTACK

Book Number : 1 || Volume Number : 48

Document Number : 10392402416

For the year : 2024

Seal :
Date : 22/03/2024

[Signature]
Signature of Registering officer

23 Fees Paid
Registering office

Recd
11,366.
70 02
5 02
11,370
517
12,085

Registering Officer
CUTTACK

SALE DEED

This Sale Deed is made on this the.....day of *March* 2024
(Two thousand twenty four).

For CITICON ENGINEERS LTD.
Antaryami Badu
CHAIRMAN-CUM-MANAGING DIRECTOR 21-3-24
Prakash Behera
21-3-24

BY

CITICON ENGINEERS LTD, CIN:
U452020R1999PLC005702, PAN: AABCC6115A,
represented through its Managing director **ANTARYAMI
BADU**, aged about 51 years, DIN: 01692244, S/o- Late
Baishnab Charan Badu, By Caste-Khandayat, By
Occupation- Business, resident of Plot No. 540, Sahid
Nagar, PO & PS: Sahid Nagar, Bhubaneswar-751007, Dist-
Khurda, Odisha, Aadhaar No.7251 3966 9406, PAN:
AEXPB9303A, Mob No. 9937165585 (here in after called
the "**VENDOR**" which expression shall mean and include
its heirs, successors, executors, administrators, assigns and
representatives) of the **ONE PART**.

Mr. Sourabh Kumar Das
21-3-24
w - Muralidharan
21-3-24

VENDOR



L.T.I



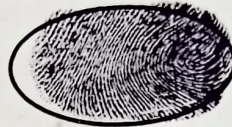
For CITICON ENGINEERS LTD.

As farayari Bodh
CHAIRMAN-CUM-MANAGING DIRECTOR

VENDEE



L.T.I



Prakash K. Kar

IN FAVOUR OF

SRI PRAKASH KUMAR KAR, aged about 52 years, S/o- Madhusudan Kar, By Caste- Brahmin, By Occupation- Business, Dal meal lane, Tara chandpatna, P.O: Telenga Bazar, P.S : Badambadi, Dist: Cuttack, Odisha, Pin-753009, Aadhaar No. 2390 8396 1100, PAN: ADRPK0947Q, Mob No. 9437609751 (herein after called the "VENDEE" which expression shall mean and include his heirs, successors, assigns and representatives) of the **OTHER PART.**

Nature of Document : SALE DEED

Consideration Amount: Rs.5, 68,300/- (Rupees Five lakh Sixty Eight thousand Three Hundred) only.

Nature of Rights: "Sthitiban" Ac0.03.444 kadi (Three Decimals Four Hundred Forty Four Barga kadi) i.e. Ac.034.44 dec. of land measuring area 1500 sqft with annual rent of Rs.28 /- hereby sold with all rights, sub rights and easements thereof.

For CITICON ENGINEERS LTD.
As farayari Bodh
CHAIRMAN-CUM-MANAGING DIRECTOR 21-3-24

Prakash K. Kar
21-3-24

Mr. Somnath Ranjan Das Deb
21-03-24

Mr. Muralidharan
21-3-24

VENDOR



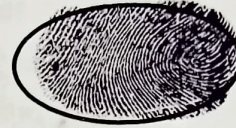
L.T.I



VENDEE



L.T.I



For CITICON ENGINEERS LTD.

A. Fareykar Bodh
CHAIRMAN-CUM-MANAGING DIRECTOR

Prakash K. Kar,

IN FAVOUR OF

SRI PRAKASH KUMAR KAR, aged about 52 years, S/o- Madhusudan Kar, By Caste- Brahmin, By Occupation- Business, Dal meal lane, Tara chandpatna, P.O: Telenga Bazar, P.S : Badambadi, Dist: Cuttack, Odisha, Pin-753009, Aadhaar No. 2390 8396 1100, PAN: ADRPK0947Q, Mob No. 9437609751 (herein after called the "VENDEE" which expression shall mean and include his heirs, successors, assigns and representatives) of the **OTHER PART**.

