

109
DATE 23-3-2018

भारतीय गैर न्यायिक

दस
रुपये
₹.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



NOTARIAL

ODISHA

COLLABORATION AGREEMENT BETWEEN LAND OWNERS AND BUILDER / DEVELOPER FOR CONSTRUCTION OF MULTI STORIED / HIGH RISE BUILDINGS COMPRISING OF INDEPENDENT FLATS / APARTMENT WITH VARIOUS FACILITIES FOR RESIDENTIAL-CUM-COMMERCIAL ACCOMMODATION OVER LAND AS DELINEATED IN THE SCHEDULE.

This Memorandum of Agreement executed on this the 23rd day of March 2018.

Between

- PRASANNA KUMAR SAHOO** aged about 61 years,
- SATYA PRASANNA SAHOO** aged about 59 years,
- CHINMAY SAHOO** aged about 56 years,
SI No.3 is presently residing at 2, Devtirth Bunglows, New CG Road Opposite Janata Nagar, PO-Chandkheda, Ahmadabad-382424, Gujarat;
All are sons of Late Kashinath Sahoo
- KANANBALA SAHOO**, aged about 70 years, daughter of Late Kashinath Sahoo, wife of Dr. Rabindranath Sahoo, resident of Plot no 880, Mahanadi Vihar, PS-Chauliaganj, Town/Dist-Cuttack.

Prasanna Kumar Sahoo ✓
Satya Prasanna Sahoo ✓
Chinmay Sahoo ✓
Kananbala Sahoo ✓
Kashinath Sahoo ✓

Mahadev Griha Nirman Pvt. Ltd.

Director

Ram Kumar ✓
Bimala Kumari Sahoo ✓
Aparna Reja Sahoo ✓
23-03-18 ✓

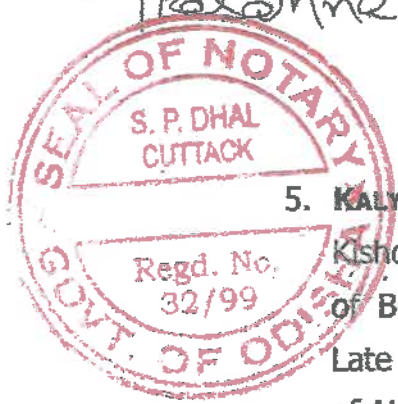
Mahadev Griha Nirman Pvt. Ltd.
Sushil Kumar Senapati
Director

23/3/2018
Surendra Prasad Dhal



Prasanna Kumar Sahoo ✓ Satya Prasaanna Sahoo ✓

- ✓ 1 Prasanna Kumar Sahoo ✓
- ✓ 2 Satya Prasaanna Sahoo ✓
- ✓ 3 Ching Sahoo ✓
- ✓ 4 Kanan bala Sahoo ✓
- ✓ 5 Kajjani Sahoo ✓



5. **KALYANI SAHU** aged about 63 years, wife of Late Raj Kishore Sahu; self and GPA Holder for and on behalf of Bidisha Sahu aged about 39 years, daughter of Late Raj Kishore Sahu; appointed vide General Power of Attorney No- 40391705229 dated 19.12.2017

6. **AKASH SAHU** aged about 34 years son of Late Rajkishore Sahu; represented through his mother guardian **KALYANI SAHU** aged about 62 years wife of Late Raj Kishore Sahu.

All are Permanent residents of Chauhiaganj, PO-Naya Bazar, Cuttack-753004 (Odisha), By Caste : Teli, by profession : Business.

Herein after called and referred to as the **Land Owners** which expression unless excluded by or repugnant to the subject or context shall mean and include their legal heirs, successors, executors, administrators and assigns of the **Party of the First Part**.

Mahadev Griha Nirman Pvt. Ltd.
Smit Wason Sahoo
Director

Mahadev Griha Nirman Pvt. Ltd.
Ravi Kumar Sahoo
Director

Bimala Kumari Sahoo ✓
Bidishi Rajan Sahoo ✓
22.03/18

Surendra Prasad Dhal
Advocate
NOTARY, CUTTACK
Page 2 of 27

Mahadev Griha Nirman Pvt. Ltd.

Suresh Kumar Sahu
Director



Ching Sahu

Kanan bala Sahu

*1 Prasanna Kumer Sahoo ✓
2 Satja prasanna Sahoo ✓
3 Ching Sahu ✓
4 Kanan bala Sahoo ✓
5 Kalyani Sahu ✓*



And

MAHADEV GRIHA NIRMAN PVT. LTD. a private limited company incorporated under the Indian companies Act 1956, as per the certificate of incorporation issued by the registrar of companies, Odisha, having its registered office at Plot No.S1/111, Sector-A, Zone-A, Mancheswar Industrial Estates, Bhubaneswar; Dist.: Khurda; represent through its Director **RAVI KUMAR MODA**, aged about 29 years, son of Deepak Kumar Moda; by Caste: Vaisya, by Profession: Business herein after called as the **Builder Developer** which expression shall mean and include its directors, successor in interest, directors and assigns of the **Party of the Second Part.**

WHEREAS

The demand for houses/flats has become multi fold during the last decade. With the object of providing independent flats / units to the prospective buyers, with emphasis on quality and at affordable cost, the land owners have jointly formulated a scheme for construction of multistoried building, over a compact land as delineated in

Ravi Kumar Moda
Mahadev Griha Nirman Pvt. Ltd.
Director

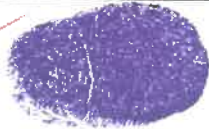
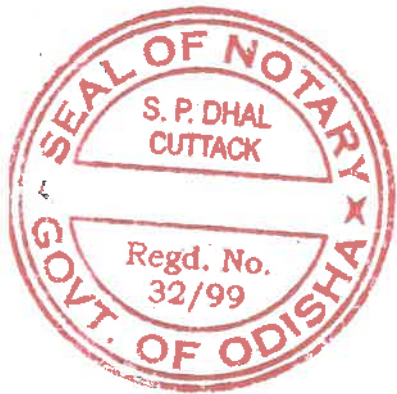
Pimola Kumari Sahoo ✓

*Deepika Rajin Sahoo ✓
23.03.18*

Suresh Kumar Sahu
Suresh Kumar Sahu
Advocate

Smita Kumar Saha

Director



Kalyani Sahu

Prasanna Kumar Sahoo
Satya Prasad Sahoo
Chiny Sahoo
Ranan bala Sahoo
Kalyani Sahu

the schedule setout below in collaboration with the developer M/s Mahadev Griha Nirman Pvt. Ltd. with the object of providing independent flats / built up space / commercial units to the intending purchasers, with emphasis on quality.

