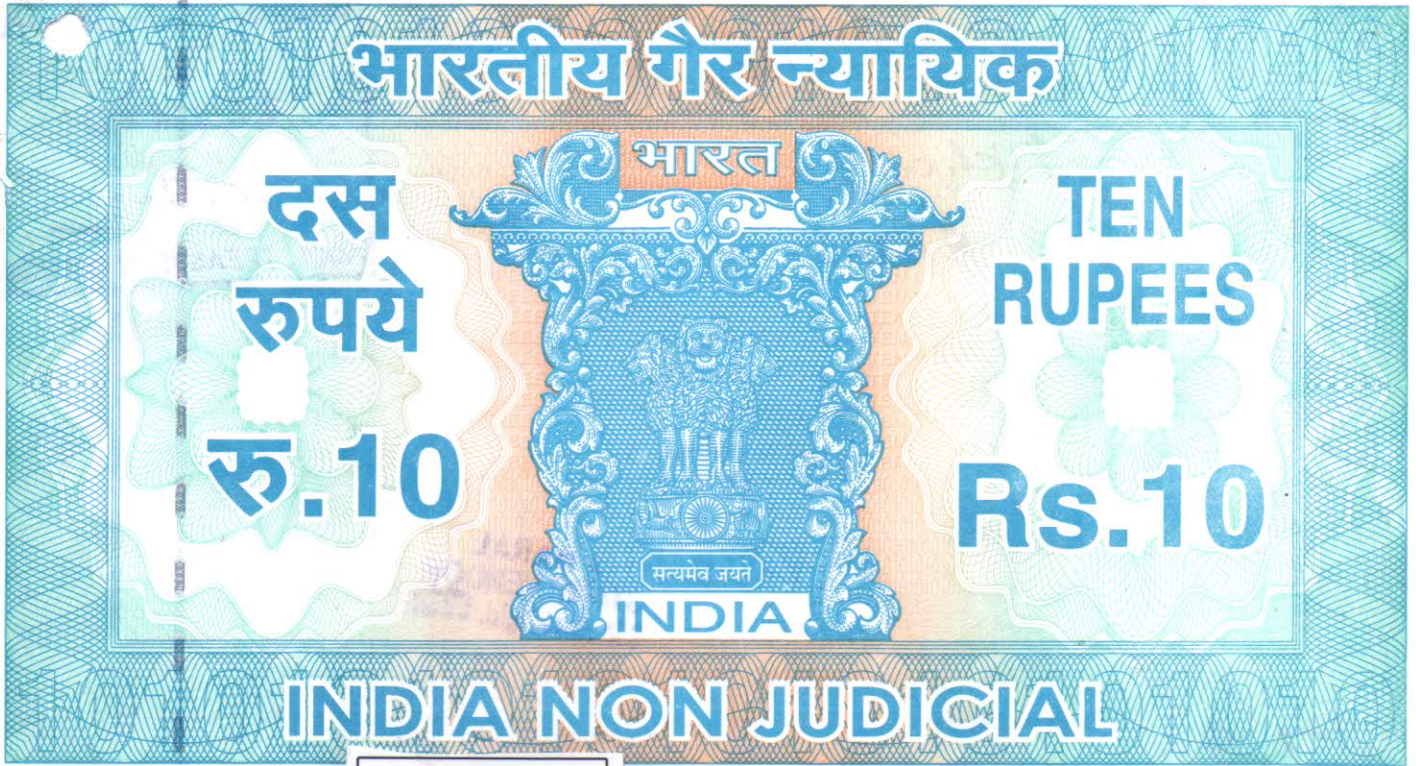


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Ballava
Samantaray
GNM.S. Janaki Ballava Samantaray

