

RECEIPT UNDER SECTION 52 CLAUSE (B) (Duplicate)

Registration Office : KHURDA(BBSR)

Year : 2024

Application Id : 1082402555

Book No : 1

Executant Name
ARATI DAS

Presenter Name
ARATI DAS

Claimant Name
MS UTKAL BUILDERS LTD REPRESENTED MANAGING
DIRECTOR SHARAD BAID

Fee Details

_____ has been authorised to receive the document.

Total Registration Fees Paid :

₹ 608105

A(10) :

₹ 607200

User Charges :

₹865

Expected date of return of document

27-Feb-2024

Received the document mentioned in this receipt.

Date: 27-Feb-2024

Signature of the Registering Officer

Date:

Signature of the Receiver

Arati Das



RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)

Registration Office : KHURDA(BBSR)

Year : 2024

Application Id : 1082402555

Book No : 1

Executant Name
ARATI DAS

Presenter Name
ARATI DAS

Claimant Name
MS UTKAL BUILDERS LTD REPRESENTED MANAGING
DIRECTOR SHARAD BAID

Fee Details

Total Registration Fees Paid :

₹ 608105

A(10) :

₹ 607200

User Charges :

₹865

Expected date of return of document

27-Feb-2024

Received the document mentioned in this receipt.

Date: 27-Feb-2024

Signature of the Registering Officer

Date:

Signature of the Receiver

Arati Das

Terms & Conditions :

The Presenter should deposit this receipt duly signed by him.
Documents other than WILL will be destroyed if not received within 2 years.
If the document refused for registration, the registration fee shall be returned.

1082402555



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

₹6,07,200

e-Stamp

Certificate No.	: IN-OD08737893662507W
Certificate Issued Date	: 27-Feb-2024 12:07 PM
Account Reference	: NONACC (IV)/ od5003103/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference	: SUBIN-ODOD500310312303896403337W
Purchased by	: M S UTKAL BUILDERS LIMITED DIR SHARAD BAID
Description of Document	: Article IA-5(2) Agreement
Property Description	: MOUZA - PATIA
Consideration Price (Rs.)	: 3,03,60,000 (Three Crore Three Lakh Sixty Thousand only)
First Party	: ARATI DAS
Second Party	: M S UTKAL BUILDERS LIMITED DIR SHARAD BAID
Stamp Duty Paid By	: M S UTKAL BUILDERS LIMITED DIR SHARAD BAID
Stamp Duty Amount(Rs.)	: 6,07,200 (Six Lakh Seven Thousand Two Hundred only)



Please write or type below this line IN-OD08737893662507W

Arati Das

Sharad Baid

JD 0040495908

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SKIL



E Stamping Authorized Collection Center,
Bhubaneswar
Memanta Kumar Swain
Account ID: 008003103



008003103

9986

1082402555

607200

A(1) 607200 ~
 A/S (M/S) 40 ~
 U/F 895 ~

 608135 ~



A.D. 192486
 530.00

Arati Das

Shashi Kumar

AGREEMENT FOR DEVELOPMENT OF LAND

3,03,60,000/-

This deed of Agreement for Development is made on this 27th day of February 2024 at Bhubaneswar, Odisha.

Between

ARATI DAS, aged 70 years, W/o-Late Pabitra Nanda Das Adhikari, resident of Qtr No- 502, Bhanja Sarani, Ps-Paradeep, Dist-Jagatsinghpur, Pin-754142, State-Odisha, by Profession-Doctor, by Caste- Karan, having PAN:-AFJPD9816K, Aadhaar No:-XXXX-XXXX-4493, Mob:-9178607445, (Hereinafter called as "**Land Owner/First Party**") which expression

For Utkal Builders Limited

Managing Director

Arati Das

Biriyak Das Adhikari

[Signature]

unless excluded by or repugnant to the subject or context shall deem to mean and include her legal heirs, representatives, successors, administrators, executors, agents and assigns) hereinafter called the owner of the **FIRST PART**.

AND

M/S UTKAL BUILDERS LIMITED (PAN:- AAACU5502C) (CIN:- U45202OR1990PLC002529), a company incorporated under Companies Act, 1956 having its registered office at 777, Saheed Nagar, Post Office: Saheed Nagar, Police Station: Saheed Nagar, Bhubaneswar-750007, Dist-Khurda, State-Odisha, represented by its Managing Director. **MR. SHARAD BAID (PAN: ADEPB3155G) (Aadhaar No. XXXX-XXXX-0025) (Mobile No-9437555111)**, son of Shri Bhanwar Lal Baid, aged about 47 years, by Occupation-Business, by Caste- Oswal, working for gain at 777, Saheed Nagar, Post Office: Saheed Nagar, Police Station: Saheed Nagar, Bhubaneswar-750007, Dist-Khurda, State-Odisha, authorised by a Board Resolution dated 22.02.2024, hereinafter referred to as the **"PROMOTER/DEVELOPER"** (which expression unless repugnant to the context or meaning thereof shall mean and include its successors or successors-in-office and assigns) of the **OTHER PART**.

For Utkal Builders Limited
Sharad Baid
Managing Director

Aradhya Das

Prinayak Das Adhikari
Ajay Palit

FLOW OF TITLE:-

The 1stParty hereby declared that she became lawful and recorded owner of property as described below.

WHEREAS, the 1stParty is the absolute owner(s) of the property under Mouza-Patia, having mutation Khata No-474/568, Plot No-369/2381, Area-Ac.0.200dec, Kism-Gharabari which details described below as "Schedule of Property" and the 1stParty is enjoying the said property peacefully & uninterruptedly.

WHEREAS, the 1stParty has obtained ROR in her favour from competent authority vide Mutation Case No.3713/91.

WHEREAS, the 1stParty hereby declared that the below schedule of property is free from all encumbrances, litigation, disputes, liens, attachments and charges etc. and the 1stParty is in peaceful possession over the said property having all rights, titles and interests etc.

WHEREAS, the 1stParty has been paying land revenue (rent) to the Govt. of Odisha through the Tahasildar, Bhubaneswar and obtained receipts thereof.

WHEREAS, the 1stParty is having the right, title, interest and possession over the said plot and paying rent, tax and cess to the norms of Government of Odisha.