AND WHEREAS

"Housing" is an intrinsic component in the socio-economic fabrics of our country. In a developing nation like India, the demand for housing stocks, both residential and commercial so far, Has not been seriously addressed. Shortage of residential / commercial units has assumed alarming proportion. The land owners had given an offer to the developer for construction of multistoried / high rise buildings, out of the finance to be arranged by the developer, on space sharing basis which is to be exclusively utilized for residential -cum-commercial accommodation.

AND WHEREAS

From the record of right & published by the settlement authorities in respect of khata no 88 in the year, 1990 it is evident that the said land was recorded in the

Mahadev Griha Nirman Pvt. Ltd.

Ran...

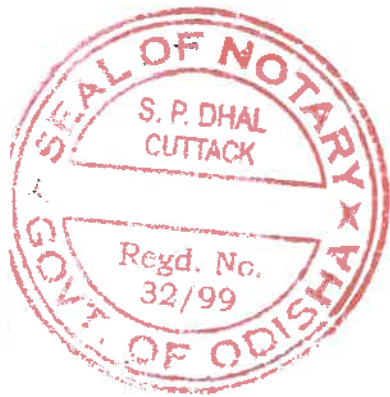
Director

Paimala Kumari Sahoo

Lepti Rajin Sahoo
22.03.18

23/3/18

Sunil Kumar Sahoo
Director



Ravi Kumar Sahu

name of **Kashinath** Sahoo, son of Gobinda Sahoo, Bijay Kumar Sahoo, RajKishore Sahu, Prasanna Kumar Sahoo, Satya prasanna Sahoo, and **Chinmay Sahoo** sons of **Kashinath** Sahoo. The said record of right covers two plots being plot no 999 and 1388 having a total area of Ac.1.008 decimal & In the meantime the sons Rajkishore **Sahu** and Bijay Kumar Sahoo have departed this mortal world.

AND WHEREAS

A delineation of the genesis of the title culminating in vesting of valid right title and interest on the present land owners as named above, shortly stated is that Biswanath Sahoo, who was the son of Gobinda Sahoo and his minor son and his wife **Premalata Sahoo** had jointly filed Title Suit No 140 of 1973 in the court of Sub Ordinate Judge, Cuttack, for partition against **Kashinath** Sahoo, son of Late Gobinda Sahoo and the sons being Bijay Kumar Sahoo, RajKishore **Sahu**, Prasanna Kumar Sahoo, Satya Prasanna Sahoo and **Chinmay Sahoo** and mother Chandramani

Prasanna Kumar Sahoo
Satya prasanna Sahoo
Chinmay Sahoo
Ranan bala Sahoo
Karlani Sahu

Mahadev Griha Nirman Pvt. Ltd.
Ravi Kumar Sahu
Director

Bimala Kumari Sahoo
Lepti Rajn Sahoo
23.09.18

Dei. In the said suit a decree had been passed on the basis of a joint compromise petition filed by the co owners showing allotment of specific land / plot / property in favour of each of the co owner. The aforesaid decree had been passed on the basis of the compromise petition dated 12.6.73, filed by the co owners showing allotment of specific land / plots as per the terms of the compromise petition which has been directed to form a part of the decree.

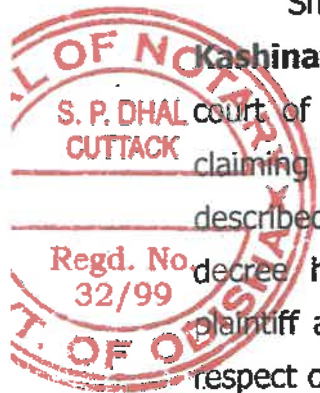
AND WHEREAS

Smt. Kananbala Sahoo, who is the daughter of **Kashinath Sahoo** had filed Civil Suit No 356 of 2013 in the court of (Senior Devison) Civil Judge First Court, Cuttack claiming a share in the joint family property which has been described as suit property. In the said suit a preliminary decree has been passed on 10.2.16 declaring that the plaintiff and defendant no 1 to 4 have 1/5th share each in respect of item no 1 of the property. Plaintiff and defendant no 1 to 4 have 1/10th share over item no 2 of the property. In the said decree it has been stated that the parties may effect amicable partition in respect of the property described in the plaint in accordance with their defined shares.

AND WHEREAS

In view of the decree passed in Title suit no 140 of 1973 as well as Civil Suit No. 356 of 2013 the present surviving land owners are Kananbala sahu daughter of late **Kashinath Sahoo**, Prasanna Kumar Sahoo, Satya Prasanna Sahoo, and **Chinmay Sahoo** all are sons of **Kashinath Sahoo**. The co owner RajKishore **Sahu** had died on 30.12.2016 leaving behind his legal heirs and successors namely Kalyani Sahu(wife), Bidisha Sahu (daughter) and son namely Akash **Sahu**, which is evident from legal heir certificate issued by Tahasildar Cuttack vide its Misc. Case No.LHC/301 of 2017.

Surendra Prasad Dhal
 Advocate
 NOTARY, CUTTACK



Mahadev Griha Nirman Pvt. Ltd.

