

EKAMRA RESIDENCY

WHERE MODERN LUXURY MEETS NATURAL TRANQUILITY

BROCHURE

FOR

ALLOTMENT OF 2BHK AND 2BHK+STUDY APARTMENTS THROUGH LOTTERY

(PLOT NO . 25(Pt), KHATA NO.62, MOUZA – SUBUDHIPUR),BHUBANESWAR
(ORERA Registration Number – RP / 19 / 2021 / 00454)
RERA Website : www.rera.odisha.gov.in

Occupancy Certificate Vide Letter No. 44380/ BMC Dated 28.07.2026



BHUBANESWAR DEVELOPMENT AUTHORITY

Akash Shova Building, Sachivalaya Marg, Bhubaneswar – 751001

www.bda.gov.in

CONTENTS

Sl. No.	SUBJECT	Page No.
1	Introduction	7
2	Project Brief and Location Map Showing the Project & Nearby Key Nodes	7
3	Project Profile	9
4	Price, Participation Fee, Security Deposit and Payment Schedule	10
5	Eligibility	15
6	Submission Of Application	16
7	Mode Of Allotment	16
8	Refund/Withdrawal/ Cancellation	17
9	Execution Of Sale Deed & Delivery of Possessions	18
10	Conditions Of Allotment	19
11	Force Majeure	19
12	Jurisdiction Of Courts	20
13	Interpretation	20
14	Amendment In Brochure	20
15	Address For Correspondence	20
16	Application Form for Individual (Annexure - I)	22
17	Format Of Affidavit & Indemnity (Annexure - II)	25
18	Application Form for Availing Housing Loan (Annexure - III)	26
19	Bank Account Details for Refund of Security Deposit (Annexure -IV)	27
20	Agreement For Sale (Annexure - V)	28
21	Schedule 'A' - Description of the Apartment & Parking	43
22	Schedule 'B' - Floor Plan of the Apartment	47
23	Schedule 'C' - Payment Schedule	51

PREFACE

The Bhubaneswar Development Authority is committed for promoting planned, inclusive and sustainable urban development while responding to the growing housing needs of the people of Bhubaneswar. As the principal planning and development authority of the city, BDA continues to create quality residential infrastructure through a transparent, people-centric and professionally managed approach.

In keeping with this commitment, BDA presents **Ekamra Residency**, a completed residential housing project at Subudhipur, Bhubaneswar, developed across approximately **7.34 acres**. The project comprises thoughtfully planned 2BHK and 2BHK Studio apartments, supported by essential facilities and amenities including parking, a community centre, gymnasium, rooftop swimming pool, security arrangements, lifts, power backup and well-organised common areas. The project is conveniently connected to important city roads, transport nodes, educational institutions, healthcare facilities and other key destinations.

This brochure provides prospective applicants with comprehensive information regarding the project, apartment categories, specifications, amenities, prices, eligibility requirements, application procedure, lottery process, payment schedule and other terms and conditions governing allotment. The project comprises 704 residential apartments being launched in phases, supported by modern infrastructure, adequate parking and community and recreational amenities.

Applicants are advised to read this brochure carefully and familiarise themselves with all applicable provisions before submitting an application. They are also encouraged to inspect the project and satisfy themselves regarding the location, apartment, specifications, facilities and other relevant aspects.

BDA welcomes citizens to participate in this opportunity to secure a well-planned home in one of Bhubaneswar's emerging residential corridors. It is hoped that Ekamra Residency will contribute meaningfully to the city's planned growth and provide residents with a secure, comfortable and fulfilling living environment.

Bhubaneswar Development Authority



MOHAN CHARAN MAJHI
CHIEF MINISTER, ODISHA



LOKASEVA BHAVAN
BHUBANESWAR

Message

I am glad to know that the Bhubaneswar Development Authority (BDA) is bringing out the brochure for Ekamra Residency, a landmark residential project at Subudhipur, Bhubaneswar.

Ekamra Residency is a transformative project that represents a vital stride in elevating Bhubaneswar into a future-ready metropolis, powerfully aligning with the grand national and regional trajectories of Samruddha Odisha and Viksit Bharat.

I appreciate the efforts of the Bhubaneswar Development Authority and all stakeholders associated with this project. I am confident that Ekamra Residency will provide its residents with a comfortable, secure and fulfilling living experience, and contribute to the continued transformation of Bhubaneswar into a modern and globally aspirational city.

I wish every success to this majestic project

(Mohan Charan Majhi)



Telephone :0674-2536952 (0)
PBX No. : 0674-2390525 (A)
Mobile No. : +91 7008251870
9437960752

D.O. No...../MH&UDPE
BHUBANESWAR

Date.....

DR. KRUSHNA CHANDRA MAHAPATRA
MINISTER
Housing & Urban Development
Public Enterprises, Odisha

Message

It gives me immense pleasure to extend my warm greetings to the citizens of Bhubaneswar on the occasion of bringing out the brochure for Ekamra Residency, a prestigious residential project of the Bhubaneswar Development Authority (BDA) at Subudhipur, Bhubaneswar.

Owning a home is a cherished aspiration of every family. Ekamra Residency reflects BDA's commitment to providing quality, affordable and well-planned housing in a modern and sustainable urban environment.

The project offers thoughtfully planned residential spaces supported by modern amenities and essential infrastructure, contributing to a more liveable, inclusive and sustainable Bhubaneswar.

This initiative is also aligned with the vision of Viksit Odisha and Viksit Bharat, promoting better living, stronger communities and progressive urban development.

I congratulate the Bhubaneswar Development Authority, its officers, project team and all stakeholders for bringing this project to fruition. I extend my best wishes to all prospective applicants and future residents of Ekamra Residency.

(Dr. Krushna Chandra Mahapatra)



SRI CHANCHAL RANA, IAS
Vice-Chairman



BHUBANESWAR DEVELOPMENT AUTHORITY
Akash Shova Building, Sachivalaya Marg
Bhubaneswar-751001, Odisha.
Tel: +91 674 2396124, Fax: +91 674 2390633
E-mail: vicechairmanbda@gmail.com
Website: www.bda.gov.in

Message

It gives me immense pleasure to extend my best wishes on the launching of the brochure for the Ekamra Residency, a landmark residential project of the Bhubaneswar Development Authority (BDA).

Rapid urbanisation and growing aspirations have increased the need for quality, affordable and well-planned housing. Ekamra Residency at Subudhipur reflects BDA's commitment to inclusive, sustainable and citizen-centric urban development.

The project comprises 704 residential apartments being launched in phases, supported by modern infrastructure, adequate parking and community and recreational amenities. It is envisioned as an integrated residential community that promotes a comfortable and quality living environment.

I appreciate the dedicated efforts of BDA, its officers, engineers, consultants and all stakeholders in bringing this important project for the public

I am confident that Ekamra Residency will emerge as a vibrant, inclusive and sustainable residential community and contribute to the planned development of Bhubaneswar.

I extend my warm greetings and best wishes to all prospective applicants and future residents, and wish Ekamra Residency every success.



