

742

original

Vol. 2 Sl. No. 742 / Date

25 APR 2018

भारतीय गैर न्यायिक



ଓଡ଼ିଶା ओडिशा ODISHA



Regd. No. 9861006174
 Mob. : 42AA 091593

Pradyumna Kumar Pradhan
 SKYIES INFRAHOME (OPC) PVT. LTD.
 Managing Director



DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT MADE on this date of 20th April of 2018

BETWEEN

(1) RAJANIPRAVA PRADHAN, aged about 65 years , W/o Bairagi Pradhan, (2) PRADYUMNA PRADHAN, aged about 40 years S/o Bairagi Pradhan, resident of At/Po: Panchagoan , PS; Airfield, Bhubaneswar, Dist: Khordha, Odisha herein after called as **Land owner/ First Party** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, assign and representatives in interest) of the **FIRST PART.**



Pradyumna Kumar Singh
 Soniya De Bhattacharya

11264
244118

प्रोग्राम दे मुंबई
पार्लियम

600

Pradyumna Kumar Pradhan

J. Baral
Stamp Vendor
S.R. K. Landaghi, BSR

DISTRICT TREASURY
MUMBAI, GUJARAT
21 APR 2018
CASHIERY OFFICER

असिस्टंट डायरेक्टर

असिस्टंट डायरेक्टर



शेअरिंग अग्रीमेंट

(1) RAJENDRAJI TRADIAK aged about 63 years
Bhai Tradia (2) RAJENDRAJI TRADIAK aged about 60 years
of the District, resident of 82, The Keshavnagar, 1st Floor,
Bhandarkar Road, Keshavnagar, District, herein after called as
Party First Party (which expression shall unless excluded by or
to the extent be deemed to mean and include their
successors, assigns and representatives in interest) of the
PART





ଓଡ଼ିଶା ओडिशा ODISHA



42AA 091594

AND

SKYIES INFRAHOME (OPC) PVT. LTD. Represented by its **Managing DIRECTOR SRI ANIMESH SWAIN**, aged about 32 years, S/o Rajkishor Swain by caste-Khandayat by profession- Business, resident of HIG- 1/14, BDA Colony, KapilaPrasad, Near Lingaraj Station, PS; Airfield, Bhubaneswar, Dist khordha, odisha (herein after called as **Second Party**) the developers-promoters builders which expression shall deem to mean and include each of its directors in office and assign of the **SECOND PART**.

WHEREAS the property mentioned in the scheduled below, stands recorded in the name of Rajaniprava Pradhan, W/o- Late BairagiPradhan, Pradyumna Kumar Padhan who are the absolute owner of the property details of which mentioned below, without any dispute as stated by the 1st party. For the purpose of the development and construction of **INDIVIDUAL RESIDENTIAL DUPLEX HOUSES PROJECT** over the said land the owner have agreed to execute General Power of Attorney in favour of the developer of the 2nd party on sharing basis.



Pradyumna Kumar Padhan
 SKYIES INFRAHOME (OPC) PVT. LTD.
 Pradeep Kumar Singh
 Managing Director
 Soniya Lal Bhattacharya

11365
2814100

प्रद्युम्न के प्रान्त
पंचायत

बदल

प्रद्युम्न के प्रान्त

DISTRICT TREA
GUARDA, BHUBANESHWAR
21 APR 2018
ADDITIONAL OFFICER

J. Baral
Stamp Vendor
S.R. Khandajiri, BBSR



प्रान्त के प्रान्त
प्रद्युम्न के प्रान्त
प्रद्युम्न के प्रान्त

...

...





ଓଡ଼ିଶା ଆଉଡିଟା ଆଓଡିଶା **AND WHEREAS** the Developer is engaged in the business of **12AA 091595**

developing, promoting construction of housing projects from its own financial resources and from bank project finance to carry out any development scheme including construction of individual residential duplex houses, engage engineers, masons and laborers and also put resource for building and supervise of completing the construction of the proposed project as per the sanction plan of BDA/BMC and RERA.

AND WHEREAS, this deed of development agreement executed without delivering the possession by the Land Owners with this instruments.

WHEREAS the developer shall obtain the approved layout plan and the building plan from BDA/Concerned Authority for construction of individual residential duplex houses.

AND WHEREAS, it appears that, what has been stated herein before and both the parties have been agreed for construction and completion of the project and in this regard the owners have executed General Power of Attorney (GPA) in favour of the Developer and shall act in the strength of the said GPA for developing the land mention in the scheduled below over which the developer shall have full right to construct individual residential duplex houses and allot to the persons whom he/his construction company select (s) out of the developer's share to

ସକାଇ ଇଫ୍ରାହମ୍
Pradyumn Kumar Pradhan
SKYIES INFRAHOME (OPC) PVT. LTD.
Pranesh Soren
Managing Director

Pradeep Kumar Singh
Sankar Lal Bhattacharya



11266

28/4/18

Pradyan Kumar Pradhan

pancham

(S)

DISTRICT TREASURY
KHURDA, BHUBANESWAR
21 APR 2018
By
ADDL. TREASURY OFFICER

Pradyan Kumar Pradhan

J. Baral
Stamp Vendor
S.R. Khandajiri, BBSR

Pradyan Kumar Pradhan

Pradyan Kumar Pradhan

Pradyan Kumar Pradhan

Pradyan Kumar Pradhan





ଓଡ଼ିଶା **UDISHA** accept the advance money, make agreement with customer obtain project loan from his bank and all the act as mentioned in GPA. **12AA 091596**

NOW THEREFORE THIS AGGREMENT WITNESSETH AS FOLLOWS:-

1. That the Developer has agreed and undertake for development of the said property by raising and constructing individual duplex houses for residential purposes in the strength of GPA. The Developer shall obtain necessary layout plan and obtain approval from BDA at his own cost.
2. That it is the duty and responsibility of the Developer to arrange purchaser(s) and the Developer shall be free to execute similar agreement with them from time to time without any hindrance.
3. It is further agreed that the Developer shall have no objection to the owner share of 35% of the total Individual Residential Duplex Group Housing project Plan approved by BDA. If the owners intend to sell their share, then the Owners can do so at their free will and choice, not depending on the Builder after getting possession. It is further agreed that the Developer will have liberty to dispose by selling the rest 65% of the individual duplex project to be constructed by the Developer to which the Owners shall have no objection for such sale and Developer shall accept full amount of the consideration money paid by the intending purchaser towards expenditure incurred to the Developers.

