

NOTARIZED

Sl. No.

279

26 SEP 2022

101-2

भारतीय गैर न्यायिक

दस रुपये

TEN RUPEES

.10

Rs. 10



M.M. HAQUE
NOTARY, BHUBANESWAR
Regd. No. - GN-12/2008



58AA 140926

LT i of Anjana Guru is attested.

Rajay kuma Patra

LT i of Bijay Kumar Patra is attested.

26/09/2022

Adv, BBSR

Anjana Guru 26.9.22

OMBASTU BUILDCON PVT. LTD.
Bijay kumar Patra 26.9.22

Director



SUPPLEMENTARY AGREEMENT FOR ALLOCATION OF SHARE

THIS DEED OF SUPPLEMENTARY AGREEMENT of the Principal Agreement Serial No.1041, dated 31.08.2020 made on this the 26th day of September, 2022 (Two thousand twenty two).

BETWEEN

SMT. ANJANA GURU, aged about 64 years, W/o. Sarat Chandra Guru, by caste - Brahmin, by profession - Housewife,

Contd.....2

W. Promob Kumar Singh

W. Babooji Sankar Sarangi

OMBASTU BUILDCON PVT. LTD.

Bijay kumar Patra 26.9.22

21016
17.9.22
omm gajju gurudewan
prvtd

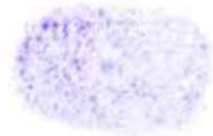
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DISTRICT TREASURY
KHURDA, BHUBANESWAR
03 SEP 2022
Jt.
ADDL. TREASURY OFFICER

OMMBASTU BUILDCON PVT. LTD.
Nigay Kumar Patra
Director

R.C. SAHOO
STAMP VENDER
BHUBANESWAR

3110 A 4.11.21
KAWCHHAPURHE YEATON
42-5157-81-104-104



Distric
OMMBASTU BUILDCON PVT. LTD.

16.09.2022

M. M. HAQUE
NOTARY BHUBANESWAR
Regd. No.- ON-12/2008

- 2 -

resident of At. – Gurupada, P.O./District – Sambalpur (Odisha), PIN - 768001, having PAN – CGPPG67419, Aadhaar No.3767 8046 1110, Mobile No.9437758450, Hereinafter referred as **Owner/First party** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, successors, executors, administrators, assigns and representatives in interest) of the **FIRST PART**.

AND

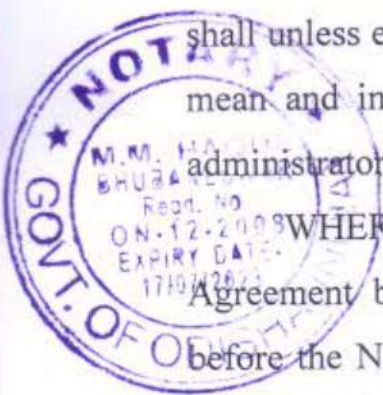
M/S. OMMBASTU BUILDCON PVT. LTD., a company incorporated under the Companies Act, 2013, having its registered office at Plot No.N5/170, I.R.C. Village, P.O. – I.R.C. Village, P.S. – Nayapalli, Bhubaneswar, District – Khurda (Odisha), having PAN – AADCO1672Q, represented by its Managing Director SRI BIJAY KUMAR PATRA, aged about 53 years, S/o. Late Satrugna Patra, by caste – Khandayat, by profession – Business, Aadhaar No.3869 7407 2340, Mobile No.9437034622, (here-in-after called the **Builder/Developer**) which expression shall unless excluded by or repugnant to the context be deemed to mean and include its directors, successors in office, executors, administrators and assigns of the **SECOND PART**.

WHEREAS, the parties above named entered into an Agreement bearing Serial No.1026, dated 02.09.2020 executed before the Notary Public Shri Jagnyeswar Acharya, in respect of the schedule property for construction of apartment on sharing basis i.e. 38% towards owner's share and 62% towards Developer's share.

Anjana Gupta
26.9.22
OMMBASTU BUILDCON PVT. LTD.
Bijoy Kumar Patra
26.9.22
Director

W1 - *Prenab Kumar Mishra*
W2 - *Babhoji Sanakar Saran*

Contd.....3



M.M. HAQUE
NOTARY, BHUBANESWAR
Regd. No.- ON-12/2008

- 3 -

AND WHEREAS, the parties have entered into the aforesaid agreement in respect to 38% towards owner's share and 62% towards Developer's share upon the base FAR (2 FAR), but the 2nd party has paid the costs and expenses for purchasable FAR (2.509 FAR) beyond the base FAR and after negotiation between the parties after adjustment of the costs and expenses of purchasable FAR, the 1st party has been allotted the below flats by the 2nd party and the 1st party agreed with the 2nd party for the below flats with the Carpet area/Built up Area with Car Parking Space.