GIFT DEED

THIS DEED OF GIFT made on this 30th day of Oct 2023

BETWEEN

I/We "S.B Realcon Pvt. Ltd.", represented through its Managing Director Sri Janaki Ballava Samantaray and GPA Holder on behalf of i) Sri Sudhir Chandra Pattanaik ii) Sri Surendra Nath Pattanayak iii) Dinakrushna Pattanayak, Legal heir of Late Rabindra Nath Pattanayak iv) Chandra Sekhar Pattanayak, Legal heir of Late Rabindra Nath Pattanayak, (Principal) aged about 55 years, S/o Chakrapani Samantaray, by Caste- Khandayat at Plot No.190/702, Kokila Residency Ananta Vihar, Pokhariput, Bhubaneswar, Khordha, Odisha, Pin-751020 vide GPA Documents No. 11122205967 dt. 31.10.2022 having Aadhar

e-Registration ID No. 1122306618

e-Registration Doc. No. 1122306491

Book No. 1

Date 30/10 and year 2023

10-1. Sudhir ke son
Mr. Janaki Ballava

For S.B.REALCON PVT.LTD
Janaki Ballava Samantaray
 Managing Director

25684
396113

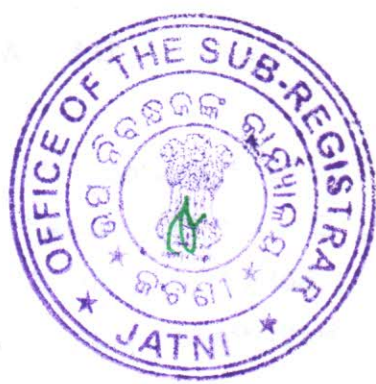
SB Realtors Pvt. Ltd.
Pikhariput.
BBSR

DISTRICT TREASURY
KHURDA, BHUBANESHWAR
21 JUN 2023
ADDL. TREASURY OFFICER

J. BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

J-3. Samant

Janani Behu Senkey.



No. **9279 1788 1825** do hereby solemnly affirm and indemnified BDA the following:- (hereinafter called the **First Parties/ "Donor"** which expression shall mean and include its heirs, successors, executors, administrators, assignees and representative) of **ONE PART**.

AND

Bhubaneswar Development Authority represented by its Secretary at Akash Sova Building, Pandit Jawaharlal Nehru Marg, Bhubaneswar (hereinafter called the "Donee" which expression shall mean and include its official successors, assignees, and representatives, administrators) of the **OTHER PART**.

WHEREAS, the Donor' is the absolute owner of the property mentioned in the schedule below and is in peaceful and exclusive possession over the same without any dispute and to the knowledge of all concerned.

AND WHEREAS, the Donor' is desirous to make a gift of the said schedule property in favour of the Donee for the purpose of public road, open space, community facility as envisaged in the CDP 2010 and lay out plans for the development, planned growth of the Urban Area for the interest of general public.

For S.B.REALCON PVT.LTD.

Janai Sarm Sarkar
Managing Director

at-1. Sate 82 ← smh
mje Parkam Pmy



Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 33 Fees Paid : -100 ,, User Charges-250 ,Total 350

Date: 30/10/2023

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar JATANI** between the hours of 10:00 AM and 1:30 PM on the **30/10/2023** by **S B REALCON PVT LTD MANAGING DIRECTOR JANAKI BALLAVA SAMANTARAY**, son/daughter/wife of , of **AT- PLOT NO 190/702. ANANTA VIHAR, PO- POKHARIPUT, PS- AIRPORT, BBSR, DIST- KHURDA**, by caste **GENERAL**, profession and finger prints affixed.

Janaki Ballava Samantaray

Signature of Presenter / Date: 30/10/2023

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
S B REALCON PVT LTD MANAGING DIRECTOR JANAKI BALLAVA SAMANTARAY		 316985537	<i>Janaki Ballava Samantaray</i>	30-Oct-2023

SECRETARY BHUBANESWAR DEVELOPMENT AUTHORITY	-----	-----	-----	-----
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Identified by **SANTOSH KUMAR SINGH** Son/Wife of **CHANDRA SEKHAR SINGH** AT- PANCHAGAON, AIRFIELD, **KHORDHA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SANTOSH KUMAR SINGH		 43037213	<i>Santosh Kumar Singh</i>	30-Oct-2023

Date: 30/10/2023

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 131

HENCE, THIS DEED OF GIFT WITNESSETH AS UNDER;

