

1131902119



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No.	: IN-OD00450767475314R
Certificate Issued Date	: 01-Mar-2019 01:46 PM
Account Reference	: SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
Unique Doc. Reference	: SUBIN-ODODSHCIL0100537784142406R
Purchased by	: KAILASH PANIGRAHI
Description of Document	: Article 1A-23(1) Sale Deed
Property Description	: MOUZA-GOTHAPATANA, KHATA-76, PLOT-1079/2318, A0.008 DEC, FLAT-204, BLOCK-A2ND FLOOR, 1152 SQFT
Consideration Price (Rs.)	: 25,00,000 (Twenty Five Lakh only)
First Party	: MS SUBHALAKHMI MULTIPLEX PVT LTD
Second Party	: KAILASH PANIGRAHI
Stamp Duty Paid By	: KAILASH PANIGRAHI
Stamp Duty Amount(Rs.)	: 1,25,000 (One Lakh Twenty Five Thousand only)



-----Please write or type below this line-----

TQ 0011126494

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



2500000/-

44



AT of



Suraj Kumar Sahoo
IS ATD by
Rahul Ach

Kailash Panigrahy
IS ATD by
Rahul Ach

Subhalakmi Multiplex (P) Ltd.

Suraj Kumar Sahoo

Managing Director

UPST man's Kumar Sahoo only Kumar Paswan
Prateek Kumar Sahoo only Kumar Paswan

Kailash Panigrahy

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1310
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50812

Abendrakat

SALE-DEED

THIS INDENTURE OF SALE executed on this
124 day of March, 2019 (Two thousand nineteen).

BY

M/S. SUBHALAKHMI MULTIPLEX (P) LTD.,
holding its registered office at Plot No.N-3/64, I.R.C.
Village, P.O./P.S. - Nayapalli, Bhubaneswar,

Contd.....2

Abharoni Sankar Sahoo

Joint 1st party

District – Khurda (Odisha), at present Plot No.N-1/165, I.R.C. Village, Nayapalli, Bhubaneswar, District – Khurda, represented through its Managing Director SRI SURYAKANTA SAHOO, aged about 39 years, S/o. Sri Artatrana Sahoo, by caste – Teli, by profession – Business, resident of At. – Plot No.N-3/18, I.R.C. Village, P.O./P.S. – Nayapalli, Bhubaneswar – 15, District – Khurda (Odisha), as Power of Attorney Holder FOR AND ON BEHALF OF TATHASTU INFRASTRUCTURE PVT. LTD., a company registered under the companies Act, 1956, having its registered office at Plot No.619, Sahid Nagar, Bhubaneswar – 7, District – Khurda (Odisha), represented through its Director/Managing Director (1) SRI MANOJ KUMAR SATPATHY, aged about 41 years, S/o. Debendra Kumar Satpathy, by profession – Business, by caste – Brahmin, (2) SRI SANTOSH KUMAR PATNAIK, aged about 41 years, S/o. Upendra Chandra Pattnaik, by profession – Business, by caste – Karan, both are resident of Plot No.619, Sahid Nagar, P.O./P.S. – Sahid Nagar, Bhubaneswar, District – Khurda, (3) SRI PRIYA RANJAN MISHRA, aged about 43 years, S/o. Pravakar Mishra, by caste – Brahmin, by profession – Business, resident of Plot No.2824/5458, GGP Colony, Rasulgarh, Bhubaneswar, District – Khurda (Odisha), vide Regd.

Contd.....3

Subhalakshmi Multiplex (P) Ltd.

Suryakanta Sahoo

Managing Director

1stst Manoj Kumar Satpathy, Santosh Kumar Pattnaik, Priya Ranjan Mishra,

Kaishash lawgachy

Pravakar Mishra

Pravakar Mishra

Seyyafkulu, Seher
Managing Director
Kumar Patilkar,
Pratishan Mishra
Kazalath Sawigralay.

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(here-in-after called as "PURCHASER" which expression shall mean and include his legal heirs, successors, executors, administrators and assigns) of the

VALUATION ; Rs.25,00,000/- (Rupees twenty five lakhs) only.