Smita Invar Saha

Director

Prasanna Kumar Sahoo
Satya Prasanna Sahoo
Chinmay Sahoo
Kananbala Sahoo
Kalyani Sahu

Mahadev Griha Nirman Pvt. Ltd.
Ravi Kumar Saha
 Director

Bimala Kumari Sahoo
Bidisha Rajan Sahoo
 23.03.18

AND WHEREAS

It appears that Akash **Sahu** son of RajKishore **Sahu** was suffering from mental disability. He was examined by the District Medical Board, Cuttack. The medical board, after through examination has held that Akash **Sahu** suffers from "moderate mental retardation and I.Q of 38. It is further stated in the disability certificate granted by the District Medical Board, Cuttack that **AKash Sahu** suffers from mental retardation and his percentage of disability is 72%. In view of the disability as clearly stated in the report dated 14.09.2006 issued by the District Medical Board, Cuttack Sri Akash **Sahu** cannot enter into any agreement / contract with any other person in respect of the property belonging to him and or the joint family property in which Sri Akash **Sahu** has a share. However he can be represented by his mother being his legal guardian.

AND WHEREAS

The land owners had formulated a scheme for construction of multistoried / high rise buildings comprising of flats / units, over the land in question. However since the present land owners are otherwise pre-occupied with their pursuit of life and have no experience and expertise to construct the proposed multistoried / high rise buildings comprising of independent flat / built up space / unit they had given an offer to the developer to construct the proposed multistoried / high rise buildings over the land in consonance with the building plans sanctioned and approved by the Cuttack Development Authority. The land owners have entered into negotiation with the party of the second part which has been engaged in the field of real estate and other civil constructional works of varied magnitude.

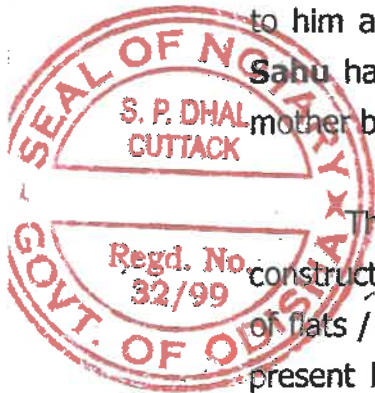
AND WHEREAS

The developer, Party of the second part has accepted the offer for construction of multistoried / high rise buildings over the compact land belonging to the party of the first

Prasanna Kumer Sahoo ✓
Sahla Prasonara Sahoo ✓
Ching Sahoo ✓
Kanan bala Sahoo ✓

Manadev Griha Nirman Pvt. Ltd.
Director

Bimala Kumari Sahoo ✓
Deepti Rajin Sahoo ✓
28.03.18 ✓



Mahadev Griha Nirman Pvt. Ltd.
Smit Man Saha
Director

Page 7 of 27
Surenra Prasad Dhal
Advocate

Sunil Kumar Saha
Director

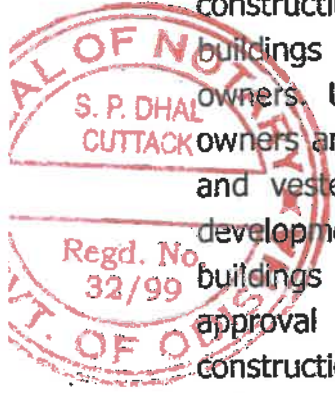
part. The negotiation has crystallized into a concluded contract by the offer made and acceptance thereof. The builder / developer have agreed to construct and develop a multistoried / high rise building comprising of independent flats / units entirely at its own cost and finance. Several terms and conditions have been mutually agreed upon by the between the parties and to avoid any future complicity, the terms so agreed upon are reduced to writing as narrated hereafter.

AND WHEREAS

It is unequivocally declared that the party of the second part shall be the exclusive developer, for construction of the proposed multistoried building / high rise buildings over the land belonging to the present land owners. Under the present agreement between the land owners and the developer, the land owners have conferred and vested absolute right on the developer for causing development of the land by construction of multistoried buildings by investment of necessary finance, obtaining approval of the building plans, ensure successful construction and execution of the proposed multi storied / high rise buildings over the land in question, delivery of possession of the built up area in favour of the land owners, pertaining to their allocation as fixed and settled and marketability of the flats / units in favour of the intending purchasers in consonance with the terms and conditions agreed to by and between the parties and contained in the present agreement.

AND WHEREAS

The essence of the present agreement is that the construction of the proposed multistoried building / high rise buildings shall be completed within a period of 36 months from the date of approval of the building plan by the Cuttack Development Authority and Real Estate Regulation Authority hereinafter referred to as "RERA". Considering the magnitude of the project and its successful construction execution and completion, marketability of the flats / units, financial implication and allotment and assignment of the



Surendra Prasad Dhal
Advocate
NOTARY, CUTTACK

Prasanna Kumar Sahoo
Satya Prasanna Sahoo
Ching Sahoo
Ranon bala Sahoo
Kalyani Sahu

Mahadev Griha Nirman Pvt. Ltd.
Ravi Kumar
Director

Bimala Kumari Sahoo

Geetha Raju Saha
28.08.18

built up space / flats / units in favour of the land owners as specified and crystallized in the development agreement, the party of the first part has delegated exclusive right on the developer for constructing and executing the housing scheme, with the dominant object of completing such project within the time schedule.

Commencement :

This agreement shall commence from the 23rd day of March 2018 (Two Thousand Eighteen).

DEFINITIONS :

1. Unless in these presents, there is some thing in the subject or context contrary to and / or repugnant and/ or inconsistent thereto:

i) **Architect :-** shall mean qualified person eligible under the Architects Act, to be engaged by the party of the second part in its judgment for conception, designing, and supervising constructions of the proposed multistoried buildings over the land who may take structural designs from a structural engineer.

ii) **Planning authority** shall mean the Planning Member of the Cuttack Development Authority and / or other Planning Officials of the said Authority or any other Competent Authority of the Cuttack Development Authority or other authorities / agencies.

iii) **Multistoried building or high rise buildings** shall mean, the proposed multistoried building / high rise buildings to be constructed and executed over the land in question with provision for common facilities and amenities and conveniences and other infrastructural facilities like drainage and swerage.