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For CITICON ENGINEERS LTD.
A. Fareykar Bodh
CHAIRMAN-CUM-MANAGING DIRECTOR 21-3-24

Prakash K. Kar
21-3-24

w- Sameer Rajan Desai
21-3-24

w- Murad Khan
21-3-24

RECITALS:

WHEREAS the land morefully &, particularly described in the schedule below is the purchased property of the present vendor through valid deed of Sale bearing R.S.D. No. 10391108047 executed on 13.07.2011 and registered on 20.07.2011 in the office of D.S.R. Cuttack by vendor Sujata Mangaraj W/o Sibananda Pradhan, of Tala Telenga Bazar, P.O: Telenga Bazar, P.S: Purighat, Town & Dist: Cuttack represented his attorney holder Sugyana Rout, son of Gagan Rout, of Banra Samil Ramachandi, P.O: Banra, P.S: Banki, Dist: Cuttack paying a valuable consideration and since the date of purchase the vendor have mutated it's name in the office of Tahasildar Barang through valid procedure of Mutation followed Vide Mutation Case No. 2316/2011 and subsequently the vendor have converted the said land from agriculture to non agriculture / homestead purpose vide O.L.R. 8 (A) Case No. 823/2018 in the office of Tahasildar Barang and have obtained the mutation / conversion Patta in it's name and now the present vendor use to enjoy all shorts of proprietary and possessory right, privileges and acts of ownership thereof as absolute and indefeasible owner over the land in question paying rent obtaining receipts thereof.

AND WHEREAS the vendor hereby declares that the schedule property is free from all encumbrances, litigation, disputes, liens, attachments and charges etc. And the vendor is in peaceful possession over the same having all rights, titles and interest etc.

For CITICON ENGINEERS LTD.

Attorney for Sugyana Rout

CHAIRMAN-CUM-MANAGING DIRECTOR

M Prakash Kumar

21-

Mr. Sugyana Routan Dal eady

21-03-21

Mr. Murad Khan,
21-3-24

AND WHEREAS Cuttack Development authority vide its office order no-1718 dtd-22.02.2023 communicated vide memo no- 1719 dtd-22.02.2023 granted permission for sell of land.

AND WHEREAS, the developer/promoter has also registered the Project before Odisha Real Estates Regulatory Authority (ORERA) vide Registration No. P/07/2023/01069 dtd 14.11.2023 for sale of "TRISHNA NAGAR" (Approval of revised residential layout plan No. of Plotted Units-266) over Plot No-1694, Khata No- 592/514, Plot No- 1695/2354, Khata No- 592/531, Plot No- 1700, Khata No- 592/ 685, Plot No-1701, Khata No- 592/685, Plot No-1702, Khata No- 592/685, Plot No- 1703, Khata No-592/685, Plot No- 1704/4362 , Khata No- 592/2584, Plot No- 1704/2015, Khata. No- 592/277, Plot No-1705, Khata.No-11 ,Plot No- 1706, Khata No-592/ 288, Plot No-1708, Khata No- 592/685, Plot No-1709, Khata No-592/517, Plot No-1710, Khata No-592/556, Plot No- 1723, Khata No-592/288, Plot No-1724, Khata No-11, Plot No-1725, Khata No-592/547, Mouza-Chakradharpur, Tahasil-Baranga,"Dist-Cuttack, Odisha.

AND WHEREAS due to urgent need of funds for expand of the above company business and for other necessities-the present Vendor have decided to sale the schedule below property measuring **Ac0.03.444** kadi of land measuring area 1500

FOR CITICON ENGINEERS LTD.

