



ଓଡ଼ିଶା ओडिशा ODISHA

48AA 137899

Agreement

This Memorandum of Agreement executed on this 14th day of October 2019 at Cuttack.

BETWEEN

M/s. Metro Garden Estate Pvt. Ltd. (CIN no. U01403OR2015PTC018825), a company incorporated under the provisions of the Companies Act, 2013, having its registered office at Metro River View Complex, Sunshine Field (East), Kathajodi Ring Road, P.S.: Parighat, Town/District: Cuttack, represented by its Managing Director, (Ms.) Sofia Firdous, aged about 28 years, D/o Er. Mohammad Moquim, resident At: Saidani Bagicha, P.O: Fulsipur, P.S.: Lalbag, Town/District: Cuttack hereinafter referred to as Developer/Builder of the Second Party (which expression shall unless excluded by or repugnant to the context be deemed to mean and includes its/her heirs, successors, assignees and representatives in interest) of the Party of the First Part.

AND

Sri. Dwija Jena, aged about 74 years, S/o. Sri Late Bala Jena, resident of Mouza: Kholadwar, P.S: Jatani, District- Khordha, Odisha (hereinafter referred as Owner (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, assigns and representatives in interest) of the Party of the Second Part.

For METRO GARDEN ESTATE PVT. LTD.

Sofia Firdous

Managing Director

W. Suman Kumar Divedi

WHEREAS the land owner has entered with an agreement for development with the developer on dated 19.01.2018. As per the said agreement the allocation of share between the land owner and the developer is 25% & 75% respectively.

AND WHEREAS the following units are allotted towards the Land Owners share out of 84 numbers of total units/plots as agreed between the parties in term of the said development agreement.

<u>Sl. No.</u>	<u>Plot/Unit No.</u>	<u>Category</u>
1.	C-102	General
2.	C-402	General
3.	E-004	General
4.	E-104	General
Total Unit(s) : 04 nos.		Total Area : 3080 Sq.Ft.
Provisional Parking No.		29 & 30

1. That Second Party shall not claim any extra amount/area rather than the stipulated amount/area as per this agreement. Any extra amount i.e. advance taken, legal & statutory expenses, taxes & duties, govt. dues etc. being incurred in Land Owner account, shall be adjusted against the above share.
2. That the First party shall hand over the possession of the above allocated plots in a fully complete and habitable stage as per the agreement to the 1st party after completion of the premises/project of the residential project in the name and style as "Metro Ananta" based on the plan approved by Bhubaneswar Development Authority, Bhubaneswar .
3. That if any dispute arises the matter shall be adjudicated within the jurisdiction of Civil court Cuttack only.

In witness whereof the Parties here to have signed this deed of Agreement on this 14th day of October 2019 at Cuttack.

IN WITNESSES:

1. Jitendra Sahoo

2. Sumanta Kumar Sahoo

For METRO GARDEN ESTATE PVT. LTD.

Managing Director

Signature of the Developer/
Party of the First Part

Signature of the Land Owner/
Party of the Second Part



ଓଡ଼ିଶା ओडिशा ODISHA

47AA 719797

Agreement

This Memorandum of Agreement executed on this 14th day of October 2019 at Cuttack.

BETWEEN

M/s. Metro Garden Estate Pvt. Ltd. (CIN no. U01403OR2015PTC018825), a company incorporated under the provisions of the Companies Act, 2013, having its registered office at Metro River View Complex, Sunshine Field (East), Kathajodi Ring Road, P.S.: Purighat, Town/District: Cuttack, represented by its Managing Director, (Ms.) Sofia Firdous, aged about 28 years, D/o Er. Mohammad Moquim, resident At: Saidani Bagicha, P.O: Tulsipur, P.S.: Lalbag, Town/District: Cuttack hereinafter referred to as **Developer/Builder** of the Second Party (which expression shall unless excluded by or repugnant to the context be deemed to mean and includes its/her heirs, successors, assignees and representatives in interest) of the **Party of the First Part**.

AND

Sri Babuli Jena, aged about 58 years, S/o. Sri Brahmachari Jena and Brahmachari Jena, S/o: Late Gopala Jena resident of Kholadwar, P.S: Jatani, District- Khordha, Odisha (hereinafter referred as **Owner** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, assigns and representatives in interest) of the **Party of the Second Part**.

For METRO GARDEN ESTATE PVT. LTD.

Sofia Firdous
Managing Director

5/10/2019 6:51:21

W - Jitendra Prasad
W - Sumanta Kumar Privedi

WHEREAS the land owner has entered with an agreement for development with the developer on dated 23.07.2017. As per the said agreement the allocation of share between the land owner and the developer is 25% & 75% respectively.

AND WHEREAS the following units are allotted towards the Land Owners share out of 84 numbers of total units/plots as agreed between the parties in term of the said development agreement.