SRI CHANCHAL RANA, IAS
Vice-Chairman

1. INTRODUCTION

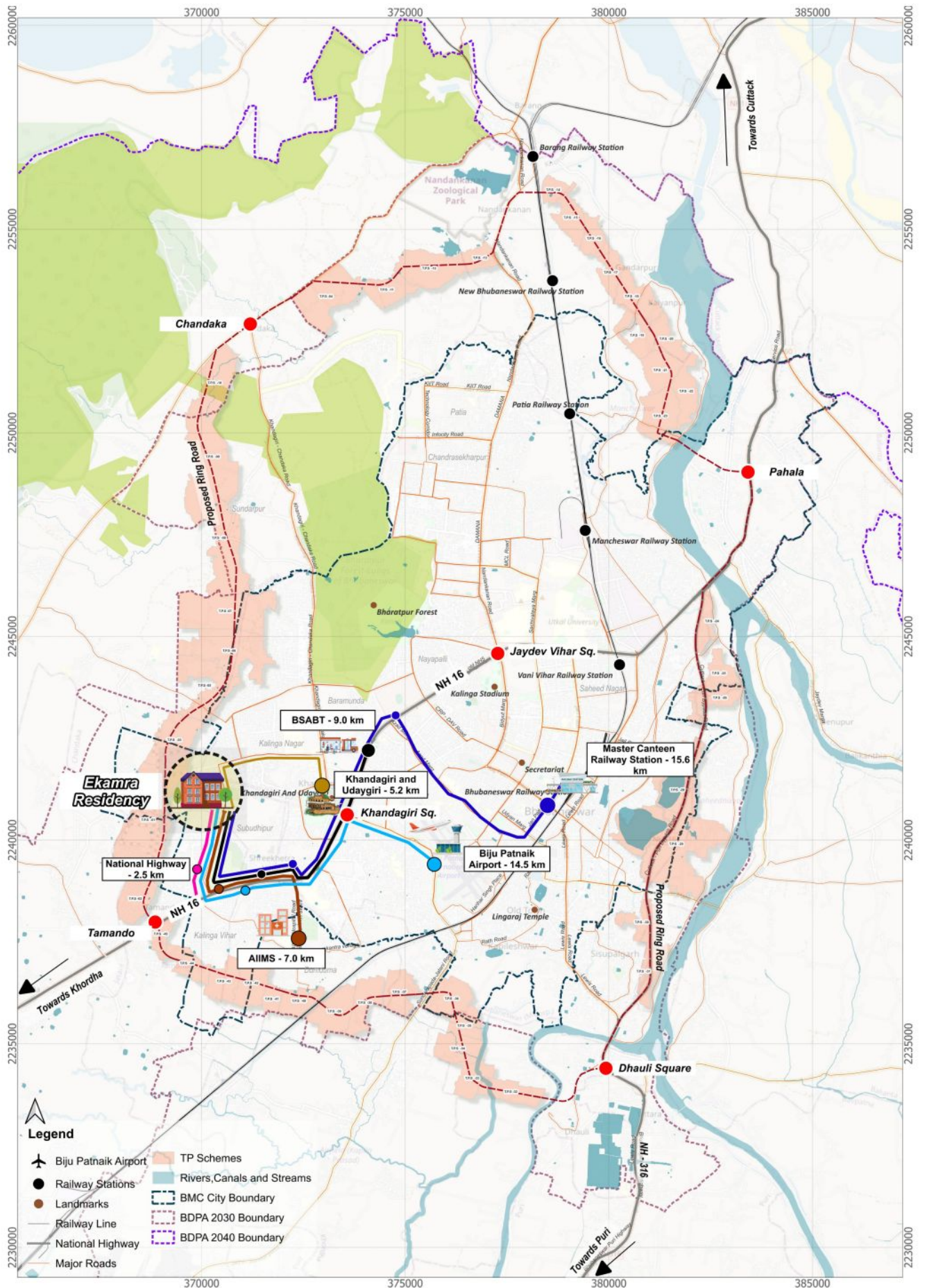
The Bhubaneswar Development Authority (BDA) was constituted on 1st September 1983 under provisions of Odisha Development Authorities Act, 1982. The BDA is the principal planning authority for Bhubaneswar and oversees planning and development of infrastructure, provision of development-related services, the housing needs etc. Besides, the BDA is working towards ensuring sustainable urban growth with effective monitoring, regulations through a people-centric and innovative approach. The development authority is spearheading a drive to put up best in class infrastructure in the city.

2. PROJECT BRIEF

- a. BDA takes this opportunity to introduce the “**EKAMRA RESIDENCY**” a Residential Housing Complex located at Subudhipur, Bhubaneswar. The project consists of 288 nos. of 2BHK + Study and 416 nos. of 2BHK apartment along with supporting facility / amenities developed over approximately 7.34 Acres land [Plot No. 25(P), Khata No. 62].
- b. BDA hereby invites applications for allotment of **496 apartments in two blocks**, comprising **288 numbers of 2BHK + Study apartments** and **208 numbers of 2BHK apartments**. The apartments shall be allotted through a **lottery process**.
- c. The project site abuts a 100 ft wide road in K4, Kalinga Nagar. This road is connected to 100 ft. wide Main Road through a 60 ft wide interconnecting road.

Key Locations/ Nodes of the City	Approx. Distance from Site
National Highway	2.5 Kms
Bhubaneswar Bus Stand at Baramunda	9.0 Kms
Bhubaneswar Railway Station	15.6 Kms
Khandagiri Square	5.2 Kms
AIIMS	7.00 Kms
Airport	14.5 Kms

Significant Neighborhood Projects.	
❖ Anandabana	❖ DAV School, Kalinga Nagar, Bhubaneswar
❖ SUM Hospital	❖ DN Regalia & Kharavela Enclave
❖ IGKC Hospital	❖ Kendriya Vidyalaya No.5 Kalinga Nagar



3. PROJECT PROFILE

- a. The project comprises three residential blocks, having B+S+12 (Basement + Stilt + Twelve) and B+G+12 (Basement + Ground + Twelve) structures, comprising a total of 704 (Seven Hundred and Four) residential apartments, consisting of 2BHK + Study and 2BHK apartments, along with various amenities such as a community hall, swimming pool, club, security/guard room, etc. The parking requirements of the apartments have been adequately addressed, with well-planned parking spaces.
- b. However, in the first phase, BDA intends to allot 496 apartments spread across two residential blocks, comprising 288 numbers of 2BHK + Study apartments (Type-A) and 208 numbers of 2BHK apartments (Type-B).
- c. The **carpet area and balcony area** of the Type-A and Type-B apartments are as follows:

Sl. No.	Type of Flats	Carpet area	Area of Balcony
1	Type-A	837.0204 Sq.ft	88.37 Sq.Ft. (Av)
2	Type-B	665.1832 Sq.ft.	83.02 Sq.Ft. (Av)

- d. The detailed list of floor wise apartment number is provided in **Schedule-A**.
- e. Some of the specification and standards of the components of the apartments / project are as follows:

Lobby - Vitrified tile flooring in lobby - Lift cladding in granite - Staircase in granite flooring with SS railing - All lobby walls and ceiling will be finished with emulsion paint	Doors & Window - Door- Both sides laminated flush door shutters - Aluminium Systems windows with glass and safety MS grills
Apartments Flooring Vitrified tiles in the, living, dining and all bedrooms	Painting - Premium weather coat on exterior walls. - Internal walls and ceilings finished with emulsion paint over putty
Electricity - Three phase system with concealed wiring. - Provision for TV point in living and bedrooms. - Sufficient power points for electricity and other necessary gadgets inside the apartment. - Earthing for all electrical accessories.	Elevator Elevator of reputed brand with ARD features Total 20 nos. of passenger lift 7 nos. of fire escape lift 5 nos. of service lift 2 nos. lift at community centre

Parking Provision of car parking for each apartment, Total 496 Nos of parking.	Air Conditioner Provision for power point in bedrooms
Kitchen & Utility - Granite counter with CP fitting and stainless-steel sink of reputed brand. - Ceramic tile cladding above the granite counter up to lintel level.	Security Arrangements - Surveillance cameras at the main security and designated locations - Intercom facility /Security room
Toilets - Anti-skid ceramic tiles for flooring & designer tiles on wall with PVC door. - Sanitary ware & CP fittings of reputed make. - Hot & cold mixer unit with shower facility. - Provision for exhaust fan point & geyser Point	Facilities/Amenities Community Centre: A 23.80 mtr. x 20.70 mtr wide community centre Gym: A dedicated Gym for residents Swimming Pool A rooftop swimming pool at community hall.
Water Supply Water supply through separate sumps and over-head tanks	Power Backup 100% power backup for common area, partial backup for each apartment

- f. The project has been completed and occupancy certificate obtained vide Letter No. 44380/BMC Dated 28.07.2026. Also, the project has been registered in ORERA vide its Registration Number-RP/19/2021/00454.