Ar. fareyari Bosh
CHAIRMAN-CUM-MANAGING DIRECTOR 21-3-24
Prakash W. Ken

21-3-24

Mr. Sangeeta Ranjan O.S. Od.
21-3-24

W = Mr. Prasad Mohapatra.
21-3-24

sqft. of land at the prevailing market price i.e. with a consideration amount which is fixed between the Vendor and the Vendee Rs.5,68,300/- (Rupees Five lakh Sixty Eight thousand Three Hundred) only. in their healthy and sound state of mind and as per the discussion with their family members without any undue influence and ill pressure, misrepresentation or coercion from any quarter.

AND WHEREAS, the Vendor shall receive the above mentioned total consideration amount of Rs.5,68,300/- (Rupees Five lakh Sixty Eight thousand Three Hundred) only. having been paid by cash / bank in different date and the vendor hereby admit and acknowledge the receipt of total consideration as aforesaid in full and final settlement amount from the purchaser before the D.S.R Cuttack at the time of registration of this Sale Deed.

AND WHEREAS the Vendor do hereby convey, transfer, assure and sell the schedule below property the land in favour of the Vendee / Purchaser and he shall be the absolute owner in possession thereof and the right, title, interest of Vendor shall be vested upon the vendee from today and the Vendor have delivered the peaceful / vacant possession of the land in favour of the Vendee / Purchaser from today.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. That in pursuance of the aforesaid sale, the Vendor do hereby grant, sale, convey and assure unto the Purchaser, his heirs, administrators and assignees that all the rights, title, interest

For CITICON ENGINEERS LTD.
Avtarey am Bokh
CHAIRMAN-CUM-MANAGING DIRECTOR 21-3-24
Prakash w/Kon
21-3-24

w. Sanyal Ranjan Das Ddy
21-3-24
w. Musad Khan
21-3-24

and possession of the schedule below property, the land have passed to the Purchaser who shall use and enjoy the same as absolute owner thereof.

2. That from today Vendor / Seller has delivered khash possession of the schedule below land to the Purchaser / Vendee and the Purchaser shall get the land mutated in his name in Tahasil and Revenue records by virtue of such sale.
3. That the Vendee / Purchaser and his legal heirs, successors, representatives shall use and enjoy the property by constructing, building as per 1-is own sweet will without any objection from the Vendor or his legal-heirs.
4. That the rights, title, interest and possession of the Vendor shall cease from today and same shall be vested upon the Vendee / Purchaser and he shall pay the rent, holding tax and other dues payable to concerned departments from out of his own funds.
5. That the Vendor and his legal heirs shall have absolutely no manner of right, title, interest or possession claim over the schedule below land from today. In case of any claim or demand made by any legal heirs of the Vendor or anybody for which the Purchasers may sustain any loss, the Vendor / Seller shall be liable to restore peaceful possession to the Vendee /

For CITICON ENGINEERS LTD.

Aas + arey ari Bosh
CHAIRMAN-CUM-MANAGING-DIRECTOR 21-3-24

+ Prakash w Ken
21-3-24

w. Saranya Rangan Qas edy
21-3-24

w. Muralidharan.
21-3-24

Purchaser. In case of Vendor's failure towards such restoration, the Vendor shall be bound to refund the entire consideration paid here under together with cost and interest @ Rs. 1% per month from the date of dispossession till the date of such realisation.

6. That the Vendor do hereby further declare that the property land hereby sold is free from all encumbrances. The Vendor has not encumbered the same in any way or in any manner to anybody else. The property hereby sold is not the subject matter of any dispute. There is no civil or criminal dispute is pending over the/same. The ~~schedule land~~ or any portion thereof has not been acquired by Govt. nor it has been given as lien / equitable mortgage to any Bank or Financial Institutions. The property is free from all disputes and encumbrances.

7. That the Vendor and Vendee do not belong to SC/ ST community. The property hereby sold has never been acquired by the Vendor from Govt. by way of lease within last 10 years or the Vendor do not possess any land within the urban area which exceeds the ceiling limit. The property hereby sold is not under the management of Endowment Commissioner & Bhudan.