AND WHEREAS, the 2nd party has started the development of the schedule land and also going to start the construction work of the apartment (S+5 storied) in the name and style of "PADMANANDA PALACE" over the said land according to the approved building plan of Bhubaneswar Municipal Corporation, Bhubaneswar, vide Letter No.36477, dated 29.07.2022 in File No.MBP/BMC-02-0053/2021 and for better use and enjoyment the parties entered into this Supplementary agreement to getting their share, hence the parties execute this Supplementary Agreement today.

WITNESSETH AS UNDER :

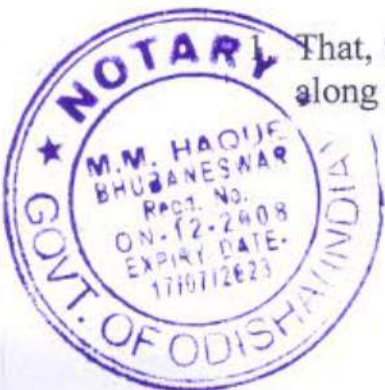
That, the owner shall get and possess two numbers of units along with two numbers of car parking space as follows :

Contd.....4

Arjuna Gupta 26.9.22
OMMBASTU BUILDCON PVT. LTD.
Shriy kumar Patra 26.9.22
Director

Pranab Kumar Moh
Babaji Sankar Sankar

W1 -
W2 -



26/09/2012

M. M. HAQUE
NOTARY, BHUBANESWAR
Regd. No. - ON-12/2008

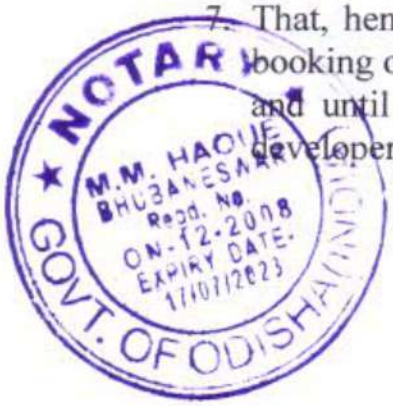
- 4 -

Sl. No.	Flat No.	Floor	Carpet area in Sqft.	Built up area in sqft.	Super Built up area in sqft.	Undivided land area in decimal	Car Parking No.
1	204	Second(3BHK)	940	1187	1690	Ac.0.008	42
2	312	Third(2BHK)	737	859	1222	Ac.0.006	83

of the apartment named and styled as "PADMANANDA PALACE".

2. That, the developer shall get and possess rest of the apartment along with Car Parking Space of the said apartment "PADMANANDA PALACE".
3. That no party shall have right to raise any objection or obstruction to the other party in the free use and enjoyment of his/their share
4. That both the parties shall use and enjoy their respective share and may sell and delivered the possession of the same to any other third party for which the other party shall not raise any objection or obstruction for the same.
5. That, the 2nd party or his heirs, successors, assigns, representatives shall not claim more than the above flats to the 1st party in any manner whatsoever in future or at any point of time.
6. That, the Developer shall handover the physical possession of the complete flats with proper electrification, water supply, swerage connection, etc. and documentation within the agreed period to the 1st party.
7. That, henceforth, the land owner shall not sell, transfer or booking of the flats of his/her share to any third party unless and until the completed flats have been delivered by the developer to the land owner.

Contd.....5



Arjuna Gupta 26.9.22
 Premab Kumar Moha
 Babaji Sankar Saraf
 OMMBASTU BUILDCON PVT. LTD.
 Bijay Kumar Satre 26.9.22
 Director

26/09/2022
M. M. HAQUE
NOTARY, BHUBANESWAR
Regd. No. - ON-12/2008

- 5 -

8. That this supplementary agreement shall be treated as part and parcel of the Principal Agreement Serial No.1026, dated 02.09.2020 executed before the Notary Public Sri Jagnyeswar Acharya.
9. That the 2nd party will complete the construction as per building plan of BMC, Bhubaneswar and as per brochure and delivered the possession of the owners share immediately after completion of the project.
10. That the 1st party has executed a Regd. General Power of Attorney bearing I.D. No.1082006544 and Document No.11082006263, dated 02.09.2020 registered in the office of District Sub-Registrar, Khurda at Bhubaneswar in favour of the 2nd party, to which the 1st party shall not cancel the same in any manner whatsoever at any point of time and the 2nd party may sell his share by virtue of the aforesaid General Power of Attorney, to which the 1st party shall not raise any objection or obstruction.

