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Sarbeswar

Rs. 10,10,000
w/m
Rs. 18,11,40
1500/-

For SRI BHULAXMI INFRA TECH LLP
Sarbeswar Sahu
 Designated Partner
Anuprabha Kabis
 10/8/21

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this 10th day of August, 2021, By and Between

SRI BHULAXMI INFRA TECH LLP, a registered LLP registered under the Indian Limited Liability Partnership Act, 2008, bearing CIN - AAN-4862 of 2018, having its Registered office at Plot No-361/2315, Near SBI Aiginia Branch, P.O-Patrapada, P.S.-Khandagiri, Bhubaneswar-751019, District:- Khurdha(Odisha), having PAN No-ADVFS2795Q represented by its Designated Partners (1) **Mr. Sarbeswar Sahu**, Son of Late Maheswar Sahoo, aged 60 years, By Caste- Teli , By-Profession- Business, having Pan-AHWPS4706N and Addhar No-400673752745, Mobile No.9437034086 and (2) **Sri Biranchi Narayan Mishra**, aged about 49 years, S/O- Satyabadi Mishra, By Caste-Brahmin, By-Profession- Business, having Pan-AHNPM5223F and Addhar No-850743211898, Mobile No.9437018183, authorized vide No Nil, dated 1st February, 2021 hereinafter referred to as the "**Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

Satyam Narayan Sahu
 Mr. Narayan Kumar Mishra

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Sri Bhulaxmi in front of
D.P. B.N. Mishra

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SR Office, BBSR

DISTRICT TREASURY
BRUBANESWAR
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CASHIENRY



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AND

Anuprabha Kabi, (Aadhar no. 952587802787), W/o- Bijay Kumar Kabi, aged about 42 years, residing at AT- Hatapatana, PO- Kadalibana, VTC- Kesapur, Sub Dist- Pattamundai, Dist- Kendrapada, Odisha-754222, (pan-DENPK1684G), by caste- Gopal, By Profession- Business, 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:

- A. The Promoter is the absolute and lawful owner of Khata No- 703/1462 (Seven hundred three by one thousand four hundred sixty two), which further corresponding to Hal Mutatiton Khata No-703/1540 (Seven Hundred three by One thousand five hundred forty), Sthibian Mutatiton Plot No-168/3006 (One Hundred Sixty Eight/Three Thousand Six), totally admeasuring an area of AC0.150 (One Hundred Fifty) Decimals/ square meters, Full Plot situated at Patrapada in Tehsil- Bhubaneswar & District- Khurda ("Said Land") vide sale deed(s) dated 15.02.2019 registered as documents no.11131901507 at the office of the Sub-Registrar Khandagiri;
- B. The Said Land is earmarked for the purpose of building a residential project, comprising S+3 multistoried apartment buildings and the said project shall be known as 'Sai Nirmalya' ("Project");
- C. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed/ have been completed;
- D. The Bhubaneswar Municipality Corporation, Bhubaneswar has granted the commencement certificate to develop the Project vide approval dated 04.01.2021, bearing No. ANB/1119/2021;
- E. The Promoter has obtained the final layout plan approvals for the Project from Bhubaneswar Municipality Corporation, Bhubaneswar. The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable;
- F. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Block-A1, 3rd Floor, Toshali Bhawan, Satya Nagar, Bhubaneswar-751007 on dated 28.06.2021 under Registration No- RP/19/2021/00495.
- G. The Allottee had applied for a Flat in the Project vide application no. Nil dated 10.08.2021 and has been allotted Flat No. 102 having carpet area of 705.90 square feet, Built Up Area- 850.89, Super Built Up Area- 1090, Balcony Area- 52.42 type 2 BHK, on 1st Floor along with garage/closed parking no. 102 admeasuring 127 square feet in the Stilt Floor, as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule A and the floor plan of the apartment is annexed hereto and marked as Schedule B);

(i) Carpet Area	705.90 Sq. ft.
(ii) Built up Area	850.89 Sq.ft.
(iii) Super Built up Area	1090 Sq.ft.
(iv) Proportionate land area	A0.008.50DC (370 Sq.ft.)

