

**RECEIPT UNDER SECTION 52 CLAUSE (B) (Duplicate)**

Registration Office : KHURDA(BBSR) Year : 2022 Application id: 1082215545 Book No : 1
Executant Name Presenter Name Claimant Name
MS UTKAL BUILDERS LTD ITS DIRECTOR MR MS UTKAL BUILDERS LTD ITS DIRECTOR MS UTKAL BUILDERS PVT LTD ITS
RAKESH BHURA MR RAKESH BHURA DIRECTOR AMIT BAID

_____ has been authorised to receive the document.

Total Registration Fees Paid :

A(1) :

Incidental Fee Details

I-3

User Charges :

Expected date of return of document :

Date: 04-Nov-2022

Signature of the Registering Officer *gc*

'79452

'79200

Signature of the Presentant

'2

'250

04-Nov-2022

Date: *Rakesh Bhura*

Signature of the Receiver

**RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)**

Registration Office : KHURDA(BBSR) Year : 2022 Application id: 1082215545 Book No : 1
Executant Name Presenter Name Claimant Name
MS UTKAL BUILDERS LTD ITS DIRECTOR MR MS UTKAL BUILDERS LTD ITS DIRECTOR MS UTKAL BUILDERS PVT LTD ITS
RAKESH BHURA MR RAKESH BHURA DIRECTOR AMIT BAID

Total Registration Fees Paid :

A(1) :

Incidental Fee Details

I-3

User Charges :

Expected date of return of document :

Date: 04-Nov-2022

Signature of the Registering Officer *gc*

Terms & Conditions :

'79452

'79200

'2

'250

04-Nov-2022

Date: *Rakesh Bhura*

Signature of the Receiver

- 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



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD04896521050137U
Certificate Issued Date : 04-Nov-2022 01:53 PM
Account Reference : NONACC (IV)/ od5003103/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODOD500310306743316090899U
Purchased by : M S UTKAL REALTORS PVT LTD DIR SRI AMIT BAID
Description of Document : Article IA-23(1) Sale Deed
Property Description : MOUZA-PAHAL
Consideration Price (Rs.) : 39,60,000
(Thirty Nine Lakh Sixty Thousand only)
First Party : M S UTKAL BUILDERS LIMITED DIR RAKESH BHURA
Second Party : M S UTKAL REALTORS PVT LTD DIR SRI AMIT BAID
Stamp Duty Paid By : M S UTKAL REALTORS PVT LTD DIR SRI AMIT BAID
Stamp Duty Amount(Rs.) : 1,98,000
(One Lakh Ninety Eight Thousand only)



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

Rakesh Bhura
Amit Baid

PU 0002956573

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.



Rakesh Bhura
PW
Adm. No. 1342
Dt 4.11.2022

Amit Baid
PW
Adm. No. 1342
Dt 4.11.2022

71200/-
250/-
71450/-
100/-
140/-

DD
79200/-
Director
4.11.2022

For Utkal Realtors Private Limited

Amit Baid
Director

SALE-DEED

THIS DEED OF SALE made on this the 4th day of November 2022 (Two Thousand Twenty Two) at Bhubaneswar, Odisha.

BETWEEN

M/S **UTKAL BUILDERS LIMITED**, a company registered under companies Act, 1956 and having its head office at 777, Saheed Nagar, Bhubaneswar-751007, Dist-Khurda, having CIN-U45202OR1990PLC002529, PAN-AAACU5502C, represented through it's Director Mr. Rakesh Bhura, aged about 34 years, S/o-Prakash Chand Bhura, having Aadhaar No. 4638 1696 5457 PAN-AMUPB1558Q, Mob:-9439775555, by caste-Oswal, by profession-Business,

For Utkal Builders Limited

Rakesh Bhura
Director

39,60,000/-

Prava K. G. Saini
Sanjay Patra

authorized vide Resolution, dated 03.11.2022 passed by its Board Directors herein after called the **"VENDOR"** which expression shall mean and (their heirs, successors, assigns, administrators, assigns, directors and representatives) of the **ONE PART.**

A N D

M/S UTKAL REALTORS PVT. LTD. a Company registered under companies Act, 1956 and having its Registered Office at 777, Saheed Nagar, Bhubaneswar-751007, Dist-Khurda, having CIN-U45200WB1992PTC057133 PAN-AAACH8517Q, represented through it's Director **Sri Amit Baid**, aged about 41 years, S/o-Bhanwar Lal Baid, By Cast: Oswal, By Profession: Business, Aadhaar No. 8130 5996 3378, PAN-AGKPB8234H & Mob:-9437717777 authorized vide Resolution, dated 03.11.2022 passed by its Board Directors, hereinafter called the **"VENDEE"** which expression shall mean and include (their heirs, successors, assigns, administrators, assigns, directors and representatives) of the **OTHER PART.**

Nature of Deed:- SALE DEED.