IN WITNESS WHEREOF the parties signed this the day, month and year first above mentioned.

SCHEDULE OF PROPERTY

District – Khurda, P.S. – Baliana, P.S. No.3, Tahasil – Bhubaneswar, under the Jurisdiction of District Sub-Registrar, Khurda at Bhubaneswar. Mouza – BANGUARI, Khata No.330/267 (three hundred thirty / two hundred sixty seven),

Contd.....6



W1- Pranab Kumar Moh
W2- Babaji Sankar Singh

Arjana Gupta
26.9.22
OMMBASTU BUILDCON PVT. LTD.
Shijoy Kumar Patra
26.9.22
Director

M.M. HAQUE
26/09/2022
M. M. HAQUE
NOTARY, BHUBANESWAR
Regd. No. - ON-12/2008

- 6 -

Sthitiban, Plot No.272/1035 (two hundred seventy two / one thousand thirty five) , Kisam – Gharabari, area Ac.0.060 (sixty) decimals, full plot. Rent Rs.2.00 paisa.

WITNESSES:

1 Premab Kumar Das
S/o Ch. Alekh Chandu Mishra
At/ Po Bongaon; Pahala
Pis - Khurda, Orissa

Anjana Guru
26.9.22

1st party

2 Babaji Sankar Saha
S/o V. Boraja Sankar Saha
At - Jayapur
Pis - Balianta
Dist - Khurda

OMMBASTU BUILDCON PVT. LTD.
Rijay Kumar Patra
26.9.22
Director

2nd Party

Prepared by me.

[Signature]
26/09/2022

Sri Narendra Nepak
Advocate, Bhubaneswar, Odisha
Enrollment No-O-385/1996



M.M. HAQUE
26/09/2022
M. M. HAQUE
NOTARY, BHUBANESWAR
Regd. No. - ON-12/2008

NOTARIZED

Sl. No. 267 Dt. 18 SEP 2022

NOT-I



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58AA 140925

LT I dr
Ajanta Mishra
is attested
18/9/2022
Adv, BBSR



Ajanta Mishra

LT I dr
Bijay Kumar
Patra
is attested
18/9/2022
Adv, BBSR



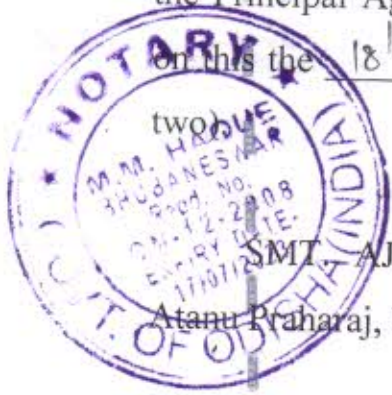
Ajanta

OMBASTU BUILDCON PVT. LTD.

Bijay Kumar Patra
18.9.22
Director

SUPPLEMENTARY AGREEMENT FOR ALLOCATION OF SHARE

THIS DEED OF SUPPLEMENTARY AGREEMENT of the Principal Agreement Serial No.1041, dated 31.08.2020 made on this the 18th day of September, 2022 (Two thousand twenty



BETWEEN

SMT. AJANTA MISHRA, aged about 52 years, W/o. Atanu Praharaj, by caste – Brahmin, by profession – Lecturer,

Contd.....2

W1- Pranab Kumar Mishra

W2- Prabhat Kumar Sanyal

2017
17-9-22
omm
TS CO/
BASTU BUILDCON PVT. LTD.

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DISTRICT TREASURY
KHURDA, BHUBANESWAR
03 SEP 2022
J.P.
ADDL. TREASURY OFFICER

OMMBASTU BUILDCON PVT. LTD.
Nijay Kumar Patra
Director

RECEIVED
M. M. H. H. H.
BHUANESWAR

R.C. SAHOO
STAMP VENDER
BHUBANESWAR

Director
OMMBASTU BUILDCON PVT. LTD.