For SRI BHULAXMI INFRA TECH LLP

Satya Narayan Mishra
Promoter
Designated Partner

Anuprabha Kabi

Satya Narayan Mishra
Mansy Kumar Khaitan

13/05/2024

13/05/2024



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

I. (a) The Promoter undertakes to complete the unit in all respect and deliver possession thereof to the prospective allottee upon receipt of full and final payment in time as well as such other on or before 03.01.2024.

(b). That in addition to the construction cost, the prospective allottee shall be liable to pay to the promoter all other fees/tax to be levied by Government of Orissa or Govt. of India applicable pertaining to the building or any part thereof proportionate to the share of the allottee. All Taxes shall be borne by the Allottee along with the Goods and service tax or other taxes etc if any as per the Govt. rules.

(c) That in the event the allottee commit default in payment of the construction cost during and after of construction, the promoter reserves the right to cancel this agreement, arrangement and re-allot the premises in favour of any other person after giving one months notice in writing to the allottee or deal with the same and dispose in any manner it likes. The promoter shall be entitled to deduct a sum equivalent to 20% of the total deposited amount up to that date towards the service rendered and the balance amount shall be refunded to the allottee within six month in three equal installments. In the event of determination or surrender or cancellation of the Flat or agreement the allottee shall be bound to vacate and deliver vacant possession of the premises to the first party voluntarily free from all obstructions.

(d) That the allottee shall not have any right to cause hindrance in the progress of the building or demand any modification/alteration pertaining to the design/structure and the promoter shall have the right to make any modification as per the advice of the qualified architect which may be necessary for the safety of the building without any alteration in the approved plan.

(e) The allottee here by agrees to get and obtain separate electric meter or electricity connection in or upon the said unit at her own costs and shall bear and pay all the electricity deposits and proportionate charges for installation of substation and transformer, cost of space allotted for installation of substation to be installed either by CESU or by the promoter himself/ herself.

J. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

K. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

L. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment and the garage/closed parking (if applicable) as specified in Para G;

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

1. TERMS:

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

For SRI BHULAXMI INFRA TECH LLP

Pranab Mohapatra
Designated Partner

Anuprabha Kabi

Satish Narayan Das
Munas Kulkarni

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1.2 The Total Price for the Apartment based on the carpet area is Rs. 52,02,750/- (Rupees Fifty Two Lakhs Two Thousand and Seven Hundred Fifty Only ("**Total Price**"))(Give break up and description):

Cost of Flat - Rs.49,55,000/-
GST on Flat Cost-Rs.2,47,750/-*
Total Cost Rs.52,02,750/-

*The amount of Indirect Taxes/ GST shall be changes from time to time as per government regulation, and currently charges 5% as per current GST Rules and Act.

Rate of Apartment per square feet*
Type- 2 BHK
Floor -First Floor

Explanation:

- (i) The Total Price above includes the booking amount paid by the allottee to the Promoter towards the Apartment ;
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of the Apartment :

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

- (iii) The Promoter shall periodically intimate to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment within 30 (thirty) days from the date of such written intimation. In addition, the Promoter shall provide to the Allottee the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of Apartment includes: 1) *pro rata* share in the Common Areas; and 2) garage(s)/closed parking(s) as provided in the Agreement.

1.3 The Total Price is escalation-free, 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.

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

1.5 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @0% 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.

For SRI BHULAXMI INFRA TECH LLP

Anand K. Nigam
Designated Partner

Anuprabha Kabis

Satya Narayan Das
Munish Kumar Khaitan

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- 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 forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand that from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clause 1.2 of this Agreement.
- 1.8 Subject to Clause 9.3 the Promoter agrees and acknowledges, the Allottee shall have the right to the Apartment as mentioned below:
- (i) The Allottee shall have exclusive ownership of the Apartment.
 - (ii) The Allottee shall also have undivided proportionate share in the Common Areas. Since the share / interest of Allottee in the Common Areas is undivided and cannot be divided or separated, the Allottee shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. Further, the right of the Allottee to use the Common Areas shall always be subject to the timely payment of maintenance charges and other charges as applicable. It is clarified that the promoter shall convey undivided proportionate title in the common areas to the association of allottee as provided in the Act;
 - (iii) That the computation of the price of the Apartment includes recovery of price of land, construction of [not only the Apartment but also] the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, fire detection and firefighting equipment in the common areas etc. and includes cost for providing all other facilities as provided within the Project.
- 1.9 It is made clear by the Promoter and the Allottee agrees that the Apartment along with one 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 Allottee of the Project.
- 1.10 It is understood by the Allottee that all other areas and i.e. areas and facilities falling outside the Project, namely Sai Nirmalya shall not form a part of the declaration to be filed with concerned Development Authority Bhubaneswar Municipality Corporation to be filed in accordance with the Odisha Development Authorities Act, 1982/ Odisha Town Planning and Improvement Trust Act, 1956.
- 1.11 The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottee, which it has collected from the Allottee, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottee or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottee, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken there for by such authority or person.