Mahadev Griha Nirman Pvt. Ltd.
Sunita Mohan Saha
Director

23/3/2018
Suresh Prasad Dhal
Advocate
NOTARY, CUTTACK

Prasanna Kumar Sahoo ✓
Sahaja Prasadmanara Sahoo ✓
Chiny Sahoo ✓
Karan bala Sahoo ✓
Kalyani Sahoo ✓

Mahadev Griha Nirman Pvt. Ltd.
Ravi Kumar Saha ✓
Director

Bimola Kumari Sahoo ✓
Amiti Rejan Sahoo ✓
23/08/18 ✓

iv) **Building plans:-** shall mean the plans specifications, designs, prepared as per the provisions of Cuttack Development Authority (Planning & Building Standards) Regulation 2010 and other law in force, to be sanctioned and approved by Cuttack Development Authority including revised plans with such modifications and alterations which may be made thereto by the competent authority.

Prasanna Kumer Sahoo ✓
 Satya Prasenana Sahoo ✓
 Chiny Sahoo ✓
 Kanan Bala Sahoo ✓
 Karlyani Sahoo ✓

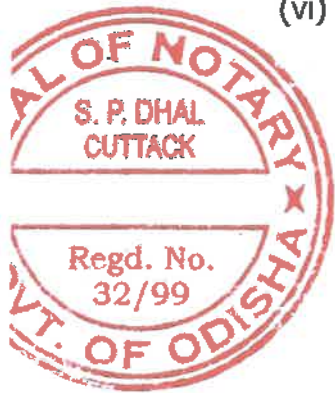
(v) **Prospective purchasers:** - shall mean, purchasers of independent flats / floor space / commercial units / shop rooms comprised in the proposed multistoried / high-rise buildings to be constructed over the land in question and adjacent land.

Mahadev Griha Nirman Pvt. Ltd.
 Director

(vi) **Common areas and facilities:-** shall mean and include corridors, stair case, lift rooms, internal roads, parking slots, roof tops, generator rooms, security rooms, lobbies and other facilities, amenities and conveniences provided in the complex for beneficial use and enjoyment of the flats / commercial units or such area which may be required to be left vacant as may be directed by the Cuttack Development Authority. The developer shall have the right to utilize the roads, passages, earmarked in the complex for effectually carrying out construction works.

Bimata Kumari Sahoo ✓
 Gayatri Sahoo ✓
 28/09/18 ✓

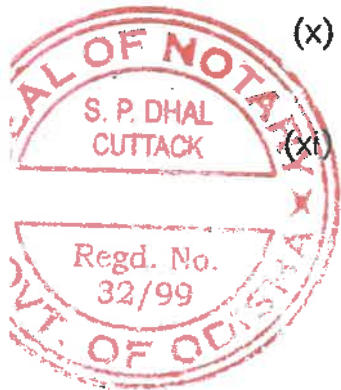
(vii) **The allocation of the built up space:** The allocation of the built-up space / super built-up/carpet area out of the total constructed place in respect of the land owners shall be 43% of the built up area / super built up/carpet area comprised in the multistoried / high rise buildings together with equal percentage of impartible undivided interest in



Mahadev Griha Nirman Pvt. Ltd.
 Smita Invar Saha
 Director

Surendra Prasad Dhal
 Advocate
 NOTARY, CUTTACK
 Page 10 of 27
 28/9/2018

Smrit Anand Sankar
Director



the land. The saleable built up area / super built up/carpet area pertaining to the developers allocation shall mean 57% out of the saleable built up area / super built up/carpet area, in respect of the residential and commercial units comprised in the proposed multistoried building, together with proportionate impartible undivided interest in the land.

- (viii) **Land** shall mean the area as described and delineated in the schedule written hereunder
- (ix) **Unit** shall mean independent flats, apartments, shop rooms, commercial units, parking area, comprised of in the proposed multistoried complex to be constructed over the land.
- (x) **The land owners :** shall mean the party of the first part as setout in the cause title.

(xi) **Builder / Developer Shall mean:** MAHADEV GRIHA NIRMAN PVT. LTD Companies Act – 1956, vide certificate of incorporation issued by the Registrar of Companies of Orissa having its registered office at Plot No.S1/111, Sector-A, Zone-A, Mancheswar Industrial Estates, Bhubaneswar, Dist.: Khurda.

2. That the land owners shall deliver possession of the land with explicit right to cause development, in favour of party of the second part, so as to enable the developer party of the second part to initiate preliminary works and commence construction of multistoried / high rise buildings over the land in consonance with the building plans to be sanctioned and approved by the Cuttack Development Authority and/or the Cuttack Municipal Corporation by executing a registered power of attorney.

Surendra Prasad Dhal
Advocate
NOTARY, CUTTACK

Prasanna Kumar Sahoo ✓
Satya Prasenena Sahoo ✓
Ching Sahoo ✓
Kandan bala Sahoo ✓
Kanjani Sahoo ✓

Mahadev Griha Nirman Pvt. Ltd.
Ravi Kumar Sahoo ✓
Director

Bimala Kumari Sahoo ✓
Leelji Rajan Sahoo ✓
23-03-18 ✓

3. It shall be the responsibility of the developer / party of the second part to prepare the building plans in consonance with the building norms and guidelines enjoined in the Cuttack Development Authority, (Planning & Building Standards) Regulation 2010 and as per the guideline, If any, Formulated by the Cuttack Municipal Corporation, submit the same before the Cuttack Development Authority / Corporation/RERA, deposit the necessary fees and charges and take all steps for expediting sanction of such building plans, obtain necessary "No Objection Certificates" from the concerned authorities, commence and complete the construction of the multistoried / high rise buildings over the land in consonance with the permission / sanction to be accorded, within the time schedule as specified in this agreement namely 36 months from the date of approval of the building plans by the planning authority and approved from RERA authority.