- 1). The Donor' is hereby conveys, grants, transfers and assigns by way of this GIFT the said property scheduled below here under in favour of the 'Donee' for use of Public purpose as per convenience of Donee.
- 2). The Donor' is hereby delivers possession of the developed road, with other infrastructures as per CDP'2010 lay out plan to the Donee over the schedule property for free access of general public.
- 3). The 'Donee' shall mutate the land in its name and all other records and shall pay rent & taxes to which the 'Donor's or any of their successors, executors, administrators, assignees representatives will have no objection whatsoever. and
- 4). Neither the 'Donor' nor any of their successors, executors, administrators, assignees and representatives will have right to claim or demand the gifted property more fully described in the schedule at any point of time and in case any such claim is raised shall be invalid and will stand extinguished, in view of operation of this clause of the deed. The done shall exercise right, title interest and possession over the scheduled property and the gift deed acts upon on and from the time and movement of execution of deed before Registering Authority.
- 5). The 'Donor' be fully satisfied with the contents of the deed executes this gift deed in favour of the Donee in free will and without practice of any fraud or coercion.

For S.B.REALCON PVT.LTD.

Tanvir Bewra

Managing Director

W-1 - Santosh K Singh
Mr. Parshu Prasad

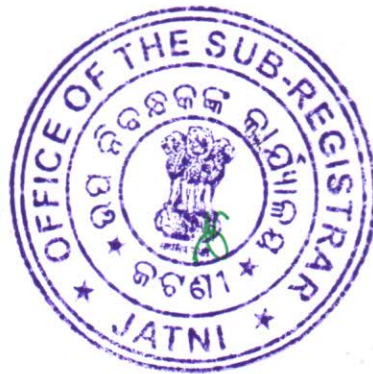
Document Number : 11122306491

For the year : 2023

Seal :

Date: 30/10/2023

 Signature of Registering officer



SCHEDULE OF PROPERTY

Dist-Khordha, ~~Tahasil~~ Jatani, Government of Odisha, SRO-Jatani, Ps-Bhubaneswar, Ps No.41, Mouza-Padhanasahi, **Khata No.419** (Four hundred nineteen), **Plot No.269** (Two hundred sixty nine) for proposed of - **an area of A 0.626.48 dec for Internal road, A 0.106.92 dec for Open space, A 0.131.73 dec for Service area & Community space out of area A 2.129 dec = Total Gift area A 0.865.13 dec** Kisam-Gharabari (Vacant Land). For better appreciation of schedule land a sketch map of public road, open space, community facility area shown in coloured form is attached herewith. It forms part of the deed, Rent Rs. _____, approximate valuation Rs. _____,

The land is not lease hold and it is not within the consolidate operation. The land is situated within Bhubaneswar area. It is not an endowment land.

IN WITNESS HEREO THE Donor' signed this 30th day of Oct 2023 first above written in presence of following witnesses.

K.K. Samra
Secretary
Bhubaneswar Development Authority
Bhubaneswar
Donee
5/1/23

For S.B.REALCON PVT.LTD.
Tarun Behera Sahu
Managing Director
Doner

WITNESSES:

1. *Santosh Kumar Saha*
S/o. Chandra Sekhar Saha
A/P. Panchagaon B.B. Indira
Address- 6446 1220 9679

2.

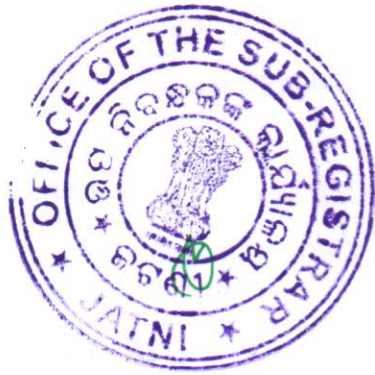
Jarun Sahu
Su. Ashok Sahu
A/P. Kame Bazar
Bur

WITNESSES:

1. *Bhupesh Gadanya*
S/o. G. Umudabandhu Gadanya
Mallick complex, Jagannara,
Bhubaneswar - 75

2. *Rohini Nandan Mohanty*
S/o. date S. N. Mohanty
190702, Anant Vihar
Pokhariput, BBSR-20

Prepared and written by
Sri Narendran Kumar Sahoo
h.no. 39/2022
At. Panchupalli
dt: 30.10.2023



e-Registration ID No. 1122806618

e-Registration Doct. No. 1122306491

Book No.