For SRI BHULAXMI INFRA TECH LLP

Parvati Kishor
Designated Partner

Anu Prabha Kabra

Satyajit Narayan Sen
Munshi Kumar Kishor

1.12 The Allottee has paid a sum of Rs- 5,00,000/- (Rupees Five Lakhs only) through Cheque No-000006 of Rs.2,55,000/- (Rupees Two Lakhs and Fifty Five Thousand only) of Bank of Baroda, Pattamundai Branch, and Rs.2,45,000/- (Rupees Two Lakhs and Forty Five Thousand Only) of Bank of Baroda, Pattamundai Branch as booking amount being part payment towards the Total Price of the Flat of Rs.52,02,750/- (Rupees Fifty Two Lakhs Two Thousand and Seven Hundred Fifty Only) at the time of application the receipt of which the Promoter hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Apartment as prescribed in the Payment Plan as may be demanded by the Promoter within the time and in the manner specified therein:

Provided that if the allottee delays in payment towards any amount for which is payable, he shall be liable to pay interest at the rate specified in the Rules.

2. MODE OF PAYMENT

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on demand by the Promoter, within the stipulated time as mentioned in the Payment Plan through /demand draft or online payment (as applicable) in favour of ' SAI NIRMALYA SRI BHULAXMI INFRATECH LLP' payable at Aiginia Bhubaneswar.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES

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

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

5.1 Time is of essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the allottee after receiving the

For SRI BHULAXMI INFRATECH LLP
Designated Partner

Anu prabha kato

Satya Narayan Das
Manoj Kumar Mishra

10/01/2018

10/01/2018



occupancy certificate* or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in **Schedule C** ("**Payment Plan**").

6. CONSTRUCTION OF THE PROJECT/ APARTMENT

The Allottee has seen the specifications of the Apartment and accepted the Payment Plan, floor plans, layout plans [annexed along with this Agreement] which has been approved by the competent authority, as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the **Planning and Building Standards Regulations of concerned local planning authority** [Please insert the relevant State laws] and shall not have an option to make any variation /alteration / modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter shall constitute a material breach of the Agreement.

FOR SRI BHULAXMI INFRA TECH LLP

Designated Partner

7. POSSESSION OF THE APARTMENT

- 7.1 **Schedule for possession of the said Apartment:** The Promoter agrees and understands that timely delivery of possession of the Apartment is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Apartment on 03.01.2024, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("**Force Majeure**"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date. After refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.
- 7.2 **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate* from the competent authority shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter/association of allottee, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate* of the Project.
- 7.3 **Failure of Allottee to take Possession of Apartment:** Upon receiving a written intimation from the Promoter as per clause 7.2, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable.

Anuprabha Kabi

Satyajit Narayan Dew
Manas Kumar Khattar

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

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

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

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows

- (i) The [Promoter] has absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said Land for the Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project;
- (iii) There are no encumbrances upon the said Land or the Project;
[in case there are any encumbrances on the land provide details of such encumbrances including any rights, title, interest and name of party in or over such land]
- (iv) There are no litigations pending before any Court of law with respect to the said Land, Project or the Apartment ;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times,

Sayin Narayana
Mohan Kumar Khadka

Anu peetha Habis

For SRI BHULAXMI INFRA TECH LLP
Sri Bhulaxmi
Designated Partner

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remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment and common areas;

- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee and the common areas to the Association of the Allottee;
- (x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- (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.