WHEREAS, the property situated in Mouza – Gothapatna, Khata No.82, Plot No.527, area Ac.0.355.5 decimals out of Ac.0.792 decimals, was in the name of Om Prakash Ray and the said Om Prakash Ray sold the

Contd.....4



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, No. 23 Fees Paid : A(1)-50000 ,I-3-2 ,A(2)-500, User Charges-310 ,Total 50812

Date: 01/03/2019

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 10:30 AM and 2:30 PM on the 01/03/2019 by MS SUBHALAKHMI MULTIPLEX PVT LTD REPRESENTED THROUGH MANAGING DIRECTOR SURYAKANTA SAHOO, son/daughter/wife of , of N3/64.IRC VILLAGE.NAYAPALLI.BBSR-15.KHURDA, by caste, profession and finger prints affixed.

Suryakanta Sahoo



Signature of Presenter / Date: 01/03/2019

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
MS SUBHALAKHMI MULTIPLEX PVT LTD REPRESENTED THROUGH MANAGING DIRECTOR SURYAKANTA SAHOO		 313011058	<i>Suryakanta Sahoo</i>	01-Mar-2019
KAILASH PANIGRAHI		 241708617	<i>Kailash Panigrahi</i>	01-Mar-2019

Identified by BHABANI SANKAR SAHOO Son/Wife of N/A of BBSR, DIST - KHURDA by profession Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BHABANI SANKAR SAHOO		 41088978	<i>Bhabani Sankar Sahoo</i>	01-Mar-2019

Date: 01/03/2019

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 : 42

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said property to the vendor hereto Tathastu Infrastructure Pvt. Ltd. represented by its Directors Sri Manoj Kumar Satpathy, Santosh Kumar Pattnaik and Priya Ranjan Mishra, vide Regd. Sale Deed I.D. No.1131110479 and Document No.11131109871, dated 02.08.2011 registered in the office of Sub-Registrar, Khandagiri, Bhubaneswar and since then the vendor Tathastu Infrastructure Pvt. Ltd. is in peaceful possession over the same without any dispute.

AND WHEREAS, the vendor has got the said property converted from agricultural status to residential (homestead) status vide O.L.R. U/s. 8 (A) Case No.10928/10.

AND WHEREAS, in the Current Settlement, the said property recorded in the name of Om Prakash Ray and "PATTA" (Record of Rights) has been issued in Hal Khata No.76, Hal Plot No.1079/2318.

AND WHEREAS, the vendor is absolutely seized and possessed of and/or otherwise and sufficiently entitled to deal with the land and transfer/convey the same.

AND WHEREAS, the vendor had formulated a scheme/ project for construction of apartment (building) over the entire land comprising of independent flats and units, to be sold to prospective purchaser (s) of which the party (ies) in pursuit of the aforesaid objective, the vendor has constructed the apartment through the builder M/s. Subhalakhmi Multiplex (P) Ltd., in the name and style of "SUBHALAKHMI ASIANA HOMES" as per

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Subhalakhmi Multiplex (P) Ltd.

with Mr. Manoj Kumar Satpathy,
Santosh Kumar Pattnaik,
Priya Ranjan Mishra

Managing Director

Kaishali Panigrahy

Shobani Shankar Panigrahy

Joint In

Document Number : 11131902088

For the year : 2019

Seal :

Date: 06/03/2019

Print

Signature of Registrar

Digitally signed by

Sub-Registrar, Khandagiri



Building Plan sanctioned and approved by Office of the Paikarapur Gramapanchayat, Paikarapur, Bhubaneswar Block, vide Letter No.22, dated 22.02.2010.