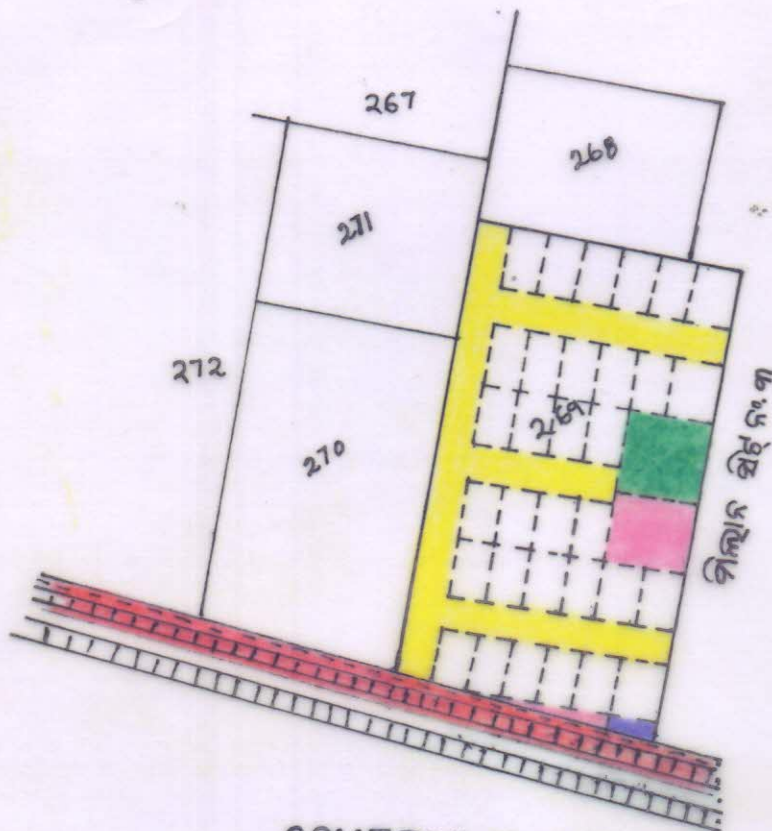
Date ~~30/10~~ and year ~~2023~~

30/10/23

30/10/23
REGISTERING OFFICER
JATNI



MOUZA :- PADHANSARI SHEET NO.4
 P.S. :- BHUBANESWAR NO.41
 TAHASIL :- JATANI
 DIST :- PURI (HAL: KHORDHA)
 SCALE :- 32" = 1 MILE
 YEAR :- 1982



SCHEDULE OF LAND

KHATA NO.	PLOT NO.	KISAM	TOTAL AREA	GIFT AREA INFAYOUR OF B.D.A	PURPOSE
419	269	GHARABARI	Ac.2.129	Ac.0.626.48	INTERNAL ROAD
				Ac.0.106.92	OPEN SPACE
				Ac.0.131.73	SERVICE AREA AND COMMUNITY SPACE
TOTAL GIFT AREA: Ac.0.865.13					

REFERENCE

- 30'-0" WIDE EXISTING ROAD.
- INTERNAL ROAD.
- OPEN SPACE.
- SERVICE AREA AND COMMUNITY SPACE.
- SPACE FOR TRANSFORMER.

AMIN

For S.B.REALCON PVT.LTD.

Managing Director

Secretary
 Bhubaneswar Development Authority
 Bhubaneswar
 5/1/20

Valuation ReportApplication No- **1122306618**Registration Office- **JATANI****DEED DETAILS**Application Type- **GIFT TO GOVT. (IMMOVABLE)**Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date	Communication Mobile No
1122306617	30-OCT-23	30-OCT-23	1	6			1234567890

FEE DETAILS (In ₹.)