Consideration Amount:- Rs.39,60,000/-

(Rupees Thirty Nine Lakhs Sixty Thousand only).

WHEREAS, the vendor is the absolute owner of the property vide Mutation Khata No-352/322, Plot No-294 under Mouza-Pahal, Dist-Khurda (which details described as

For Utkal Realtors Private Limited

Director

Amit Baid

For Utkal Builders Limited

Director

Bhanwar Lal Baid

Pravashan Sahoo
Sanjay patra



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. 23 Fees Paid : A(1)-79200 ,I-3-2, User Charges-250 ,Total 79452

Date: 04/11/2022

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar District Sub-Registrar KHURDA(BBSR) between the hours of 10:00 AM and 1:30 PM on the 04/11/2022 by MS UTKAL BUILDERS LTD ITS DIRECTOR MR RAKESH BHURA, son/daughter/wife of, of AT- 777, PO/PS- SAHEED NAGAR, BBSR, DIST- KHORDHA, by caste, profession and finger prints affixed.

Rakesh Bhura

Signature of Presenter / Date: 04/11/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
MS UTKAL BUILDERS LTD ITS DIRECTOR MR RAKESH BHURA		 315871037	<i>Rakesh Bhura</i>	04-Nov-2022
MS UTKAL BUILDERS PVT LTD ITS DIRECTOR AMIT BAID		 243523167	<i>Amit Baid</i>	04-Nov-2022

Identified by TRILOCHAN PRADHAN Son/Wife of N/A of ADV BBSR by profession Advocate

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
TRILOCHAN PRADHAN		 42541345	<i>Tri. B. Pr.</i>	04-Nov-2022

Date: 04/11/2022

Signature of Registering officer

Endorsement of certificate of registration under section 60

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



schedule property) and the Vendor is using the below schedule property peacefully, uninterruptedly from the date of purchase.

AND WHEREAS, the vendors hereby declared 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.

WHEREAS, the vendor do hereby declare that the property has not been attached by any court or authority in any proceeding or the property has not been mortgaged before any bank or financial institution.

WHEREAS, the vendor is in need of money only to purchase of new property for which they have decided to sale the below schedule property and on proposal the vendee have agreed to purchase the said schedule property with full and final consideration amount of Rs.39,60,000/- (Rupees Thirty Nine Lakhs Sixty Thousand only) only as per prevailing market price.

AND WHEREAS, the vendee have paid Rs.39,60,000/- (Rupees Thirty Nine Lakhs Sixty Thousand only) only paid in shape of cheque vide cheque no-895489, dated 04.11.2022, drawn on AXIS BANK LTD, Bhubaneswar, towards total sale consideration amount to the Vendors and the Vendors hereby admitted and acknowledge the same.

For Uttal Realtors Private Limited

Director

For Uttal Builders Limited.

Director

Prara Ka Dash

Sanjay patra

Print Endorsement

Book Number : 1 || Volume Number : 322

Document Number : 11082214706

For the year : 2022

Seal :

Date: 05/11/2022

Print

Signature of Registering officer



AND WHEREAS, apart from above consideration money the Vendee have paid entire registration cost as per Odisha Govt. bench mark valuation including the stamp duty.

AND WHEREAS, the vendor, execute and register this sale deed to-day in favour of the vendee according to their free will and sound mind and hereby convey, grant, transfer and assign by way of this sale and make the vendee owner of the land hereby sold by delivering and placing the vendee in peaceful possession together with all rights, titles and interests, profits and demands whatsoever in respect of the schedule property and the vendor, their heirs, successors, assigns and representatives etc. became destitute of all rights, titles, interests over the said property.

WHERE AFTER, the vendee, is at liberty to get their name mutated in the Government and all other records and get the official records corrected, pay rent and obtain receipts thereof to which the vendor or any of their heirs, successors, assigns and representatives etc. will have no objection whatsoever.

