

INDIA NON JUDICIAL

Government of Odisha

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-OD00153378371049P

27-Nov-2017 01:36 PM

SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD

SUBIN-ODODSHCIL0100158753514660P

PANDA INFRATECH LTD

Article IA-23(1) Sale Deed

: MOUZA-ALARPUR,KHATA-03,PLOT-180,AREA A0.350 DEC

(Thirty Three Lakh Eighty One Thousand only)

DINABANDHU DASH AND OTHERS

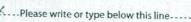
PANDA INFRATECH LTD

PANDA INFRATECH LTD

: 1,69,050

(One Lakh Sixty Nine Thousand And Fifty only





Jaxanta Kumar Dash

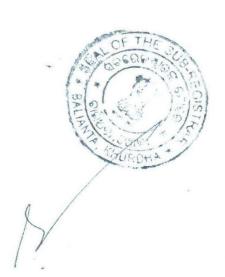
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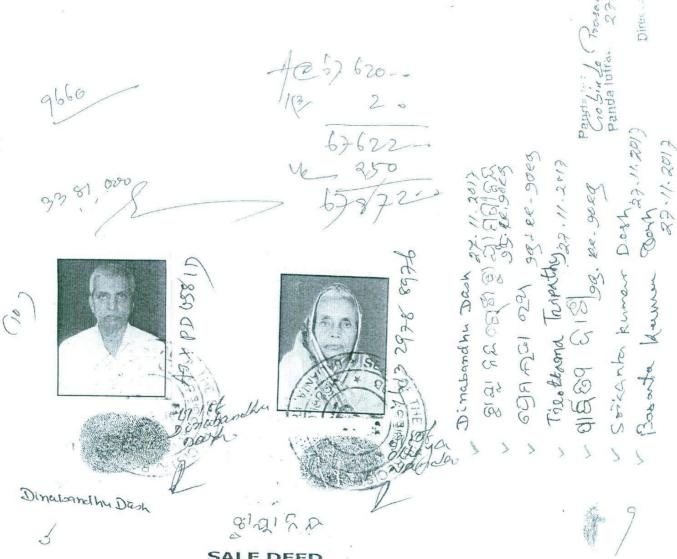
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Oll 509 Roller Dosh.

The authenticity of this Stamp Certificate should be verified at *www. available on the website renders it invalid.
The onus of checking the legitimacy is on the users of the certificate.
In case of any discrepancy please inform the Competent Authority.

Panda Infratech Limited







SALE DEED

This Deed of Sale is made on this 27 day of November, 2017, at Balianta

NAME & ADDRESS OF THE VENDORS:

(1) DINABANDHU DASH aged about 58 years, son of Late Agadhu Dash, Resident of Alarpur, P.S.: Balianta, Dist.-Khurda; (2) CHHAYAMANI NANDA aged about 75 years, daughter of Late Agadhu Dash and wife of Braja Kishore Nanda, resident of Bentapur Sasan, Bhingarpur, P.S.: Balianta, Dist.-Khurda, (3) PREMALATA RATH aged about 55 years, daughter of Agadhu Dash and wife of

Page No. 1 out of 8

Panda Infratech Limited Bishnu

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Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2003) act 1899. Schedule 1-A No. 23 Fees Paid: A(1)-67620 ,I-3-2, User Charges-250 ,Total 67872

Date: 27/11/2017

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar Sub-Registrar BALIANATA between the hours of 10:30 AM and 2:30 PM on the 27/11/2017 by. DINABANDHU DASH, son/wife of LATE AGADHU DASH, of AT-ALARPUR,PS-BALIANTA,DIST-KHURDA, by.caste General, profession Business and linger prints affixed.

signature of Registering officer.

Signature of Presenter / Date: 27/11/2017 Endorsement under section 58

execution is admitted	Photo	Thumb Impression	Signature	Date of Admission of Execution
DINABANDHU DASH	(5) P		3 constant parties and	27-Nov-2017
	and the second s	312105206		27-Nov-2017
CHHAYA NANDA ALIAS				

http://10.150.15.150/Admin/DSR/Endorsement/PrintEndorsement.aspx?id=18217031... 28-11-2017

Panda lufrafech Lo

Tilottama Tripathy. 609 201 024 Krushna Chandra Rath, resident of Laxminarayanpur, Puri, Dist.-Puri; (4) TILOTAMA TRIPATHY aged about 50 years, daughter of Late Agadhu Dash and wife of Saroj Kanta Tripathy, resident of Uttara Chhak, P.S.: Pipili, Dist.-Puri; (5) PARBATI DASH aged about 66 years, wife of

Late Braja Kishore Dash, (6) SRIKANT KUMAR DASH aged about 46 years, (7) Basant Kumar Dash aged about 42 years, both are sons of Late Braja Kishore Dash, resident of Alarpur, P.S.: Balianta, Dist.- Khurda; by Caste:

Brahmin, by Profession: Housewife & Business.