ସଂଗ୍ରହ କରାଯାଇଛି
Pradyumn Kumar Pradhan
SKYIES INFRAHOME (OPC) PVT. LTD.
Pradyumn Kumar Pradhan
Managing Director

Pradeep Kumar Singh
Sungar Lal Bhattacharya



11867
28/4/18

प्रोग्राम के प्रारंभ

पत्रिका

(300)

परियोजना के प्रारंभ

DISTRICT TREASURY
KHURDA, BHUBANESWAR
21 APR 2018
ADDL. TREASURY OFFICER

J. Baral
Stamp Vendor
S.R. Kanda, Jir, BBSR

महोदय,

सिद्धि महोदय (DPC) डायरी

...

...

...

... make agreement with authority...
... the Developer has agreed and undertake for
... the Developer shall obtain necessary layout
... and obtain approval from BDA at his own cost.
... it is the duty and responsibility of the Developer to
... arrange purchase and the Developer shall be free to
... execute similar agreement with them from time to time
... without any hindrance.
... It is further agreed that the Developer shall have no objection
... to the ownership of 25% of the total Individual Residential
... Duplex Group housing project plan approved by BDA in the
... owners intend to sell their share, then the Owners can do so
... at their free will and choice, not depending on the BDA's
... after getting possession. It is further agreed that the
... Developer will have liberty to dispose by selling the best 25%
... of the individual duplex project to be constructed by the
... Developer in which the Owners shall have no objection for
... such sale and Developer shall accept full amount of the
... consideration money paid by the intending purchaser
... towards expenditure incurred to the Developer.





ଓଡ଼ିଶା ଆଡିଶା ODISHA IT HAS BEEN FURTHER AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS:

1. That in consideration of the aforesaid terms and conditions, the Developer has paid a sum of Rs. 2,00,000/- (two lakhs) only, vide cheque no-000002 on dated-10.03.18 and 2,00,000/-(two lakh)vide cheque no-000005 on date-18.04.18 and Rs2,00,000/- shall be paid after getting project approval from RERA to the first party as an security amount which is interest free if the project is executed. And the total amount taken by the first party will be refunded to the second party and/or adjusted from the share of first party at the time of getting handover of possession from the 2nd party /builder.
2. That, the first party executed a Development General Power of Attorney in favor of the Second Party developer vide GPA ID NoRegistered in the office of Jatni.
3. The owners or any person claiming under them shall not interface with the peaceful construction of said premises by the Developer. But land owner can see directly or appoint or authorized supervisor to see for quality construction as per agreement for owner share only.
4. The Developer by virtue of the said GPA shall sign the map or plan and other papers that may be required and shall also sign all other paper and documents as may be required or be necessary for the Purpose of getting the said sanction/approval and also for obtaining the project loan if

ଉତ୍ତରୀ ପ୍ରତିପା
Pradyumnakumar Pradhan
SKYIES INFRAHOME (OPC) PVT. LTD.
Pranesh Soren
Managing Director

Pradeep Kumar Singh
Sangeeta Bhatnagar



11368

24/4/18

Pradyuman Kumar Pradhan

Pradhan

(Signature)

Pradyuman Kumar Pradhan

DISTRICT TREASURY
KHURDA, BHUBANESWAR
21 APR 2018
ADDL. TREASURY OFFICER

J. Baral
Stamp Vendor
S.R. K. Janda, BBSR

General Director

SEKAR SRIKUMAR (GAC) MAT CID

(Signature)

(Signature)

(Signature)

That in consideration of the agreement terms and conditions
the Developer has paid a sum of Rs. 2,00,000/- (two lakhs)
only vide cheque no-00002 on dated-10.04.18 and
2,00,000/- (two lakhs) vide cheque no-00005 on date-
18.04.18 and Rs.2,00,000/- shall be paid after getting project
approval from BBA to the first party as an security amount
which is interest free in the project is executed. And the total
amount taken by the first party will be refunded to the
second party and/or adjusted from the share of first party at
the time of getting handover of possession from the 1st party
holder.
That the first party examined a Development Control Room
of Authority in favor of the second party developer vide DRA
ID No. registered in the office of local
The owners or any person claiming under them shall not
interfere with the peaceful construction of said project by
the Developer. But land owner can see directly or appoint an
authorized supervisor to see for quality. Construction as per
agreement for owner terms only.
The Developer by virtue of the said DRA shall sign the map or
plan and other papers that may be required and shall also
sign all other paper and documents as may be required or be
necessary for the purpose of getting the said
section/approval and also for obtaining the project plan if

(Circular Stamp)



ଓଡ଼ିଶା ଆଠିଶା ODISHA

required for the timely construction and completion of the project.

42AA 091598

THE OWNERS HAVE FURTHER AGREED AS FOLLOWS:

1. Not to enter any agreement, sale, mortgage, gift or lease for development in respect of the said property with anybody else, during this agreement period or in other word when this agreement is in force
2. Not to do any act, deed things thereby the Developers may be prevented selling assigning and/or disposing of any Developers allocated share in the proposed project on the said land.
3. It has been agreed by the Developer that he would complete construction of the all individual residential duplex houses as per the approved plan within 30 (thirty months from the approved plan from BDA and RERA as per General Power of Attorney or else the 1st party is at liberty to get non refundable surcharge from the 2nd party @ 1% per month over the considered allocation share of the 1st party towards loss and damages.
4. That the owners of the First part their prospective purchaser, on completion of the total individual duplex houses in all respect, will bear the cost of the maintenance expenses like electricity and water charges, sweepers salary, Watchman's salary and other common expenses and amminities charges which is filling in owner share proportionally only. The

Pradyumn Kumar Pradhan
SKYIES INFRAHOME (OPC) PVT. LTD.
Pranish Soren
Managing Director

Pradip Kumar Singh
Sankar Lal Bhattachary



11369

25/4/18

Pradyuman Kumar Pradhan

Pradhan

(Signature)

Pradyuman Kumar Pradhan

DISTRICT TREASURY
KHURDA, BHUBANESWAR
21 APR 2018
ADDL. TREASURY OFFICER

J. Baral
Stamp Vendor
S.R. K. Jandajiri, BBSR

Stamp Vendor

Stamp Vendor

(Faint handwritten text)

(Faint handwritten notes)