4. PRICE, PARTICIPATION FEE, SECURITY DEPOSIT (EMD) AND PAYMENT SCHEDULE

- a. The Applicant shall pay a non-refundable "Participation Fee/Application Fee" of **₹10,000/- (Rupees Ten Thousand only)**, including GST along with the application. The said fee shall be valid only for participation in the lottery process under this Scheme and shall not be adjusted or refunded under any circumstances.
- b. A fixed interest-free, refundable and/or adjustable Security Deposit (EMD) of ₹2,00,000/- (Rupees Two Lakh only) shall be required to be paid along with the application.
- c. Details of the Type of Flats, Floor-wise Number of Flats, Total Price of Each Flat, Participation Fee and Security Deposit (EMD) are as follows:

Sl. No.	Type of Flats	Floor	Number of Flats	Total Price of each Flat (in Rs.)	Participation Fee (Non-Refundable) (in Rs.)	Security Deposit (EMD) (Refundable/Adjustable)
1.	Type- 'A' 2BHK+Study	1 to 4	96	94,90,173/- (Rupees Ninety-Four	10,000/-	2,00,000/-

Sl. No.	Type of Flats	Floor	Number of Flats	Total Price of each Flat (in Rs.)	Participation Fee (Non-Refundable) (in Rs.)	Security Deposit (EMD) (Refundable/Adjustable)
				Lakh Ninety Thousand One Hundred Seventy-Three only), excluding all applicable statutory fees/charges, taxes, levies, and other processing fees		
		5 to 8	96	95,86,032/- (Rupees Ninety-Five Lakh Eighty-Six Thousand Thirty-Two only), excluding all applicable statutory fees/charges, taxes, levies, and other processing fees		
		9 to 12	96	96,81,893/- (Rupees Ninety-Six Lakh Eighty-One Thousand Eight Hundred Ninety-Three only), excluding all applicable statutory		

Sl. No.	Type of Flats	Floor	Number of Flats	Total Price of each Flat (in Rs.)	Participation Fee (Non-Refundable) (in Rs.)	Security Deposit (EMD) (Refundable/Adjustable)
				fees/charges, taxes, levies, and other processing fees		
2.	Type- 'B' 2BHK	G to 3	64	78,36,443/- (Rupees Seventy-Eight Lakh Thirty-Six Thousand Four Hundred Forty-Three only), excluding all applicable statutory fees/charges, taxes, levies, and other processing fees	10,000/-	2,00,000/-
		4 to 8	80	79,15,599/- (Rupees Seventy-Nine Lakh Fifteen Thousand Five Hundred Ninety-Nine only), excluding all applicable statutory fees/charges, taxes, levies, and other processing fees		
		9 to 12	64	79,94,755/- (Rupees Seventy-Nine Lakh Ninety-		

Sl. No.	Type of Flats	Floor	Number of Flats	Total Price of each Flat (in Rs.)	Participation Fee (Non-Refundable) (in Rs.)	Security Deposit (EMD) (Refundable/Adjustable)
				Four Thousand Seven Hundred Fifty-Five only), excluding all applicable statutory fees/charges, taxes, levies, and other processing fees		

d. **Payment Schedule**

Particulars	Amount	Timeline
Security Deposit (EMD)	2,00,000/-	➤ To be deposited along with the application form ➤ The Security Deposit (EMD) of the selected applicants shall be adjusted towards the 1st Instalment (Booking Amount).
1 st Installment (Booking Amount)	10% of cost	➤ To be deposited within 30 days from the date of intimation. ➤ Selected applicants shall have to deposit the 10% of cost less 2.00 lakhs
2 nd Instalment	20% of cost	➤ Within 2 months of execution of Agreement to Sale.
3 rd Instalment	30% of cost	➤ Within 4 months of execution of Agreement to Sale.
4 th Instalment	40% of cost	➤ Within 6 months of execution of Agreement to Sale. ➤ Physical possession of apartments will be handed over within one month of final payment.

Note

- The selected applicants shall adhere to the payment schedule and timelines prescribed above. However, the payment schedule represents the maximum permissible time for making the respective payments, and the selected applicants shall be at liberty to deposit the entire outstanding amount or any part thereof in advance, at any time prior to the respective payment milestone, without waiting for the scheduled due date.

- ii. BDA shall intimate the successful applicants on approval of Allotment Committee/ Authority, as the case may be, requiring the selected applicants to pay the instalments as per specification made in payment schedule above.
- iii. The provisional allottee may opt to pay the installments within the time specified in the payment schedule out of his/her fund or may comply payment of installments partly from out of his/her fund and may request for sanction of loan as provided in Annexure-III after submission of duplicate copy of registered Agreement for Sale and in compliance of the other paraphernalia's required by BDA.
- iv. Filing of application for loan and/or delay to accord NOC/approval by BDA and/or delay in sanction and disbursement of the loan, shall be at the risk of the allottee and in no manner, BDA shall be responsible for any such delay and/or extend the period of payment more-fully specified in the payment schedule.

In case any default in payment of loan and consequential proceeding initiated by the financing agency shall be at risk and cost of the allottee and BDA shall not be held responsible in any manner for any such default.

- v. However, upon the request made by the provisional allottee to extend the period for payment beyond the payment schedule, the Vice-Chairman and/or the Competent Authority of BDA being duly authorized, at its sole discretion grant extension of payment of such instalment(s) as requested, subject to maximum period of 6 months on and from the stage of instalment payable with interest at the rate of 12% per annum calculated upon the outstanding/balance amount payable towards the instalment due.
- vi. Any payment/part payment during the extended period shall first be adjusted towards the interest and residue remained, shall be taken/adjusted for towards the payable instalment(s).
- vii. In case the provisional allottee fails to clear up the outstanding dues in time as specified in the payment schedule and/or within extended period of time granted with accrued interest, his/her provisional allotment shall be cancelled on forfeiture of the amount in the manner and the rate as specified in Clause 8 of the Brochure.
- viii. The **cost of the apartment includes the cost of the parking space** allotted to the respective apartment.
- ix. **Stamp duty, registration charges and all other applicable statutory fees, charges, GST, taxes, levies and dues**, if any, imposed by the Central Government, State Government, Local Authorities or any other competent authority shall be **payable separately by the allottee**, over and above the consideration payable as specified in the Clause – 4 of the Brochure.
- x. All payments shall be made **within the prescribed due dates** through the payment gateway available on the official BDA website or through online electronic fund transfer (**NEFT/RTGS**) in favour of **"Bhubaneswar Development Authority"**, as per the payment instructions issued by BDA.
- xi. The allotment of the apartment shall be made on an **"as-is-where-is" basis**. The intending applicants are at liberty to visit and inspect the project site and the apartment(s), at their own cost and responsibility, before submitting their application,

- in order to satisfy themselves regarding the **location, condition, size, layout, accessibility, construction status, project facilities, amenities, common areas, surroundings and other associated features** of the apartment/project.
- xii. The applicant/allottee shall not subsequently raise any claim or objection against BDA on the ground of **non-inspection, lack of knowledge, location, accessibility, physical condition, layout, construction status, specifications, quality or standards of components/materials used, provisions made, availability or adequacy of amenities/facilities, or any other visible or ascertainable feature** of the apartment/project. Any objection, claim or representation raised after submission of the application in respect of the **specifications, standards, quality of components/materials used, provisions made and/or any alleged deficiency in the apartment or amenities/facilities provided** shall not be entertained by BDA, and BDA shall not be liable for any claim in this regard, except in respect of matters expressly assured or specifically provided for in the allotment letter or other documents issued by BDA.
 - xiii. Any visit or inspection of the project site by an intending applicant shall be undertaken **with prior permission of BDA/its authorized representative and in accordance with the safety and security requirements applicable at the project site**. Such inspection shall not confer upon the applicant any right, title or interest in the apartment or project until a formal allotment is made by BDA in accordance with the applicable terms and conditions.