AND WHEREAS, the vendee, is at liberty to use and enjoy the land hereby sold and convey the same at his sweet will in any manner, the vendee, successors, executors, administrators, assignees and representatives etc. may construct houses, structures, buildings and gardens etc. as per there requirements.

WHEREAS, the vendor further declared that prior to this sale they have neither transferred the said property to

For Uttal Realtors Private Limited

Amul Band

Director

For Uttal Builders Limited.

Rakesh Sharma

- Director

Prave K.A. Sadek

Sanjay patra

any one nor there exists any charges or encumbrances on the land hereby sold and conveyed.

IF in future any defect is found in the title of the vendor of the said property and the vendee, their heirs, successors, assigns and representatives etc. become dispossessed of any part or whole of the said property, as a consequence thereof, the vendee, their heirs, successors, assigns and representatives etc. will have right to sue against the vendor, their heirs, successors, assigns and representatives etc. and get refund of the consideration money together with interests, costs, expenses and total development cost over the below schedule property including litigation charges through proper court of law.

For Utkal Realtors Private Limited

Director

Amit Das

SCHEDULE OF PROPERTY

District-Khurda, P.S.-Baliana, Ps. No-5, Tahasil-Bhubaneswar, Tahasil No-290, RI Office- Nakhara under the jurisdiction of District Sub Registrar Khurda at Bhubaneswar, Mouza-Pahal, Mutation Khata No-352/322, Plot No-294, Area-Ac.0.120dec. Status-Stitiban, Kisam-Gharabari corresponding Sabik Khata No-352/305 and the sketch map relating to the schedule property marked in red colour attached to this sale deed.

For Utkal Builders Limited

Director

Fakir Charan Dalai

Bounded By:-

North- Fakir Charan Dalai, Plot no-295 & Part of Plot no-292.

South- Narendra Pattnaik, Plot no-285 & Part of Plot no-293.

East- Gokulananda Pattnaik, Part of Plot no-292 & 293.

West- Fakir Charan Dalai, Part of Plot no-295 & 285.

Pravara K. Das

Sanjay Pattnaik

The land is not lease hold and it is not an endowment land. The land is not within the consolidable limit. The land has not obtained by way of "BHUDANA". The land is situated within the Bhubaneswar.

Nil Encumbrance Certificate is attached herewith and the sale deed is prepared by the version of vendor.

IN WITNESS WHEREOF the vendor signed this the day, month and year first above, mentioned, in presence of following witnesses without any force, fraud and duress.

WITNESSES:

1. Prava K. S. S. S.
S/O S. S. S. S. S.
S/O S. S. S. S. S.
Old Town BSK

For Utkal Builders Limited

Rakul Shrivastava
4.11.2022
Director

VENDOR

2.

Sanjay Patra
S/O K. S. S. S. S.
Plot. 777, S. S. S. S. S.
BBSK, Khurda.

For Utkal Realtors Private Limited

Anant Baid
4.11.2022
Director

VENDEE

We the vendor and vendee do not belong to scheduled caste or scheduled tribe community.

For Utkal Realtors Private Limited

Anant Baid
4.11.2022
Director

VENDEE

For Utkal Builders Limited

Rakul Shrivastava
4.11.2022
Director

VENDOR

Prepared by no

P. S. S. S. S.
4.11.2022



ଫ. 120 ନେ
33,000.000/-
33,000/-

REGISTERED & TRUE COPY
FILED IN
BOOK NO.
Volume No.
Pages 10
Being No.
for the year 2022
108215545
D/04-11-22



FORM NO - A
DECLARATION
(Land / Property where there is no structure / House)

We the Executant/s and Claimant/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 invalid