...not to enter any agreement, sale, mortgage, gift or lease for
development in respect of the said property with anybody
else during the agreement period or in other word when
this agreement is in force
Not to do any act, deed thing thereby the Developer may be
prevented selling, conveying and/or disposing of the
Developer allotted sites in the proposed project on the
said land.
It has been agreed by the Developer that he would complete
construction of the all individual residential duplex houses as
per the approved plan within 30 (thirty) months from the
approved plan from GDA and NREDA in per certain form as
Attorney under the 1st party is at liberty to get non
responsible mortgage from the 2nd party @ 1% per month
over the capital allocation share of the 1st party towards
loss and damage.
That the extent of the first part their prospective purchase,
on completion of the total individual duplex houses in all
report will bear the cost of the maintenance expenses like
electricity and water charges, sweepers salary, Watchman's
salary and other common expenses and similar charges
which is being in owner share proportionally only. The





ଓଡ଼ିଶା ओडिशा ODISHA owner has also pays the GST amount through the developer if he wants to sell his share to anybody else. 12AA 091599

5. The owner will be no way responsible for construction of the individual duplex houses over the schedule land. Any illegal or unauthorized construction if any made by the developer, the Developer shall be held responsible for fine and punishment and shall compensate to the owner for such illegal and unauthorized construction.
6. The Owner shall deliver the peaceful and vacant lawful possession of the said premises to the Developer simultaneously upon execution of General Power of Attorney with all the original documents relating to the property.
7. The subject to be provision of this presets, the Owner hereby gives the Developer exclusive right to construct individual residential duplex houses on the portion of the land mention in the schedule and as per the approved plan of BDA/Concerned authority.
8. That notwithstanding any clause. The Developer shall not modify the plan of construction, until and unless, it is duly approved by the BDA/concerned authority.
9. This it is further agreed by and between the parties that in case acquisition of the said land or any part thereof by the public authority, the compensation receivable by the Owner, shall be apportioned among Owner, Developer or the Purchaser as the case may be, subject to condition, if the individual duplex houses are completed in all respect and

ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରାଦ୍ୟୁମ୍ନ
Pradyumn Kumar Pradyumn
SKYIES INFRAHOME (PVT.) LTD.
Pranab Singh
Managing Director

Pradeep Kumar Singh
Sonu de Bhattacharya



11280
29/4/18

Pradyumna Kumar Pradhan

Pradhan

(Sd/-)

Pradyumna Kumar Pradhan

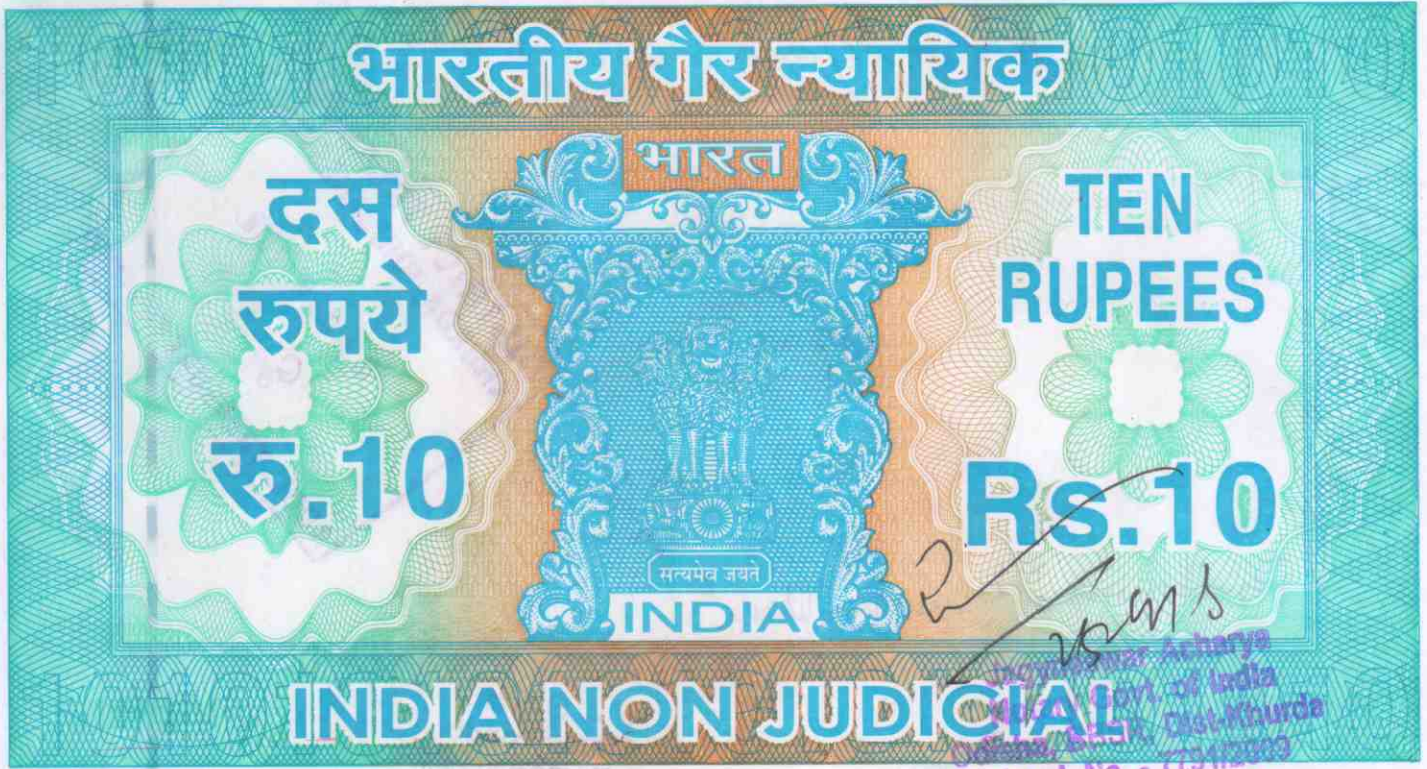
DISTRICT TREASURY
KHURDA, BHUBANESWAR
21 APR 2018
ADDL. TREASURY OFFICER

J. Baral
Stamp Vendor
S.R. Kandagiri, BBSR

Pradyumna Kumar Pradhan
28483 MILBYHOME
BBSR

Pradyumna Kumar Pradhan
BBSR





ଓଡ଼ିଶା ओडिशा ODISHA divide between themselves as per proportion of 35% and 65% respectively i.e. from total construction area plan approved by the BDA.