For Uttkal Builders Limited

Shri. S. S. Das
Managing Director

Aradhya Das

Binoyak Das Adhikari
Aradhya Das

WHEREAS, the 2ndParty has duly verified the land records and all other relevant documents regarding ownership of 1stParty and concern authorities/departments and also demarcated the schedule property along with boundaries.

WHEREAS, the 1stParty approached the 2ndParty to construct a multistoried building Residential over below schedule property and accordingly 2ndParty agreed with this proposal and undertake to do the said development and construction work on terms and conditions as mutually agreed by the parties over the below schedule property & accordingly both the parties have jointly entered into "Agreement for Development of Land" vide Sl. No-298, Vol. No-1, on dated 17.02.2021 and the said document is part and parcel of this Agreement and the 2nd Party has partly acted upon.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed and declares by the parties hereto as follows: -

ARTICLE-1(DEFINITION):-

Unless in these presents there is something is in the subject or contest inconsistent therewith:-

- i) Property shall mean the entire land as described in the "Schedule of Property" appended hereto.
- ii) Building shall mean the building to be constructed/erected over the said property as per Bhubaneswar Development Authority's approved plan or Bhubaneswar Municipal Corporation & approval of

For Uttkal Builders Limited

Managing Director

Anand Das

Bineyak Das Adhikari
Hauptalika



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. 5© Fees Paid : A(10) - 607240, User Charges - 865, Total - 608105.

Date: 27-Feb-2024

[Handwritten Signature]

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **District Sub-Registrar KHURDA(BBSR)** between the hours of 10:00 AM and 1:30 PM on the Date **27/02/2024** by **ARATI DAS**, son/daughter/wife of **LATE PABITRA NANDA DAS** of **AT- QTR NO- 502, BHANJA SARANI, PS- PARADEEP, DIST- JAGATSINGHPUR**, by caste **GENERAL**, profession **OTHER** and finger prints affixed.

Arati Das

Signature of Presenter / Date: 27-Feb-2024

[Handwritten Signature]

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

NAME	PHOTO	THUMB IMPRESSION	SIGNATURE	DATE OF ADMISSION OF EXECUTION
ARATI DAS		 317317389	<i>Arati Das</i>	27-FEB-2024
MS UTKAL BUILDERS LTD REPRESENTED MANAGING DIRECTOR SHARAD BAID		 244449593	<i>Sharad Baid</i>	27-FEB-2024
Identified by BINAYAK DAS ADHIKARI Son/Wife of PABITRANANDA DAS of AT- PLOT NO- 502, BHANJA SARANI, PARADEEP, JAGATSINGHPUR- 754142 KHURDA by profession				
BINAYAK DAS ADHIKARI		 43195689	<i>Binayak Das Adhikari</i>	27-FEB-2024

Date: 27-Feb-2024

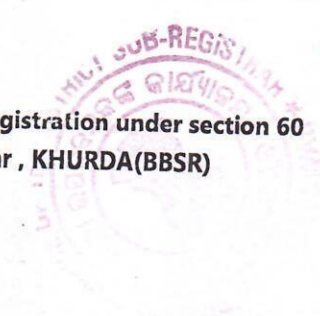
[Handwritten Signature]

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 45



Document Number : 11082402235

For the year : 2024

Seal :

Date : 27/02/2024

Signature of Registering officer



ORERA authority and other allied authority as per applicability.

- iii) Owner Arati Das shall include each of her successors, heirs, legal representatives and assigns etc.
- iv) Developer M/S UTKAL BUILDERS LIMITED shall include it's directors successors, executors, administrators and assigns etc.
- v) Common facilities shall mean and include corridors, common passage, stair case, roof, equipment's and accessories provided in the building, motor pumps, electrical installations etc. and other facilities required whatsoever for maintenance and/or management of the said building and enjoyment of various portions of the said building and land.
- vi) Building Plan shall mean the plan to be sanctioned and approved by the Bhubaneswar Development Authority / Bhubaneswar Municipal Corporation/ORERA and/or such other revised plan or plans with such modification or alteration which may be made thereto from time to time with the approval of competent authority/authorities for the purpose of constructing the building(s).
- vii) Units shall mean a portion of the floor space comprising of the residential complex capable of being exclusively occupied and enjoyed.

For Utkal Builders Limited

Managing Director

Arati Das

Bineyak Das Architects
Superable

Proposed Building shall mean and include the buildings to be constructed and the land appurtenant thereto and all passages, the parking space, amenities provided thereto etc.

ARTICLE-2(COMMENCEMENT):-


This Agreement for Development shall commence on 27th day of February 2024 at Bhubaneswar.

ARTICLE-3 (CONSTRUCTION):-

- i) **That,** 2nd Party agreed to develop the said "Schedule of Property" at their own risk, cost and expenses and with their own resources after they obtain the requisite permissions, sanction and approvals from authorities concerned and thereafter to construct thereon the proposed building(s). The 1st Party agreed in accordance with this agreement, to place the physically and actual vacant possession of the said "Schedule of Property" and to grant exclusive right of development of scheduled land by submitting building plan(s) before the authorities and obtain requisite permission, sanction and approvals for developments, construction and completion of the proposed project with the signing of this agreement.
- ii) **That,** the building plan will be in accordance with the rules and regulations laid down by the Bhubaneswar Development Authority / Bhubaneswar Municipal Corporation / ORERA authority as per applicability. The

For Uttkal Builders Limited
Shri. S. S. Das
Managing Director

Anand Das

Binoyal Das Adhikari


building shall be of first class construction based on the specifications conforming to BIS code of civil engineering practice and as per approved drawing & specifications.

- iii) **That,** the 2nd Party at their own risk, cost and expenses shall apply to the Bhubaneswar Development Authority/Bhubaneswar Municipal Corporation/ORERA and other allied authorities for the requisite clearance, permission to construct/erect super structure on the said "Schedule of Property", the project building plan and design shall be in accordance with the zonal plans in force for the said area.
- iv) **That,** it shall be the responsibility of the 2nd Party to submit, pursue and follow-up the plan to be sanctioned by the Bhubaneswar Development Authority / Bhubaneswar Municipal Corporation.
- a) All expenses/charges incurred in respect of approval/sanction or modification and/or alteration of the sanctioned plan and for any revised plan to be submitted for approval/sanction to be on account of 2nd Party.
- b) The requisite fees for sanction of the plan(s) shall be borne by the 2nd Party.
- c) To expedite sanction of such plan or plans shall be the responsibility of the 2nd Party.
- v) **That,** the 2nd Party shall forthwith on obtaining the approval of plan form Bhubaneswar Development Authority / Bhubaneswar Municipal Corporation and after obtaining all statutory clearances from concern

For Utkal Builders Limited
Managing Director

Anand Das

Binayak Das Adhikari
for M. S. Das

departments including ORERA shall start construction over the said property in a substantial and workman like manner in accordance with the plans, specification and elevations to be sanctioned by the Bhubaneswar Development Authority / Bhubaneswar Municipal Corporation including any amendment, modification or variation or alteration to the said plans and specification which may be made by the 2nd Party with prior consultation with 1st party.