For Utkal Builders Limited

Rakesh Bhunia
Director

SIGNATURE OF EXECUTANT/S SELLER

For Utkal Realtors Private Limited

Amith Kaur
Director

SIGNATURE OF CLAIMANT/S PURCHASER

ଖତିୟାନ

ପରିଶିଷ୍ଟ - କ
ଫର୍ମ ନଂ - ୨୨
ପରିଚ୍ଛେଦ - 402

ମୌଜା : ପାହାଳ
ଥାନା : ବାଲିଆଛା
ଥାନା ନମ୍ବର : 5

ତହସିଲ : ଭୁବନେଶ୍ୱର
ତହସିଲ ନମ୍ବର : 290
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨) ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ରାଂଶ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୩) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ										
352/322	ଓଡ଼ିଶା ସରକାର ଖେତ୍ରାଂଶ ନମ୍ବର 1	ମେସର୍ସ ଉତ୍କଳ ବିଲଡର୍ସ ଲିଡ ତରଫ ନିର୍ଦ୍ଦେଶକ ସୁବାସ ଚାନ୍ଦ ଭୂରା ପି: ସମ୍ପତ୍ତିଲାଭ ଭୂରା ଜା: ହଦନ ବା: ପ୍ଲଟ ନଂ 77 ସହିଦନଗର ଜି - ଖୋର୍ଦ୍ଧା										
୪) ସ୍ୱତ୍ତ୍ୱ	୫) ଦେୟ	୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ										
ସ୍ଥିତିବାନ	<table border="1"> <tr> <td>ଜଳକର</td><td>ଖଜଣା</td><td>ସେସ୍</td><td>ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ</td><td>ମୋଟ</td></tr> <tr> <td></td><td>4.00</td><td>3.00</td><td>0.00</td><td>7.00</td></tr> </table>	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ		4.00	3.00	0.00	7.00	
ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ								
	4.00	3.00	0.00	7.00								
୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ବା ଖା କେସ ନଂ - 2015/13 ହୁମୁଖା 352/305 ତାରୁ ।											
ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ : ଖଜଣା ପାର୍ଯ୍ୟ ତାରିଖ : BLANK SPACE FOR STAMPING												

Rakish Kumar

ଖତିୟାନର କ୍ରମିକ ନଂ : 352/322			ମୌଜା : ପାହାଳ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା		
ଚକର ନମ୍ବର	ଚକ ଭୂକ୍ତ ହୋଇ ଥିବା ପ୍ଲଟ	ଚକ ଭୂକ୍ତ ହୋଇ ନଥିବା ପ୍ଲଟ	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ଚକ ଭୂକ୍ତ ହୋଇ ନଥିବା ଜମିର କିସମ	ମନ୍ତବ୍ୟ
				ଏକର	ଡି.	ହେକ୍ଟର		
8	9	10	11	12	13	14	15	
		294		0	1200	0.0486	ଘରବାରି	
		1 plot		0	1200	0.0486		

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ପ୍ଲଟର ବିବରଣୀ

ପ୍ଲଟ ନମ୍ବର : 294

ଖତିୟାନ୍ ନମ୍ବର:

ମୌଜା : ପାହାଳ

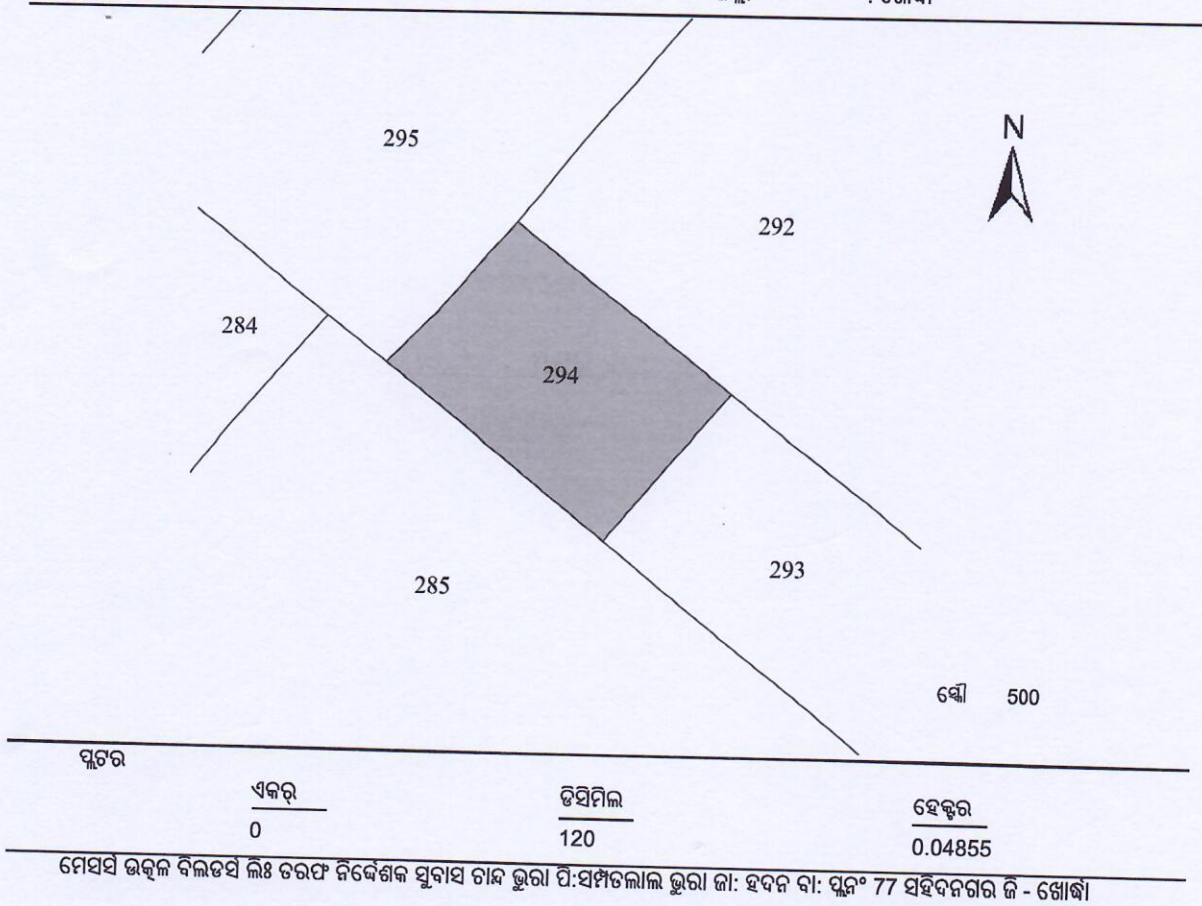
ତହସିଲ : ଭୁବନେଶ୍ୱର

ଥାନା

ତହସିଲ : 2

ଥାନା ନମ୍ବର

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା



ଭାରପ୍ରାପ୍ତ ଅଧିକାରୀଙ୍କ ସ୍ୱାକ୍ଷର

ତାରିଖ :

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आयकर विभाग

INCOME TAX DEPARTMENT

UTKAL BUILDERS LIMITED



भारत सरकार

GOVT. OF INDIA



08/06/1990

Permanent Account Number

AAACU5502C

14102007

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

Rakesh Sharma



भारत सरकार
GOVERNMENT OF INDIA

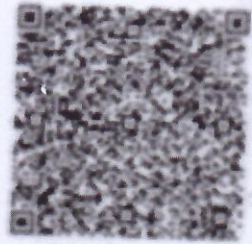


ରାକେଶ ଭୁରା

Rakesh Bhura

ଜନ୍ମ ତାରିଖ / DOB: 14/11/1987

ପୁରୁଷ / MALE



4638 1696 5457

ଆଧାର - ସାଧାରଣ ଲୋକର ଅଧିକାର



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O: Prakash Chand Bhura, PLOT
NO-502, SAHID NAGAR,
BHUBANESWAR, Saheednagar,
Khorda,
Odisha - 751007

ଠିକଣା:

ପିତାଙ୍କ ନାମ / ମାତାଙ୍କ ନାମ: ପ୍ରକାଶ ଚନ୍ଦ୍ର
ଭୁରା, ପ୍ଲଟ ନଂ-502, ଶହିଦ ନଗର,
ଭୁବନେଶ୍ୱର, ସହିଦନଗର, ଖୋର୍ଦ୍ଧା,
ଓଡ଼ିଶା - 751007

4638 1696 5457

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Rakesh Bhura

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAKESH BHURA

PRAKASH CHAND BHURA

14/11/1987

Permanent Account Number

AMUPB1558Q

Rakesh Bhura
Signature



21/06/2007

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पार्ल, मुंबई - 400 013.

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Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tminfo@nsdl.co.in

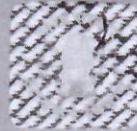
Rakesh Bhura

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UTKAL REALTORS PRIVATE LIMITED



04/12/1992

Permanent Account Number

AAACH8517Q

12042010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटार
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबरस,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Amritha



ଭାରତ ସରକାର

Government of India



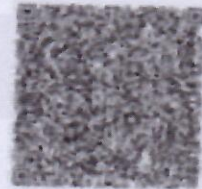
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AMIT BAID

ଜନ୍ମ ତାରିଖ / DOB: 07/01/1981

ପୁରୁଷ / MALE

8130 5996 3378



ମୋ ଆଧାର, ମୋ ପରିଚୟ



भारत सरकार द्वारा प्रत्यक्ष प्रदान किया गया

Unique Identification Authority of India

Address:

S/O: Bhanwar Lal Baid, FLAT NO-
82, BLOCK-D. 8TH FLOOR, UTKAL
ROYAL RESIDENCY, GAUTAM
NAGAR, BHUBANESWAR, B J B
Nagar, Khorda,
Odisha - 751014

ଠିକଣା:

ପିତା ଙ ନାମ / ମାତା ଙ ନାମ: ଭବନ ଲାଲ,
ଫ୍ଲାଟ ନଂ-82, ବ୍ଲକ୍-ଡି 8ୟ ଫ୍ଲୋର, ଉତ୍କଳ
ରୋୟାଲ ରେସିଡେନ୍ସି, ଗୌତମ ନଗର,
ବୁଦନେଶ୍ୱର, ବି ଜେ ବି ନଗର, ଖୋର୍ଦ୍ଧା,
ଓଡିଶା - 751014

8130 5996 3378



www.uidai.gov.in

Amit Baid

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMIT KUMAR BAID

BHANWAR LAL BAID

07/01/1981

Permanent Account Number
AGKPB8234H

Amit Baid

Signature



08032006

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने -
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पार्ल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parcel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664
e-mail: tininfo@nsdl.co.in

Amit Baid



Form No.26

Certificate of Encumbrance on Property

Registration No : 2022108041232

Applicant Name : DEBASIS PANDA ADV

Applicant Name(as per application) : UTKAL BUILDERS LTD

Certificate No. : EC1082022033555

I hereby certify that a search has been made in book and in the indexes relating thereto for 28 years from 01-JAN-1995 to 25-OCT-2022 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances as detailed on the reverse appear.

S. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1.	PAHALA-5	352/322	294	0.12 Decimal (100D=1Acre)				
2.	PAHALA-5	352/305	294	0.12 Decimal (100D=1Acre)				
3.	PAHALA-5	96	294	0.12 Decimal (100D=1Acre)				

I hereby certify that a search has been made in book and in the indexes relating thereto for 28 years from 01-JAN-1995 to 25-OCT-2022 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances as detailed on the reverse appear.

I certify that save the aforesaid acts and encumbrances no other acts and encumbrances effecting the said property have been found.

By : KHURDA(BBSR)

25-OCT-2022

Digitally signed by SMITA
RATH
Date: 2022.10.28 17:44:00
+05:30

Signature of Registering Officer

Registration Office.	Property Description (Village/Khata Number/ Plot Number/Area/Boundary (East/West/North/South)/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
KHURDA(BBSR)	PAHALA-5 352/305 294 0.12 Acre VENDORS FAKIRA CHARAN DALAI FAKIRA CHARAN DALAI NARENDRA PATTAIK [SOLD AREA AC.0.120DEC. (RULL PLOT), RENT RS.1.00PAISA..NOT FINAL CONSOLIDATION OPERATION KHATA NO.41, CHAKA NO.69 1/1246, PLOT NO.732,HAL(FINAL CONSOLIDATION OPERATION) KHATA NO.93]	11081300904	10-Jan-2013	SALE IMMOVABLE	600,000.00	1-MANOJ KUMAR BHURA	1-SUBHASH CHAND BHUR DIRECTOR OF MS UTKAL BUILDERS LTD.

ite :

) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.
) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or requiring certificates of encumbrances specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.
 But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office; but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.

Office : KHURDA(BBSR)

Date 25-OCT-2022

Digitally signed by SMITA
RATH
Date: 2022.10.28 17:44:01
+05:30

Signature of Registering Officer

**ROR Fee Receipt****Original Receipt**

Date : 04-Nov-2022
Name : MS UTKAL BUILDERS PVT LTD ITS DIRECTOR AMIT
BAID
Application Id. : 1082215545
Head of item : ROR Fee Receipt
ROR User Fee : 80
Plot Demarcation Fee : 20
ROR Delivery Fee : 40
Amount(Rs.) : 140 (One hundred forty rupees only)
ROR Postal Address : MS UTKAL BUILDERS PVT LTD ITS DIRECTOR AMIT
BAID, AT- 777, PO/PS- SAHEED NAGAR, BBSR, DIST-
KHORDHA ODISHA 751007