AND WHEREAS, for legal necessity and for business, the vendor has expressed his intention to convey and transfer the proportionate impartible undivided share in the land in question with the building measuring 1152 Sqft. built up area assigned as Flat No.204 in Second floor, Block-A of the said apartment namely "SUBHALAKHMI ASIANA HOMES". The purchaser has accepted the offer and has evinced his/her willingness to purchase and acquire such proportionate impartible undivided share in the land with the building for a consideration amount of Rs.25,00,000/- (Rupees twenty five lakhs) only. Consequently, a concluded contract had culminated by and between the parties and the various terms and conditions pertaining to the sale transaction had been mutually agreed upon and settled by and between the parties.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

1. In consideration of an amount of Rs.25,00,000/- (Rupees twenty five lakhs) only has been paid the purchaser to the vendor, the receipt of which the vendor has acknowledged and hereby admits and the vendor hereby grants, transfers, conveys, assigns and assures unto the purchaser the proportionate impartible undivided share in the land in question with building as set out in the schedule given below together with all rights, privileges, easements, appendages and appurtenances attached thereto. Resultantly the purchaser shall enjoy and hold the said proportionate impartible and

Contd.....6

Subhalakshmi Multiplex (P) Ltd.

Suryakanta Saha

Managing Director
Paikarapur Gramapanchayat, Bhubaneswar
Kailash Panigrahy

Bhagwati Sankar Saha

For & on behalf of

Suryakanta Sahu
Managing Director
M/s. M. N. Kumar & Partners
Bengaluru
Kolkata - 700014

Prabhuji Shankar Jaisoo
Janki Pr. Rao

Contd.....7

loss which the purchaser may sustain or suffer by reason of any defect in the title of the vendor or on account of any circumstances by which the title of the purchaser may be affected or impaired in any manner.

4. The vendor further covenants that the purchaser is hereby delivered possession of the proportionate undivided impartible share in the land and building and they shall have right to exercise all possessor and proprietary rights without any objection from or by the vendor or any person claiming any title under the vendor.

5. That, the vendee is responsible and liable to pay and discharge all taxes, rents, charges and other outgoing payable to Revenue, Municipality, Urban, CESU, P.H.D., Government and other authorities levied in respect of the property mentioned in the schedule below.

6. That the vendee shall peacefully and equitably possess in common along with other vendee and enter into, retain, hold, use and enjoy the same without any binding or interruption, claim or demands by or from the vendor or any of his heirs, successors, assigns and representatives or any other person.

7. That the vendee is at liberty to use and enjoy the common areas and all other facilities provided therein the said apartment namely "SUBHALAKHMI ASIANA HOMES" like overhead tank, lift, common passage, staircase, etc. along with the other purchasers/flat owners of the said apartment and the vendees will not create any sort of obstruction whatsoever in any manner and remain abide by the terms and conditions as an Apartment dweller.

8. The vendee, his/her heirs, successors, assigns and representatives shall use and enjoy the said property along with other co-owners with the undivided proportionate share and interest peacefully without doing any harm or obstruction to other co-owners.

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Subhalakshmi Multiplex (P) Ltd.

Singh Karle Sahar

Managing Director

Subhalakshmi Multiplex (P) Ltd.
Santosh Kumar Pattnaik
Managing Director
Kashish Pattnaik

Subhalakshmi Multiplex (P) Ltd.

Jointly

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9. The vendee is also at liberty to get his/her name mutated in the Government, Municipal corporation, GRIDCO, Revenue Departments, etc. and all other records and pay the taxes, rents and charges in his/her name and obtain receipts thereof .

10. That the vendee shall not have any right to make any structural change/alteration in the said building & shall not use the flat in such a manner which may impair the safety of the building or cause any danger to the beauty & safety of the building or which may effect the right of other flat owners.

11. That the vendee shall not use the flat for any unlawful acts and shall not store inflammable/explosives, hazardous goods & if it is found so, the other flat owners & Association / Society shall have the discretion to take the said flat owner to the Court of Law. The vendee is responsible to keep the flat free even from noise pollution.

12. That the vendee as well as the other similar flat owners shall form an association / society as per the mandates of Odisha Apartment Ownership Act. 1982 as well as the Rules to be framed there under & shall submit a declaration before the competent authority to be designated by the Govt. the similar owner of the apartment shall also frame bye-laws pertaining to the matters specified under section 16 of Odisha Apartment Ownership Act. 1982 and every similar owner shall be bound to become the member of such association / society. The Odisha Apartment Ownership Act. 1982 & rules framed there under shall be binding on the vendee.

14. Both the parties have fully understood the nature, content and purport of the transaction as well as recitals spelt out in the different covenants of this indenture.