The parties have agreed and have taken conscious decision to construct multi storied buildings over the compact land comprising of residential and commercial units. The Cuttack Development Authority in exercise of powers conferred under section 9 of Orissa Development Authorities Act 1982 has prepared a comprehensive development plan in respect of Cuttack city. Such comprehensive development plan (CDP) defines the various zones into which the land at different areas of the city may be divided for the purpose of development.

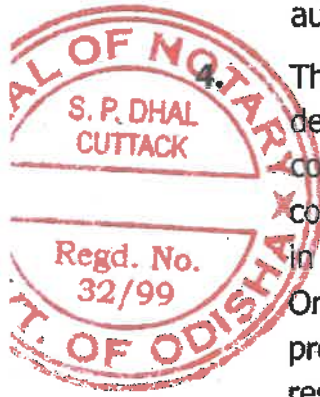
5. **OBLIGATION OF THE DEVELOPER IN THE MATTER OF APPROVAL OF BUILDING PLANS :-**

- (a) It shall be the obligation of the Developer to submit, pursue and follow up the building plans for obtaining necessary permission / sanction from the Cuttack Development Authority, for commencing construction of the proposed multistoried buildings over the compact land.

Prasanna Kumar Sahoo ✓
 Satya Prasanone Sahoo ✓
 Shiny Sahoo ✓
 Ranan bala Sahoo ✓
 Kalyani Sahoo ✓

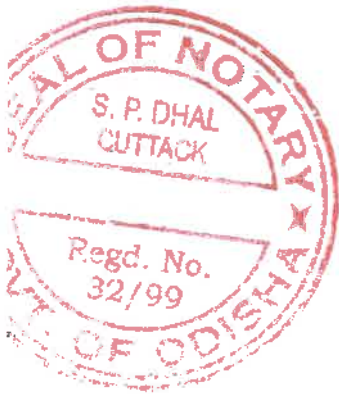
Mahadev Griha Nirman Pvt. Ltd.
 Ranan bala Sahoo ✓
 Director

Reimata Kumari Sahoo ✓
 Anjali Rajin Sahoo ✓
 20/03/18 ✓



Mahadev Griha Nirman Pvt. Ltd.
 Swil Iner Saha
 Director

Smil Man Saha
Director



- (b) All expenses / charges to be incurred for preparation of the building plan and other designs by the designated architect and the structural engineer and other expenses which may be incurred for obtaining approval / sanction of the building plan and / or any revised plan shall be borne by the Developer.
- (c) The requisite scrutiny fees for sanction of the plan(s), in respect of the multistoried building shall be borne by the Developer.
- (d) It shall be the responsibility of the Developer to expedite the process of sanction / approval of such building plan or plans, and if necessary, to serve statutory notice as enjoined in the Act and Regulation for obtaining "deemed approval".
- (e) The Developer shall comply with the requirements and requisitions of the Cuttack Development Authority for securing approval / sanction of building plans and the construction of the said multistoried / high rise buildings over the said land as set out in details in the schedule given below including the adjacent land and shall obtain necessary approvals / sanctions / no objection certificates from the authorities concerned. It shall be the obligation of the land owners, to extend necessary co-operation to the developer relating to filing any application for the aforesaid purpose before the concerned authorities.

ESSENTIAL TERMS AND CONDITIONS :

- 6. The developer shall pay an amount of Rs. 1,00,000/- (Rupees One lakh) only in shape of different cheques/cash respectively to the land owners which shall be a refundable advance and upon the completion of the construction, the land owner shall

23/3/2018
Surenbra Prasad Dhal
Advocate
NOTARY, CUTTACK

Prasanna Kumer Sahoo ✓
Santia prasanna Sahoo ✓
Ching fahu ✓
Ranan bala Sahoo ✓
Kalyani sahu ✓

Mahadev Griha Nirman Pvt. Ltd.
Ru Man Saha
Director

Bimata Kumari Sahoo ✓
Agini Rajin Saha ✓
23/08/18 ✓

refund the said amount to the developer without any interest. The land owners shall deliver physical vacant possession of the land at the time of execution of GPA.

7. The Developer shall commence construction of the proposed multistoried / high rise buildings in a substantial and workman like manner in accordance with the plans, specifications and elevations sanctioned by the Cuttack Development Authority subject to any, modification or variation to the said Plans(s) and specifications, by the Cuttack Development Authority as may be considered just expedient and proper by the developer under technical advice.

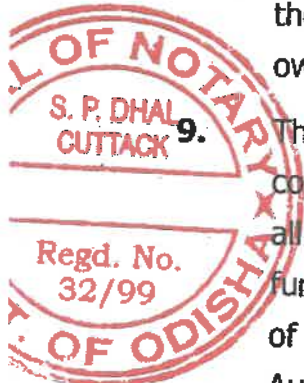
8. The proposed multi storied / high rise buildings over the compact land in question, shall be constructed under the direct control, supervision and guidance of the Developer and/ or their agents and out of their own finance.

9. The Developer shall make their best endeavor to complete / finish the proposed multistoried building in all respects so as to be fit for occupation and functional within 36 months from the date of approval of the building plan by the Cuttack Development Authority & RERA, unless prevented by reasons / factors beyond the control of the Developer namely earth quake, civil commotions, strike, riots, litigation initiated by any third party including any order of injunction / restraint passed by any court or authority, or any other genuine unforeseen force majeure circumstances which cannot be contemplated or specified. In the event there is delay by the developer/ builder to complete the building complex and deliver possession thereof within 36 months, as

Prasanna Kumar Sahoo ✓
Sajda Prasanna Sahoo ✓
Ching Sahoo ✓
Raman Bola Sahoo ✓
Kalyani Sahoo ✓

Mahadev Griha Nirman Pvt. Ltd.
Ranjan Sahoo ✓
Director

Bimala Kumari Sahoo ✓
Dipti Raju Sahoo ✓
23/09/18



Mahadev Griha Nirman Pvt. Ltd.
Smit Kumar Sahoo
Director

27/3/2018
Surenra Prasad Dhal
Advocate
NOTARY, CUTTACK
Page 14 of 27

undertaken, the developer/ builder shall be liable to pay monthly rent @ Rs.5/- per sqft. to the land owners in respect of 43% of their share of built up area.

