

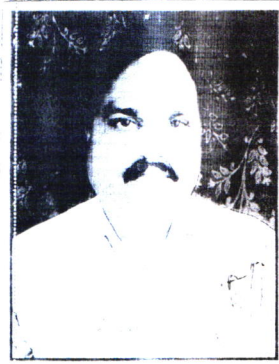
Regd SL No - 135

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1st party vide ID No - CR 69 / 050 / 2022 / 17
2nd party factbook No - 2296 25-03-0972



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L 039285

DEED OF COROLLARY AGREEMENT

This DEED OF COROLLARY AGREEMENT in furtherance to the earlier Deed of Agreement for development of Land dated 18/12/2019 made and executed on this the 11th Day of March, 2020.

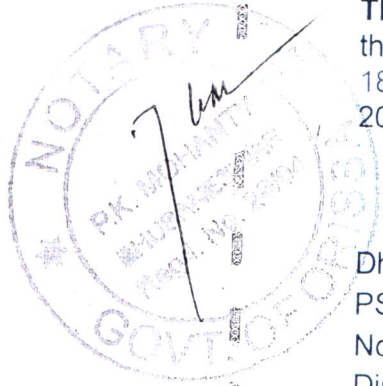
BETWEEN

Sri Ashis Kumar Rath, aged about 64 years, S/o Late Dhaneswar Rath, resident of : village : Jasotikiri PO : Akhuapada, PS: Bhandaripokhari, Dist: Bhadrak and presently residing at Plot No. 229, Kharavel Nagar, PO/PS- Kharavel Nagar, Bhubaneswar, Dist- Khurda(Odisha), by caste: Brahmin, by profession : Business, hereinafter called the "LAND OWNER" which expression shall deem to mean and includes his legal heirs, successors, assigns, etc. of the "FIRST PART".

M/s. Synergy Properties & Developers

[Signature]
Partner

[Signature] Ashis Kumar Rath
M/s. Synergy Properties & Developers
2. Satyanarayan Upadhyay
w. Arvind Kumar



1112
10/1/2020

Synopsis

Panda

DISTRICT TREASURER
KHURDA, ODISHA
22 DEC 2019
ADD. TREASURER

Joint Property & ...

[Signature]

Ajay K. Panda
Jointender
Bhubaneswar

(51)

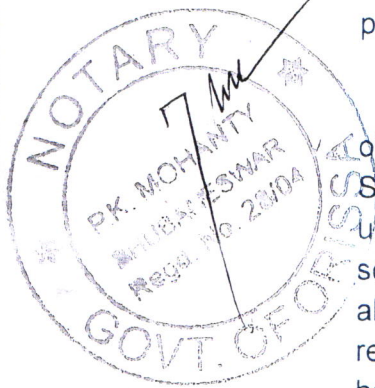


AND

M/s. Synergy Properties and Developers, a partnership firm having its registered office at Plot No.487/1545, Mohabir Road, Garage Chhak, P.O. – Old Town, P.S. – Shree Lingaraj, District – Khurda (Odisha), PIN – 751002, represented by its partner **Mr. Satyanarayan Upadhyaya**, aged about 44 years, S/o. Late Gopal Charan Upadhyaya, hereinafter called the **(DEVELOPER)** which expression shall deem to mean and include its Partners, executors, successors, administrators, assigns etc. of the **SECOND PART.**

WHEREAS both the parties had previously entered into an Agreement for development of land dated 18TH Day of December 2019, both setting forth there in the terms and conditions in detail and acceptable to both of them for understanding development of the scheduled below property possessed by the **FIRST PARTY.**

AND WHEREAS, now considering the present land status of the scheduled property, the First Party has approached the Second Party for which, both the parties on cordial and mutual understanding, on their own volition and accord, free from all sorts of pressures, biasness, prejudices and arranged the allocations of plots between both the parties as the proposed residential plotted project has been approved with 9 no of homestead plots. As per the Layout Plan approved by the BDA on dated 25.02.2020.



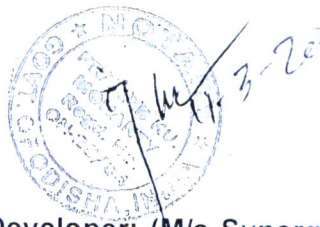
1. Ashis Kumar Rath
 2. Satyanarayan Upadhyaya
- M/s. Synergy Properties & Developers
Partner

Allocation Share of Land Owner: Sri Ashis Kumar Rath

Sub-Plot No.	Dimensions (Length x Width)				Area in Sq. meters	Area in A.C.C	
	North	South	East	West		Acre	Decimal
1	14.33 m	14.33 m	10.63m	10.63m	152.33	0	37.61
4	14.47 m	14.33 m	10.63m	9.22m	147.46	0	36.42
9	14.37 m	14.37 m	9.69m	10.25m	143.20	0	35.37