10. That, the Owner shall also authorize to the Developer by the said proposed GPA in order to avoid the double registration expenses to do all other acts, deed and things at the instance of the Developer, whenever, necessary to obtain approval, permission or sanction of any public or statutory body, obtaining project loan as may be required for the construction of the proposed project.
11. That, at the time of allocation of the Owners share (i.e. 35% of total individual duplex houses to be constructed over the schedule property) the Owners share will be allocated on mutual understanding between both parties after getting plan approval.
12. That, incase of any natural calamities such as flood. Heavy rain, cyclone, earth quake, etc. or any other unrest, any Government Policy measures, enactment of any law, order of the Court etc. for which any situation arises, so as to make the situation beyond control of the Developer to continue the construction work the time period for completion of the work shall extend by that time period.
13. That the Court at Bhubaneswar alone shall have Jurisdiction to adjudicate dispute, suit and proceeding arising out of this agreement.

ସକାଇଁ କୁମାର ପ୍ରଧାନ
Pradyumn Kumar Pradhan
SKYIES INFRAHOME (OPC) PVT. LTD.
Managing Director

ସଞ୍ଜୟ କୁମାର ସିଂହ
Sanjay Lal Bhattacharya



11871
31/4/18

Pradyumna Kumar Pradhan

Pradyumna

Pradhan

DISTRICT TREASURY
KHURDA, BHUBANESWAR
21 APR 2018
ADDL. TREASURY OFFICER

Pradyumna Kumar Pradhan

J. Baral
Stamp Vendor
S.R. Khandagiri, BBSR

Pradyumna Kumar Pradhan
Pradyumna Kumar Pradhan
Pradyumna Kumar Pradhan

...themselves as per proportion of 30% ...
...approved by the DDA.
...the Owner shall also authorize to the Developer by the
...proposed CPA in order to avoid the double registration
...to do all other acts, deeds and things at the instance
...of the Developer, whenever necessary to obtain approval
...permission or sanction of any public or statutory body
...obtaining project loan as may be required for the
...construction of the proposed project.
...That at the time of allocation of the Owners share (i.e. 30% of
...total individual duplex houses to be constructed over the
...schedule property) the Owners share will be allocated as
...mutual understanding between both parties after getting
...plan approval.
...That in case of any natural calamities such as flood, heavy
...rain, cyclone, earth quake, etc. or any other natural and
...Government policy measures, enactment of any law, order or
...the Court for which any litigation arises, so as to make the
...situation beyond control of the Developer to continue the
...construction work the time period for completion of the work
...shall extend for that time period.
...That the Court at Bhubaneswar alone shall have jurisdiction
...to adjudicate dispute, suit and proceeding arising out of this
...agreement.





IN WITNESSES WHEREOF, the parties to this agreement have put their seal and signature, on this day, month and year above mentioned in presence of the following witnesses:

CONSTRUCTION SPECIFICATION

FOUNDATION- RCC Frame structure with columns for the purpose of tow storied building.

STRUCTURE- All RCC works shall be M20 concrete and ISI Brand Steel.

WALLS- Walls will be made by Fly Ash bricks internal wall 5" & external wall 8'-9'.

FLOORING- 2x2 Vitrified tiles willbe provided in all area where it is required ,except bathroom tiles.

DOORS- All doors will be quality Flush door with Laminate fixing & ISI quality hardware's fittings. Bathroom doors will be PVC Make.

WINDOWS-Aluminium powder coated frame with color glass and protected with MS Grills.

KITCHEN- Granite platform with ceramic tile up to 2.5 ft. above platform with stainless steel sink with power plug for microwave, fridge, grinder, etc.

प्रदीप कुमार सिंघ
Pradyumna Kumar Pradheem
SKYIES INFRAHOME (OPC) PVT. LTD.
Pradyumna Singh
Managing Director

Pradyumna Singh
Sanjay Lal Bhattacharya



2772
28/4/18

Pradyumna Kumar

Pradyumna

Pradyumna

Pradyumna Kumar Pradhan

J. Baral
Stamp Vendor
S.R. K. ...

Head of Office

Pradyumna Kumar

MOBILE NUMBER (98) 641 110

Pradyumna Kumar Pradhan

Pradyumna Kumar Pradhan

Pradyumna Kumar Pradhan

... the parties to this agreement have put their seal and signature on this day, month and year above mentioned in presence of the following witnesses:
FOUNDATION SPECIFICATION
FOUNDATION- RCC Frame structure with columns for the purpose of the stored building.
STRUCTURE- All RCC works shall be M20 concrete and IS1 Brand.
WALLS- Walls will be made by Fly Ash bricks internal wall 7" & external wall 8-9".
FLOORING- 2x2 vitrified tiles will be provided in all area where it is required except bathroom tiles.
DOORS- All doors will be quality Flush door with laminate fixing & ISI quality hardware's fittings. Bathroom doors will be PVC Make.
WINDOWS- Aluminium powder coated frame with color glass and provided with MS Grills.
KITCHEN- Granite platform with ceramic tile up to 2.5 ft. above platform with stainless steel sink with power plug for microwave, etc.



भारतीय गैर न्यायिक



TOILETS - CPVC Fittings of guaranteed quality, design tiles and ceramic fittings of parryware/Hindware/Cera& provision with mirror, basin, shower, towel rod, etc. provision for hot and cold water in master bed room bathroom only.

WALL FINISH - Interior wall finished with good quality putty and color and two coats of distemper and exterior wall will be painted with Weather Residential paint of ASIAN/DULUX.

ELECTRICAL- Concealed wiring network of Finolex make with Modular Switches of Cona/ Havellsmake.

WATER- Through deep bore well as per BDA norms with overhead tank.

TRANSFORMER- SEPARATE Transformer will be provided for the entire project.

BOUNDARY WALL - One common boundary wall of the entire independent housing project with MS grill Gates will be provided for common security purpose and also individual plot boundary wall shall be 4 ft in all sides of the house with designed fence of M.S Grill gate at the front side i.e. owner share only.

ROAD- Developed road for the common use both the parties and their customer for all times to come should be there.