5. ELIGIBILITY

- a. The applicant must be a **citizen of India**.
- b. The applicant must have attained the age of majority, i.e., must have **completed 18 (eighteen) years of age as on the last date of submission of the application**, and must be legally competent to enter into a contract.
- c. Under this Scheme, the application for allotment shall be **restricted to one unit per family**.
- d. For the purpose of allotment under this Scheme, **"Family" shall mean and include the husband, wife and their minor children**.
- e. The applicant must have a **Unique Account Number (UAN)**.
- f. The applicant must possess a valid **Permanent Account Number (PAN)** allotted under the provisions of the Income Tax Act, 1961/2025, and the same shall be mandatorily quoted in the Application Form.
- g. The applicant shall provide particulars of a **savings bank account held in the name of the applicant** in any scheduled bank, as required in the Application Form.
- h. Any **suppression, misrepresentation, furnishing of false or incorrect information, or manipulation of information/documents** by the applicant at the time of submission of the application, with the intent to fulfil or establish eligibility under the Scheme, if detected at any stage, shall render the application/allotment liable to cancellation or forfeiture of the deposit including security deposit (EMD). In

such an event, the Authority may take such further action (s) as may be permissible under the applicable laws, rules and regulations and these shall be at the cost and risk of the applicant/allottee as the case may be.

6. SUBMISSION OF APPLICATION

- a. The intending applicant shall register online through the official website of BDA and obtain a Unique Account Number (UAN) in order to submit an application under this Scheme. The applicant may either complete the registration online through the official BDA website or obtain assistance for registration from the Help Desk at BDA, Akash Shova Building, Sachivalaya Marg, Bhubaneswar-751001 and Helpdesk at Ekamra Residency Premises, Subudhipur or at any other location as may be decided and/or notified by BDA from time to time.
- b. The schedule of the lottery process under this Scheme is as follows:

Particulars	Date	Time
Publication of Notice	17.09.2026	11:00 A.M.
Online Application Start Date	18.09.2026	11:00 A.M.
Last date of Submission of Application	31.10.2026	11:59 P.M.

- c. For the purpose of scrutiny and subsequent lottery process, only those online applications received within the stipulated last date and time shall be considered. Applicants are required to upload the following documents: (i) Affidavit as per **Annexure-II**, (ii) Payment details towards Security Deposit (EMD), (iii) Bank Account Details for Refund of Security Deposit (EMD) as per **Annexure-IV**. (iv) Receipt of application fee.
- d. Applications deficient in required particulars/information or applications found to be with misleading/false information shall be rejected but the security deposit (EMD) shall be refunded.
- e. Security Deposit (EMD) as indicated in Section-4 should be deposited to the Bank account of the BDA as detailed below or can be deposited through payment gateway or through online electronic fund transfer (NEFT/RTGS). A scan copy of the challan must be uploaded by the applicant in the online portal.

Name of the Bank/ Branch Name	Account No (For deposits)	IFSC Code
Punjab National Bank (PNB), BDA Branch	0869102900000021	PUNB0086910

7. MODE OF ALLOTMENT

- a. The lottery for selection of allottees shall be conducted through a fair and transparent lottery process, and shall be carried out in two stages for each category as detailed below:
 - i. The first stage shall be for the selection of the prospective allottees.
 - ii. The second stage shall be for assigning of a particular asset in favour of the prospective allottees.

- b. However, in case the total number of applications received is less than the number of assets available for allotment, then selection of allottees will be done by the Allotment Committee/Authority and assigning of a particular asset, in favour of any selected allottee, shall be made only through a lottery.
- c. The lottery process shall be conducted **separately for each category and type of apartment**, namely **Discounted Flats, Base Flats and Premium Flats**. Applicants shall submit their applications by selecting their preferred **floor range**, as applicable to the respective type of apartment, as follows:
 - **Type-A (2BHK + Study):** Floor ranges **1st Floor to 4th Floor; 5th Floor to 8th Floor and 9th Floor to 12th Floor.**
 - **Type-B (2BHK):** Floor ranges **Ground Floor to 3rd Floor; 4th Floor to 8th Floor and 9th Floor to 12th Floor.**
- d. The allotment shall be made through the lottery process based on the **category and floor-range preference selected by the applicant**, subject to availability and the applicable terms and conditions of the Scheme.
- e. The result of the draw shall be made available in the BDA website i.e. www.bda.gov.in and also shall be displayed on the Notice Board of BDA after approval by the Property Allotment Committee (PAC).
- f. The selected applicants shall have to deposit the booking amount as indicated in the payment schedule - 4(d).
- g. The applicants selected for allotment of flats through lottery shall be required to submit the original documents uploaded during filing of application along with 3 sets of duly signed Sale Agreement for consideration of issue of provisional allotment and execution of Agreement for Sale.
- h. After verification of the required documents submitted by the selected applicant, BDA will execute **Agreement for Sale (Annexure-V) and issue the provisional allotment** in favour of the selected allottee on completion of all other formalities. The stamp duty and cost towards registration of the agreement for Sale, shall be borne by the provisional allottee and after registration the provisional allottee shall submit the duplicate copy of registered Agreement for Sale.
- i. The Agreement for Sale shall be executed with the Allottee specifying therein all the terms and conditions related to the sale of the apartment.

8. REFUND/WITHDRAWAL/ CANCELLATION

- a. In the event the applicant becomes **unsuccessful in the lottery**, the Security Deposit (EMD) paid by the applicant shall be **refunded without any interest** within 60 days from the date of approval by the Property Allotment Committee (PAC).
- b. In the event the applicant is **successful in the lottery** but fails to deposit/pay the **Booking Amount (1st Instalment)** within **30 (Thirty) days from the date of intimation**, the candidature for allotment shall stand cancel. The Security Deposit (EMD) shall be refunded to the applicant within **45 (Forty-Five) days** after deducting **10% of the Security Deposit (EMD)**.
- c. In the event the applicant, after payment of the **Booking Amount (1st**

Instalment), fails to execute the **Agreement for Sale within 30 (Thirty) days from the date of payment of the Booking Amount**, the candidature for allotment shall stand cancel. The Booking Amount shall be refunded within **45 (Forty-Five) days**, after deducting **20% of the Security Deposit (EMD)** and such amount shall not carry any interest.

- d. After execution of the **Agreement for Sale**, if the provisional allottee proposes to **cancel the allotment/withdraw from the project for any reason not attributable to BDA**, BDA shall be entitled to **forfeit the Booking Amount (1st Instalment)** paid by the provisional allottee. The balance amount, if any, paid by the provisional allottee shall be refunded by BDA within **45 (Forty-Five) days** from the date of such cancellation, subject to adjustment of any outstanding dues, charges or liabilities payable by the provisional allottee and such amount shall not carry any interest.

9. EXECUTION OF SALE DEED & DELIVERY OF POSSESSIONS

- a. The BDA shall execute a **Sale Deed** on terms and conditions fixed therein in favour of the allottee along with the **undivided proportionate interest in the common areas and facilities**, which shall be vested in the Association of Allottees or the competent authority, as the case may be, in accordance with the applicable Laws & Regulation(s).
- b. BDA shall hand over **physical possession of the allotted apartment to the respective allottee(s)** and the **common areas and facilities to the Association of Allottees or the competent authority, as the case may be**, within the period prescribed under the applicable provisions of the **Real Estate (Regulation and Development) Act, 2016 (RERA)** and the rules made thereunder, and in accordance with the provisions of the **Odisha Apartment Ownership Act, 2023**, and the rules, regulations and amendments made thereunder from time to time.
- c. BDA shall also hand over or facilitate the handing over of the **relevant title documents and other documents pertaining to the apartment, common areas and facilities**, as applicable, within the period and in the manner prescribed under the aforesaid Acts, Rules and applicable regulations.
- d. Provided that, in the absence of any local law, conveyance deed in favour of the allottee or the association of the allottees or the competent authority, as the case may be, shall be carried out by the BDA in line with the provisions of RERA Act / Rules.
- e. Every allottee shall participate towards registration of the Sale Deed of the apartments.
- f. The allottee shall bear all the documentation charges and the expenses necessary for execution and registration of the sale deed before the concerned registering authority.
- g. Every allottee shall take physical possession of the apartment within a period of one months on depositing / paying the entire price of the apartment. In case the Allottee

fails to take possession within the time provided in clause such Allottee shall continue to be liable to pay maintenance charges as applicable to be determined and demanded by BDA.

