

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

भारत

FIFTY
RUPEES

Rs

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL



ଓଡ଼ିଶା ओडिशा ODISHA

G 232198

No. ~~65~~
Date ~~20/3/22~~

SWORN BEFORE THE NOTARY PUBLIC: BARGARH
AFFIDAVIT

For Details allocation of Ganpati Palm Meadows, Bargarh, between: -

1. Santosh Kumar Agrawal Son of Late Gopiram Agrawal aged about 74 years, resident at Padhanpali, P.O. Jamurda, Ps/Dist:- Bargarh, hereinafter called as the **FIRST PARTY (LAND OWNER)**.

2. Ganapati Builders Ltd. Through the Director, Santosh Kumar Agrawal Son of Late Gopiram Agrawal, aged about 74 years, having registered office at Padhanpali, Near – Old NH -6. Ps/Dist: - Bargarh – 768038 hereinafter called the **SECOND PARTY (DEVELOPER)**

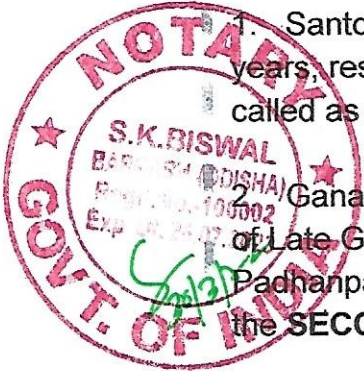
A. That, the First party has entered into joint venture agreement with second party Dated: - 02.02.2021.

B. That, as per the Joint venture Agreement Dated: - 02.02.2021 the First party is eligible for 20% of the total Duplex. Four (04) number of Duplex

C. That, the Second Party is eligible for 16 (sixteen) number of Duplex i.e. 80% of total Duplex

Santosh Kumar Agrawal

For Ganapati Builders Ltd
Santosh Kumar Agrawal
Director



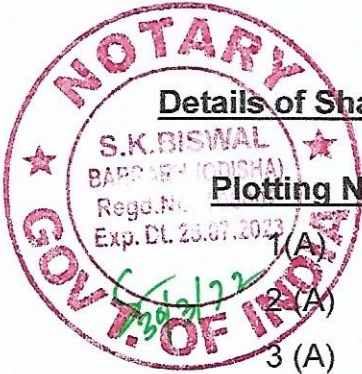
D. That, the total Duplex Built-up area in this Ganapati Palm Meadows is 4174.163 Sq.Mtr. The share of First Party is 834.832 Sq.Mtr and share of Second Party is 3339.330 Sq.Mtr.

E. That, the details of 20 plots are as follows :-

- (a) Santosh Kumar Agrawal (FIRST PARTY) 04 (Four) Duplex
- (b) Ganapati Builders Ltd. (SECOND PARTY) 16 (sixteen) Duplex

Details of Share of First Party is as follows:-

<u>Duplex No.</u>	<u>In Sq.Mtr.</u>
6 (A)	214.126
13 (C)	206.505
14 (C)	206.505
15 (C)	206.505
TOTAL AREA =	833.641 Sq.Mtr.



Details of Share of Second Party are as follows:-

<u>Plotting NO.</u>	<u>In Sq.Mtr.</u>
1 (A)	214.126
2 (A)	214.126
3 (A)	214.126
4 (A)	214.126
5 (A)	214.126
7 (B)	206.226
8 (B)	206.226
9 (B)	206.226
10 (B)	206.226
11 (B)	206.226
12 (B)	206.226
16 (C)	206.505
17 (C)	206.505

Santosh Kumar Agrawal

For Ganapati Builders Ltd.
Santosh Kumar Agrawal
Director

18 (C)	206.505
19 (C)	206.505
20 (C)	206.505
TOTAL AREA =	3340.511 Sq.mtr.

LAND SCHEDULE

Land Situated at Mouza – Padhanpali, Thana – Bargarh No. 35, PS/Dist-Bargarh.



<u>Khata No.</u>	<u>Plot No.</u>	<u>Area</u>
370/512	1257(P)	Ac. 0.33.45 dec
370/565	1258(P)	Ac. 0.22.90 dec
370/785	1285(P)	Ac .0.05.94 dec
370/584	1286(P)	Ac .0.02.63 dec
		Total Area= Ac. 0.64.92 dec

That the contents of this Affidavit is true to the best of my knowledge and belief.

I identified the deponent who was signed in my presence

[Signature]
Advocate, Bargarh

[Signature]
For Ganapati Builders Ltd.
[Signature]
Director
Deponent

The deponent having been identified by Sri... *P.K. Jena* ... Advocate solemnly affirmed before me on dt... *30/2/22* ... A.M/P.M

S.K. BISWAL
Notary Public, Bargarh
Regd. No.-100002
[Signature]

[Signature]