For SRI BHULAXMI INFRA TECH LLP

[Signature]
Designated Partner

Anupreetha Kabi

9. EVENTS OF DEFAULTS AND CONSEQUENCES

- 9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:
- (i) Promoter fails to provide ready to move in possession of the Apartment to the Allottee within the time period specified. For the purpose of this clause, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects;
 - (ii) Discontinuance of the Promoter's business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made 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 penal interest; or
 - (ii) The Allottee shall have the option of terminating the Agreement in which case the

[Signature]
Sudha Narayan Devi
Navas Kumar Khadka

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Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the Rules within forty-five days of receiving the termination notice:

- (iii) Provided that where an Allottee does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate specified in the Rules, for every month of delay till the handing over of the possession of the Apartment .

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

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

10. CONVEYANCE OF THE SAID APARTMENT

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

11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT

The Promoter shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the project by the association of the allottee. The cost of such maintenance has not been included in the Total Price of the Apartment. That the allottee shall pay Rs. 40,000/- (+) Tax towards two years yearly maintenance charges well in advance before registration and possession of schedule flat, to the developer. The maintenance includes deployment of security guards, cleaning, sewerage, water pump etc.

12. DEFECT LIABILITY

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

For SRI BHULAXMI INFRA TECH LLP
Sri Bhulaxmi
Designated Partner

Anu Prabha Kabo

Sagar Varma Sr.
Manas Kumar Khadka

19/05/2018

19/05/2018



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

The Allottee hereby agrees to purchase the Apartment on the specific understanding that is/her right to the use of Common Areas shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of allottee (or the maintenance agency appointed by it) and performance by the Allottee of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of allottee from time to time.

14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

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

15. USAGE

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the Sai Nirmalya, 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 services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of allottee formed by the Allottee for rendering maintenance services.

16. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT:

Subject to Clause 12 above, the Allottee shall, after taking possession, be solely responsible to maintain the Apartment 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 Allottee shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottee and/or maintenance agency appointed by association of allottee. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE

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

18. ADDITIONAL CONSTRUCTIONS

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

For SRI BHULAXMI INFRA TECH LLP
Savitri
Designated Partner

Anu poabha Kabi

Satya Narayan Sen
Manas Kumar Mishra



structure(s) anywhere in the Project after the building plan has been approved by the competent authority(ies) except for as provided in the Act.

19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment

20. APARTMENT OWNERSHIP ACT (OF THE RELEVANT STATE)

The Promoter has assured the Allottee that the project in its entirety is in accordance with the provisions of the Odisha Apartment Ownership (Amendment) Act, 2015. The Promoter showing compliance of various laws/regulations as applicable in respect of Sai Nirmalya.

21. BINDING EFFECT

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

22. ENTIRE AGREEMENT

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

23. RIGHT TO AMEND

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

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

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

25. WAIVER NOT A LIMITATION TO ENFORCE

- 25.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the ~~Payment Plan including waiving the payment~~ of interest for delayed payment. It is made clear and so agreed by the Allottee that ~~exercise of discretion~~ by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottee.
- 25.2 Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

26. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made 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

For SRI BHULAXMI INFRA TECH LLP

Anuprabha Kaba
Designated Partner

Anuprabha Kaba

Sajin Narayan Sahu
Manoj Kumar Khadka



be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

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

28. FURTHER ASSURANCES

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

29. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in mutual consent after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Sub-Registrar Khandagiri.

30. NOTICES

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

Anuprabha Kabi, W/o- Bijay Kumar Kabi, AT- Hatapatana, PO- Kadalibana, VTC- Kesapur, Sub Dist- Pattamundai, Dist- Kendrapada, Odisha-754222,

M/s SRI BHULAXMI INFRATECH LLP

Plot No-361/2315, Near SBI Aiginia Branch, P.O-Patrapada, P.S.-Khandagiri, Bhubaneswar-751019, District:- Khurdha(Odisha)

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

31. JOINT ALLOTTEE

That in case there are Joint Allottee 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 Allottee.