RECEIVED
DISTRICT TREASURY
KHURDA, BHUBANESWAR
03 SEP 2022

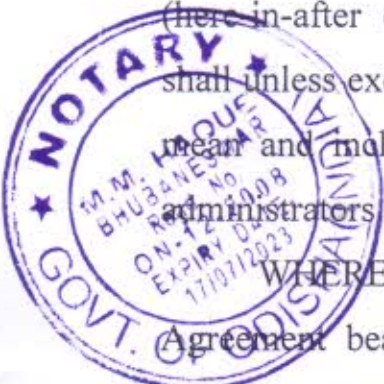
[Signature]
M. M. MOU
NOTARY, BHUBANESWAR
Regd. No. - ON-12/2008

resident of At. – Khetrapal, P.S. – Tangi, District – Cuttack (Odisha), having PAN – BNZPM3156Q, Aadhaar No.4793 8673 4492, Mobile No.943751331, Hereinafter referred as **Owner/First party** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, successors, executors, administrators, assigns and representatives in interest) of the **FIRST PART.**

AND

M/S. OMMBASTU BUILDCON PVT. LTD., a company incorporated under the Companies Act, 2013, having its registered office at Plot No.N5/170, I.R.C. Village, P.O. – I.R.C. Village, P.S. – Nayapalli, Bhubaneswar, District – Khurda (Odisha), having PAN – AADCO1672Q, represented by its Managing Director SRI BIJAY KUMAR PATRA, aged about 53 years, S/o. Late Satrughna Patra, by caste – Khandayat, by profession – Business, Aadhaar No.3869 7407 2340, Mobile No.9437034622, (here in-after called the **Builder/Developer**) which expression shall unless excluded by or repugnant to the context be deemed to mean and include its directors, successors in office, executors, administrators and assigns of the **SECOND PART.**

[Signature] 18.9.22
Ajanta Mishra
OMMBASTU BUILDCON PVT. LTD.
[Signature] 18.9.22
Bijoy Kumar Patra
Director



WHEREAS, the parties above named entered into an Agreement bearing Serial No.1027, dated 02.09.2020 executed before the Notary Public Shri Jagnyeswar Acharya, in respect of the schedule property for construction of apartment on sharing basis i.e. 38% towards owner's share and 62% towards Developer's share.

W1- Premab Kumar Mishra
W2- Prabhaji Santor Sanjay

M.M. HAQUE
NOTARY, BHUBANESWAR
Regd. No.- ON-12/2008

AND WHEREAS, the parties have entered into the aforesaid agreement in respect to 38% towards owner's share and 62% towards Developer's share upon the base FAR (2 FAR), but the 2nd party has paid the costs and expenses for purchasable FAR (2.509 FAR) beyond the base FAR and after negotiation between the parties after adjustment of the costs and expenses of purchasable FAR, the 1st party has been allotted the below flats by the 2nd party and the 1st party agreed with the 2nd party for the below flats with the Carpet area/Built up Area with Car Parking Space.

Ajanta Mishra 18.9.22
OMMBASTU BUILDCON PVT. LTD.
Pradyumn Kumar Patra 18.9.22
Director

AND WHEREAS, the 2nd party has started the development of the schedule land and also going to start the construction work of the apartment (S+5 storied) in the name and style of "PADMANANDA PALACE" over the said land according to the approved building plan of Bhubaneswar Municipal Corporation, Bhubaneswar, vide Letter No.36477, dated 29.07.2022 in File No.MBP/BMC-02-0053/2021 and for better use and enjoyment the parties entered into this Supplementary agreement to getting their share, hence the parties execute this Supplementary Agreement today.

WITNESSETH AS UNDER :



That, the owner shall get and possess five numbers of unit along with five numbers of car parking space as follows :

Contd.....4

W1 - *Pranab Kumar Mishra*
W2 - *Barbaji Sanakar Sinha*


M.M. HAQUE
 NOTARY, BHUBANESWAR
 Regd. No. - ON-12/2008

Sl. No.	Flat No.	Floor	Carpet area in Sqft.	Built up area in sqft.	Super Built up area in sqft	Undivided land area in decimal	Car Parking No.
1	104	First(3BHK)	940	1187	1690	Ac.0.008	08
2	505	Fifth(3BHK)	906	1057	1503	Ac.0.008	09
3	408	Fourth(3BHK)	936	1126	1601	Ac.0.008	39
4	409	Fourth(2BHK)	660	787	1120	Ac.0.006	40
5	417	Fourth(3BHK)	962	1053	1498	Ac.0.008	41

of the apartment named and styled as "PADMANANDA PALACE".