- W1. Babane Kame Acharya
- W2. Arvind Rath

[Signature]
Partner



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Allocation Share of Developer: (M/s Synergy Properties and Developers)

Sub-Plot No.	Dimensions (Length x Width)				Area in Sq. meters	Area in A.C.C	
	North	South	East	West		Acre	Decimal
2	14.33 m	14.33 m	10.63m	10.63m	152.33	0	37.61
3	14.33 m	14.33 m	10.63m	10.63m	152.33	0	37.61
5	14.43 m	14.30 m	10.56m	10.25m	149.43	0	36.91
6	14.30 m	14.33 m	10.25m	10.25m	146.72	0	36.24
7	14.30 m	14.36 m	10.25m	10.25m	147.00	0	36.31
8	14.36 m	14.37 m	10.25m	10.25m	147.19	0	36.36

IN WITNESS WHEREOF, we the above named executants, after reading and understanding all the clauses of this Deed of Corollary Agreement for development of Land, signed and executed this 11th Day of March, 2020.

SCHEDULE OF PROPERTY

District: Khordha, Tahasil : Bhubaneswar, PS- New Capital, Thana No- 22, under the jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar

1. Mouza: Patia, Khata No. 474/128 (four hundred seventy four/ one hundred twenty eight), Plot no- 420/1838 (four hundred twenty/ one thousand eight hundred thirty eight) Area A0.500 decimal but in Physically Ac. 0.481 decimals full plot, Status: Sthitiban, Kisam: Gharabari, annual rent Rs. 438.00 paisa.
2. Mouza: Patia , Khata No. 474/1615 (four hundred seventy four/ one thousand six hundred fifteen), Plot no- 420/2857 (four hundred twenty/ two thousand eight hundred fifty seven), area sold Ac.0.140 decimals but in Physically Ac. 0.063 decimals full plot, Status: Sthitiban, Kissam- Gharabari.



1. Anis Kuber Ray
 2. Subhansu Kumar Padhyaya

M/s. Synergy Properties & Developers

Prasanna Kumar Adhya

w3 - Arvind Kumar

[Signature]
Partner

BOUNDED BY:

North: Plot No 422 and 423
South: Part of Plot No. 420
East : Plot No 420/1838/4220
West : Sub Plot No 2 of Plot No 420

WITNESSES:-

1. Pralena Kumar Acharya
S/o Late Dyanidhi Acharya
Godipochhi, Sate
BHEL-2

2. Arvind Raut
S/o- Ashu Kumar Raut
Plot No: 229, Unit-3
Kheravada Nagar,
BHEL-1

1. *[Handwritten Signature]*

SIGNATURE OF
EXECUTANT / PRINCIPAL

2. *[Handwritten Signature]*

SIGNATURE OF
ATTORNEY HOLDER/DEVELOPER

Certified that, this Deed of Corollary Agreement is drafted and typed by me as per the direction and dictation of the principal/Owner/Executants and after understanding fully the contents of this Deed, he put his signature in presence of the following undersigned witnesses.



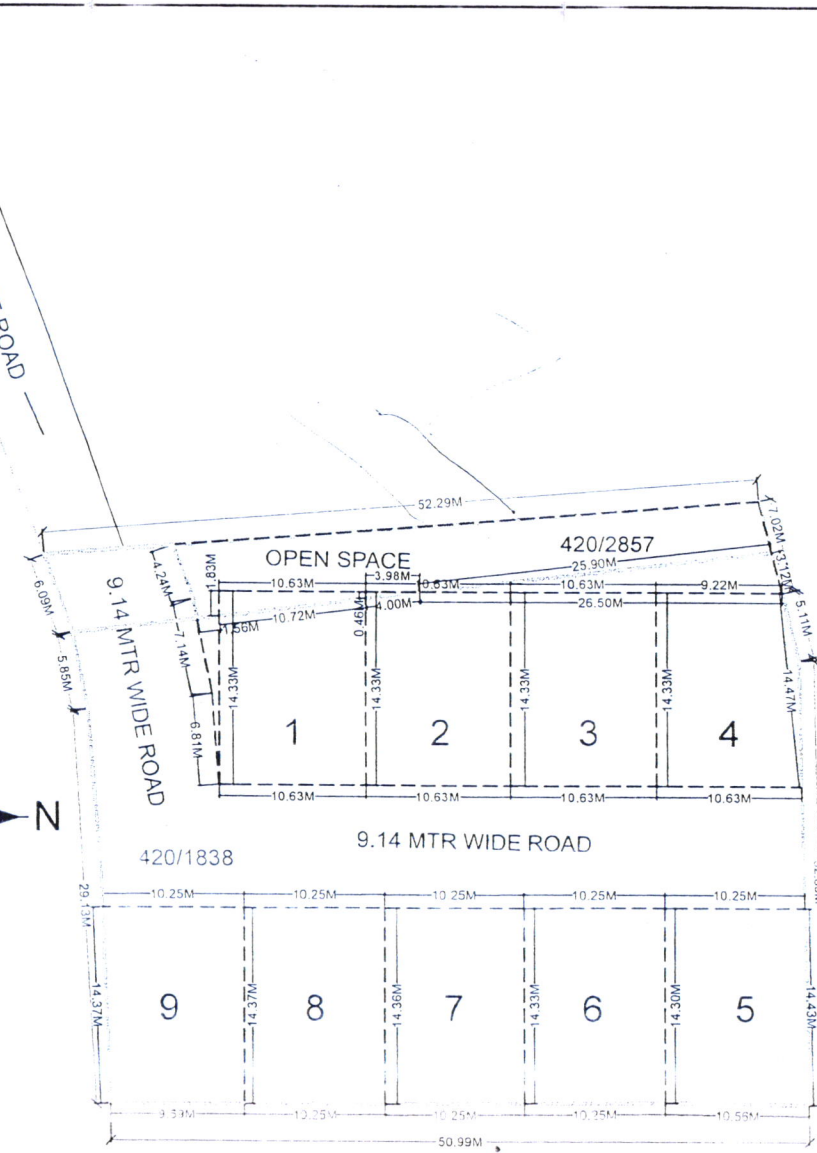
[Handwritten Signature]
11-03-2020
Advocate,
Bhubaneswar.