32. GOVERNING LAW

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

33. DISPUTE RESOLUTION

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

For SRI BHULAXMI INFRATECH LLP

Designated Partner

Anu Prabha Kabi

Satyajit Nayagan Das
Manoj Kumar Khaitan

Development Project

for the year 2010-11



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

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers)
(1) Anuprabha Kabi
(2) _____
At _____ on _____ in the presence of:



Anuprabha Kabi
10-8-21

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:
(1) **For SRI BHULAXMI INFRA TECH LLP**
Satya Narayan Das
Pranab Kumar Khattar
Designated Partner

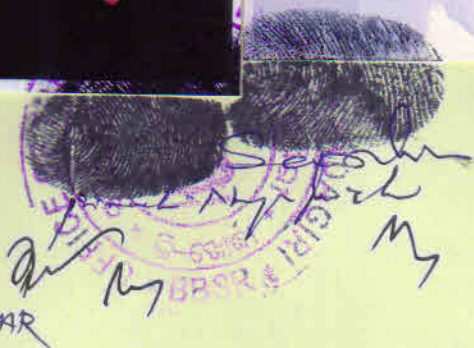
(Authorized Signatory)



For SRI BHULAXMI INFRA TECH LLP
Pranab Kumar Khattar
Designated Partner
10/8/21

WITNESSES:

- 1. Signature *Satya Narayan Das*
Name SATYA NARAYAN DAS
Address Unit - III Kharibela Nagar, BBSR.
- 2. Signature *Manas Kumar Khattar*
Name MANAS KUMAR KHATTAR
Address PATRAPADA, BHUBANESWAR



SCHEDULE 'A' - PLEASE INSERT DESCRIPTION OF THE Apartment AND THE GARAGE/CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE 'B' - FLOOR PLAN OF THE APARTMENT

SCHEDULE 'C' - PAYMENT PLAN BY THE ALLOTTEE

SCHEDULE 'A'- FLAT & PROJECT PREMISES OF SAI NIRMALYA

- (v) BMC approval file No. ANB-190280-/2019 & Letter No- ANB/1119/2021/ DT. 04.01.2021 for total 11 flats S+3.
- (vi) The flat allotted to the allottee, Flat No.102, 2 BHK (bed room), measuring Carpet area 705.90 Sqft. in First Floor of Sai Nirmalya , at Patrapada, Bhubaneswar along with a car parking space measuring 127 sqft. vide allotted No SN- 102.
- (vii) Proportionate undivided land share area A0.008.50DC decimal, 370 Sq.ft. out of Land measuring Ac0.150 decimals situated in Mouza

Anuprabha Kabi

Satya Narayan Das
Manas Kumar Khattar

10/20/2018 10:00 AM



✓

Patrapada having Khata No- 703/1462 (Seven hundred three by one thousand four hundred sixty two), which further corresponding to Hal Mutatiton Khata No-703/1540(Seven Hundred three by One thousand five hundred forty), Sthibian Mutatiton Plot No-168/3006 (One Hundred Sixty Eight/Three Thousand Six), totally admeasuring an area of AC0.150(One Hundred Fifty) Decimals, Kissam: Gharabhari, where S+3 multistoried apartment stands in the name and style of Sai Nirmalya, Patrapada, Bhubaneswar.

(viii) Plot No. 168/3006 (One Hundred Sixty Eight/Three Thousand Six) in Patrapada, Bhubaneswar, bounded by North:- Road, South:- Road, East:- Road, West:- Revenue Plot 136.

SCHEDULE 'B'

(Details of Specified)

1. RCC	:	RCC frame structure with column & beam for Slilt+ Three storied.
2. Brick work	:	Fly Ash Brick wall with cement mortar (1:6)/(1:4)
3. Flooring with 6" Skirting		
a. Parking Area	:	Kota Stone
b. Bed Room	:	Vitrified Tile along with
c. Dining Room	:	Vitrified Tile
d. Drawing Room	:	Vitrified Tile
e. Balcony	:	Vitrified Tile
f. Lobby and Stair case	:	Marble and Tiles
g. Toilet	:	Ceramic Tile flooring with dado to lintel height.
h. Kitchen	:	Ceramic tile flooring with dado from granite finished pantry slab top to lintel lever.
4. Plastering	:	All inside, outside walls & ceilings to be plastered with cement mortar (1:6)/(1:4).
5. Doors	:	30 MM well furnished Flush Door
Chaukath	:	Well seasoned Sal wood.
Shutter-Internal Door	:	30 mm thick factory made flush door finished
Shutter-Main Door	:	Teak wood door finished with melamine polish.
6. Window	:	All windows made of black power coated aluminum frame with 5mm thick. Heat reflective glass for glazing part.
7. Bathroom and Latrine		
a. European type WC Pan (Hindware make or equivalent) and Indian pattern WC Orissa pan (Hindware make or equivalent)		
8. Wash Basin		
a. Two nos. Oval type Under Counter wash basin of size 22"×18" (Hindware make or equivalent)		
b. One No. of Pedestal type wash basin of size 22" ×18" (Hindware make or equivalent)		
9. Plumbing		
a. All the internal water lines are concealed type.		
b. Fittings are of ISO make or equivalent		
c. RCC or Sintex PVC Over head tank		