- vi) **That,** the said building over the said landed properties shall be constructed under the direct control, supervision, guidance and liability of the 2nd Party and/or their agents.
- vii) **That,** the 2nd Party shall comply with the requirements and requisition of the Bhubaneswar Development Authority / Bhubaneswar Municipal Corporation and/or other local authorities as the case may be relating to the construction of the said building on the said property and shall obtain necessary approvals from the authorities concerned as and when required.
- viii) **That,** the 2nd Party shall make their best endeavors to complete/finish the said building in all respects so as to benefit for occupation/habitation within 36 (Thirty Six) months + 6 (Six) months grace period from the date of approvals from BDA/BMC/ORERA and in no case the completion of the project shall extend beyond 42 (Forty Two) months from date of approval without fail unless the time for the subject purpose is extended by mutual consent of parties.

For Uttal Builders Limited

Managing Director

Anil Das

Binoyak Das Adhikari
AP Yalla

- ix) **That,** in the event the completion of the project spills over the stipulated 42 months period due to any reason, the 2nd Party shall pay rent to the 1st Party per sq. ft @ Rs.10/- for the residential space per month falling to the share of the 1st Party as per the supplementary agreement till the building is completed in all respects. Thereafter the 2nd Party will apply & obtain completion certificate from the BMC/BDA.
- x) **That,** it is further agreed by the parties that inconsideration of the 1st Party having accepted the scheme of the developer, the 1st Party has appointed the 2nd Party for developing their land. The 1st Party further agrees and accord consent in favour the 2nd Party to undertake to such development of adjoining plots of others if opted and adjoin the same lawfully and can merge the said adjoining plots with this scheme for development considered as one project.

For Utkal Builders Limited
Shri. S. S. Das
Managing Director

Aradh' Das

ARTICLE-4 (OWNER/ 1st PARTY OBLIGATIONS):-

The owner hereby agreed and covenant with the 2nd Party as follows:-

1. **That,** the 1st Party shall execute and register one Irrevocable General Power of Attorney in favor of the 2nd Party granting right of development of the entire schedule property exclusively by delivering all power for preparing and submitting necessary building plan before the BDA/BMC/ORERA and to obtain no objection certificates

Binaya K Das Adhikari
Ar. Mallick

from all concerned authorities for construction of residential building, sale of the flats with proportionate undivided rights, title and interest of the schedule properties in respect of developer's share/allotment of the flats(as per the supplementary agreement) and other requirements. The 2ndParty however, takes all the liability and responsibility for getting the approval of building plan from the BDA/BMC/ORERA and other relevant authorities concerned and shall spend all necessary expenses for the same. The 1st Party will give necessary co-operation from time to time if required.

2. **That,** the 1st Party hereby declare and undertake that he shall hand over physical possession of the schedule property to the 2nd Party on the date of execution of this deed.
3. **That,** the 1stParty shall hand over all relevant original documents/title deeds/ permissions/ lease deed/ conveyance deed and other deeds relating to schedule property to the 2nd Party on the date of execution of this agreement.
4. **That,** it is specifically agreed by the parties hereto that the 1stParty will agree to grant exclusive right of development of the schedule property in favour of the 2nd Party who also agrees to obtain/receive the said exclusive right of development of the entire schedule property. Accordingly the parties hereto decide to determine the respective proportionate share of the building as 40% of super built up and saleable area allotted in favour of 1stParty and 60% of super built of area and salable area

For Utkal Builders Limited
Shri. S. S. Das
Managing Director

Aradh' Das

Binayat Das Adhikari



allotted in favour of 2nd Party pertaining to FAR of 2.5 on the schedule property which will be allotted floor wise in proportionate manner (40:60) in the residential complex. The right to use the parking over the schedule property shall be allotted by the 2nd Party proportionately as per the share. The **TDR** (Transfer of Development Rights) cost for the additional FAR of .5, would be borne by the both parties proportionately (40:60). The same TDR cost can be paid by the Second party on behalf of the First Party and will be adjusted from the First Parties share.

5. **That,** the 1st Party after executing a Regd. Power of Attorney in favour of the 2nd Party delivering all powers for development of entire schedule property with residential apartment by proper approval from BDA/BMC/ORERA among which the 2nd Party can sale their share i.e. 60% of super built of area of construction with proportionate undivided right, title & interest of the schedule property. Soon after the 2nd Party obtained necessary permissions from necessary authorities will start construction of the project building over the schedule property without fail.
6. **That,** the 1st Party has no manner of objection if the 2nd Party advertise, market, book, sale or offer for sale or invite persons to purchase towards 60% of the 2nd Party share in the entire project by executing necessary deeds.
7. **That,** the 1st Party hereby admitted and acknowledged that she has received an amount of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand) only in shape of cheque i.e. bearing Cheque No.-238671 on dated

For Uttkal Builders Limited

Managing Director

Aradh' Das


Biswajit Das Adhikari


17.02.2021, drawn on State Bank of India, Saheed Nagar Branch, Bhubaneswar towards part interest free refundable security or adjustable money from the 2nd Party.

8. **That,** the 2nd Party further admitted and acknowledged that she has received an amount of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand) only in shape of cheque i.e. bearing Cheque No.173544 on dated 23.08.2021, drawn on Axis Bank Ltd. Bhubaneswar as balance refundable security or adjustable money.
9. **That,** the 1st Party shall at the request and cost of the 2nd Party sign and execute papers, documents, applications for approval of the building plans from any authority or authorities or department or departments if required.
10. **That,** it is agreed by the parties that the 1st Party may enter into the supplementary agreement for allocation of share in the ratio of 40:60 after necessary approvals from BDA/BMC/ORERA and other Government authorities.
11. **That,** the 1st Party declare that, she is entitled to enter into this agreement with the 2nd Party and he has not agreed, committed, contracted or entered into any agreement with any other person in respect of the property and he has not created any mortgage, charge or encumbrance on the said property nor has done any act, deed or thing by reasons whereof, the development of the said property may be affected in any manner and the land owner shall no manner of risk/liabilities/responsibilities of the construction of the building/apartment over the schedule property.