NAME & ADDRESS OF THE VENDEE:

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gion

PANDA INFRATECH LTD., having its Registered office No.620, Saheed Nagar, Bhubaneswar, Dist.-Khurda, represented by its Director SRI GOBINDA PRASAD PANDA aged about 42 years, son of Late Gatikrushna Panda; by Caste: Brahmin, by Profession: Business.

AMOUNT OF CONSIDERATION:

Rs.33,81,000/-

(Rupees Thirty three lakhs eighty one thousand) only

Page No. 2 out of 8

Panda Infratech Limited

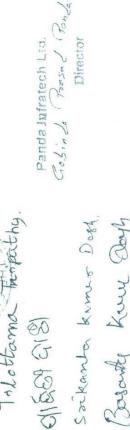
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THIAYAMANI RANDA		312105268	Electronics Sections	,
PREMALATA RATH		312105277	697 FE 1329	27-Nov-2017
ГПОТАМА ТВІРАТНУ	(a)	312105289	Ticoltown Kapiles.	27-Nov-2017
PARBATI DASH		312105304	ସ'ହିତା ଯାଧି	27-Nov-2017
SRIKANT KUMAR DASH		312105314	Suidopandes Assessor Devis	27-Nov-2017
BASANT KUMAR DASH	Con Con	312105321	Bonto haybert	27-Nov-2017

http://10.150.15.150/Admin/DSR/Endorsement/PrintEndorsement.aspx?id=18217031... 28-11-2017



111 11 (6) (0) Szikanta kun DESCRIPTION OF THE SCHEDULE PROPERTY (Under Sub-Registrar, Balianta)

Dist.- Khurda, Tahasil- Balianta, P.S:Balianta Mouza: ALARPUR, Khata No.- 3, Sthitiban, Chaka No.46, Plot No.- 180, Sold Area: Ac.0.350 decimals (full Chaka & full Plot), marked in red colour sketch map attached herewith. Annual Rent: Rs.1.00.

WHEREAS, the vendors hereby declare that the property hereby conveyed/transferred to the vendee through this Deed of Sale recorded in the name of Agadhu Dash (deceased father of vendor No.1 to 4, deceased father-in-law of Vendor No.5 and deceased grandfather of Vendor No.6 to 7) as per consolidation ROR issued by Asst. Consolidation Officer in the year 1980-81.

WHEREAS said recorded tenant Agadhu Dash died since long leaving behind the present vendors No.1 to 7 as his legal heirs and successors in interest who inherited the entire estate of said Agadhu Dash by way of inheritance.

Page No. 3 out of 8

Panda Infratech Limited

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GOBINDA PRASAD PANDA DIRECTOR OF PANDA INFRATECH LTD



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27-Nov-2017

Identified by JAYANTA KUMAR DASH Son/Wife of DINABANDHU DASH of SAMEPLACE by profession

1		Signature	Date of Admission of Execution
Photo	Thumb Impression		and the contraction of the contr
	40635514	Elementes phones sands	27-Nov-2017
	1	Photo Thumb Impression	Photo Thumb Impression Signature

Date: 27/11/2017

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number: 1 || Volume Number: 60

Document Number : 11821703068

For the year : 2017

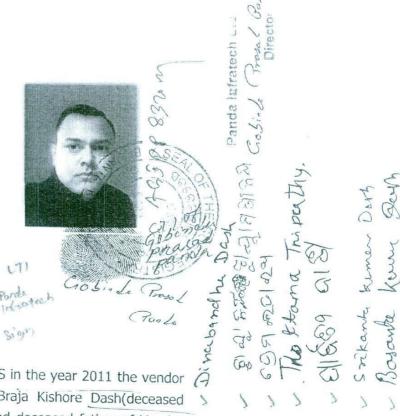
Seal :

Date: 28/11/2017

Print



Signature of Registering officer



AND WHEREAS in the year 2011 the vendor no.1 to 4 and deceased Braja Kishore Dash(deceased husband of Vendor No.5 and deceased father of Vendor No.6 to 7) had entered into a registered Collaboration agreement for Development of schedule Land vide document No.11081202729 dated 07/12/2011 with the present vendee and in terms of aforesaid agreement they had executed a General Power of Attorney vide document No.11081202726 dated 12/12/2011. And by virtue of aforesaid documents the present vendee have not done any developmental work over the schedule property till yet in terms of aforesaid agreement.