2. That, the developer shall get and possess rest of the apartment along with Car Parking Space of the said apartment "PADMANANDA PALACE".
3. That no party shall have right to raise any objection or obstruction to the other party in the free use and enjoyment of his/their share.
4. That both the parties shall use and enjoy their respective share and may sell and delivered the possession of the same to any other third party for which the other party shall not raise any objection or obstruction for the same.
5. That, the 2nd party or his heirs, successors, assigns, representatives shall not claim more than the above flats to the 1st party in any manner whatsoever in future or at any point of time.
6. That, the Developer shall handover the physical possession of the complete flats with proper electrification, water supply, swerage connection, etc. and documentation within the agreed period to the 1st party.

Ajanta Mishra 18.9.22
 OMMIBASTU BUILDCON PVT. LTD.
 Bijay Kumar Patra 18.9.22
 Director

W1 - Pranab Kumar Mishra
 W2 - Baboji Sankar Sanyal

Contd.....5



M.M. MAJQUE
NOTARY, BHUBANESWAR
Regd. No. - ON-12/2008

- 5 -

7. That, henceforth, the land owner shall not sell, transfer or booking of the flats of his/her share to any third party unless and until the completed flats have been delivered by the developer to the land owner.
8. That this supplementary agreement shall be treated as part and parcel of the Principal Agreement Serial No.1027, dated 02.09.2020 executed before the Notary Public Sri Jagnyeswar Acharya.
9. That the 2nd party will complete the construction as per building plan of BMC, Bhubaneswar and as per brochure and delivered the possession of the owners share immediately after completion of the project.
10. That the 1st party has executed a Regd. General Power of Attorney bearing I.D. No.1082006548 and Document No.11082006267, dated 02.09.2020 registered in the office of District Sub-Registrar, Khurda at Bhubaneswar in favour of the 2nd party, to which the 1st party shall not cancel the same in any manner whatsoever at any point of time and the 2nd party may sell his share by virtue of the aforesaid General Power of Attorney, to which the 1st party shall not raise any objection or obstruction.

IN WITNESS WHEREOF the parties signed this the day, month and year first above mentioned.

SCHEDULE OF PROPERTY

District - Khurda, P.S. - Baliana, P.S. No.3, Tahasil - Bhubaneswar, under the Jurisdiction of District Sub-Registrar, Khurda at Bhubaneswar. Mouza - BANGUARI, Khata No.330/268 (three hundred thirty / two hundred sixty eight), Sthitiban, Plot No.266/1036 (two hundred sixty six / one thousand thirty six), Kisam - Gharabari, area Ac.0.030 (thirty) decimals,

Contd.....6

Ajanta Mishra 18.9.22
OMMBASTU BUILDCON PVT. LTD.
Rijay Kumar Patra 18.9.22
Director

W1 - *Pronab Kumar Mishra*
W2 - *Prabhaji Sanjiv Senapati*

M.M. Haque
18/09/2022
M. M. HAQUE
NOTARY, BHUBANESWAR
Regd. No. - ON-12/2008

full plot and Plot No.272/1037 (two hundred seventy two / one thousand thirty seven), Kisam – Gharabari, area Ac.0.020 (twenty decimals, full plot and Khata No.330/280 (three hundred thirty / two hundred eighty), Sthitiban, Plot No.265/1042 (two hundred sixty five / one thousand forty two), Kisam – Bajefasal-1, area Ac.0.110 (one hundred ten) decimals, full plot. Total one Mouza, two Khatas, three Plots and total area Ac.0.160 (one hundred sixty) decimals. Rent Rs.5.25 paisa.

WITNESSES;

1 Prenab Kumar Mishra
S/o Ch. Akshay Kumar Mishra
Ad-p. - Benguray, Pahala,
Dist. Khurda, ORISSA

Ajanta Mishra
1st party 18.9.22

2 Babaji Sankar Sanyal
S/o - V Prajashankar Sanyal
At - Jayapur
P.S. Balianta
Dist. Khurda

OMMBASTU BUILDCON PVT. LTD.
Rijay Kumar Patra
18.9.22
Director

2nd Party

Prepared by me.