For Utkal Builders Limited
Shri. S. S.
Managing Director

Arak Das

Bineyak Das Adhikari


12. **That**, the 1st Party has the right to inspect the said construction at all reasonable times by giving proper intimation to the second party.
13. **That**, the 1st Party or her allotted purchasers agreed to pay all taxes, cess, rent, GST or any other taxes applied by State Government or Central Government prior to taking her respective share.
14. **That**, the 1st Party hereby agree to execute and sign necessary documents, letters, power of attorneys, which may be required for carrying out the construction of the proposed building and to render all help and assistance to the 2nd Party to facilitate the construction of the proposed building on the said plot of land in accordance with the terms and conditions of the agreement.
15. **That**, the 1st Party has no manner of objection if the 2nd Party will take project loan by mortgaging the below schedule property for the purpose of development of the project.

ARTICLE-5 (2ND PARTY/DEVELOPER

OBLIGATIONS):-

- 1) **That**, the Project work shall be commenced with effect from the date of signing and execution of this agreement and construction work will start after the date of the approval of the building plan by the BDA/BMC/ORERA after all statutory compliances.
- 2) **That**, the 2nd Party entitled to have a map or plan sanction in the name of the 1st Party and 2nd Party jointly from the BDA/BMC/ORERA and also obtain

For Utkal Builders Limited
Shri. S. S. Das
Managing Director

Anish Das

Bimoyak Das Adhikari
Anish Das


necessary permission/no objection from the different Govt. and non Govt. authorities as would be required for the purpose of development and construction of the residential building over the schedule property. However the 2nd Party take all the responsibility and liabilities for getting such permission/ approval/no objection etc. ~~from~~ the concern authorities at their own cost and expenses.

- 3) **That,** the 2nd Party agrees to complete the project in all respect with all amenities within 36 (Thirty Six) months + 6 (Six) months grace period from the date of necessary approvals from BDA/BMC/ORERA and other Government authorities and consequent upon such completion of the entire project from all angle by second party, shall handover physical possession of the 40% of the share in the entire project to the 1st Party as per the supplementary agreement with due written acknowledgement with all amenities.
- 4) **That,** the 2nd Party shall be entitled to deal with their share of 60% of super built up area with proportionate undivided right, title and interest of the schedule property exclusively and execute any deeds such as agreement for sale/sale deed/conveyance deed after signing and execution of supplementary agreement for which no further consent of the 1st Party shall be required.

For Utkal Builders Limited

Managing Director

Aradhya Das


Binaya K Das Adhikari


- 5) **That,** it is further agreed by the 2nd Party that they shall construct the purposed building/apartment over the schedule property at their own risk and cost. The 2nd Party has liberty to take project loan by mortgaging the below schedule property and in case of loan the 2nd Party is exclusively responsible to repay the said loan.
- 6) **That,** the 2nd Party shall take prompt action for completion of construction of building within 36 (Thirty Six) months + 6 (Six) Months grace period from obtaining necessary approvals from BDA/BMC/RERA and other Government authorities without fail and in no case the completion of the project shall extend beyond 42 (Forty Two) months from date of all approvals 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 completion of the Project is delayed due to the Force Majeure conditions then the 1st Party agrees that the 2nd Party shall be entitled to the extension of time for completion of the project, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. Both the parties agree and confirm that, in the event it becomes impossible for the Developer to implement the project due to Force Majeure conditions, then this agreement shall stand terminated. The 2nd Party confirm that they shall utilize best materials and shall make construction according to the approved plan without deviation. In the

For Uttal Builders Limited

Managing Director

Aradhya Das

Binoyak Das Adhikari


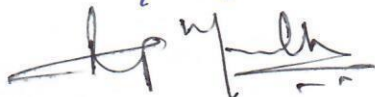
event of any deviation during the course of execution of the work, then the 2nd Party shall be accountable for the same and the 1st Party shall have no manner of liabilities.

- 7) **That,** the 2nd Party shall get the building plan approved, complete the project as per approval from BDA/BMC/ORERA and hand over possession of the owner's share to the 1st Party within the stipulated time. In case of any default, the 1st Party shall be compensated to the extent agreed upon described above.
- 8) **That,** it is further agreed that after the end of project with all amenities the 2nd Party will voluntarily made Possession Hand over Letter as per terms and conditions of this Agreement and subsequent supplementary agreement executed in favor of 1st Party.
- 9) **That,** the 2nd Party undertakes not to violate or contravene any terms and conditions of Agreement for Development, Irrevocable Power of Attorney or any statutory provisions, rules, regulations etc.
- 10) **That,** it is specifically agreed by the 2nd Party that any labour or workmen engaged for the construction of the building by the 2nd Party will be the employee of the 2nd Party. The 2nd Party hereby declared that the 1st Party shall has no relationship of employers with the aforesaid employees and any amount that may be awarded under any agreement, labour dispute or proceeding under workmen's compensation act or damage are the sole responsibility/liabilities of the 2nd Party and the 1st Party

For Uttal Builders Limited

Managing Director

Khalid Das


Bhinaya K Das Adhikari


shall not incur any liability, responsibilities for the same.

- 11) **That,** after this Agreement is executed, 2nd Party shall not create a charge on the 40% of the schedule property belongs to 1st Party and if any such charge is made or created then notwithstanding anything contained in any other law for the time being in force, such charge shall not affect the right and interest of the 1st Party.
- 12) **That,** the 2nd Party shall provide free maintenance to the building as well as warranty to all installations with rectification of defects if pointed by 1st Party/any allottee for one year from the date of handing over of the building without charging any extra cost to the 1st Party/allottee or the flat owners.
- 13) **That,** as decided and agreed upon that there would be absolutely no deviation from the authority it is very much fair and justified that the 2nd Party should obtain occupancy completion certificate within a reasonable time from the date of first possession from the competent authority.