M/s. Synergy Properties & Developers

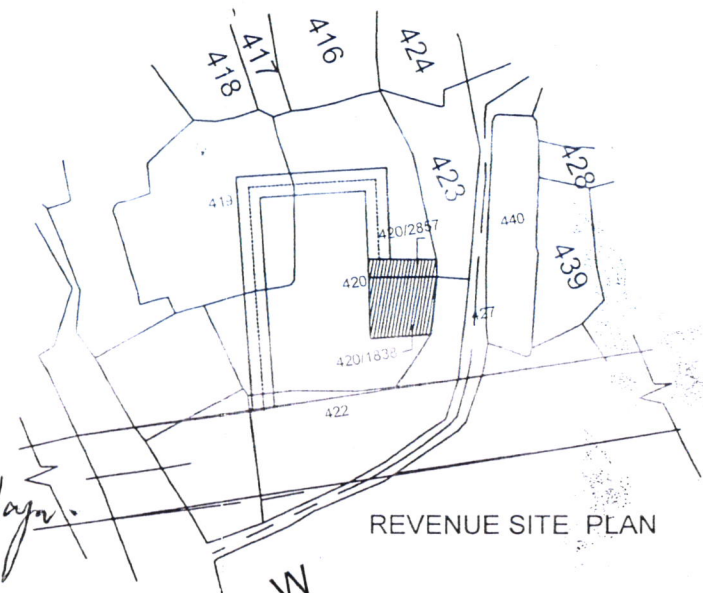
[Handwritten Signature]
Partner

SCHEDULE OF REVENUE PLOTS

PLOT NO.	A R E A		REVENUE PLOT	
	IN Sq Mtrs	IN A.C.C. A.C D.C	420/1838 IN dec.	420/2857 IN dec.
1	152.33	37.61	34.39	3.22
2	152.33	37.61	37.19	0.42
3	152.33	37.61	37.61	0.0
4	147.46	36.42	36.42	0.0
5	149.43	36.91	36.91	0.0
6	146.72	36.24	36.24	0.0
7	147.00	36.31	36.31	0.0
8	147.19	36.36	36.36	0.0
9	143.20	35.37	35.37	0.0
OPEN SPACE	232.6	57.47	11.78	45.69
ROAD	630.8	155.87	142.42	13.45
		TOTAL	481.0	63.0



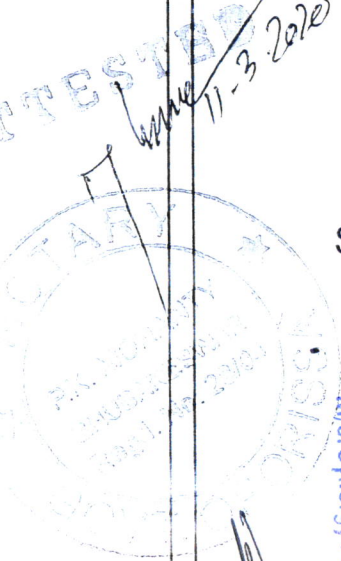
SITE PLAN



REVENUE SITE PLAN



11-3-2020



M/s. Synergy Properties & Developers

Partner

Asis Kumar Reddy

M/s. Synergy Properties & Developers

Satyamaram Upadhyay w-2 Arvind Lak

Partner

w-1 Basavaraj Acharya

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