Sri Narendra Nepak
18/09/2022
Sri Narendra Nepak
Advocate, Bhubaneswar, Odisha
Enrollment No-O-385/1996



M.M. Haque
18/09/2022
M. M. HAQUE
NOTARY, BHUBANESWAR
Regd. No. - ON-12/2008

NOTARIZED

SI. No. 268 Dt. 18 SEP 2022

Notary

भारतीय गैर न्यायिक

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TEN RUPEES

Rs. 10



NOTARY BHUBANESWAR
Regd. No. - ON-12/2008
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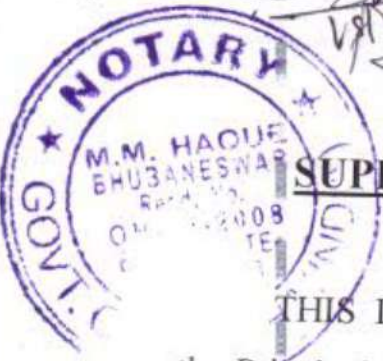
LTI of Ramakanta Mishra is attested



LTI of Rajay Kumar Patra is attested 18.9.22



18/9/2022, DB
Ramakanta Mishra Rajay Kumar Patra



SUPPLEMENTARY AGREEMENT FOR ALLOCATION OF SHARE

THIS DEED OF SUPPLEMENTARY AGREEMENT of the Principal Agreement Serial No.1041, dated 31.08.2020 made on this the 18th day of September, 2022 (Two thousand twenty two).

BETWEEN

SRI RAMAKANTA MISHRA, aged about 83 years, S/o. Late Ananda Mishra, by caste - Brahmin, by profession - Retd. Principal, having PAN - ACOPM1194K, resident of Plot No.270,

Contd.....2

Wt. Premab Kumar Mishra Ramakanta Mishra
W2- Prabati Sanakar Sanyal
M.M. Haque
NOTARY BHUBANESWAR
Regd. No. - ON-12/2008
58AA 140927
Rajay Kumar Patra 18.9.22
Director

21015
17.9.22

154015
OMMBASTU BUILDCON PVT LTD

DISTRICT TREASURY
Bhubaneswar
03 SEP 2022
J.R.
ADDL. TREASURY OFFICER

OMMBASTU BUILDCON PVT. LTD,
Nijas Kumar Patra
Director

R.C. SAHOO
STAMP VENDER
BHUBANESWAR

Stamp: BHUBANESWAR
Stamp: DISTRICT TREASURY
Stamp: Bhubaneswar

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Beis
M.M. HAQUE
NOTARY, BHUBANESWAR
Regd. No.- ON-12/2008

Banguari, P.S. – Baliana, Bhubaneswar, District – Khurda (Odisha), Aadhaar No.6034 0803 1169, Mobile No.9337126103, Hereinafter referred as **Owner/First party** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, executors, administrators, assigns and representatives in interest) of the **FIRST PART.**

AND

M/S. OMMBASTU BUILDCON PVT. LTD., a company incorporated under the Companies Act, 2013, having its registered office at Plot No.N5/170, I.R.C. Village, P.O. – I.R.C. Village, P.S. – Nayapalli, Bhubaneswar, District – Khurda (Odisha), having PAN – AADCO1672Q, represented by its Managing Director SRI BIJAY KUMAR PATRA, aged about 53 years, S/o. Late Satrughna Patra, by caste – Khandayat, by profession – Business, Aadhaar No.3869 7407 2340, Mobile No.9437034622, (here-in-after called the **Builder/Developer**) which expression shall unless excluded by or repugnant to the context be deemed to mean and include its directors, successors in office, executors, administrators and assigns of the **SECOND PART.**

WHEREAS, the parties above named entered into an Agreement bearing Serial No.1014, dated 31.08.2020 executed before the Notary Public Shri Jagnyeswar Acharya, in respect of the schedule property for construction of apartment on sharing basis i.e. 38% towards owner's share and 62% towards Developer's share.

Contd.....3

Ramakanta Mishra
18.9.22

OMMBASTU BUILDCON PVT. LTD.
Shriy Kumar Patra
18.9.22
Director



W1- Pranab Kumar Mishra
W2- Babaji Somkar Samant

M.M. HAQUE
NOTARY, BHUBANESWAR
Regd. No. - ON-12/2008

- 3 -

AND WHEREAS, the parties have entered into the aforesaid agreement in respect to 38% towards owner's share and 62% towards Developer's share upon the base FAR (2 FAR), but the 2nd party has paid the costs and expenses for purchasable FAR (2.509 FAR) beyond the base FAR and after negotiation between the parties after adjustment of the costs and expenses of purchasable FAR, the 1st party has been allotted the below flats by the 2nd party and the 1st party agreed with the 2nd party for the below flats with the Carpet area/Built up Area with Car Parking Space.