For SRI BHULAXMI INFRA TECH LLP
 S. Anand
 Designated Partner

Anu patha Kabis

Sagar Manojan em.
 Manoj Kumar Khada



Handwritten signature or mark in green ink.

10. Electrical
 - a. Concealed wiring
 - b. Switches
11. Boundary Walls: 6' feet height brick wall from road level with M.S. Grill Gate.
12. Television Point: One Television Cable Point.
13. Generator on extra payment : For Lift, water pump, common area lighting
14. Proper sewerage and surface drain shall be provided as shown in the original Plan.
15. Water supply by Deep Borewell.
16. Automatic Lift
17. Outside Painting of building is water proofing weather coat.

For SRI BHULAXMI INFRA TECH LLP

Sachin
Anandhi Narayan
Designated Partner

Schedule C ("Payment Plan").

The allottee expressly agrees and undertakes to promptly pay to the Promoter the amounts as specified below.

PAYMENT SCHEDULE

(I) Earnest/Booking money paid by the allottee along with the application Rs. 5,00,000/-


(II) Balance amount to be paid by the Allottee to the Promoters in the following installments:-

INSTALLMENTS	PERCENT
1st Installment on Completion of Pilling Work/ Open Foundation	ondemand 35.39%
2nd Installment on Completion of Stilt Including plinth(parking Area) slab	15%
3rd Installment on Completion of Schedule Flat roof flooring	15%
4th Installment on Completion of Schedule Flat bricks work and plastering	10%
5th Installment on Completion of floors And colours of Schedule flat	10%
6th Installment on Possession	05%

Anupshaba Kabir

Sachin Narayan

Moulay Kumar Khatri

Typed by me

 09/11/19

Digitized by srujanika@gmail.com

Digitized by srujanika@gmail.com



LETE





Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 5@ Fees Paid : A(10)-10040 ,, User Charges-125 ,Total 10165

Date: 10/08/2021

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:00 AM and 1:30 PM on the **10/08/2021** by **SARBESWAR SAHU PARTNER BHULAXMI INFRA TECH LLP**, son/daughter/wife of , of **PLOT NO- 361/2315, NEARSBI AIGINIA BRANCH, PO - PATRAPADA, DIST - KHURDA**, by caste , profession and finger prints affixed.

Sarkh



Signature of Presenter / Date: 10/08/2021

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SARBESWAR SAHU PARTNER BHULAXMI INFRA TECH LLP		 314636432	<i>Sarkh</i>	10-Aug-2021
BIRANCHI NARAYAN MISHRA PARTNER BHULAXI INFRA TECH LLP		 314636467	<i>Biranchi Narayan Mishra</i>	10-Aug-2021
ANUPRABHA KABI		 242775486	<i>Anuprabha Kabi</i>	10-Aug-2021

Identified by **SATYA NARAYAN DAS** Son/Wife of **N/A** of **BBSR, DIST - KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SATYA NARAYAN DAS		 41960248	<i>Saty Narayan Das</i>	10-Aug-2021

Date: 10/08/2021

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 133

Document Number : 11132106774

For the year : 2021

Seal :

Signature of Registering officer

Date: 10/08/2021



Valuation ReportApplication No- **1132107144**Registration Office- **KHANDAGIRI****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
1132107144	10-AUG-21	10-AUG-21	1	10		

FEE DETAILS (In ₹.)