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Subhalakshmi Multiplex (P) Ltd.

Suraj Kumar Singh

Managing Director

*Left Manoj Kumar Satpathy,
Chandray Kumar Pattnaik,
Pragya Mishra*

Kaishor Satpathy

Prabodini Satpathy

Prabodini Satpathy



IN WITNESS WHEREOF, the Power of Attorney Holder on behalf of the vendor here-un-to set and subscribed his hand and seal on the date first above written in presence of witness named below .

WITNESSES :

1. Dhabani Sankar Sahoo
S/o D. C. Sahoo
H/o Banamali Pur.
Dist. Khurda

2. Jyoti Pr. Achy
S/o Jyoti Pr. Achy
H/o Laxmi Pr. Achy

Subhalakhmi Multiplex (P) Ltd.

Suryakanta Sahoo
Managing Director

Signature of the Attorney
Holder on behalf of vendor

SCHEDULE OF PROPERTY

District -- Khurda, P.S. -- Chandaka, P.S. No.47,
Tahasil -- Bhubaneswar, under the Jurisdiction of Sub-
Registrar, Khandagiri, Bhubaneswar. Mouza --
GOTHAPATNA, Khata No.82 (eighty two), Sthitiban,
Plot No.527 (five hundred twenty seven) corresponding
to Conversion Khata No.176/523 (one hundred seventy
six / five hundred twenty three), Sthitiban, Conversion
Plot No.527/1449 (five hundred twenty seven / one
thousand four hundred forty nine) which further
corresponds to Current Settlement Khata No.76 (seventy
six), Sthitiban,

Contd.....10

Subhalakhmi Multiplex (P) Ltd.

Suryakanta Sahoo

Managing Director

Kailash Kumar Sahoo

Witness
Suryakanta Sahoo
Managing Director
Kailash Kumar Sahoo

Current Settlement Plot No.1079/2318 (one thousand seventy nine / two thousand three hundred eighteen), area Ac.0.355 (three hundred fifty five) decimals, full plot. Kisam - Gharabari, Rent Rs.20.00 paisa.

The area transferred in favour of the purchaser being the undivided impartible interest measuring Ac.0.008 decimals out of Ac.0.355 decimals with the building thereon measuring 1152 Sqft. built up area assigned as Flat No.204 in Second floor, Block-A of the apartment named and styled as "SUBHALAKHMI ASIANA HOMES".

BOUNDED BY :-

North - Govt. Road
South - Sabik Plot No.526
East - Sabik Plot No.528
West - Rest part of Sabik Plot No.527

COST OF FLAT

1. Land Cost (Ac.0.008 dec.)	Rs.2,00,000/-
2. Framed structure residential building measuring 1152 Sqft. built up area with vitrified tiles flooring valued at	Rs.18,40,000/-
3. Electricity and PHD fittings	
Valued at	Rs.4,60,000/-
Total	Rs.25,00,000/-

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Subhalakshmi Multiplex (P) Ltd.

Suryakant Sharma
Managing Director

Managing Director

Sanjay Kumar Pattnaik
Joint Managing Director

Anagani Lakshmi Sharma

Joint Managing Director

Subhalakhmi Multiplex (P) Ltd.

Suryakant Singh
Managing Director
Kantash Pangnag
Brijgar Sanjien mizma.

Kaifash pangrahy

question is, not whether proceeding under OIA and Prevention

Shaban! Shaban Shaban
 Yes in fact

Scanned with OKEN Scanner

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Further certified that the land in question is not a species of Endowment property within the meaning of Orissa Hindu Religious Endowment Act.1951 .

Kaishan Panigrahy

Subhalakhmi Multiplex (P) Ltd.