For CITICON ENGINEERS LTD.
A. K. FOREY *AK Forey* 21-3-24
CHAIRMAN-CUM-MANAGING DIRECTOR

P. Prakash
21-3-24

W. Soumya 21-3-24

W. Muralidharan
21-3-24

8. It is pertinent to mention here that the road area covering Part of Plot No. 1694, 1695/2354, 1700, 1701, 1702, 1703, 1704/2015, 1705, 1708, 1709, 1710, 1267, 1723, 1725 & 1724 as per the provision and approval of the RERA as well as CDA the said area along with common area has been transferred in favour of the Block Development Officer, Baranga Cuttack on behalf of Govt of Odisha vide Gift Deed bearing No. 10392400616 executed on 10.01.2024 and registered on 25.01.2024 and vide gift deed bearing No. 10392400953 executed on 06.02.2024 and registered on 06.02.2024 in the office of D.S.R Cuttack and the proposed road already developed their and now being used as road. That the present vendee shall be use the said common road and enjoy by the present vendor along with the other Purchasers for all times and the Purchaser shall connect electricity line, telephone line and water pipe line connection through this road. And the drainage so constructed over the same shall be used by the present vendee. Non of the Purchaser or non of the Vendor shall make any obstruction towards use of the same.

9. It is important to mention here that the present vendor who has been availed permission from the CDA and the said approval drawing has been finally registered under RERA is complied all the terms and conditions followed their in the said approval and hereby undertakes to comply with all other ancillary stipulations.

For CITICON ENGINEERS LTD.

A. T. Arey *carri* *Boh* 21-3-24

CHAIRMAN-CUM-MANAGING DIRECTOR

X Prakesh K. Ken

21-3-24

W. Somya *Benjan* *Dos Adh* 21-3-24

W - *MU road* *Behan* - 21-3-24

10. That the photographs of the parties are affixed and Declaration "Form-A" is attached both in original and copy of this document, which shall be treated as part and parcel of this deed.

SCHEDULE OF PROPERTY

Dist: Cuttack, P.S: Cuttack Sadar, Tahasil : Barang,
S.R.O: Cuttack Sadar, P.S. No. 13 Tahasil No. 188 Mouza :
CHAKRADHARPUR Govt. of Odisha Khewat No.1,
Mutation / Conversion Khata No. **592/514** (Five hundred
ninety two / Five hundred fourteen) **Sthitiban** Plot No.
1694 (One thousand Six Hundred Ninety Four), kissam:
Gharabari area Ac1.58dec with total annual rent of Rs.474/-
out of which sold area **Ac0.03.444 kadi** (Three Decimals Four
Hundred Forty Four Barga kadi) i.e. Ac0.034.44dec of land
measuring area 1500 sqft consisting of two Sub Plot No. **C-21**
as shown in the approved drawing of CDA and RERA with
annual rent of Rs.28/- which shown in colour red of the
annexed sketch map hereby sold with all rights, sub rights and
easement thereof. Corresponding to original Khata No.
592/269.

Which is butted & bounded by :-

North: Sub Plot No. C-20
South: Road
East: Sub Plot No. C-22
West: Road

FOR CITICON ENGINEERS LTD.

For fareyori Badi
CHAIRMAN-CUM-MANAGING DIRECTOR 21-3-24

X Prakash Kumar
21-3-24

Mr. Suvanga Prasad Das
21-3-24
W - Murad Khan
21-3-24

IN WITNESS WHEREOF the vendor have put his signature on the day month and year first above mentioned after going through the contents of this deed be true and correct out of his own sweet will volition and sound state of mind without any pressure, misrepresentation and coercion from any quarter.

WITNESSES

1. *Surya Kumar Reddy* For CITICON ENGINEERS LTD.
810 Bhojan Kumar Reddy
Chittoor
21-3-24
A. S. Sreeraj
CHAIRMAN-CUM-MANAGING DIRECTOR 21-3-24
Signature of Vendor/Seller

2. *M. Muralidharan*
S/- M. S. Sreeraj
Telanga Bazar
Chittoor
21-3-24
P. Praveen Kumar
Signature of Vendee/Purchaser 21-3-24

CERTIFICATE

Certified that the executant is my clients and has dictated the terms of the deed, computed and printed by my Computer Asst. in my office to my direction.