Stamp Duty : 10
 Consideration Amount : 0
 Benchmark Value : 6177028

Registration Fee : 0
 A(15): 100

Incidental Fee Details

User Charges : 250

 STAMP

 E-STAMP

 FRANKING

 CASH

 CHEQUE

 DD

 POS

 NEFT

 RTGS

 IMPS

 IFMS

 CASH

 CHEQUE

 DD

 CHALLAN

 POS

 NEFT

 RTGS

 IMPS

 IFMS
FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Mobile No
S B REALCON PVT LTD MANAGING DIRECTOR JANAKI BALLAVA SAMANTARAY	FATHER		MALE	52		GENERAL	ATTORNEY/POWER OF ATTORNEY	YES	YES	AT- PLOT NO 190/702. ANANTA VIHAR, PO-POKHARIPUT, PS- AIRPORT, BBSR, DIST- KHURDA	

PRINCIPAL DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Present Address	Permanent Address
CHANDRASEKHAR PATTNAIK	FATHER	LATE RABINDRANATH PATTNAIK	MALE	45	Cultivation	General	PRINCIPAL/SELF	AT- PADHANSARI, BIRIBANDHA, PO-KUHA, PS- AIRFIELD, BBSR, DIST- KHURDA	
SUDHIR CHANDRA PATTNAIK	FATHER	LATE ACHYUTANANDA PATTNAIK	MALE	73		General	PRINCIPAL/SELF	AT- HOUSE NO 12(DUPLEX), BASARA MANSION, PADMABATI VIHAR, SAILASHREE VIHAR, BBSR, DIST- KHURDA	
DINAKRUSHNA PATTNAIK	FATHER	LATE RABINDRANATH PATTNAIK	MALE	48		General	PRINCIPAL/SELF	AT- PADHANSARI, BIRIBANDHA, PO-KUHA, PS- AIRFIELD, BBSR, DIST- KHURDA	
SURENDRANATH PATTNAIK	FATHER	LATE ACHYUTANANDA PATTNAIK	MALE	67	PENSIONER	General	PRINCIPAL/SELF	AT- LIG-893, K-4, KALINGA VIHAR, BBSR, DIST- KHURDA	

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Mobile No
SECRETARY BHUBANESWAR DEVELOPEMENT AUTHORITY				0		GENERAL	DONEE/INSTITUTION			AT- AKASH SOVA BUILDING PANDIT JAWAHARLAL NEHRU MARG, BBSR, DIST- KHURDA	
Representative Name			Institution Name				Representative Address			Representative Designation	
SECRETARY BHUBANESWAR DEVELOPEMENT AUTHORITY			BHUBANESWAR DEVELOPEMENT AUTHORITY				AT- AKASH SOVA BUILDING PANDIT JAWAHARLAL NEHRU			SECRETARY	

MARG, BBSR, DIST-
KHURDA

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
SANTOSH KUMAR SINGH	CHANDRA SEKHAR SINGH	AT- PANCHAGAON, AIRFIELD, KHORDHA	MALE	0	Others	A

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	PADHAN SAHI-41	419	269	0.86513 Acre (865.13Decimal)	GHARABARI VACANT SITE	6177028	Not Available	Not Available

East	West	North	South	Property Transaction Details
NM	NM	NM	NM	GIFTED AREA AC 0.865.13DECS (AC 0.626.48DECS FOR INTERNAL ROAD, AC 0.106.92DECS FOR OPEN SPACE, AC 0.131.73DECS FOR SERVICE AREA AND COMMUNITY SPACE) OUT OF AC 2.19DECS

The total transacted area is:0.86513 acre(s).

Registered Deed Postal Address

Recipient Name	Pin No	Mobile No	Registered Deed Postal Address
	123456	1234567890	AT- AKASH SOVA BUILDING, BBSR, DIST- KHURDA



I have no objection in authenticating myself and fully understand that information provided by me shall be used for authenticating my identity through Aadhaar Authentication System for the purpose stated above and no other purpose.

APPLICATION ID CREATED BY : SANGEETA PATNAIK

DOCUMENT ENTERED BY : SANGEETA PATNAIK