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(P)

Sign

Basata Knew Darh

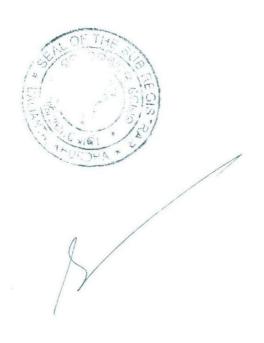
AND WHEREAS in the meanwhile one of legal heir of deceased recorded tenant Agadhu Das namely Braja Kishore Dash died leaving behind present vendor No.5 to 7 as his legal heirs and successors in interest who inherited the share of said Braja Kishore Dash by way of inheritance. Since then we the present vendors were/are possessing the schedule property peacefully without any dispute having every right, title and interest thereover and also exercising various acts of ownership over the same.

Page No. 4 out of 8

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Bishnu Masu Director



And now the above named legal heirs of deceased recorded tenant Agadhu Das and deceased Braja Kishore Dash have decided to sale the schedule land by way of absolute sale in order to purchase some Lay-out Plot from Vendee and construct their dwelling house over the same in the project of present vendee for which the present vendors have requested to the developer/present vendee to purchase the same and accordingly the present vendee is agreed to purchase the same as per prevailing market price. Hence this sale deed is executed by the present vendors in favour of the present vendee.

NOW THIS DEED WITNESSES that, in consideration with a sum of Rs.33,81,000/- (Rupees Thirty three lakhs eighty one four thousand) only, i.e. the total cost of the plot, being paid by the Vendee to the Vendors vide cheque bearing No.692277, amounting of Rs.5,63,509- vide Cheque No.692278, amounting of Rs.5,63,500/- vide cheque No.692279, amounting of Rs.5,63,500/- vide cheque No.692280, amounting of Rs.5,63,500/-, vide cheque No.692281, amounting of Rs.5,63,500/-, vide cheque No.692282, amounting of Rs.5,63,500/-; all the cheques are drawn on State Bank of India, prior to execution of this deed; to which the Vendors hereby agree and acknowledge having been received, do hereby convey, transfer and assign unto and deliver peaceful possession to the use of the Vendee, its directors, executors, administrators and assignees, the landed property more fully described in the schedule hereto along with all other right, title, and interest in the property, claims, demands whatsoever of the Vendors unto the Vendee, its directors, executors, administrators and assignees, absolutely and forever; and from today onwards and in future the Vendors, their heirs, executors,

Page No. 5 out of 8

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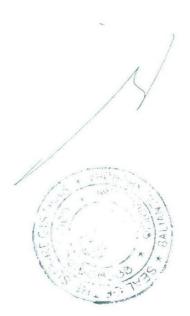
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Bagarta Kum Royn

Jayanta fromay Dash

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Bishnu Man Director



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administrators and assignees will have no right, title and interest over the same. And the Vendee is at liberty to get its name mutated and get the official records corrected in its name and to pay land revenue, to which neither the Vendors nor their successors-in-interest shall have any objection.

AND the Vendors hereby declare that, we will be held entirely responsible to be prosecuted both in Civil Criminal for any mis-representation, and suppression, distortion of facts with regard to ownership, right, title, interest, possession, valuation/consideration and the right to convey/transfer etc. of this property.

AND if, in future, any defect is found in the title to the said property and the Vendee became dispossessed of it in legal process, the Vendors and their 🕢 heirs, executors etc. shall be liable to refund the consideration money to the Vendee together with consequential damages including all costs and interests from the date of dispossession.

AND the Vendee shall hereafter peacefully hold, use and enjoy the same as its own property, without any hindrances, interruption and claim or demand by or from the Vendors or any other person whomsoever.

AND the Vendors and all persons claiming through the Vendors and will from time to time upon the request and at the cost of the Vendors, their heirs, executors, representatives, assignees do and execute or cause to be done and execute all such cause, deeds and things whatsoever for further and more perfectly assuring the said land and every part thereto unto the Vendee, its directors, executors, representatives, assignees and placing it in possession of the same according to the true intent and meanings of these present as shall or may by reasonably required.

Page No. 6 out of 8

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W. Jakinta Kumar Dest

Panda Infratech Limited

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AND the Vendors further declare that the property hereby transferred is free from all sorts of encumbrances, charges, claims or demands and the Vendors have not done any thing whereby the property may be subject to any attachment or lien of any Court of law or person whatsoever.

AND the expressions "Vendors" & "Vendee" hereto used unless excluded by or repugnant to the subject shall mean and include his/her/their legal heirs, successors, executors, administrators and assignees.