C. Sahoo
Computer Asst.

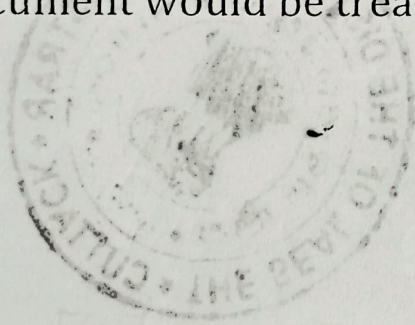
Advocate
Advocate
21-3-24

FORM NO - A

DECLARATION

(Land property where there is on structure/ House)

We the Executers and Clamant/s do here by declare that there is no structure/ House on schedule property transacted in this document if existence of any structure/ House is defected at later stage the document would be treated as invalided.



For CITICON ENGINEERS LTD.

As farayari Boh

CHAIRMAN-CUM-MANAGING DIRECTOR

SIGNATURE OF EXECUTANT/S SELLOR

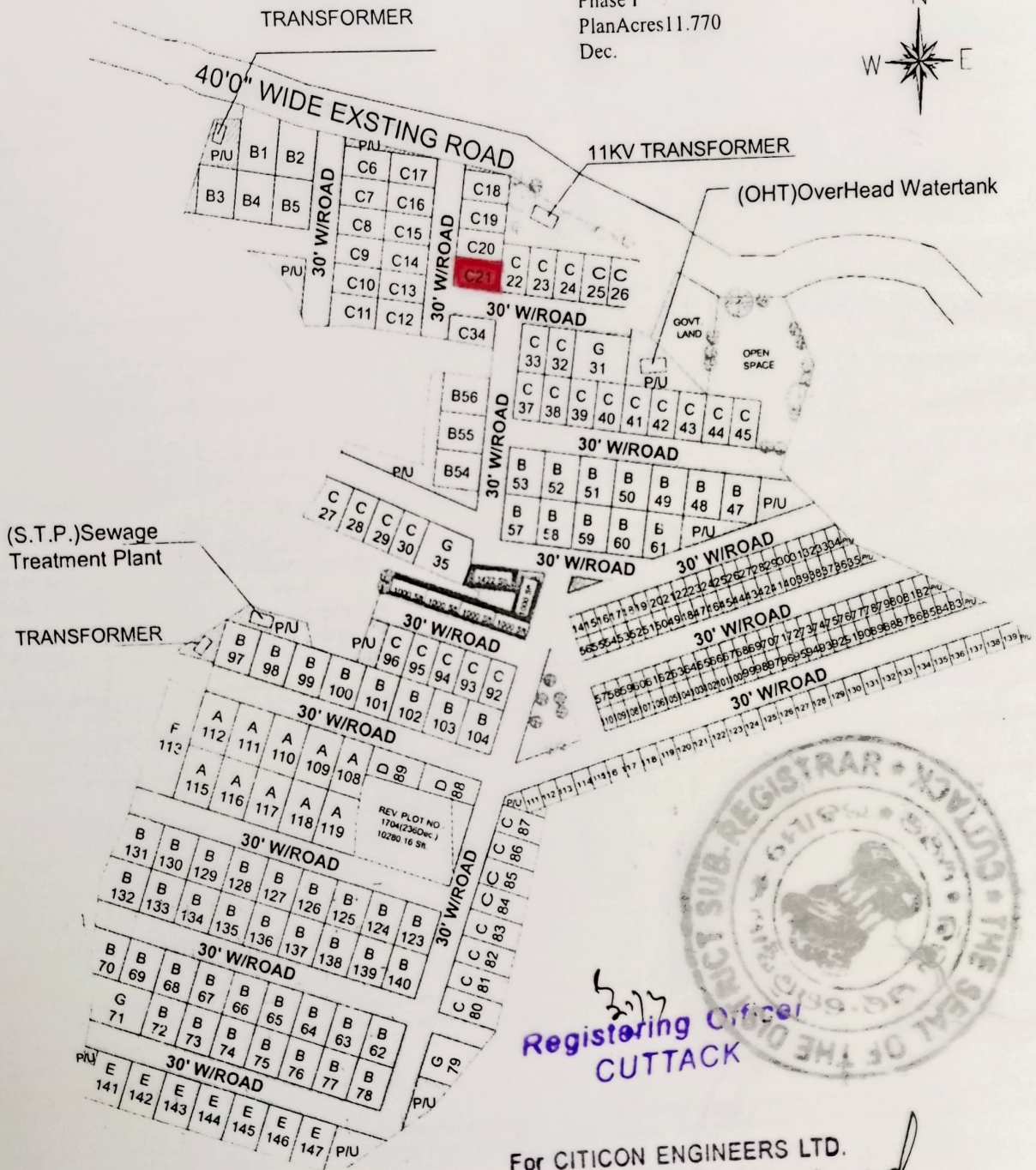
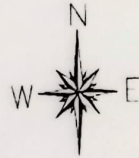
Pranash Kumar