ARTICLE-6 (CONSIDERATION):-

- 1) **That,** the parties hereto above shall share the total built-up areas in the project building proportionate to their shares in respect of the floor space. The areas proportionate to their shares in respect of the floor space/parking space of the entire project to be built on the said plot shall be allotted/assigned in the ratio i.e.40% of

Prinaya K Das Adhi Kar


For Utikal Builders Limited
Shari
Managing Director

Prinaya K Das

the owner and 60% of the 2nd Party in orderly manner in the entire project.

- 2) **That,** the parties hereto i.e. the 2nd Party, the 1st Party hereby mutually agree that in order to and for the purpose and in the process of proportioning the saleable areas in the allocated shares of 40% and 60% amongst themselves, if the portion of such sale able area falling in the share of either of the parties is less than the agreed percentage of such party, then the concerned party shall be compensated by the other party so as to make the share at par with their respective percentage of built up area at the market rate at the time of distribution between the parties. It shall, however be open to the parties to arrive at such other manner mode of computation of the compensation payable in such situation by mutual agreement.
- 3) **That,** the 1st Party hereby agree to execute necessary deeds of conveyance directly in favor of the intending parties as per the advice of the 2nd Party if required. However, all liabilities including costs, charges and expenses in respect thereof shall be paid and discharged by the 2nd Party or the intending parties.
- 4) **That,** the 2nd Party shall be at liberty to appoint contractors, staffs, supervisors, managers, architects, engineers to carry out the construction works and the 1st Party will not have any objection for the same at the developer liability and risk.

For Uttkal Builders Limited
Shri. Das
Managing Director

Anand Das

Anand Das Adhikari
for Uttkal Builders Limited

- 5) **That**, the 2nd Party shall have the right to receive from the intending flat owner any earnest money and/or booking amount and also the balance of cost of unit and to grant receipt(s) and execute such receipts as may be deemed necessary. The 1st Party hereby agree to ratify and confirm all acts, the developer/promoter shall lawfully do and to execute and perform or cause to be executed and performed all such act or deeds in connection with the transfer of proportionate impartible share in the land and/or units in the said proposed building by virtue of this agreement on receipt of consideration amount /construction cost.
- 6) **That**, the 1st Party shall remain liable to encumbrance, if any in respect of the said land up to the date of this agreement, the 2nd Party remaining liable for all encumbrances/liabilities created after this date, in relation to proposed construction.
- 7) **That**, the 1st Party and 2nd Party shall have the right to sue for specific performance of this contract/agreement or any other supplementary contract which may be executed for non-compliance of any term and suing party shall also have a right to recover cost and damaged if any.
- 8) **That**, the only on written permission of the 1st Party the 2nd Party declare that if during the course of construction of the project building any alternation, charges, deviation from the sanctioned plans become necessary or advisable the said alternation/change /deviations may be made in conformity after obtaining modified plan approved from BDA/BMC/ORERA and the municipal Bye-law and Zonal

For Uttkal Builders Limited
Shri. S. S.
Managing Director

Pratik Das


Bimayak Das Adhikari
Pratik Das

Regulations and that as consequence of such alteration/changes/deviations, if any compounding fees is levied by the BDA/BMC/ORERA the said liability shall be borne by the 2ndParty.

- 9) **That,** the 1st Party undertakes to constitute the 2nd Party as their attorney by executing Irrevocable General Power of Attorney duly registered for completing the exercise and effectuating the object in connection with the development/construction and completion of the project building. However the 2ndParty undertake in their capacity as 2ndParty not to do or cause to be done any act, commission or thing which may in any manner, flout contravene and contravene any law, rules regulation etc., which may amount to misuse of any authority or right hereby conveyed or breach or provisions of law. In case of non-performance or non-observance of such law, rule, regulation or condition of this agreement, the entire liability in that behalf shall be incurred or discharged by the 2ndParty and furthermore the 2ndParty undertake to keep the 1st Party entirely harmless and indemnified against all claims or demands during construction.
- 10) **That,** after completion of the project, the 1st Party or her allotted flat owner, other flat owners allotted by 2ndParty will jointly enroll as members of the Apartment Owners Welfare Society by paying the necessary membership fees, contribution and other regular charges, taxes etc. towards setting up the corpus fund of the society and will register the society before the concern authority. The 1st Party allotted flat owners will also be bound by the rules and

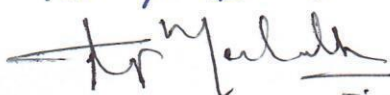
For Utkal Builders Limited
Shradha
Managing Director

Aradhya Das

Binoyak Das Adhikari


regulations of the society and be entitled to equal rights as other purchasers of the individual apartments.

- 11) **That**, the 1st Party also agreed with the conditions of 2nd Party to apply for services such as electricity, internet, cable television etc. individually for each apartment with the appropriate authorities. They will be responsible for the maintenance and all payments for securing the connection and for continuity of the services.
- 12) **That**, it is further agreed by the parties here to that they shall prepare a scheme for management and maintenance of the project after its completion by forming a society duly registered by competent authority as per the provisions of the Orissa Apartment ownership act and the developer will exclusively maintain the project till the Regd. of society or for 1 (one) year from the date of handing over possession to the first flat owner.
- 13) **That**, it is agreed by the parties that, in case of death of any parties then the legal heirs, successors in interest will admit and acknowledge all the documents executed between the parties relating to the development of the project without any further demand or any changes in terms and conditions.
- 14) **That**, it is agreed by both the parties that the 1st Party is responsible for payment of all the pending taxes [Holding Tax, water tax, land rent, utility charge] till the date of signing of this agreement. After the signing of this agreement it will be the duty of the parties to pay those taxes to the concern departments as per their allocated share.

Binoyak Das Adhikari


For Utkal Builders Limited

Managing Director

Aradhya Das

- 15) **That**, it is agreed by the parties that the 1st Party or its intending purchasers of the flats will pay for the following extra charges;
- club membership fee/charges,
 - Society corpus fund
 - Electrical installation charge
- 16) **That**, both the parties agreed to again enter into supplementary agreement providing all details of entire building/project in a separate sheet regarding the plan, construction, materials, interiors, specifications any other facilities as per discussion in respect of project and prior to starting of construction of project over schedule property.


ARTICLE-7 (JURISDICTION):-

All disputes or differences that may arise between the parties right as to the interpretation of this agreement and any other subsequent supplementary agreement or as to claims rights or obligations under this agreement and any other subsequent supplementary agreement or any breach or default or specific performance etc shall be decided by mutually discussion and on failure it will be decided by civil court under Bhubaneswar jurisdiction.