Ramakanta Mishra
18.9.22

OMMBASTU BUILDCON PVT. LTD.

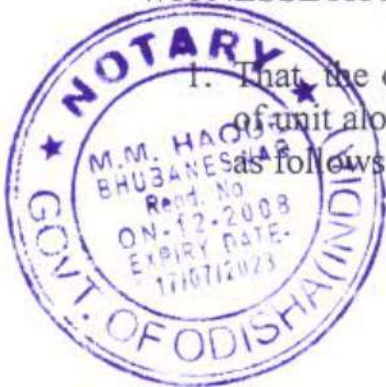
Shriyan Kumar Patra
18.9.22
Director

AND WHEREAS, the 2nd party has started the development of the schedule land and also going to start the construction work of the apartment (S+5 storied) in the name and style of "PADMANANDA PALACE" over the said land according to the approved building plan of Bhubaneswar Municipal Corporation, Bhubaneswar, vide Letter No.36477, dated 29.07.2022 in File No.MBP/BMC-02-0053/2021 and for better use and enjoyment the parties entered into this Supplementary agreement to getting their share, hence the parties execute this Supplementary Agreement today.

Pranab Kumar Mishra
Bechaji Sankar Sanyal

WITNESSETH AS UNDER :

1. That the owner shall get and possess twenty four numbers of unit along with twenty four numbers of car parking space as follows :



Contd.....4

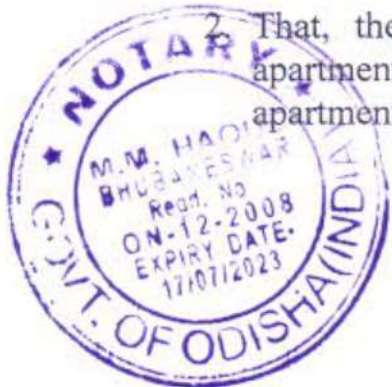
Sl. No.	Flat No.	Floor	Carpet area in Sqft.	Built up area in sqft.	Super Built up area in sqft.	Undivided Land area in decimal	Car Parking No.
1	101	First (3BHK)	968	1239	1762	Ac.0.009	01
2	105	First (3BHK)	906	1057	1503	Ac.0.008	16
3	109	First (2BHK)	660	787	1120	Ac.0.006	18
4	113	First (2BHK)	660	789	1122	Ac.0.006	19
5	114	First (2BHK)	666	781	1111	Ac.0.006	21
6	205	Second (3BHK)	906	1057	1503	Ac.0.008	22
7	208	Second (3BHK)	936	1126	1601	Ac.0.008	26
8	213	Second (2BHK)	660	789	1122	Ac.0.006	27
9	214	Second (2BHK)	666	781	1111	Ac.0.006	35
10	217	Second (3BHK)	862	1053	1498	Ac.0.008	36
11	304	Third (3BHK)	940	1187	1690	Ac.0.008	37
12	305	Third (3BHK)	906	1057	1503	Ac.0.008	38
13	309	Third (2BHK)	660	787	1120	Ac.0.006	48
14	313	Third (2BHK)	660	789	1122	Ac.0.006	49
15	317	Third (3BHK)	862	1057	1498	Ac.0.008	50
16	404	Fourth (3BHK)	940	1187	1690	Ac.0.008	51
17	405	Fourth (3BHK)	906	1057	1503	Ac.0.008	60
18	413	Fourth (2BHK)	660	789	1122	Ac.0.006	61
19	414	Fourth (2BHK)	666	781	1111	Ac.0.006	62
20	504	Fifth (3BHK)	940	1187	1690	Ac.0.008	63
21	508	Fifth (3BHK)	936	1126	1601	Ac.0.008	64
22	509	Fifth (2BHK)	660	787	1120	Ac.0.006	65
23	513	Fifth (2BHK)	660	789	1122	Ac.0.006	84
24	517	Fifth (3BHK)	862	1053	1498	Ac.0.008	85

Ramkanta Mishra
18.9.22

OMMBASTU BUILDCON PVT. LTD.
Ajay Kumar Patra
18.9.22
Director

of the apartment named and styled as "PADMANANDA PALACE".

That, the developer shall get and possess rest of the apartment along with Car Parking Space of the said apartment "PADMANANDA PALACE".