10. CONDITIONS OF ALLOTMENT

- a. The allotment of the apartments shall be made on a **freehold basis**, subject to the terms and conditions of the Sale deed fixed by BDA, Scheme and applicable laws, rules and regulations.
- b. Obtaining individual electricity connection from the meter panel board of individual block from concerned Agency shall be solely the concern of the allottee.
- c. Paying the holding tax/ground rent and any other taxes as applicable to the concerned agencies and authorities within the specified time shall solely be the responsibility of the allottee.
- d. The allottee shall comply with the directions of the statutory Authorities, local bodies as well as terms and conditions of allotment.
- e. The allottee/s must form and be member/s of association formed under Odisha Apartments Ownership Act, 2023 Rules framed there under with amendment(s) or introduction of new Act. The association shall be responsible for operation and upkeep of all common utility spaces, amenities etc.
- f. During and after execution of the Sale Deed, as the case may be, the Allottee shall be responsible to pay the municipal taxes, water and electricity charges, maintenance charges, ground rent & Cess, and other charges, if any, as applicable for the apartment.
- g. Allottee shall comply with all statutory provisions, rule & regulations, bye-laws etc., in all respects, including payment of all fees, taxes in accordance with the provisions of:
 - i. Any Central or State enactment, ordinance or other statute, or any regulation or by law of any local or other duly constituted authority in force from time to time.
 - ii. The rules and regulations of all public bodies and authority whose property or rights are affected or may be affected in any way.
- h. In case any member of the family applies for and/or selected for allotment constituting multiple allotments in case of one family such application shall be invalid, either before or after such allotment made and shall be cancelled on forfeiture of all deposits made and at the cost and risk of the applicant/allottee as the case may be and shall follow consequences specified in the brochure.

11. FORCE MAJEURE

- a. The BDA, assures to hand over possession of the Apartment within 1 months of receipt of Total Price, unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake, and/or any other calamity caused by nature and/or contingencies unavoidable in nature affecting the regular development of the real estate project ("**Force Majeure**").

- b. If, however, the delivery of possession of the Apartment 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.
- c. The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to deliver of possession of the Apartment due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 45 days from that date and the promotor shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

12. JURISDICTION OF COURTS

- a. In case of any dispute arising out of and connection with allotment through lottery process as per the brochure shall be referred to Vice-Chairman, BDA for its decision which shall be final and binding to the applicant/allottee as the case may be.
- b. In case any dispute remains unresolved, shall lie to the Competent Civil Court at Bhubaneswar and/or the Court/Tribunal/Forum having jurisdiction to adjudicate the dispute.

13. INTERPRETATION

- a. The condition of the Brochure includes the application form and the enclosures enclosed to the application form.
- b. In case any confusion arises in connection with the interpretation of the Brochure, shall be interpreted in the manner specified in the BDA Property (Management & Allotment) Regulation, 2023. In case any confusion, if any, still remains unresolved, the same shall be clarified by the **Authority** which is final and binding in this regard.

14. AMENDMENT IN BROCHURE

- a. Any time prior to the last date for submission of application, BDA for any reason, whether on its own initiative or in response to a clarification requested by a prospective applicant, may modify this brochure document by corrigendum / amendment in conformity with the RERA Act/Rules and/or may cancel the process without assigning any reason.
- b. The corrigendum/amendment shall be uploaded on website of BDA i.e. www.bda.gov.in. The applicants are advised to visit the BDA's website for this purpose regularly.

15. ADDRESS FOR CORRESPONDENCE

All postal correspondences must be made to;

The Secretary,
Bhubaneswar Development Authority,
Akash Shova Building,
Sachivalaya Marg,
Bhubaneswar-751001.

For further information, visit the website: www.bda.gov.in,

For any support regarding the Online Registration, UAN Number etc. the applicant may visit the helpdesk established in office of the Bhubaneswar Development Authority or helpdesk at Ekamra Residency premises, Subudhipur or reach us bdabbsr1983@gmail.com.

BHUBANESWAR DEVELOPMENT AUTHORITY

APPLICATION FORM FOR INDIVIDUAL

ANNEXURE-I (Online mode only)

For allotment of constructed apartments in EKAMRA RESIDENCY, BDA Residential Housing Complex, Plot No. 25(pt), Khata No. 62, Mouza- Subudhipur), bhubaneswar, Odisha

Form No.

Date of Receipt (For Official Use)

DD		MM		YY	

--

To,

The Secretary
Bhubaneswar Development Authority
Akash Shova Building,
Sachivalaya Marg, Bhubaneswar-751001

1. Applicant's Unique Account No. (UAN)

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

2. Name of the Applicant

First Name

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Middle Name

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Last Name

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

3. Father's Name

First Name

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Middle Name

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Last Name

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

4. Mother's Name

First Name

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Middle Name

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Last Name

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

5. Date of Birth

DD

MM

YY

6. Gender

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

6. PAN No

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

7. AADHAAR No

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

8. Voter ID No

9. Occupation Details

10. Nationality

11. Domicile

12. Address for Correspondence

a.	House No.	
b.	Street/Village	
c.	Post Office	
d.	Block/ULB	
e.	Police Station	
f.	District	
g.	State	
h.	PIN Code	
i.	Telephone No. with STD Code	
j.	Mobile No. (for SMS Service)	
k.	Email-id (for information)	

13. Permanent Address: (It may not be filled up, if permanent Address is same as correspondence Address)

a. House No		b. Street/Village	
c. Post Office		d. Block/ULB	
e. Police Station		f. District	
g. State		h. PIN Code	
i. Telephone No (with STD Code)			

14. Details of Family Members

SL No.	Name of the Family Member	Gender	Age	Marital Status	Relationship with applicant
1.					
2.					
3.					

4.					
5.					

15. Payment Particulars

Payment towards Security Deposit (EMD)	Name of the Bank & UTR No.	Date of Deposit (DD/MM/YY)	Deposited Amount (in INR)

Note: Photocopy of the deposited challan/counterfoil duly stamped by concerned Bank to be enclosed.

I have carefully gone through the **Terms and Conditions of the Brochure, the Application Form and the Affidavit format**, and have understood the contents and consequences thereof. I have duly filled in the Application Form and hereby undertake to abide by all the terms and conditions prescribed by **BDA** for this Scheme.

I further undertake that, in the event any information furnished by me in the Application Form and/or the Affidavit submitted by me is found to be **misleading, incorrect or false** at any stage, or in the event of **double allotment in favour of me or any member of my family**, I shall **suo motu declare and surrender/withdraw the additional allotment(s) in excess of one unit** made in my favour or in favour of any member of my family. In the event of my failure to do so, **BDA shall be at liberty to cancel the allotment(s) at my cost and risk**, in addition to **forfeiture of the amount(s)** as specified under the conditions of the Brochure.

Further, I undertake to **deposit the balance amount payable towards the cost of the allotted flat** into the designated BDA account, within the stipulated period and in accordance with the terms and conditions of the **Brochure-cum-Application Form**.