For Uttal Builders Limited

Shri. 13
Managing Director

Anand Das

Anand Das Adhikari


ARTICLE-8 (ALLOCATION OF SHARE):-

It is agreed by the parties that, both parties will enter into allocation agreement/supplementary agreement after necessary building approvals from BDA/BMC/ORERA & other Government Authorities.

ARTICLE-9 SCHEDULE OF PROPERTY

Dist-Khurda, Tahasil-Bhubaneswar, Tahasil No-260, Ps-New Capital (Chandrasekharpur), Ps No-22, Mouza-Patia, Khata No-474/568, Plot No-369/2381, Area-Ac.0.200dec, Kisam-Gharabari, corresponding to Previous Khata No-117.and the sketch map is attached in red colour.

Bounded By:-

North:-Other purchasers/Balance area of Plot No-369.

South:-Road.

East:-Akshya Kumar Dash & others.

West:-Plot No-368.

Government Bench Mark Value:- Rs 30360,000/-(Rupees Three Crore Three Lakhs Sixty Thousand) only

Binoyak Das Adhikari
Ampyella

For Ltkal Builders Limited
Shanid
Managing Director

Aradh Das

ARTICLE-10 (BUILDING SPECIFICATIONS)

SUPER STRUCTURE	RCC framed structure designed for earthquake resistance
WALL FINISH	
Internal	Birla White Putty or equivalent make
External	Combination of tiles, textured paint and weather coat acrylic emulsion paint
FLOORING	
Lobby/Living/Dining	Premium porcelain vitrified floor tiles
Bedroom	Wooden flooring
Staircase	Granite
External Driveways	Heavy duty tiles and pavement tiles
KITCHEN	
Flooring	Premium quality anti skid tiles
Wall Finishes	Ceramic tiles up to 2' above working platform, rest of the wall in white putty
Others	Granite counter with stainless steel (double) sink quality CP sanitary fittings of Kohler, Jaquar Roca or equivalent.
TOILETS	
Walls	Premium designer tiles upto ceiling level.

For Uttkal Builders Limited
Shri. S. S. Das
Managing Director

Arak' 10/25

Binayak Das Adhikari
Aup² 10/25

Flooring	Premium quality anti skid tiles
Fittings	Granite counter, sanitary fixtures of Kohler & C.P. fittings of Kohler, Jaquar Roca or equivalent.
BALCONY	Premium quality anti skid tiles.
WINDOWS	UPVC Windows or Powder coated/ Anodized aluminum windows
DOORS	
Internal Door	Sal wood frame, Flush door/Panel door
External Door (Main Door)	Sal wood frame, Teak veneered and Polish shutter.
ELECTRICAL	Copper electrical wiring throughout in concealed conduit with provision for light points, AC, TV, Internet and Telephone & premium modular switches.
MAIN LIFT LOBBY	Elegantly decorated Lift lobby with wall cladding in Italian marble designer stone. Designed false ceiling.
ELEVATORS	Elevators of repute made
SECURITY	CCTV Surveillance in the entire project common area.

For Uttkal Builders Limited

Shankar

Managing Director

Aradhya Das

Biswajit Das Adhikari
Aradhya Das

IN WITNESSETH WHEREOF the parties hereto having been agreed with the terms and conditions stated in this agreement are set and subscribe their hand and seal as token of free consent/will on this 27th day of February 2024 at Bhubaneswar.

Witnesses:-

1. Binaya Das Adhikari
S/o - Late Dr. Satish Chandra Das Adhikari
C/O - BANTOSH SEVA SADAN,
PLOT NO-502, BHANJASARANI.
PARADIG-751142

2. Anup Mahalik
Unit - 4 M-57
BBSR 751001

Anak Das
Signature of the 1st Party 27/02/2024

For Lokal Builders Limited

Shankar J
Managing Director 27/02/2024
Signature of the 2nd Party

CERTIFICATE

Certified that the Executants of this deed of Agreement for development of land are my client and the deed has been processed in computer by my computer operator, according to my dictation and the contents of the deed was explained to the executants, who being satisfied about the correctness of the same put their signatures in my presence and in presence of the witnesses.

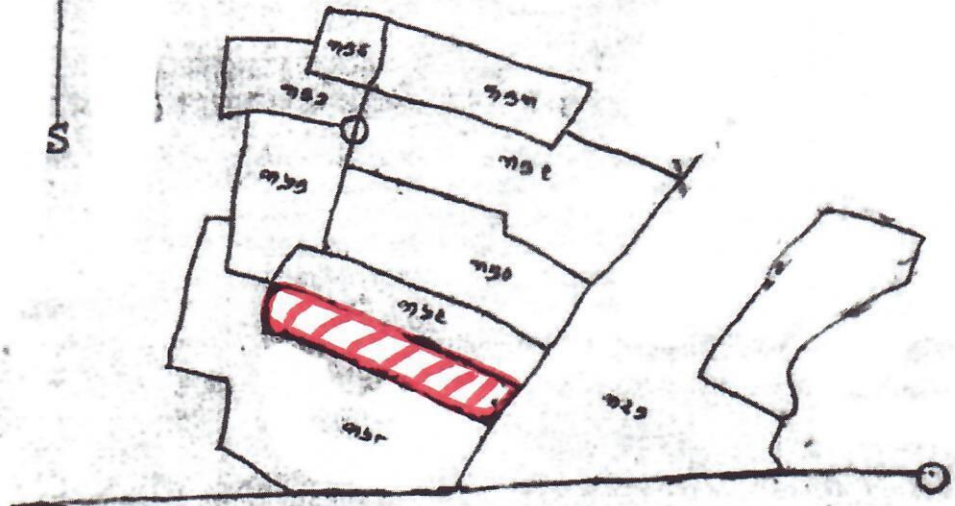
Suresh Kumar Swamy
Advocate. 0-1187/13
27/02/2024

601: 4024
 21-7 8025/10 6100
 6200 8025/10
 6000 8025/10
 8025/10

REFERENC

700 750 800

A.	800	2000	60	90
B.	"	"	60	90
C.	"	"	60	90
D.	"	"	60	90
				60 90



8025/10 601: 6000 8025/10 7000

Anand Das 28/09/2024



[Faint, illegible text]