42AA 814081

ଉତ୍କଳ ବିକାଶ କର୍ମ
Pradyuman Kumar Pradhan
SKYIES INFRAHOME (OPC) PVT. LTD.
Managing Director

Pooja Kumar Singh
Sanyal Lal Bhattacharya



22/4/18
11873

Pradyuman Kumar Pradhan

Pradhan

(Signature)

Pradyuman Kumar Pradhan

J. Baral
Stamp Vendor
S.R. K. Jaiswal, BBSR

DISTRICT TREASURY
Bhubaneswar
19 APR 2018
OFFICER

Residing Director
EXAMINER (06C) IAF 110
22/4/18

Further for report
22/4/18

ROAD - Developed road for the common use both the parties and
the customer for all times to come should be there.
GATE - Gate at the front side i.e. owner share only.
BOUNDARY WALL - One common boundary wall of the entire
independent housing project with MS grill gates will be provided
for common security purpose and also individual plot boundary
wall shall be 4 ft in all sides of the house with designed fence of MS
TRANSFORMER - SEPARATE Transformer will be provided for the
entire project.
WATER - Through deep bore well as per BDA norms with overhead
tanker. Switches of Conax/Havell make.
ELECTRICAL - Concealed wiring network of Finolex make with
color and two coats of distemper. Each exterior wall will painted with
white finish. The wall is finished with good quality putty and
water in master bed room bedroom only.



भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

Jagdishwar Acharya
Notary Public of India
Dist. Khurda
Regd. No. - 77910009
Mob. : 9861006174

ଓଡ଼ିଶା ओडिशा ODIS SCHEDULE OF PROPERTY

42AA 814082

District - Khurda PS- Airfield, Tahasil: Jatni, Mouza: PANCHAGAON, Khata No. 469/63, Plot No. 2056, Area 0.270 dec, Stitiban, Klsam-Gharabari, Plot No. 2055, Klsam: Gharabari, Area Ac0.100dec., Plot No. 2054, Klsam: Gharabari, Area Ac0.060dec. Total One Mouza, One Khata, Three Plots, Total Area Ac0.430dec.

WITNESSES:

1. Pradeep Kumar Singh
S/O - Late Bhimaban Singh
H/Po - Patrapada
Dist - Khurda (O)
751019
2. Sonyan Lal Bhattacharya
S/O - B.N. Bhattacharya
Plot No - 882/993
Mahatab road, Odhara
751002

प्रदीप कुमार सिंघ
Pradyumna Kumar Pradheon

SIGNATURE OF THE FIRST PARTIES

SKYIES INFRAHOME (OPC) PVT. LTD.

Premoh Swam
Managing Director

SIGNATURE OF THE SECOND PARTY

CERTIFICATE

Certificated that the executants of this deed is 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 his signature in any presence and in presence of the witnesses.



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[Signature]

28/4/22
[Signature]

11874
21/4/15

Pradyumn Kumar Pradhan
Pradhan

Co

Pradyumn Kumar Pradhan

J. Baral
Stamp Vendor
S.R. K. Building, BBSR

42AA 814082

REGISTRY OF PROPERTY

Distt - Khurda PS - Airfield, Tahasil: Jatal, Mouza: PANCHAGAN, Khata
No. 2053, Plot No. 2056, Area 0.270 dec. Subban, Kham-Gharabat, Plot
No. 2052, Kham, Gharabat, Area 50.100dec., Plot No. 2054, Kham,
Gharabat, Area 50.000dec. out of Area 50.000dec. Total One Mouza,
Gharabat, Three Plots, Total Area 50.430dec. out of 50.430dec.

Witnesses:

Pradyumn Kumar Pradhan
Pradhan

SIGNATURE OF THE FIRST PARTY

SKYER INFRAHOME (OPC) PVT. LTD.

Pradyumn Kumar Pradhan
Managing Director

SIGNATURE OF THE SECOND PARTY

CERTIFICATE

Certified that the contents of this deed is my client and the
deed has been prepared 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 his signature in my presence and in presence of the witnesses.



କ୍ଷେତ୍ର : ଗଞ୍ଜାମ

ପଞ୍ଚାୟତ : କୁଳଦେବପୁର

ପଞ୍ଚାୟତ ନମ୍ବର : 30

AUTHORISED U/S-76
ACT-1 OF 1872



ଭୂମିସ୍ୱତ୍ତ୍ୱ ନାମ
ଓ ଶେଷାଦି ବା ଉଚ୍ଚିୟାନର
ନମ୍ବର

ଓଡ଼ିଶା ପରକାର ଶେଷାଦି ନମ୍ବର 1

୧) ଉଚ୍ଚିୟାନର କ୍ରମିକ ନମ୍ବର

469/63

୨) ପ୍ରଧାନ ନାମ,
ପିତାଙ୍କ ନାମ,
ଜାତି ଓ ବସସ୍ଥାନ

ରଜନୀପ୍ରଭା ପ୍ରଧାନ ସ୍ତ୍ରୀ ବୈରାଗୀ ପ୍ରଧାନ, ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରଧାନ ପି. ବୈରାଗୀ ପ୍ରଧାନ ଜା. ଶତ୍ରୁଘ୍ନ ବା ନିକିର୍ଗୀ

କ) ସ୍ୱତ୍ତ୍ୱ ପ୍ରକାର

କ) ସ୍ୱତ୍ତ୍ୱ	ପ୍ରକାର	ଖଜଣା	ସେସ୍	ନିୟାମ ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	୫) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
୪) ଭୋଗ		1.54	0.77	0.05	2.36	

୬) ବିଶେଷ ଅନୁସଙ୍ଗ
ଯଦି କିଛି ଥାଏ

ବା ଖା. ଭେସ୍ ନଂ 3152/08 ଦୁଇମୁ ମୁତାବକ ଉକ୍ତ ଖାତାର ରାସ୍ତା କା ନାମ ଖାରଜ କରି ତତ୍ପରେ ରଜନୀପ୍ରଭା ପ୍ରଧାନ ଓ ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରଧାନ କା ନାମ ଦରଜ କରାଗଲା ଓ ଅନ୍ୟାନ୍ୟ ଇତ୍ୟାଦି କା-ଏମ ରଖାଗଲା ।

Certified to be true copy as generated from the computerised data of the Record - 1. Rights

(Signature)
8.7.09
ADDL, TAHASILDAR, JATNI

BLANK SPACE FOR STAMPING

ଅତିରିକ୍ତ ପ୍ରକାଶନ ଚାରିଟ
ବଦଳ ଧାର୍ଯ୍ୟ ଚାରିଟ

ଖତିୟାନର କ୍ରମିକ ନଂ: 469/63

ମୌଜା : ପାଞ୍ଚଗାଁ

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ପୁସ୍ତକ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁସ୍ତକ ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣ ଓ ଚୌହୁଦି	ରକଦା		ମନୁଷ୍ୟ
			ଏ.	ଡି.	
୭	୮	୯	୧୦	୧୧	୧୨
2057	ଶାରଦ ତିନି		0	755	0.3055
2056	ଶାରଦ ତିନି		0	270	0.1093
2055	ଶାରଦ ତିନି		0	100	0.0405
2054	ଶାରଦ ତିନି		0	060	0.0243
4 ପୁସ୍ତକ			1	185	0.4796