Date:

Full signature of the Applicant

ANNEXURE-II

FORMAT OF AFFIDAVIT & INDEMNITY

In the court of _____ (Executive Magistrate / Notary)

I, Smt/Shri _____ aged about _____ years
D/o/W/o/S/o of Smt/Shri _____ permanent
resident of village _____ P.O. _____ P.S. _____ Dist
_____ at present village _____ P.O. _____
P.S. _____ Dist. _____ do hereby solemnly affirms and state as follows:

- A. I have gone through the Brochure, BDA Property (Management & Allotment) Regulations 2023, the related Act(s) governing the field, the application form, the affidavit therein and the draft agreement for sale and understood the contents and consequences thereof and I undertake to abide by those conditions and conditions imposed by BDA in different times.
- B. The facts stated by me in the application from with particulars of documents and information furnished are true and correct.
- C. I further undertake that, in the event any information furnished by me in the application from and/or the affidavit submitted and/or the documents enclosed by me if found to be misleading, incorrect, created, forged and/or false at any stage before and/or after the allotment, the application and/or the allotted flat after selection shall stand cancelled on conditions specified in the Brochure at my cost and risk and I hand over possession to BDA free from all encumbrances, failing which, BDA shall re-possess the property as per the provision specified under ODA Act 1982.
- D. I do hereby undertake to indemnify and keep indemnified BDA against all losses, claims, liabilities, cost, damages proceedings and consequences arising out of or in connection with any of my activities/information furnished to BDA so as to apply for and/or allotment availed of the flat applied for.
- E. I solemnly affirm that the statements made hereinabove are true and correct to the best of my knowledge and belief, and that no material fact has been concealed, suppressed or misrepresented.

Signature of the Deponent

Smt/Shri _____ aged _____ years, resident of Village _____ PS
_____, District of _____ at present _____ by
profession _____ being identified by Sri _____ Advocate (License
No. _____) appears before me on this day of _____ at about _____
and states on oath/ solemnly declared the contents of this Affidavit are true to the best of his/her
knowledge.

Deponent

Executive Magistrate/ Notary

ANNEXURE-III (OPTIONAL)

**APPLICATION FORM FOR AVAILING HOUSING LOAN FOR FINANCING OF THE
PROPERTY**

- 1) Name of the Applicant :
- 2) Name of the Scheme :
- 3) Category of Flat & Flat No. :
- 4) Details of Bank/ Financial Institution:
 - (A) Name and address of the Financial Institution:
 - (B) Amount of Loan to be availed:

Date:

Place:

Full signature of the applicant

ANNEXURE-IV

BANK ACCOUNT DETAILS FOR REFUND OF SECURITY DEPOSIT (EMD)

(Duly filled, signed and scanned document copy to be uploaded in the portal for participation the auction)

Advertisement Number and Date:

Name of the Asset/unit:

1. Name as in the Bank record (Individual/ Firm / Company)

2. Account Number:

3. Name of the Bank:

4. Name of the Branch:

5. IFSC Code:

6. MICR Number:

7. Contact Details:

8. Mobile Number:

Date:

Full signature of the Applicant

AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this _____ day of _____, 2026

By and Between

M/s. Bhubaneswar Development Authority (BDA), a statutory authority constituted by the Government of Odisha under the Odisha Development Authorities Act, 1982 (Act 14 of 1982), having its office at Akash Shova Building, Sachivalaya Marg, Bhubaneswar 751001, represented by its authorized signatory _____ hereinafter referred to as the "**Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees);

AND

Mr. _____, (Aadhar no. _____) son of _____ aged about _____, having its place of residence at _____, (PAN _____), hereinafter referred to as the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, representatives, executors, administrators, successors-in-interest and permitted assigns as well as the members of the said HUF, their 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 [khasra nos./ survey nos.] [Please insert land details as per local laws] _____ totally admeasuring _____ square meters situated at in Tehsil & District _____ ("Said Land") vide deed(s) dated _____ registered as documents no. _____ at the office of the Sub-Registrar;

The Said Land is earmarked for the purpose of building a residential project, comprising multistoried apartment buildings and _____ [insert any other components of the Projects] and the said project shall be known as '_____' ("Project");

- B. The Said Land is earmarked for the purpose of building a residential project, comprising multistoried apartment buildings and [insert any other components of the Projects] and the said project shall be known as "**EKAMRA RESIDENCY**" 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 being constructed have been completed;
- 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 being constructed have been completed;
- D. The _____ [Please insert the name of the concerned competent authority] has granted the commencement certificate to develop the Project vide approval dated _____ bearing no. _____;

- E. The Promoter has obtained the final layout plan approvals for the Project from _____ [Please insert the name of the concerned competent authority]. 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 RERA 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 _____ on _____ under registration no. _____;
- G. The Allottee had applied for an apartment in the Project vide application no. _____ dated _____ and has been allotted apartment no. _____ having carpet area of _____ square feet, type _____, on _____ floor in [tower/block/ building] no. _____ ("Building") along with covered parking no. _____ admeasuring square _____ feet in the _____ [Please insert the location of the covered parking], as permissible under the applicable law and of undivided interest share in the common areas ("**Common Areas**") as defined under clause (n) of Section 2 of the RERA 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);
- 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. _____ [Please enter any additional disclosures/details]
- 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 sale and the Allottee hereby agrees to take sale the Apartment, undivided interest in the common area and the parking 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 sale to the Allottee and the Allottee hereby agrees to take sale, the Apartment as specified in Para G;
- 1.2. The Total Price for the Apartment based on the carpet area is Rs. _____

(Rupees _____ only ("**Total Price**")):

Break-up of amounts

Components	Price
Cost of Apartment for ___Sft of Carpet Area (including cost of covered parking & all common facilities / utilities) with GST	Rs. _____/-
Maintenance Charges for 12 months	Rs. _____/-
Documentation Charges	Rs. _____/-
Total	Rs. _____/-
Apartment no. Rate of Apartment per square feet*	
Block/Building/Tower no.	
Apartment Number	
Type	
Floor	
Covered parking	

Explanation:

- i. The Total Price above includes the booking amount paid by the allottee to the Promotor towards the Apartment;
- ii. The Total Price above included Taxes (consisting of tax paid or payable by the Promotor by way of Goods and Services Tax, Cess and such other taxes which may be levied, in connection with the construction of the Project payable by the Promotor) up to the date of handing over the possession of the Apartment to the allottee and the project to the association of allottees or the competent authority, as the case may be.

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

Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the provisions of the RERA Act, the same shall not be charged from the allottee;

- iii. The Promoter shall periodically intimate to the Allottee, the amount payable as stated in (i) above and the Allottee shall make payment 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) undivided interest in the Common Areas; and 2) parking as provided in the Agreement.

- 1.3. The Total Price is escalation-free, save and except increases which the Allottee hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

Provided that if there is any imposition or increase of development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the provision of the RERA Act, the same shall not be charged from the allottee.

- 1.4. The Allottee(s) shall make the payment as per the payment plan set out in **Schedule C** of this Agreement ("**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 @ % 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 RERA Act.
- 1.7. The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the ORERA 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:
- The Allottee shall have exclusive ownership of the Apartment;
 - The Allottee shall also have undivided interest in the Common Areas. Where the interest of the 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.

ii. The promotor shall hand over the common areas to the association of allottees after duly obtaining the occupancy certificate from the competent authority as provided in the RERA 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, electrical connectivity to the apartment, lift, waterline and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment in the common areas, maintenance charges as per clause 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project;

iv. The Allottee has the right to visit the project site to assess the extent of development of the project and his apartment, as the case may be.

1.9. It is made clear by the Promoter and the Allottee agrees that the Apartment along with one covered parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottees of the Project.

1.10. **Omitted**

1.11. The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottees, which it has collected from the Allottees, for the payment of outgoings (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottees or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottees, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken there for by such authority or person.

1.12. The Allottee has paid a sum of Rs. (Rupees _____only) as booking amount being part payment towards the Total Price of the Apartment 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 ORERA 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 'Bhubaneswar Development Authority' payable at '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 any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. TIME IS ESSENCE

5.1. The Promoter shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over the Apartment to the Allottee and the common areas to the association of allottees or the competent authority, as the case may be.