Stamp Duty : 10
 Consideration Amount : 5202750
 Benchmark Value : 222530

Registration Fee : 0
 A(10): 10000
 Incidental Fee Details
 User Charges : 125

STAMP E-STAMP FRANKING

CASH CHEQUE DD CHALLAN

CASH CHEQUE DD POS

POS

NEFT RTGS IMPS IFMS

NEFT RTGS IMPS IFMS

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SARBESWAR SAHU PARTNER BHULAXMI INFRATECH LLP				60			FIRST PARTY/INSTITUTION			PLOT NO- 361/2315, NEARSBI AIGINIA BRANCH, PO - PATRAPADA, DIST - KHURDA
Representative Name		Institution Name				Representative Address		Representative Designation		
SARBESWAR SAHU PARTNER BHULAXMI INFRATECH LLP		BHULAXMI INFRATECH LLP				PLOT NO- 361/2315, NEARSBI AIGINIA BRANCH, PO - PATRAPADA, DIST - KHURDA		PARTNER		
BIRANCHI NARAYAN MISHRA PARTNER BHULAXI INFRATECH LLP				0			FIRST PARTY/INSTITUTION			PLOT NO - 361/2315, NEAR SBI AIGINIA BRANCH, PO - PATRAPADA, DIST - KHURDA
Representative Name		Institution Name				Representative Address		Representative Designation		
BIRANCHI NARAYAN MISHRA PARTNER BHULAXI INFRATECH LLP		BHULAXMI INFRATECH LLP				PLOT NO - 361/2315, NEAR SBI AIGINIA BRANCH, PO - PATRAPADA, DIST - KHURDA		PARTNER		

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
ANUPRABHA KABI	HUSBAND	BIJAY KUMAR KABI	FEMALE	42		General	SECONDPARTY/SELF	NO	YES	AT - HATAPATANA, PO - KADALIBANA, VTC - KESAPUR DIST - KENDRAPADA

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
SATYA NARAYAN DAS		BBSR, DIST - KHURDA	MALE	0	Others	0

PROPERTY DETAILS

District	Village/Mouja- Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	PATRA PADA-8	703/1540	168/3006	0.0085 Acre (8.50Decimal)	GHARABARI	222530	Not Available	Not Available

Property Transaction Details

East	West	North	South	
ROAD	REV PLOT NO-136	ROAD	ROAD	AGREEMENT AREA AC. 0.008.50 DEC, OUT OF AC. 0.150 DEC, FLAT NO - 102, 2BHK, FIRST FLOOR. CAR PARKING SPACE MEASURNG 127 SQFT, CARPET AREA 705.90 SQFT, SAI NIRMALYA. BUILT UP AREA 850.89 SQFT, SUPER BUILT UP AREA 1090 SQFT.

The total transacted area is:0.0085 acre(s).

APPLICATION ID CREATED BY : DILLIP KAR
DOCUMENT ENTERED BY : MALAY RANJAN SAHOO



RECEIPT UNDER SECTION 52 CLAUSE (B) (Duplicate)

Registration Office: KHANDAGIRI

Year: 2021

Application id: 1132107144

Book No : 1

Executant Name

Presenter Name

Claimant Name

SARBESWAR SAHU PARTNER BHULAXMI
INFRA TECH LLP

SARBESWAR SAHU PARTNER BHULAXMI
INFRA TECH LLP

ANUPRABHA KABI

Sashu

has been authorised to receive the document.

Total Registration Fees Paid :

₹10165

Signature of the Presentant

A(10) :

₹10000

Incidental Fee Details

User Charges :

₹125

Expected date of return of document :

10-Aug-2021

Date: 10-Aug-2021

Date:

Signature of the Registering Officer

Signature of the Receiver

Sashu



RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)

Registration Office: KHANDAGIRI

Year: 2021

Application id: 1132107144

Book No : 1

Executant Name

Presenter Name

Claimant Name

SARBESWAR SAHU PARTNER BHULAXMI
INFRA TECH LLP

SARBESWAR SAHU PARTNER BHULAXMI
INFRA TECH LLP

ANUPRABHA KABI

Total Registration Fees Paid :

₹10165

A(10) :

₹10000

Incidental Fee Details

User Charges :

₹125

Expected date of return of document :

10-Aug-2021

Date: 10-Aug-2021

Date:

Signature of the Registering Officer

Signature of the Receiver

Sashu

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