ବା ଖା ନଂ 791/73 ରୁ
ମୁ ବା ଖା 469 ବା ରୁ ।

C.A.No-1846 dt-08.07.09

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ଖତିୟାନ

ମୌଜା : ପାଞ୍ଚଗାଁ
ଥାନା : ଭୁବନେଶ୍ୱର
ଥାନା ନମ୍ବର : 30

ତହସିଲ : ଜଗଣା
ତହସିଲ ନମ୍ବର :
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତାଟ ନମ୍ବର ।				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		469/3056				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ଭୁବନେଶ୍ୱର ଡେଭଲପମେଣ୍ଟ ଅଥରେଟି ତରଫ ସେକ୍ରେଟାରି , ପି.: ବା: ଆକାଶ ସୋଭା ବିଲ୍ଡିଂ , ପଶ୍ଚିତ ଜବାହରଲାଲ ନେହେରୁ ମାର୍ଗ, ଭୁବନେଶ୍ୱର				
3) ସ୍ୱତ୍ୱ	ଛାଡ଼ିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		62.00	46.50	6.20	114.70	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ବାଖଲ ଖାରଜ କେଶ ନଂ- 10362/2019 ହୁକୁମ ମୁତାବକ ପୁରାତନ ଖାତା ନଂ 469/63 ରୁ .				
BLANK SPACE FOR STAMPING						
ଅଦ୍ୱିତ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ଖତିୟାନର କ୍ରମିକ ନଂ : 469/3056		ମୌଜା : ପାଞ୍ଚଗାଁ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁଚର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତ୍ରବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
2057/5367	ଘରବାରୀ		0	446	0.1805	କ୍ରମବୃତ୍ତି 0.446.3 ଡି.
2 2056/5369	ଘରବାରୀ		0	094	0.0380	
2055/5368	ଘରବାରୀ		0	018	0.0073	କ୍ରମବୃତ୍ତି 0.018.3 ଡି.
3 plots			0	558	0.2258	

ଖତିୟାନ

ମୌଜା : ପାଞ୍ଚଗାଁ
 ଥାନା : ଭୁବନେଶ୍ୱର
 ଥାନା ନମ୍ବର : 30

ତହସିଲ : ଜଟଣୀ
 ତହସିଲ ନମ୍ବର : ..
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତାଟ ନମ୍ବର ।				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		469/63				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ରଜନୀପ୍ରଭା ପ୍ରଧାନ ସ୍ତ୍ରୀ: ବୈରାଗୀ ପ୍ରଧାନ, ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରଧାନ ପି: ବୈରାଗୀ ପ୍ରଧାନ ଜା: ଖଣ୍ଡାୟତ ବା: ନିଜିଗାଁ				
3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
4) ବେୟ:	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		70.00	52.50	7.00	129.50	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ଦା ଖା କେସ୍ ନଂ 3152/08 ହୁକୁମ୍ ପ୍ରତାବକ ଭକ୍ତ ଖାତାର ରୟତ କ ନାମ ଖାରଜ କରି ତହସିଲ ରଜନୀପ୍ରଭା ପ୍ରଧାନ ଓ ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରଧାନ କ ନାମ ବରଜ କରାଗଲା ଓ ଅନ୍ୟାନ୍ୟ ଇନ୍ଦ୍ରାଜି କାଏମ ରଖାଗଲା । OLR 8(A) Case No 4893/11 ହୁମ୍ ପ୍ଲଟ ନଂ 2057 , 2056 , 2055 ଓ 2054 ର କିସମ ଘରବାରି କରାଗଲା । ଖଜଣା ଟ 132.00 କୁ ବୃଦ୍ଧି କରାଯାଇ ଅନ୍ୟାନ୍ୟ କାଏମ ରଖାଗଲା । ଦାଖଲ ଖାରଜ କେଶ ନଂ -10362/2019 ହୁକୁମ୍ ପ୍ରତାବକ ପ୍ଲଟ ନଂ- 2055 ରକବା ଏ 0.018.3ଡ଼ି, 2057 ଏ 0.446.3, ପ୍ଲଟ ନଂ - 2056 ଏ 0.094 କୁ ଜମା ଟ -62.00 ରୁଚନ ଖାତା ନଂ- 469/3056 କୁ .				
BLANK SPACE FOR STAMPING						
ଅତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ଖଟିୟାନର କ୍ରମିକ ନଂ : 469/63		ମୌଜା : ପାଞ୍ଚଗାଁ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତ୍ରବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10		11	12
1 2057	ଘରବାରି		0	309	0.1250	
2 2056	ଘରବାରି		0	176	0.0712	
3 2055	ଘରବାରି		0	082	0.0332	
2054 4	ଘରବାରି		0	060	0.0243	ବା ଖା ନଥା ନଂ 791/73 ହୁ. ପୁ. ବା ଖା 469 ଡା ରୁ ।
4 plots			0	627	0.2537	

182.1905141

SCANNED & UPLOADED



MSA 100 47AA 853976
02 250

GIFT DEED

THIS DEED OF GIFT made on this 16th day of NOV 2019

BETWEEN
(1) Smt. Rajani Prava Pradhan, aged about 63 years, Wife of Late- Bairagi Pradhan, by caste- Khandayat, by profession-house wife, At-Panchagaon, PS-Airfield, Dist-Khordha,Odisha at present residing at Panchagaon,Padhansahi,PS-Bhubaneswar.