Date :04-11-2022

Signature and Stamp of Registering Officer

**ROR Fee Receipt****Duplicate Receipt**

Date : 04-Nov-2022
Name : MS UTKAL BUILDERS PVT LTD ITS DIRECTOR AMIT
BAID
Application Id. : 1082215545
Head of item : ROR Fee Receipt
ROR User Fee : 80
Plot Demarcation Fee : 20
ROR Delivery Fee : 40
Amount(Rs.) : 140 (One hundred forty rupees only)
ROR Postal Address : MS UTKAL BUILDERS PVT LTD ITS DIRECTOR AMIT
BAID, AT- 777, PO/PS- SAHEED NAGAR, BBSR, DIST-
KHORDHA ODISHA 751007

Date :04-11-2022

Signature and Stamp of Registering Officer

Plot - 777		Saharaj Nagar		Mumbai	
Pl. Saharaj Nagar				PIN	
Caste	O.B.C.				
Mobile No.	9427717777				
e-Mail ID					

[illegible]

District Chhatisgarh Tahasil: Bhubaneswar R.I.Circle Nalbari

Thana No. ১৫

Khata No.	Plot No.	Kisam	Total Area	Transferred Area	Name of Recorded Tenant	Name of Transferor
352	294	Whar	Ac. 1200	Ac. 1200		Ra. B. B. B.
322		bar	Ac. 1200	Ac. 1200		B. B. B.

[illegible]

V. Documents Relied upon (All documents in succession between recorded tenant and present Transferor)

Mode of Transfer (Voluntary Sale/Gift/Exchange/ Bequest/Sale in execution of a decree)	Document No./Year	Vol. No.	Page No.	Name of Transferor	Name of Transferee	Name of Registration Officer

VI. Decree or Order of Court or of Revenue Officer

Case No./ Year	Name of Court	Date of Order	Name of Transferor	Name of Transferee

For Utkal Builders Limited

[Signature]
Director
Signature of Transferor

For Utkal Realtors Private Limited

[Signature]
Director
Signature of Transferee

Place

Date

Verified by Registering Officer : _____



[Signature]
Signature of Registering Officer."

Valuation ReportApplication No- **1082215545**Registration Office- **KHURDA(BBSR)**Application Type- **SALE IMMOVABLE****DEED DETAILS**Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date	Communication Mobile No
1082215545	04-NOV-22	04-NOV-22	1	10			9437717777

FEE DETAILS (In ₹.)

Stamp Duty : 198000
 Consideration Amount : 3960000
 Benchmark Value : 3960000

Registration Fee : 0
 A(1): 79200
 Incidental Fee Details
 I-3 : 2
 User Charges : 250

☐ 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 UTKAL BUILDERS LTD ITS DIRECTOR MR RAKESH BHURA				34			SELLER/INSTITUTION			AT- 777, PO/PS-SAHEED NAGAR, BBSR, DIST-KHORDHA
Representative Name			Institution Name			Representative Address		Representative Designation		
MS UTKAL BUILDERS LTD ITS DIRECTOR MR RAKESH BHURA			MS UTKAL BUILDERS LTD			AT- 777, PO/PS-SAHEED NAGAR, BBSR, DIST-KHORDHA		DIRECTOR		

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
MS UTKAL BUILDERS PVT LTD ITS DIRECTOR AMIT BAID				41			GENERAL BUYER/INSTITUTION			AT- 777, PO/PS-SAHEED NAGAR, BBSR, DIST-KHORDHA
Representative Name			Institution Name			Representative Address		Representative Designation		
MS UTKAL BUILDERS PVT LTD ITS DIRECTOR AMIT BAID			MS UTKAL BUILDERS PVT LTD			AT- 777, PO/PS-SAHEED NAGAR, BBSR, DIST-KHORDHA		DIRECTOR		

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
TRILOCHAN PRADHAN		ADV BBSR	MALE	40	Advocate	O

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	PAHALA-5	352/322	294	0.12 Acre (120Decimal)	Gharabari VACANT SITE	3960000	Not Available	Not Available
East		West		North		South		Property Transaction Details
GOKULANANDA PATNAIK, PART OF PLOT NO-292 AND 293		FAKIR CHARAN DALAI, PART OF PLOT NO-295 AND 285		FAKIR CHARAN DALAI, PLOT NO-295 AND PART OF PLOT N		NARENDRA PATNAIK, PLOT NO-285 AND PART PLOT-293		SOLD AREA AC 0.120 DEC,

The total transacted area is:0.12 acre(s).

APPLICATION ID CREATED BY : NARESH PRATAP Singh RAJKUMAR
DOCUMENT ENTERED BY : RASMI RANJAN MALLIK