6. CONSTRUCTION OF THE PROJECT/ APARTMENT

The Allottee has seen proposed layout plan, specifications, amenities and facilities of the Apartment and accepted the floor plan, Payment Plan and the specification, amenities and facilities [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, specification, amenities and facilities. Subject to the terms in this Agreement, the Promoter undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws, FAR and density norms and provisions prescribed by the **Planning and Building Standards Regulations of BDA made time to time** 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.

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 to the allottee and the common area to the association of allottees or the competent authority, as the case may be, is the essence of the Agreement. The Promoter, based on the approved plans and specifications, assures to hand over possession of the Apartment on within one month of receipt of Total Price, 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 delivery of possession 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 and the promotor shall intimate the Allottee about such termination at least thirty days prior to such termination. After refund of the money paid by the Allottee, Allottee agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2. Procedure for taking possession - The Promoter, shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within two months from the date of receipt of Total Price for the apartment. Provided that, in absence of local law, the conveyance deed in favour of the Allottee shall be carried out by the Promotor within 3 months form the date of receiving the total Price for the apartment. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee after taking possession agree(s) to pay the maintenance charges as determined by the Promotor / association of allottees, as the case may be. The promotor shall handover the occupancy certificate of the apartment, as the case may be, to the allottee at the time of leasing of same.

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.

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

Provided that, in the absence of any local law, the Promoter shall hand over the necessary documents and plans, including common areas, to the association of Allottees or the competent authority, as the case may be, in line with the provisions of the RERA Act / Rules.

7.5. Cancellation by Allottee – The Allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the RERA 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 RERA Act and the claim for interest and compensation under this section shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the 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 RERA Act; or for any other reason; the Promoter shall be liable, on demand to the allottees, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment, with interest at the rate specified in the ORERA Rules within 45 days including compensation in the manner as provided under the RERA Act.

Provided that where if the Allottee does not intend to withdraw from the Project, the Promoter shall pay the Allottee interest at the rate specified in the Rules for every month of delay, till handing over of the possession, which shall be paid by the Promoter to the Allottee within forty-five days of it becoming due.

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;
- (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, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building a 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 Allottees;
- (x) The Schedule Property is not the subject matter of any HUF and that no part thereof is owned by any minor and/or no minor has any right, title and claim over the Schedule Property;
- (xi) The Promoter has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the Competent Authorities till the occupancy certificate has been issued and possession of apartment, plot or building as the case may be, along with common areas (equipped with all the specifications, amenities and facilities) has been handed over to the allottee and the association of allottees or the competent ;
- (xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and/or the Project.

9. EVENTS OF DEFAULTS AND CONSEQUENCES

9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

- (i) Promoter fails to provide ready to move in possession of the 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 interest; or
- (ii) The Allottee shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the ORERA 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 which shall be paid by the Promoter to the allottee within forty-five days of it becoming due.

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

- (i) In case the Allottee fails to make payments for 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 RERA Rules.
- (ii) In case of Default by Allottee under the condition listed above continues for a period beyond two 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.

Provided that the Promoter shall intimate the allottee about such termination at least thirty days prior to such termination.

10. SALE OF THE SAID APARTMENT

The Promoter, on receipt of Total Price of the Apartment as per clause no. 1.2 under the

Agreement from the Allottee, shall execute a registered sale deed and convey the free hold rights of the Apartment together with undivided interest in the common area and separately convey undivided proportionate title in the common Area to the association of Allottees or competent authority as the case may be, to the Allottee. However, in case the Allottee fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee authorizes the Promoter to withhold registration of conveyance deed in his / her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee.

11. MAINTENANCE OF THE SAID BUILDING / APARTMENT / PROJECT

The Promoter shall be responsible to provide and maintain essential services in the Project till (i) taking over of the maintenance of the project by the association of the allottees or (ii) one year of handing over of possession to the first allottee, whichever is earlier. The cost of maintenance for such initial period of one year has been included in the Total Price of the Apartment. In the event the association of allottees is not formed within the said period of 1 years due to any reason which is beyond the control of BDA, BDA shall continue to maintain the common area and collect the required maintenance charges from the allottees.

12. DEFECT LIABILITY

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

13. Omitted

14. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

The Promoter / maintenance agency /association of allottees shall have rights of unrestricted access of all Common Areas, covered parking's and parking spaces for providing necessary maintenance services and the Allottee agrees to permit the association of allottees and/or maintenance agency to enter into the 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 ____ (*project name*), 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 allottees formed by the Allottees 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 Allottees shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the building. The Allottee shall also not remove any wall, including the outer and load bearing wall of the Apartment. The Allottee shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottees and/or maintenance agency appointed by association of allottees. The Allottee shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

17. COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE

The Parties are entering into this Agreement for the Allotment of a Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the project.

18. ADDITIONAL CONSTRUCTIONS

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications, amenities and facilities has been approved by the competent authority(ies) and disclosed, except for as provided in the RERA 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/Building 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. LAW ON APARTMENT OWNERSHIP

The Promoter has assured the Allottees that the project in its entirety is in accordance with

the provisions of the laws/rules / regulations for the time being in force.

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, as the case may be.

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 ALLOTTEES

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

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 Allottees.

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 RERA 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 RERA Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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 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 _____ 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 Bhubaneswar.

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:

Allottee: -

M/s. _____ Name of Allottee

_____ (Allottee Address)

Promotor: -

M/s Bhubaneswar Development Authority Akash Shova Building,
Sachivalaya Marg, Bhubaneswar, Odisha -751001

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 ALLOTTEES

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

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 RERA Acts, rules and regulations made thereunder including other applicable 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 RERA Act.

[Please insert any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the terms and conditions set out above or the RERA Act and the Rules and Regulations made thereunder.]

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) _____

(2) _____

At _____ on _____ in the presence of:

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

(1) _____

(Authorized Signatory)

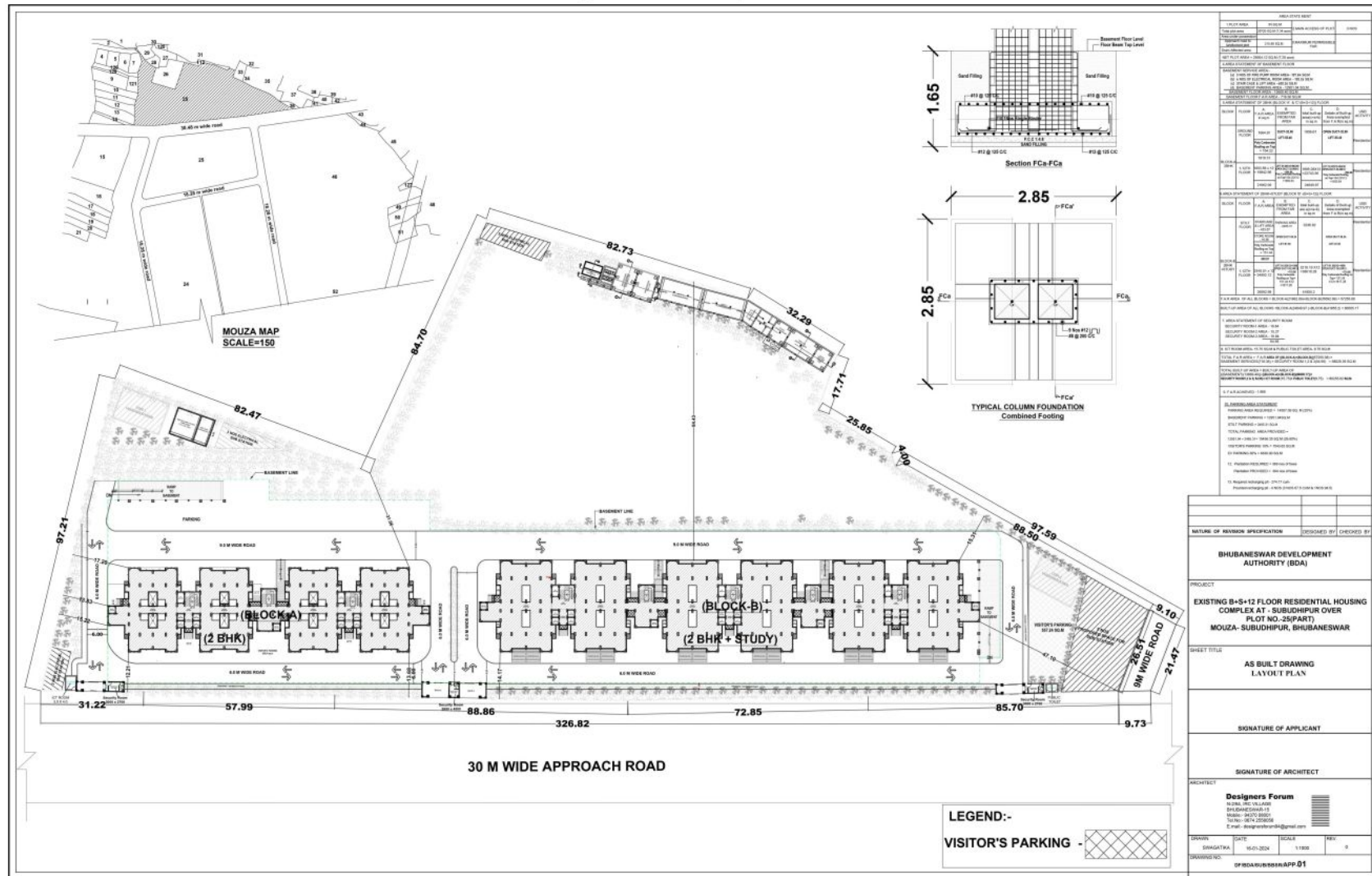
WITNESSES:

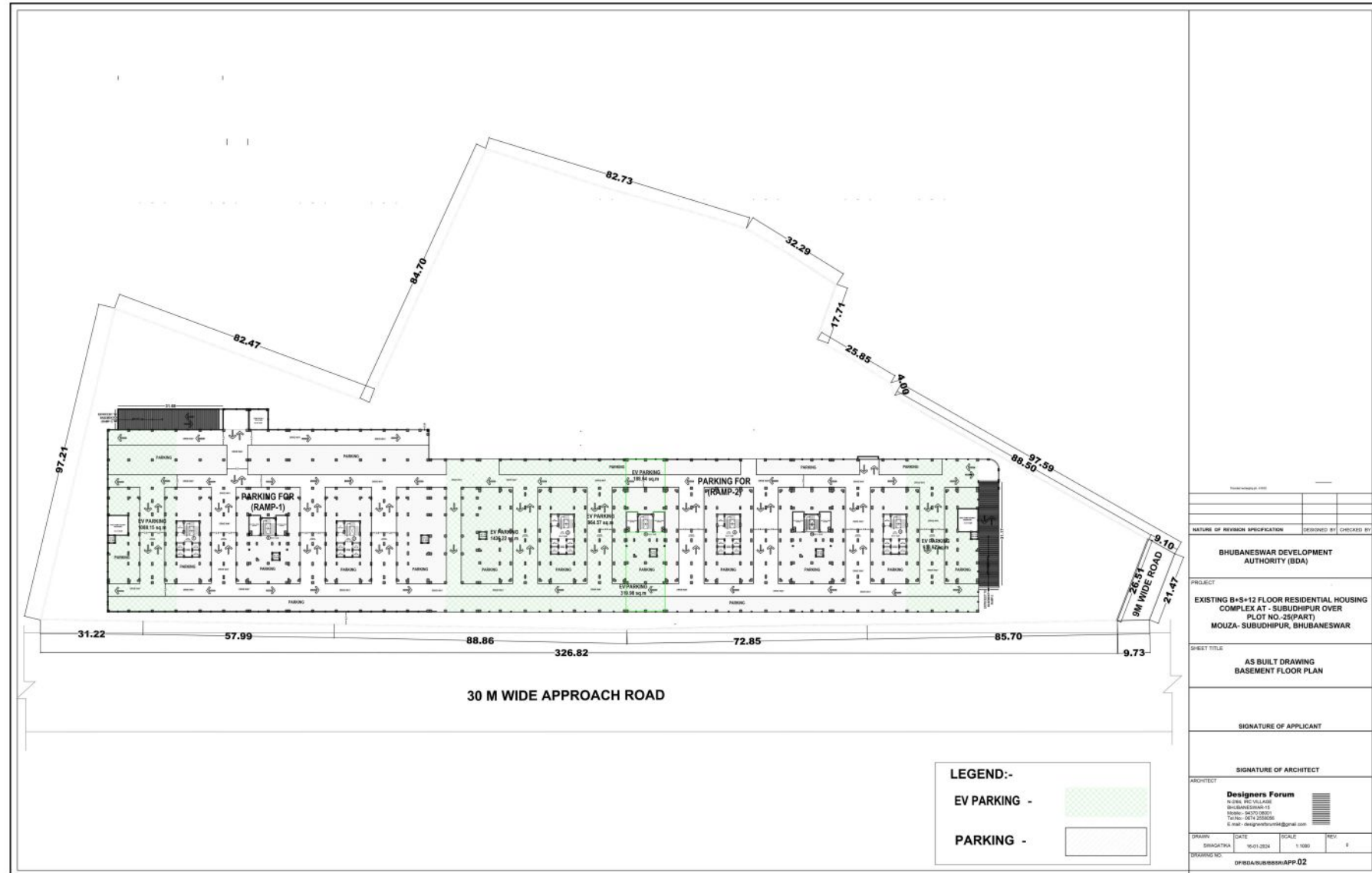
1. Signature _____ Name _____ Address _____

2. Signature _____ Name _____ Address _____

Schedule-A

Description of Apartment





Parking Plan

BLOCK - B (2BHK + STUDY FLATS)

Floor Name	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.
12th Floor	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224
11th Floor	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124
10th Floor	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024
9th Floor	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924
8th Floor	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824
7th Floor	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724
6th Floor	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624
5th Floor	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524
4th Floor	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424
3rd Floor	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324
2nd Floor	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224
1st Floor	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124
Stilt	PARKING																							
Basement	PARKING																							

NB: Dark Brown Colour - Discount Price Flats, Deep Teal Colour - Base Price Flats, Orange Colour - Premium Price Flats

BLOCK - A (2BHK FLATS)

Floor Name	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.	Flats No.
12th Floor	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216
11th Floor	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116
10th Floor	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016
9th Floor	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916
8th Floor	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816
7th Floor	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716
6th Floor	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616
5th Floor	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516
4th Floor	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416
3rd Floor	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316
2nd Floor	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216
1st Floor	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116
Ground Floor	001	002	003	004	005	006	007	008	009	010	011	012	013	014	015	016
Basement	P A R K I N G															

NB: Dark Brown Colour - Discount Price Flats, Deep Teal Colour - Base Price Flats, Orange Colour - Premium Price Flats

Schedule-B

Floor Plan of the Apartment

2 BHK + Study - Floor Plan



2 BHK - Floor Plan



Layouts**2 BHK + Study****2 BHK**

Community Hall & Swimming Pool



Ground Floor



First Floor

**Second Floor****Third Floor**

Schedule-C

Payment Schedule

Particulars	Amount	Timeline
Security Deposit (EMD)	2,00,000/-	➤ To be deposited along with the application form ➤ The Security Deposit (EMD) of the selected applicants shall be adjusted towards the 1st Instalment (Booking Amount).
1 st Installment - Booking Amount	10% of cost	➤ To be deposited within 30 days from the date of intimation. ➤ Selected applicants shall have to deposit the 10% of cost less 2.00 lakhs
2 nd Instalment	20% of cost	➤ Within 2 months of execution of Agreement to Sale.
3 rd Instalment	30% of cost	➤ Within 4 months of execution of Agreement to Sale.
4 th Instalment	40% of cost	➤ Within 6 months of execution of Agreement to Sale. ➤ Physical possession of apartments will be handed over within one month of final payment.