10. The proposed building and / or the units shall be of first class construction based on specification confirming to I.S.I. code of Civil Engineering Practice and other specifications / designs on advice of the technical experts / architect / structural engineer.

11. **DUTY AND OBLIGATION OF LAND OWNERS / PARTY OF THE FIRST PART:-** The land owners / Party of the First Part hereby agrees and covenants with the Builder / Developer as follows :-

(a) Not to cause any interference or hindrance in the construction of the proposed multistoried buildings over the said compact land by the Developer.

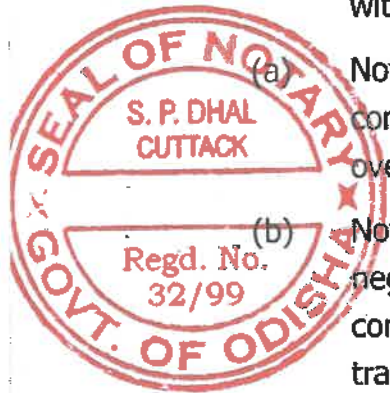
(b) Not to prevent the Developer from making negotiation with intending purchasers of flats / commercial units for assigning disposing or transferring built up space / super built up area / units comprised in the complex, specified as the entitlement / allocation of the Developer.

(c) To grant permission to the developer for entering into any agreement for sale, transfer, convey or assign or deal with said built up space / super built up area / Carpet area units comprised in the complex, allotted and specified as per the allocation of the Developer or any portion thereof in favour of the intending purchasers, on such terms and conditions as may be fixed and settled by the developer and shall duly convey and transfer the said built up area /super built up area/ carpet area flats / commercial units comprised in the proposed building together with proportionate impartible undivided interest in the land in favour of any intending prospective purchaser of

Prasanna Kumar Sahoo ✓
Satta prasanna Sahoo ✓
Ching Sahoo ✓
Kanan bala Sahoo ✓
Kallani Sahoo ✓

Mahadev Griha Nirman Pvt. Ltd.
Ravi Kumar ✓
Director

Pimola Kumari Sahoo ✓
Bark Raju Sahoo ✓
2002/8 ✓



Mahadev Griha Nirman Pvt. Ltd.
Sundar Kumar Sahoo
Director

such built up area /super built up area/ carpet area flat/unit on such terms and conditions, as the Developer may consider just and proper.

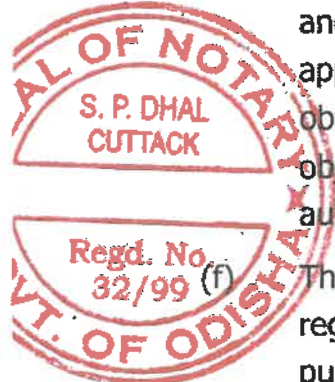
(d) The land owners / party of the first part hereby grants permission to the Developer to enter upon the said land and shall have absolute right and authority to commence, carry on and complete the construction of the proposed multistoried / high rise buildings in consonance with building plans to be approved and the permission to be granted by the Cuttack Development Authority.

(e) The land owners / party of the first part shall sign and execute necessary papers / documents, applications as may be required for the purpose of obtaining approval of the building plans and no objection certificates from the concerned statutory authorities.

The party of the second part shall execute and register sale deeds, in favour of the intending purchasers of flats / units selected by the Developer transferring the floor space/built up space / units together with proportionate impartible undivided interest in the land, at the cost and expense of the intending prospective purchasers of the flats / commercial units pertaining its allocation of built up area / super built up area/carpet area as agreed upon and specified in this agreement.

(g) The land owners hereby undertake that till completion of the proposed project in all respect over the land in question, in the event of any legal dispute relating to title over the schedule land then the owners shall take responsibility to settle such dispute at their own cost, risk and/or out of their owner's share, without making liable to the developer.

Prasanna Kumar Sahoo ✓
Santia Pooasawona Sahoo ✓
Ching Sahoo ✓
Karan bala Sahoo ✓
Kalyani Sahoo ✓



Mahadev Griha Nirman Pvt. Ltd.
Ravi Kumar Sahoo ✓
Director

Pimala Kumari Sahoo ✓
Devi Raju Sahoo ✓
28/03/18

Mahadev Griha Nirman Pvt. Ltd.
Smil Anwar Sahoo ✓
Director

12. RIGHTS, DUTY AND OBLIGATION OF THE BUILDER / DEVELOPER:-

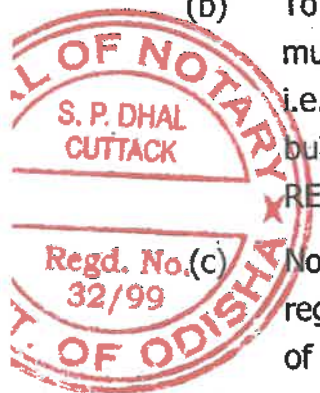
(a) The construction of multistoried / high rise buildings shall commence after obtaining due approval / sanction of the building plans by the Cuttack Development Authority as well as necessary permission / sanction under Orissa Development Authorities Act, 1982 and the provisions of the Cuttack Development Authority (Planning & Building Standards) Regulation 2010.

(b) To complete / finish the construction of the said multistoried / high rise buildings within stipulated time i.e. 36 months from the date of sanction of the building plans by Cuttack Development Authority & RERA.

(c) Not to violate or contravene any legal provisions, regulations, bye laws etc. applicable for construction of the said proposed multistoried / high rise buildings, over the land in question.