(2) Sri Pradyumna Kumar Pradhan, aged about 41 years, son of Late Bairagi Pradhan, by caste-Khandayat,by profession- Business, at Panchagaon,PS-Airfield,Dist -Khordha at present residing at Panchagaon, Padhansahi,Bhubaneswar

AND
Registration ID No. 1121.905141
e-Registration Doct. No. 1124905025

- 1) Rajani prava pradhan
AD.NO- 890624066750
- 2) Pradyumna Kumar Pradhan
AD.NO- 524053163667
- 3) Animesh Swain
AD.NO- 247873676063
AD.NO- 9337909110

Animesh Swain
Pradyumna Kumar Pradhan
Smita Pradhan

160
60

(3) M/s SKYIES INFRAHOME (OPC) Pvt. Ltd represented by its Managing Director Sri Animesh Swain, aged about 33 years, son of Rajkishore Swain, by caste-Khandayat, by profession-Business, resident of HIG-1/14, BDA Colony, Kapil Prasad, near Lingaraj Station, PS-Airfield, Bhubaneswar, Dist-Khordha, Odisha (GPA Holder of Sl.1 to 2 above vide GPA Document No.11121801707, dated-21.04.2018 and GPA Deed No.1121801737, dated-21.04.2018 and GPA Document No.11121802374, dated- 02.06.2018 and GPA Deed No.1121802451, dated- 2.6.2018 (hereinafter called the 'Donor's which expression shall mean and include its successors, executors, administrators, assignees and representative) of **ONE PART**

AND

Bhubaneswar Development Authority represented by its Secretary at Akash Sova Building, Pandit Jawaharlal Nehru Marg, Bhubaneswar (hereinafter called the 'Donee' which expression shall mean and include its official successors, assignees, and representatives, administrators) of the **OTHER PART**.

WHEREAS, the 'Donor's are the absolute owner of the property mentioned in the schedule below and is in peaceful and exclusive possession over the same without any dispute and to the knowledge of all concerned.

AND WHEREAS the Donor's are desirous to make a gift of the said schedule property in favour of the Donee for the purpose of public road, Civic amenities, open space as envisaged in the CDP 2010 and lay out plans

Animesh Swain
21.04.2018
Pradyumna Kumar Pradhan

Pradyumna Kumar Pradhan
Sarmita Pradhan

for the development, planned growth of the Urban Area for the interest of general public.

HENCE, THIS DEED OF GIFT WITNESSETH AS UNDER;

- 1) The 'Donor's are hereby conveys, grants, transfers and assigns by way of this GIFT the said property scheduled below here under in favour of the 'Donee' for use of Public purpose as per convenience of Donee.
- 2) The 'Donor's are hereby delivers possession of the developed road, with other infrastructures as per CDP'2010/ lay out plan to the Donee over the schedule property for free access of general public
- 3) The 'Donee' shall mutate the land in its name and all other records and shall pay rent & taxes to which the 'Donor's or any of their successors, executors, administrators, assignees and representatives will have no objection whatsoever.
- 4) Neither the 'Donor's nor any of their successors, executors, administrators, assignees and representatives will have right to claim or demand the gifted property more fully described in the schedule at any point of time and in case, any such claim is raised shall be invalid and will stand extinguished, in view of operation of this clause of the deed. The donee shall exercise right, title, interest and possession over the scheduled property and the gift deed acts upon on and from the time and movement of execution of deed before Registering Authority.
- 5) The 'Donor's be fully satisfied with the contents of the deed executes this gift deed in favour of the Donee in free will and without practice of any fraud or coercion.

Arinmesh Sarain
20/11/2019
Pradyumna Kumar Pradhan

Bijaya Kumar Hanchandan
Sarmila Pradhan

11.11.2019



Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act I of 2008) Act 1899, Schedule I-A No. 33 Fees Paid : -100 ,, User Charges-250 ,Total 350

Date: 16/11/2019

[Signature]
Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar JATANI** between the hours of 10:30 AM and 2:30 PM on the 16/11/2019 by **ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOME OPC PVT.LTD** , son/daughter/wife of , of **HIG-1/14,BDA COLONY, KAPILA PRASAD, NEAR LINGARAJ STATION PS-AIRFIELD, BBSR, DIST-KHORDHA** , by caste **GENERAL** , profession and finger prints affixed.

Animesh Swain

Signature of Presenter / Date: 16/11/2019

[Signature]
Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOME OPC PVT.LTD		 313474687	<i>Animesh Swain</i>	16-Nov-2019
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOMES OPC PVT LTD		 313474689	<i>Animesh Swain</i>	16-Nov-2019
RAJANI PRAVA PRADHAN		 313474948	<i>[Signature]</i>	16-Nov-2019
PRADYUNA KUMAR PRADHAN		 313474949	<i>[Signature]</i>	16-Nov-2019
SECRETARY BHUBANESWAR DEVELOPEMENT AUTHORITY	---	---	---	---



Identified by **BIJAY HARICHANDAN** Son/Wife of **PRANAKRUSHNA HARICHANDAN** of **AT- DUMDUMA HOUSING BOARD COLONY, KHANDAGIRI, DIST- KHURDA** by profession: **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution

SCHEDULE OF PROPERTY

District-Khordha PS-Bhubaneswar, PS No.30 ,Tahasil-Jatni under SR-Jatni, Mouza-Panchagaon Khata No.469/63, Plot No.2055, Area.Ac.0.018.34 out of Ac.0.100,(for road), Plot No.2056, area Ac.0.094 out of area Ac.0.270 (for road), and Plot No.2057, area Ac.0.241(for road),Ac.0.115.28(for civic amenities) Ac.0.090(for open space) out of area Ac.0.755 **admeasuring total area of Ac.0.558.62 decimal.** The kisam of the plot is Gharabari. For better appreciation of schedule land, a sketch map of road (developed), civic amenities and open space area shown in coloured form is attached herewith. It forms part of the deed, Rent Rs. 100/-, approximate valuation Rs. 54,20,000/-

The land is not lease hold and it is not within the consolidated operation. The land is not situated within Jatni area. It is not an endowment land.

IN WITNESS HEREOF THE Donor's signed, this 16th day of NOV 2019 first above written in presence of following witnesses:

16.11.2019
SECRETARY
BHUBANESWAR DEVELOPMENT AUTHORITY
BHUBANESWAR
Donee

1. Animesh Sain
2. ଅନିମେଶ ସୈନ
3. Pradyumnakumar Pradhan

Donor's

WITNESSES:

1. Dibakar Dash
SECRETARY, BDA
2. Rameswar Singh
SO, BDA

WITNESSES:

1. Bijaya Kumar Anandaram
4/295, Pt II, Dumudumati B.Colony
2. Sasmita Pradhan M/SR-751019
At/Post-Panchagaon, P/S-Air field

BIJAY HARICHANDAN



41345512

[Faint signature]

16-Nov-2019

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Signature of Registering officer

Date: 16/11/2019

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the Sub-Registrar, JATANI

Book Number : 1 || Volume Number : 100

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For the year : 2019

Seal :

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Signature of Registering officer