DECLARATION

- The Vendors of the said property does not belong to Schedule Caste or Schedule Tribe Community and Vendee being the private limited company hence the caste or community does not arises.
- 2. The land hereby sold is neither publicly endowed nor is a Govt. leasehold land or has not been obtained from "Bhoodan".
 - The land in question is covered under consolidation operation and the full area of Chaka Plot has been transferred and is a vacant land.
- I, the Vendee do hereby declare that, I
 have purchased the property on payment of full
 consideration amount to the Vendors.
- We, the Vendors and the Vendee hereby declare that we, being read out the contents of the sale deed and explained, in our vernacular language have satisfied as about the correctness of the recitals of the same as true and correct, do hereby execute

Page No. 7 out of 8

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Panda Infratech Limited

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the Sale Deed with our clear volition without any duress, inducement, allurement or any kind of promise or extraneous influence on either or both part to sale and purchase the property.

Dinabandha Dash प्राम् नम दिल्लाष्ट्रा मा भवाति न V 698 10201 294 The trama Tripathy. V Sõikanta kumen Dest Dosafa Kung Duch

Panda Infrateci. Gosinte Prasal Pante

Signature of Vendee

Signature of Vendors

Signatures of the WITNESSES

with full address:

1. W. Jayanta kumar All Per Mallanter - Klurda

Drafted & prepared by

(P. K malleu) Advocate, Bhubaneswar

2. W. Thyavaranda mantu sto Sto-Bishhanda mantu Gas Sahaday mantu

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Page No. 8 out of 8

Panda Infratech Limited Bishow Mosel Dan Director



Registered & True Copy FALEDIN

Book No...... Volume No.....60.....

Pages.....to..... Being No.1182/7.62068 For the year of 2017

Registering Officer Ballanta

29/2017		Registered Sale Deed	
	Registe	ered Sale Deed	
Nature of the Document : SALE IMMOV Date of Execution : 27/11/2017 Document Number : 1182170306	8	Volume Number : Place of Execution : Registration Date :	60 BALIANATA 28/11/2017
Name	Photo	ARTY DETAILS Thumb Impression	Signature
DINABANDHU DASH			Accesses Ser
CHHAYA NANDA ALIAS CHHAYAMANI NANDA			granest granest
PREMALATA RATH			N. S. W. T. S.
TILOTAMA TRIPATHY			Patrick Gra.
PARBATI DASH		VHOW VHOW	
SRIKANT KUMAR DASH			
BASANT KUMAR DASH	Ba		On the Park
		PARTY DETAILS	
Name GOBINDA PRASAD PANDA DIRECTOR OF PANDA INFRATECH LTD	Photo	Thumb Impression	Signature
	PROPI	ERTY DETAILS	
Sl.No. District Village/Thana Khata	Plot Pro	perty Area Kisam Mai	Sabak Saba rketValue Khata Plot I No.

Eas	t Wes	t North	South		Pro	perty Transacti	on Details		
1	KHURDA	AT ADA DITI	3	180	350Decimal	СНАКА		Not Available	Not 2 Available
Sl.No.	District	Village/Thana		Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.

East	West	North	South	Property Transaction Details
NM	NM	NM	NM	SOLD AREA AC 0.350 DEC,CHAKA NO-46
year harmon management and the same	VALVA CONTRACTOR MANAGEMENT CONTRACTOR	- Arrival - Arrival account of the company of the c		

	IDENTIFIE	R DETAILS				
Name	Father's / Husband's Nam	e Identifie	Identifier Address		Profession	
JAYANTA KUMAR DASH	DINABANDHU DASH	SAMEPLACE	Oth		ners	
Name	Photo	Thumb Impression		Signature		
JAYANTA KUMAR DASH						

REMARK DETAILS

Remark

ok

DECLARATION

- 1/ we the vendor (s) of the said property do /so not belong to scheduled caste or scheduled tribe communities.
 1/ We the vendee (s) do/ do not belong to scheduled caste or scheduled tribe communities.
- 2. The land is not publicly endowed
- 3. The land is not a lease hold one within ten years
- 4. The land is covered under consolidation operation.
- 5. The land is vacant land / land with structures
- 5. The tand is vacant and 7 and with structures 6. 1/We the vendee (s) do hereby declare that I/We have reasonably enquired and verified the documents relating to the right, title and interest of the vendor and have purchased the property on payment of full / part consideration. I / We further declare that we will be held entirely responsible if we committed and mis-representation, suppression or distortion of facts or have
- 7. We the vendor (s) and Vendee (s) hereby declare that we have executed the sale deed with our clear voliation without any duress we the vendor (s) and vendee (s) hereby deciare that we have executed the sale deed with our clear voltation without any duress inducement, allurement or any kind of promise or extraneous influence on either or both part to sell and purchase the property.

FORM No. 'A'

$\frac{\text{DECLARATION}}{\text{(Land/Property where there is no structure/House)}}$

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

Dinatornathe Dang. 11. 2017

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Flist 69 GIS 98-88-9089

Panda Intratech Ltd.

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SIGNATURE OF EXECUTANT/S SELLOR

SIGNATURE OF CLAIMANT/S PURCHASER

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