(d) Any labour or workman engaged for the construction of the multistoried / high rise buildings by the Developer shall be employee of the Developer the party of the second part. The land owners / party of the first part shall have no relationship of employer and employees, with such workman or labour force which may be engaged for construction of the multistoried building. As a corollary, any amount that may be payable under any award under Workmen's compensation Act or any other statute inclusive of damages shall be the sole responsibility of the Developer and the land owners / party of the first part shall not be saddled with any financial liability whatsoever. If there is any injury to any labourer or workman, or such workman becomes partially or permanently disabled or dies, in an accident arising

Prasanna Kumer Sahoo ✓
Sakti Prasanna Sahoo ✓
Ching Sahoo ✓
Raman Bola Sahoo ✓
Kalyani Sahoo ✓



Mahadev Griha Nirman Pvt. Ltd.
Smita Saha
Director

Mahadev Griha Nirman Pvt. Ltd.
Bimala Kumari Sahoo ✓
Director
Deepti Reja Saha ✓
22/03/18

in the process of construction of the building, it shall be sole responsibility of the Developer. It is reiterated that the land owners / party of the first part will not be responsible, to discharge any liability on this score.

13. It is further agreed to by and between the parties as follows :-

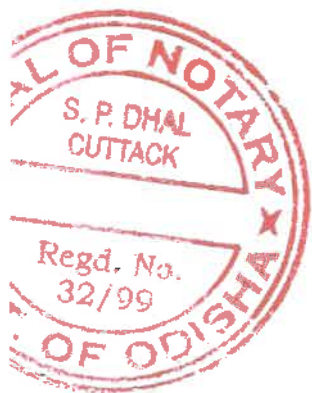
(i) The property including the land over which construction of the multistoried / high rise buildings shall be undertaken can be mortgaged, by the developer in favour of any financial institution for availing construction finance by way of bridge loan, with the knowledge and consent of the land owners. The land owners shall grant permission to the purchasers of flats / units in the complex to avail any finance from any bank or other housing finance institutions, for payment of the consideration amount in respect of the flats / units as fixed and settled in respect of their share and at their risk. The developer as the constituted attorney of the land owners may sign the relevant documents, memorandum of deposit of title deeds for creation of equitable mortgage.

(ii) The Developer will construct the proposed multistoried / high rise buildings out of their own cost and finance. In case the property is mortgaged with any bank or financial institution for availing loan at his absolute risk, for construction of the proposed multi storied building, the developer can offer his share of 57% in respect of the allocation of built up area in favour of the financial institution towards the entire financial liability.

Prasanna Kumar Sahoo ✓
 Sabita Prasadana Sahoo ✓
 Chiny Sahoo ✓
 Kanan bala Sahoo ✓
 Kalyani Sahoo ✓

Mahadev Griha Nirman Pvt. Ltd.
 Director

Bimola Kumari Sahoo ✓
 Rajni Rajin Sahoo ✓
 23.03/14



Mahadev Griha Nirman Pvt. Ltd.
 Sunil Kumar Sahoo
 Director

23/03/2014
 Surendra Prasad Dhal
 Advocate
 NOTARY CUTTACK
 Page 18 of 27

Mahadev Griha Nirman Pvt. Ltd.

Smit Kumar Saha
Director



(iii) The developer undertakes that after approval of the building plan, they shall issue / allocation letter in favour of the land owners the party of first part, specifying their part of allocation of flats, parking space inclusive of undivided interest in the land. The saleable built up area / super built up/ carpet area pertaining to the developers allocation shall mean 57% of built up area/super built up area/carpet area, in respect of the residential and commercial units together with proportionate impartible undivided interest in the land. Both parties shall have the right jointly to transfer the flats / units / parking space in favour of prospective purchasers on the terms and conditions to be fixed by the land owners or the developer, in respect of their allocation of built up area /super built up area/ carpet area as delineated above.

(iv) The developer shall pay an amount of Rs.1,00,000/- (Rupees One lakh) only to the land owners as interest free security deposit. The land owners shall have the right to refund the said amount and/ or intimate the developer to adjust the said amount, from out of the 43% built up area pertaining to the allocation of the land owners.

(iv) Proportionate parking space shall also be allotted to the land owners / party of the first part, as per the approved plans.

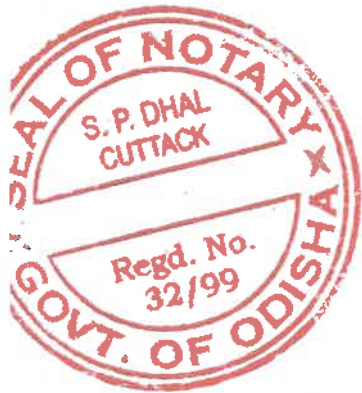
(v) Each flat / unit shall be provided with such facilities and amenities as may be decided by the Developer.

Prasenma Kumer Sahoo
Satya Prasanna Sahoo
Chiny Sahoo
Kanan bala Sahoo
Kalyani Sahoo

Mahadev Griha Nirman Pvt. Ltd.
Ravi Kumar
Director

Pimola Kumari Sahoo
Rupki Rejm Sahoo
23/08/18

S. P. Dhal
Surenaru Prasad Dhal
Advocate
NOTARY CUTTACK
Page 19 of 27



Mahadev Griha Nirman Pvt. Ltd.
Smil Kumar Sankh's
Director

- (vi) The land owners / party of the first part shall have the right to inspect the quality of building materials to be used for construction of the proposed multi storied building and as well as the progress and quality of the construction from time to time.
- (vii) The developers shall construct the multistoried / high rise buildings in consonance with the ISI standard specifications of civil construction and shall be held responsible for any damage caused due to faulty workmanship and use of substandard materials.
- (viii) The Developer undertakes to complete the said multistoried / high rise buildings within 36 months from the date of sanction and approval of building plan and approval of RERA. In case there is delay for any unforeseen circumstance and or force majeure situations, the completion period normally should not exceed beyond 36 months which is subject to the arrangement between the parties.
- (ix) Regarding any type of taxing liability with regard to the proposed multistoried / high rise buildings, the liability of the Developer, shall be in respect of builders allocation of the built up area, out of the total built up area comprised in the proposed multi storied buildings and the land owners shall have liability on this score pertaining to the land owners' allocation of built up area in the proposed multistoried buildings as specified in this agreement.
- (x) The developer shall purchase TDR (Transfer of Development Right) certificate from the Cuttack Development authority at the cost of first party, if TDR is not purchased by the