<u>Sl. No.</u>	<u>Plot/Unit No.</u>	<u>Category</u>
1.	B-104	General
2.	C-302	General
3.	D-403	General
4.	E-103	General

Total Unit(s) : 04 nos. Total Area 3280 Sq.Ft.

Provisional Covered Parking No. 27 & 28

1. That Second Party shall not claim any extra amount/area rather than the stipulated amount/area as per this agreement. Any extra amount i.e. advance taken, legal & statutory expenses, taxes & duties, govt. dues etc. being incurred in Land Owner account, shall be adjusted against the above share.
2. That the First party shall hand over the possession of the above allocated plots in a fully complete and habitable stage as per the agreement to the 1st party after completion of the premises/project of the residential project in the name and style as "Metro Ananta" based on the plan approved by Bhubaneswar Development Authority, Bhubaneswar .
3. That if any dispute arises the matter shall be adjudicated within the jurisdiction of Civil court Cuttack only.

In witness whereof the Parties here to have signed this deed of Agreement on this 14th day of October, 2019 at Cuttack.

IN WITNESSES:

1. *Jitendra Khatua*

2. *Sumata Kumar Divedi*

For METRO GARDEN ESTATE PVT. LTD.

Jitendra Khatua
Managing Director

Signature of the Developer/
Party of the First Part

Sumata Kumar Divedi

Signature of the Land Owner/
Party of the Second Part

14/10/2019



ଓଡ଼ିଶା ओडिशा ODISHA

48AA 114396

Agreement

This Memorandum of Agreement executed on this 14th day of October 2019 at Cuttack.

BETWEEN

M/s. Metro Garden Estate Pvt. Ltd. (CIN no. **U01403OR2015PTC018825**), a company incorporated under the provisions of the Companies Act, 2013, having its registered office at Metro River View Complex, Sunshine Field (East), Kathajodi Ring Road, P.S.: Purighat, Town/District: Cuttack, represented by its Managing Director, (Ms.) Sofia Firdous, aged about 28 years, D/o Er. Mohammad Moquim, resident At: Saidani Bagicha, P.O: Tulsipur, P.S.: Lalbag, Town/District: Cuttack hereinafter referred to as **Developer/Builder** of the Second Party (which expression shall unless excluded by or repugnant to the context be deemed to mean and includes its/her heirs, successors, assignees and representatives in interest) of the Party of the First Part.

AND

Smt. Pramila Jena, aged about 50 years, D/o. Sri Sarbeswar Mohanty, W/o: Sri Babuji Jena, resident of Badatota, Belapada, Mouza: Kholadwar, P.S: Jatani, District-Khordha, Odisha (hereinafter referred as **Owner** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, assigns and representatives in interest) of the Party of the Second Part.

For METRO GARDEN ESTATE PVT. LTD.

Managing Director

W-Pranabha Gohary
W-Sumanta Kumar Bhandari

WHEREAS the land owner has entered with an agreement for development with the developer on dated 23.07.2017. As per the said agreement the allocation of share between the land owner and the developer is 25% & 75% respectively.

AND WHEREAS the following units are allotted towards the Land Owners share out of 84 numbers of total units/plots as agreed between the parties in term of the said development agreement.

<u>Sl. No.</u>	<u>Plot/Unit No.</u>	<u>Category</u>
1.	A -104	General
2.	B -404	General
3.	C- 104	General
4.	C- 202	General
5.	C- 404	General
6.	D-103	General
7.	E- 003	General
8.	E- 203	General
9.	E- 303	General
10.	E- 403	General
Total Unit(s) : 10 nos.		Total Area : 7930 Sq.Ft.
Provisional Parking No.		22, 23, 24, 25 & 26

For METRO GARDEN ESTATE PVT. LTD.

 Managing Director

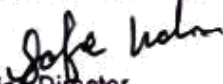
1. That Second Party shall not claim any extra amount/area rather than the stipulated amount/area as per this agreement. Any extra amount i.e. advance taken, legal & statutory expenses, taxes & duties, govt. dues etc. being incurred in Land Owner account, shall be adjusted against the above share.
2. That the First party shall hand over the possession of the above allocated plots in a fully complete and habitable stage as per the agreement to the 1st party after completion of the premises/project of the residential project in the name and style as "Metro Ananta" based on the plan approved by Bhubaneswar Development Authority, Bhubaneswar .
3. That if any dispute arises the matter shall be adjudicated within the jurisdiction of Civil court Cuttack only.

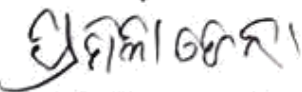
In witness whereof the Parties here to have signed this deed of Agreement on this 14th day of October 2019 at Cuttack.

IN WITNESSES:

1. Jidendra Mahanty
2. Sumata Kum Divedi

For METRO GARDEN ESTATE PVT. LTD.


 Managing Director
 Signature of the Developer/
 Party of the First Part


 Signature of the Land Owner/
 Party of the Second Part

W - Jidendra Mahanty
 W - Sumata Kum Divedi

18/10/19