AD-200
15.18.00,000/—
1.5/800/—
per Del



ଖତିୟାନ

ମୌଜା : ପଟିଆ
 ଥାନା : ନିଉକ୍ୟାପିଟାଲ
 ଥାନା ନମ୍ବର : 22

ତହସିଲ : ଭୁବନେଶ୍ୱର
 ତହସିଲ ନମ୍ବର : 260
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତ୍ର ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		474/568				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ଆରତୀ ଦାସ ସ୍ତ୍ରୀ:ପବିତ୍ର ନନ୍ଦ ଦାସ ଜା: କରଣ ବୈଷ୍ଣବ ବା: ଅଧିକାରୀ ସାହି ଥାନା- କୁଜଙ୍ଗା ଜିଲ୍ଲା- କଟକ				
3) ସ୍ୱତ୍ୱ		ଶ୍ରେଣୀ				
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		67.00	50.25		117.25	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		O.L.R. U/S 8(A) Case No. 2179/12 ହୁ ମୁ ମୁ ନଂ 369/2381 ର କିସମ ବିଆଳି ପରିବର୍ତ୍ତେ ଘରବାରି କରି ଜମା ସଂଶୋଧନ କରାଗଲା ।				
BLANK SPACE FOR STAMPING						
ଅତିରିକ୍ତ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

Aradh' Das

(Handwritten signature)

ଖତିୟାନର କ୍ରମିକ ନଂ : 474/568		ମୌଜା : ପଟିଆ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତ୍ତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
369/2381	ଘରବାରି		0	2000		ଦାଖଲ ଖାରଜ କେସ୍ ନମ୍ବର, 3713/91 ହୁକୁମ୍ ମୁତାବକ, ଦାଖଲ ଖାରଜ ଖା 117 ତାରୁ ।
1 plot			0	2000		

**VALUATION REPORT**

APPLICATION NO- 1082402555

REGISTRATION OFFICE- KHURDA(BBSR)

DEED DETAILS

APPLICATION NO.	EXECUTION DATE	PRESENTATION DATE	BOOK NO	NO. OF PAGES	REGISTRATION NO	REGISTRATION DATE	STATUS- FEE COLLECTED	COMMUNICATION MOBILE NO.
1082402555	27-FEB-2024	27-FEB-2024	1	26	0			7873343735

FEE DETAILS (IN ₹.)

STAMP DUTY	₹607200	REGISTRATION FEE	₹607200
CONSIDERATION AMOUNT	₹30360000	A(10)	₹607200
BENCHMARK VALUE	₹30360000	USER FEE	₹865

STAMP ESTAMP FRANKING CASH CHEQUE DD CHALLAN POS
 NEFT RTGS IMPS IFMS OTHERS

FIRST PARTY DETAILS

NAME	RELATION	RELATION'S NAME	GENDER	AGE	PROFESSION	CASTE	INTEREST/TYPE	PRESENTER	SIGNED	PRESENT ADDRESS	MOBILE NO.
ARATI DAS	HUSBAND	LATE PABITRA NANDA DAS	FEMALE	70	DOCTOR	GENERAL	FIRST PARTY/SELF	YES	YES	AT- QTR NO- 502, BHANJA SARANI, PS-PARADEEP, DIST-JAGATSINGHPUR	9178607445

SECOND PARTY DETAILS

NAME	RELATION	RELATION'S NAME	GENDER	AGE	PROFESSION	CASTE	INTEREST/TYPE	PRESENTER	SIGNED	PRESENT ADDRESS	MOBILE NO.
MS UTKAL BUILDERS LTD REPRESENTED MANAGING DIRECTOR SHARAD BAID	FATHER		MALE	47			SECONDPARTY/INSTITUTION	NO	YES	AT- 777, SAHEED NAGAR, BBSR, KHORDHA	9437555111

REPRESENTATIVE NAME	INSTITUTION NAME	REPRESENTATIVE ADDRESS	REPRESENTATIVE DESIGNATION
MS UTKAL BUILDERS LTD REPRESENTED MANAGING DIRECTOR SHARAD BAID	MS UTKAL BUILDERS LTD	AT- 777, SAHEED NAGAR, BBSR, KHORDHA	MANAGING DIRECTOR

IDENTIFIER DETAILS

NAME	FATHER/HUSBAND'S NAME	GENDER	AGE	PROFESSION	CASTE	PRESENT ADDRESS
BINAYAK DAS ADHIKARI	PABITRANANDA DAS	MALE	0			AT- PLOT NO- 502, BHANJA SARANI, PARADEEP, JAGATSINGHPUR- 754142

PROPERTY DETAILS

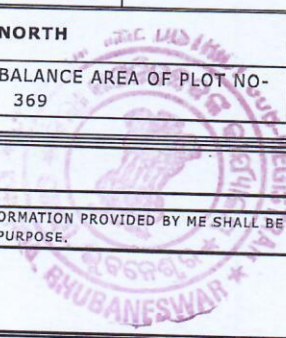
DISTRICT	VILLAGE/MOUJA-THANA	KHATA	PLOT	AREA	KISAM TYPE	MARKET VALUE	SABAK KHATA NO.	SABAK PLOT NO.
KHURDA	PATIA-22	474/568	369/2381	0.2 ACRE (200 DECIMAL1000D=1ACRE)	GHARABARI	30360000		


EAST	WEST	NORTH	SOUTH	PROPERTY TRANSACTION DETAILS
AKSHYA KUMAR DASH AND OTHER	PLOT NO- 368	OTHER PURCHASERS/BALANCE AREA OF PLOT NO- 369	ROAD	AREA AC.0.200 DEC

THE TOTAL TRANSACTED AREA IS:0.2 ACRE(S).