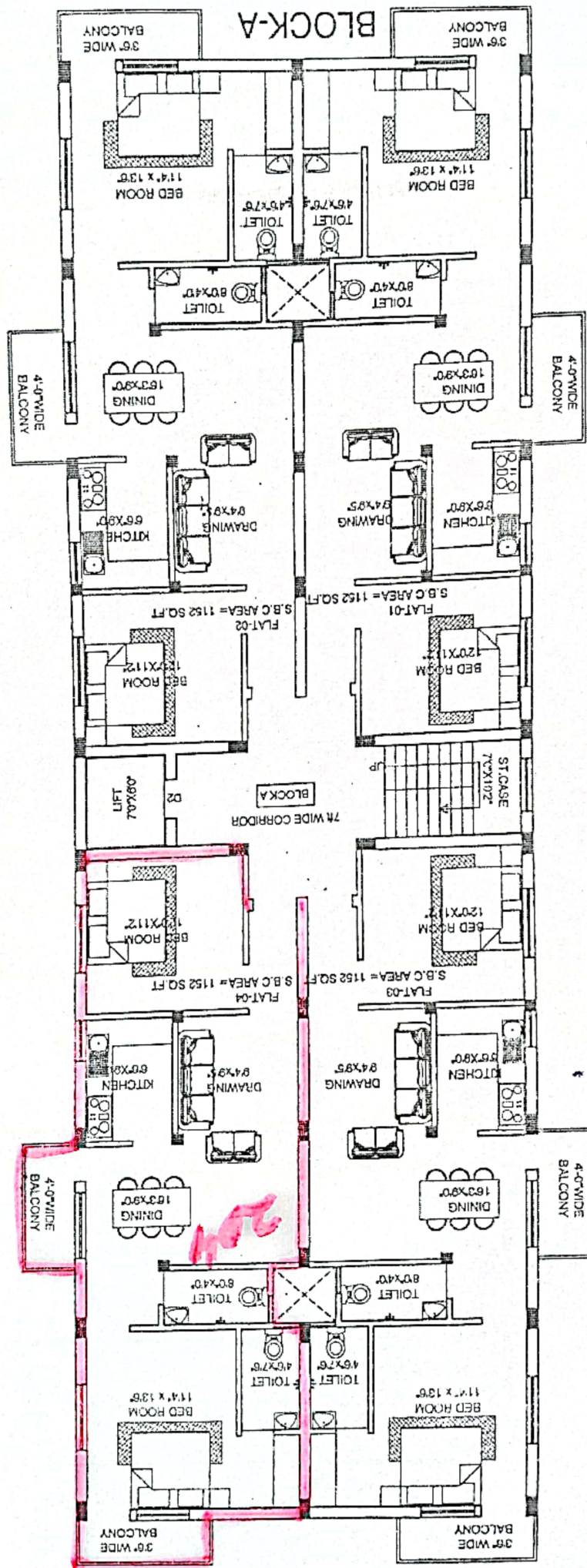
Kaishan Panigrahy
Signature of the vendee
1.3.2019

Surya Kanta Saha
Managing Director
Signature of the Vendor
1.3.2019
Hritik Manoj Kumar Saha Palmy,
Santosh Kumar Palmaila
Pooja Ranjan Mishra

Prepared by me.

(Annada Sankar Sahoo)
Advocate, Bhubaneswar.

Annada Sankar Sahoo
my's my's



Subhalakmi Multiplex (P) Ltd.

Subhalakmi

Managing Director



Valuation Report

Application No- 1131902119

Registration Office- KHANDAGIRI

DEED DETAILS

Status- Pending for Fee collection

Application Type- SALE IMMOVABLE

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No.	Registration Date
1131902119	01-MAR-19	01-MAR-19	1	14		

FEE DETAILS (In Rs.)

Stamp Duty :
Consideration Amount :
Benchmark Value :

**Biometric
Captured**

125000
2500000
1573920

Registration Fee : 0
A(1): 50000
Incidental Fee Details
I-3 : 2
User Charges : 310

☐ STAMP ☐ E-STAMP ☐ FRANKING

☐ CASH ☐ CHEQUE ☐ DD ☐ POS
☐ NEFT ☐ RTGS ☐ IMPS ☐ IFMS

☐ CASH ☐ CHEQUE ☐ DD ☐ CHALLAN ☐ POS
☐ NEFT ☐ RTGS ☐ IMPS ☐ IFMS

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
MS SUBHALAKHMI MULTIPLEX PVT LTD REPRESENTED THROUGH MANAGING DIRECTOR SURYAKANTA SAHOO	FATHER		MALE	33			ATTORNEY/POWER OF ATTORNEY	YES	YES	N3/64.IRC VILLAGE.NAYAPALLI.BBSR- 15.KHURDA