Contd.....5

St. Branch Kumar Mishra
12-Bansajee Sankar Singh

M.M. Haque
18/09/2022
M. M. HAQUE
NOTARY, BHUBANESWAR
Regd. No.- ON-12/2008

3. That no party shall have right to raise any objection or obstruction to the other party in the free use and enjoyment of his/their share.
4. That both the parties shall use and enjoy their respective share and may sell and delivered the possession of the same to any other third party for which the other party shall not raise any objection or obstruction for the same.
5. That, the 2nd party or his heirs, successors, assigns, representatives shall not claim more than the above flats to the 1st party in any manner whatsoever in future or at any point of time.
6. That, the Developer shall handover the physical possession of the complete flats with proper electrification, water supply, swerage connection, etc. and documentation within the agreed period to the 1st party.
7. That, henceforth, the land owner shall not sell, transfer or booking of the flats of his/her share to any third party unless and until the completed flats have been delivered by the developer to the land owner.
8. That this supplementary agreement shall be treated as part and parcel of the Principal Agreement Serial No.1014, dated 31.08.2020 executed before the Notary Public Sri Jagnyeswar Acharya.
9. That the 2nd party will complete the construction as per building plan of BMC, Bhubaneswar and as per brochure and delivered the possession of the owners share immediately after completion of the project.
10. That the 1st party has executed a Regd. General Power of Attorney bearing I.D. No.1082006395 and Document No.11082006210, dated 01.09.2020 registered in the office of District Sub-Registrar, Khurda at Bhubaneswar in favour of the 2nd party, to which the 1st party shall not cancel the same in any manner whatsoever at any point of time and the 2nd party may sell his share by virtue of the aforesaid General Power of Attorney, to which the 1st party shall not raise any objection or obstruction.

Ramakanta Mishra
18.9.22

OMMBASTU BUILDCON PVT. LTD.
Hijoy Kumar Patra
18.9.22
Director

W1- *Pranab Kumar Mishra*
W2- *Babaji Sanjiv Singh*



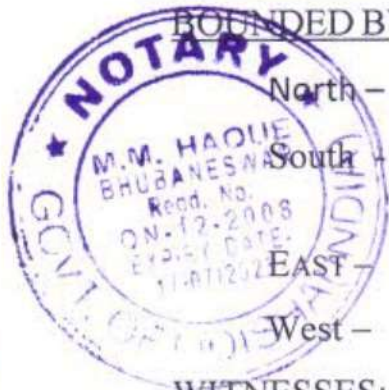
M.M. Haque
18/9/2022
M. M. HAQUE
NOTARY, BHUBANESWAR
Regd. No.- ON-12/2008

IN WITNESS WHEREOF the parties signed this the day,
month and year first above mentioned.

SCHEDULE OF PROPERTY

District – Khurda, P.S. Baliana, P.S. No.3, Tahasil-
Bhubaneswar, under the Jurisdiction of District Sub-Registrar,
Bhubaneswar. Mouza – BANGUARI, Khata No.253, Plot No.274,
area Ac.0.180 decimals, Khata No. 156, Plot No. 266, area
A.0.040 decimals, Plot No. 271, area Ac.0.130 decimals, Plot No.
272, area Ac.0.140 decimals, Plot No. 273, area A0.210 decimals.
Total Two Khatas and 5 Plots, Total area Ac.0.700 decimals.
Rent Rs.100.00 paisa. Kisam – Gharabari.

BOUNDED BY



North – Land owner Plot no. 270 and Niranjana Das
South – Durgacharan Pati and Plot 275,
Syama Sunder Pati, Indramani Pati and others
EAST – CANAL ROAD AND PLOT NO.270, 269, 274(P)
West – Ajanta Mishra and A. Tripathy

WITNESSES:

1 Premab Kama Mishra
Sp. Ch. Aditya Chandra Mishra
Aho Pi- Banguari, Pakhala,
Dist- Khurda, Orissa

Premab Kama Mishra
18.9.22
1st party

2 Babaji Sankar Singh
S/o. V. Bhanu Sankar Singh
Aho - Jayapur
P. - Baliana, Khurda

OMMBASTU BUILDCON PVT. LTD.
Hijay Kumar Patra
18.9.22
Director
2nd Party

Prepared by me.

Sri Narendra Nepak
18/9/2022
Sri Narendra Nepak
Advocate, Bhubaneswar, Odisha
Enrollment No-O-385/1996

M.M. Haque
18/9/2022
M. M. HAQUE
NOTARY, BHUBANESWAR
Regd. No.- ON-12/2008