SIGNATURE OF CLAIMANT/S PURCHASER

TRISHNA NAGAR-PHASE-1

MOUZA-CHAKRADHARPUR
TAHASIL-BARANGA
ORERA NO-P/07/023/01069
(www.rera.odisha.gov.in)

Phase I
Plan Acres 11.770
Dec.



21/3
Registering Officer
CUTTACK

For CITICON ENGINEERS LTD.

A. S. Fareyami

CHAIRMAN-CUM-MANAGING DIRECTOR 21.3.24

Prakash K. Kar,

21.3.24

ILS

Document	: SALE IMMOVABLE	Volume Number	: 48
Date of Execution	: 21-Mar-2024	Place of Execution	: CUTTACK
Document Number	: 10392402416	Registration Date	: 22-Mar-2024

SELLER DETAILS

NAME	PHOTO	Thumb Impression	Signature
MS CITICON ENGINEER LTD REPRESENTED BY ITS MD ANTARYAMI BADU			

BUYER DETAILS

NAME	PHOTO	Thumb Impression	Signature
PRAKASH KUMAR KAR			

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
CUTTACK	CHAKRADHARPUR-13	592/514	1694	0.03444 Acre (03.444 Decimal100D=1Acre)	GHARABARI	265188	Not Available	Not Available

East	West	North	South	Property Transaction Details
SUB PLOT NO.C-22	ROAD	SUB PLOT NO.C-20	ROAD	OUT OF A1.58, RENT RS. 28.00, SUB PLOT NO.C-21, ODIGINAL KHATA NO 592/269

IDENTIFIER DETAILS

NAME	PHOTO	Thumb Impression	Signature
SOUMYA RANJAN DAS			

DECLARATION

- I / we the vendor (s) of the said property do /so not belong to scheduled caste or scheduled tribe communities.
 - I / We the vendee (s) do/ do not belong to scheduled caste or scheduled tribe communities
- The land is not publicly endowed
- The land is not a lease hold one within ten years
- The land is covered under consolidation operation.
- The land is vacant land / land with structures
- I / We the vendee (s) do hereby declare that I / We have reasonably enquired and verified the documents relating to the right, title and interest of the vendor and have purchased the property on payment of full / part consideration. I / We further declare that we will be held entirely responsible if we committed and mis-representation, suppression or distortion of facts or have deceived / defrauded the seller (s) in any manner.
- We the vendor (s) and Vendee (s) hereby declare that we have executed the sale deed with our clear volition without any duress inducement, allurement or any kind of promise or extraneous influence on either or both part to sell and purchase the property