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 : AVASH DAKUA
DOCUMENT ENTERED BY : AVASH DAKUA






 Government of India




 ଓଡ଼ିଶା ସରକାରଙ୍କ ଦ୍ଵାରା
 DR ARATI DAS
 ଜନ୍ମ ତାରିଖ: DOB: 05/11/1953
 ଶ୍ରେଣୀ FEMALE



2763 2560 4493

ମୋ ଆଧାର, ମୋ ଭବିଷ୍ୟତ



 Unique Identification Authority of India

Address: QUATER NO-502, BHANJA SARANI, ଓଡ଼ିଶା
 PARADEEP, Paradeep, ଓଡ଼ିଶା (ଏମ୍), ୭୫୧୦୧୨
 Jegatsinghpur, ଓଡ଼ିଶା - 754142

ଠିକଣା: QUATER NO-502, ଭଞ୍ଜା ସରାନୀ, ଓଡ଼ିଶା
 ପାରାଡିପ୍ (ଏମ୍), ୭୫୧୦୧୨
 ଜଗତସିଂହପୁର, ଓଡ଼ିଶା - 754142

2763 2560 4493

Arati Das

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AFJPD9816K



नाम /NAME

ARATI DAS

पिता का नाम /FATHER'S NAME

SRIDHAR CHANDRA DAS

जन्म तिथि /DATE OF BIRTH

05-11-1953

हस्ताक्षर /SIGNATURE

Dr. Arati Das

R. Sarangi

आयकर आयुक्त(क.प्र.), भुवनेश्वर

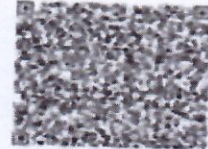
Commissioner of Income-tax(Computer Operations)



भारत सरकार
GOVERNMENT OF INDIA



ଶରଦ ବୈଦ
SHARAD BAID
ଜନ୍ମ ତାରିଖ / DOB: 17/09/1976
ପୁରୁଷ / MALE



6393 3855 0025

ମୋ ଆଧାର, ମୋ ପରିଚୟ



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା:

ପିତା ଡକ୍ ନାମ / ମାତା ଡକ୍
ନାମ: ଭଞ୍ଜରାଜା ବୈଦ, ପ୍ଲଟ
ନଂ-82, ବ୍ଲକ୍-ଡି, 8ଥ ଫ୍ଲୋର,
ଗାଉତମ ନଗର,
ଭୁବନେଶ୍ୱର, ଖୋର୍ଦ୍ଧା ନଗର,
ଖୋର୍ଦ୍ଧା,
ଓଡ଼ିଶା - 751014

Address:

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


6393 3855 0025

MERA AADHAAR, MERI PEHACHAN

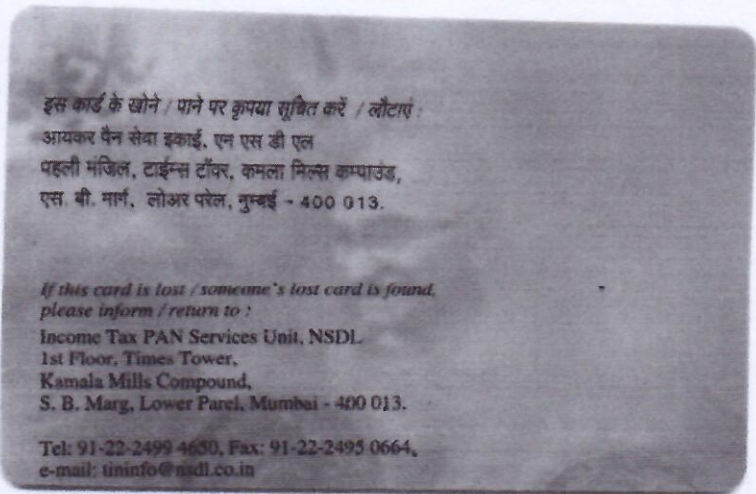
Sharad 3

आयकर विभाग
INCOME TAX DEPARTMENT
SHARAD BAID
BHANWAR LAL BAID
17/09/1976
Permanent Account Number
ADEPB3155G
Sharad Baid
Signature

भारत सरकार
GOVT. OF INDIA



Sharad Baid



For Utkal Builders Limited

Shri. 1-3
Managing Director



ଭାରତ ସରକାର

Government of India



ବିନାୟକ ଦାସ ଅଧିକାରୀ
BINAYAK DAS ADHIKARI
ଜନ୍ମ ତାରିଖ /DOB: 20/10/1989
ପୁରୁଷ/ MALE



3529 5966 0543

ମୋ ଆଧାର, ମୋ ପରିଚୟ



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ ସମ୍ପର୍କୀୟ

Unique Identification Authority of India

Address:

S/O Pabitrnananda Das Adhikari,
PLOT NO-502, BHANJA SARANI,
PARADEEP, Paradip,
Jagatsinghapur,
Odisha - 754142

ଠିକଣା:

S/O ପବିତ୍ରନନ୍ଦ ଦାସ ଅଧିକାରୀ, ପ୍ଲଟ ନ-502,
ଭଞ୍ଜ ସାରଣୀ, ପାରାଦୀପ, ପାରାଦୀପ,
ଜଗତସିଂହପୁର,
ଓଡ଼ିଶା - 754142

3529 5966 0543

1947

help@uidai.gov.in

www.uidai.gov.in

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS, MEETING HELD AT ITS REGISTERED OFFICE ON 22TH February, 2024 AT 10.30 AM.

EXTRACT MINUTES BOARD MEETING

Attendees:- Mr. Sharad Kumar Baid, Rakesh Bhura

The Meeting held on 22.02.2024 at 10.30 AM on the company's Registered Office Premises, at 777, Saheed Nagar, Bhubaneswar-751007, Dist-Khurda Mr. Sharad Kumar Baid, the Chairman of the Company took the Chair & welcomes the members of the Board.

The Chairman read and signed the agenda of discussion and also informed the Board that the Company has decided to purchase Land under Mouza-Patia, Khata No-474/568, Plot No-369/2381, Area-Ac.0.200dec, Kisam-Gharabari Status-Stitiban and from Land owner **Mrs. ARATI DAS**, aged 68 years, W/o-Late Pabitra Nanda Das Adhikari, resident of Qtr No- 502, Bhanja Sarani, Ps-Paradeep, Dist-Jagatsinghpur, Pin-754142, State-Odisha, by Profession-Doctor, by Caste- Karan, having PAN:-AFJPD9816K, Aadhaar No:-XXXX-XXXX-4493, Mob:-9178607445

RESOLVED FURTHER THAT Mr. Sharad Kumar Baid, Managing Director of the Company be and is hereby authorized by all the Director's of the Company to sign & execute the ADL, IGPA.

The Board discussed the matter at length and it was;

The acts done and documents shall be binding on the company, until the same is withdrawn by giving written notice thereof.

Thereafter, there being no business, the Meeting was adjourned with the vote of thanks to the Chair.

For Utkal Builders Limited


Managing Director

CERTIFIED TRUE COPY

Utkal Builders Limited