PRINCIPAL DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Present Address	Permanent Address
PRIYA RANJAN MISHRA	FATHER	PRAVAKAR MISHRA	MALE	38	Business	General	PRINCIPAL/SELF	PLOT NO-2824/5458, GGP COLONY.RASULGARH.BBSR.KHURDA	
SANTOSH KUMAR PATTANAIK	FATHER	PURNA CHANDRA PATTANAIK	MALE	36	Business	General	PRINCIPAL/SELF	SAME PLACE	
TATHASTU INFRASTRUCTURE PVT LTD REPRESENTED THROUGH MANAGING DIRECTOR MANOJ KUMAR SATPATHY				36			PRINCIPAL/INSTITUTION	PLOT NO-619.SAHIDNAGAR.BBSR- 7.KHURDA	
Representative Name			Institution Name			Representative Address			Representative Designation
TATHASTU INFRASTRUCTURE PVT LTD REPRESENTED THROUGH MANAGING DIRECTOR MANOJ KUMAR SATPATHY			TATHASTU INFRASTRUCTURE PVT LTD			PLOT NO- 619.SAHIDNAGAR.BBSR- 7.KHURDA			MANAGING DIRECTOR

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
KAILASH PANIGRAHI	FATHER	NARASINGHA PANIGRAHI	MALE	45		General	BUYER/SELF	NO	YES	NEHRU NAGAR - 8, GOSANI NUAGAON, BERHAMPUR, DIST - GANJAM

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BHABANI SANKAR SAHOO		BBSR, DIST - KHURDA	MALE	0	Others	0

PROPERTY DETAILS

District	Village/Mouja- Thana	Khata	Plot	Area	Klsam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	GOTHAPATANA-47	176/523	527/1449	0.008 Acre (8Decimal)	Gharabari	110880	Not Available	Not Available
East	West	North	South	Property Transaction Details				
SABIK PLOT NO - 528	REST PART OF SABIK PLOT NO - 527	GOVT ROAD	SABIK PLOT NO - 526	UNDIVIDED SOLD AREA AC. 0.008 DEC, OUT OF AC. 0.355 DEC, BLOCK - A, SUBHALAKHMI ASIANA HOMES.				
Building Type	Floor Type	Floor Name	Flat/House Number	Category	Constructed Area	Constructed Year	Building Amount	
RESIDENTIAL WITH RCC FRAME STRUCTURE	VITRIFIED TILE FLOORING	SECOND FLOOR	204	CLASS-I	1152 Sq.Feet	2019	1463040	

The total transacted area is:0.008 acre(s).

APPLICATION ID CREATED BY : basudeba nayak
DOCUMENT ENTERED BY : MALAY RANJAN SAHOO

DECLARATION

(Land / Property where there is on structure/ House)

We the Executant/s and Claimant/s do hereby declare that there is no structure / house on schedule property transacted in this document, if existence of any structure house is detected at later stage the document would be treated as invalid.

Subhálakhmi Multiplex (P) Ltd.

Surya Kanta Shrivastava
Managing Director

Signature of executant/s seller

Ka. Ashwini Kumar

Signature of claimant/s purchaser

Details Of Structure / Houses

Kind of Structure

Type of Floor

Square feet area Ground Floor

1st Floor

2nd Floor

Cost of the Building

Cost of the Sanitation

Cost of the Water Supply

Cost of the Electricity

TOTAL

Year of Construction

Depreciation Value

Type of Boundary

Length of Boundary

Cost of Boundary

Cost of Garage or

Other ancillary houses

Net Value of the Building / House

Surya Kanta Shrivastava
Managing Director

Signature of the Executant/s



Ka. Ashwini Kumar

Signature of Claimant/s

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBHALAKHMI MULTIPLEX
PRIVATE LIMITED

03/11/2010

Permanent Account Number

AAOCS9461Q

21/09/2011

Subhalakhmi Multiplex (P) Ltd.

Sangeeta Sharma

Managing Director