Date: 18/11/2019

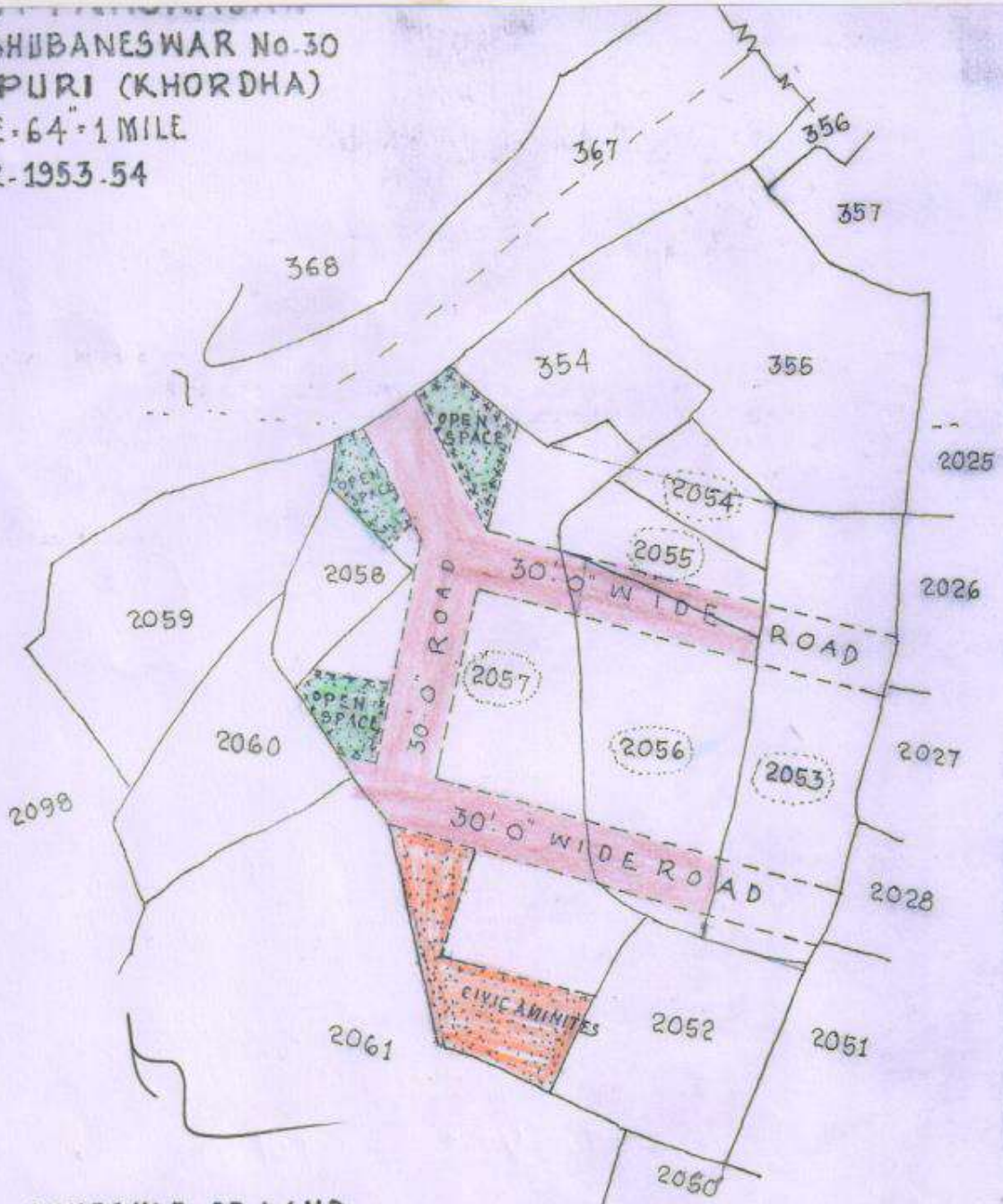
Print

Registration ID No. 117905141
Registration Dist. No. 117905015
Book No. 1
Date 16.11.19 and year 19



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16.11.19
REGISTERING OFFICER
JATANI

P. S. BHUBANESWAR No. 30
 DIST. PURI (KHORDHA)
 SCALE - 64" = 1 MILE
 YEAR - 1953-54



SCHEDULE OF LAND

KHATA No	PLOT No	K I S A M	TOTAL AREA	PRO. AREA	REMARKS
469/63	2055	Gharabara	ACO. 100	ACO. 01834	ROAD
"	2056	-do-	ACO. 270	ACO. 094	-do-
"	2057	-do-	ACO. 755	ACO. 241	-do-
"	"	"	"	ACO. 115.28	CIVIC AMENITI
"	"	"	"	ACO. 090	OPENS SPACE
TOTAL AREA				ACO. 558.62	

B. Bahera
 (TS)

REFERENCE

SECRETARY
 BHUBANESWAR DEVELOPMENT AUTHORITY
 11.2.19 Animesh Swar.

FORM NO - A
DECLARATION

(Land / Property where there is no structure / House)

We the Executant/s and Claimant/s do here by declare that there is no structure / house on schedule property transacted in this document if existence of any structure / house is defected at later stage the document would be treated as invalid



Animesh Serais
ಎನಿಮೆಶ್ ಸರಿಸ್
Pradyumna Kumar Pradhan

SIGNATURE OF EXECUTANT/S SELLER

SIGNATURE OF CLAIMANT/S PURCHASER

CLARIFICATION FOR PLOT NO. -2056

To The Chairperson

ORERA , Bhubaneswar.

(Clarification regarding the mismatch of area in annexure-2 and GPA for plot No.-2056)

Sir,

I beg to say the following few lines for favour of your kind consideration for your favourable orders that the area of the plot having No. -2056 was area Ac. 0.270. As per approval plan area Ac. 0.094 was reserved for internal road and this area has been gifted to BDA vide gift deed No.-11121905014 Date-18/11/2019 . As per this gift deed, area of this plot-2056, Ac. 0.094 has been mutated in favour of BDA and ROR also has been corrected in the name of BDA vide mutation ROR No.469/3056 and mutation plot No. 2056/5369, area Ac. 0.094. After this mutation the remaining area Ac. 0.176 out of area Ac. 0.270 stands records in the name of Rajaniprava Pradhan and Pradyumna Pradhan. When the area of this plot -2056 was area Ac. 0.270 in the name of land owner, the GPA and development agreement was executed by the land owner in the favour of the promoter for an area of Ac. 0.270.

It is submitted for your kind information and necessary action.

Yours Faithfully

SKYIES INFRAHOME (OPC) PVT. LTD


Managing Director