Prasanna Kumar Sahoo ✓
 Satya Prasanna Sahoo ✓
 Ching Sahoo ✓
 Kanan Bala Sahoo ✓
 Kalyani Sahoo ✓

Mahadev Griha Nirman Pvt. Ltd.
 Director

Bimola Kumari Sahoo ✓
 Anup Rajin Sahoo ✓
 23/03/18 ✓

developer, the developer shall pay Rs.29,00,000/- to the first party against the advance at the time of approval of the building plan which amount will be adjusted from their allotted share.

14. It is once again agreed upon reiterated, and spelt out as follows :-

(a) The Developer and the land owners / party of the first part shall be entitled to get the built up area /super built up area/ carpet area / commercial units / parking space, comprised in the proposed multistoried / high rise buildings to be constructed as per the building plan to be sanctioned by the Cuttack Development Authority in the ratio, as fixed and specified in this agreement namely 43% of share in the built up area specified as the allocation of the land owners and the balance 57% of the built up area /super built up area/ carpet area belongs to the developer from out of the total built up area /super built up area/ carpet area.

(b) In consideration of the terms hereby agreed upon, the land owners confer upon the Developer the right of construction of the proposed multistoried / high rise buildings over the said land and also their right to transfer by way of absolute sale and assign the constructed space / super built up areas / flats / commercial units in the proposed multi storied buildings specified as the entitlement of the Developer except the built up space / flats / units / parking space specified as the owner's allocation of built up area together with the proportionate undivided interest in the land at such rate as may be fixed settled and on such terms and conditions as may be decided by them.

Prasenjana Kumer Sahoo ✓
Satsla prasannona Sahoo ✓
Chiranj Sahoo ✓
Kanan bala Sahoo ✓
Kalyani Sahoo ✓



Mahadev Griha Nirman Pvt. Ltd.
Director

Bimola Kumari Sahoo ✓
Rishi Raj Sahoo ✓
230318 ✓

Mahadev Griha Nirman Pvt. Ltd.
Smit Kumar Saha
Director

23/3/2018
Surenbra Prasad Dhal
Advocate
NOTARY, CUTTACK

15. The Developer shall have the right to enter into agreements with prospective purchasers to sell, transfer and assign the constructed built up area covered under their specified allocation in the proposed multistoried / high rise buildings except the land owners entitlement of the total built up area /super built up area/ carpet area. The land owners / promoter shall not raise any objection to such transfer, assignment appertaining to their respective share.

16. The developer and the land owners hereby agree to execute necessary sale deeds / deeds of conveyance, in favour of the intending purchasers transferring the flats / units together with proportionate impartible undivided interest in the land, inclusive of the right of use and enjoyment of common areas, facilities amenities and conveniences provided in the complex, which is in the nature of "easement". However all costs, duties, charges and expenses in respect thereof shall be paid and discharged by the Developer or the intending purchasers as the case may be. Under such sale deeds, the land owners shall only transfer the proportionate undivided interest in the land and the developer shall transfer and convey the ready built flats / units.

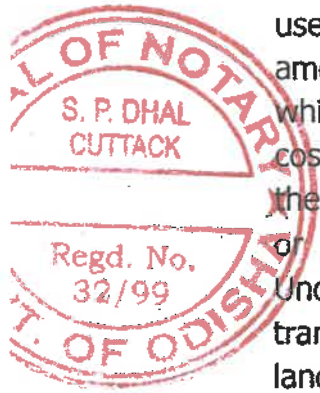
17. The Developer shall be at liberty to appoint their contractors, supervisors, managers, architects, engineers other employees to carry out the construction work and the land owners will have no objection to such engagement of technical and other staff by the Developer.

18. The Developer will be allowed to construct Pump Rooms, overhead water tanks and to fix cable. T.V. Antenna or install and provide any other system or facilities / amenities in the said building.

19. The Developer shall have the right to receive from the intending purchasers earnest money, and / or take advance, consideration amount in whole or in

Prasenme Kumar Sahoo ✓
 Prasanna Sahoo ✓
 Satya Sahoo ✓
 Kananbala Sahoo ✓
 Kalyani Sahoo ✓

Mahadev Griha Nirman Pvt. Ltd.
 Director



Mahadev Griha Nirman Pvt. Ltd.
 Director

Bimala Kumari Sahoo ✓
 Anjali Reji Sahoo ✓
 23.08/18 ✓

part, besides other dues, levies and charges as the case may be, for transferring their allocation of built up space / flats inclusive of proportionate impartible undivided interest in the land and to grant receipt(s) and execute such document(s) as may be deemed necessary and to present the same for registration before the competent authority / authorities. The land owners hereby agrees to ratify all acts / deeds / things which the Developer shall lawfully do within the scope of the powers conferred upon the developer the party of the second part under the terms of this agreement.

20. The land owners hereby agrees to execute and sign necessary applications documents, letters, power of attorney which may be required for carrying out the smooth construction of the proposed multistoried / high rise buildings and transfer of the flats / units/ built up space and to render all help and assistance to the Developer to facilitate the construction of the proposed multistoried / high rise buildings on the said piece and parcel of land or the transfer of the independent flats / units.

21. The land owners shall remain liable for any encumbrance, in respect of the said land as described identified and delineated in schedule set out below, up to the date of this agreement and the Developer shall remain liable for all encumbrances / liabilities created after this date in relation to the land or proposed constructions.

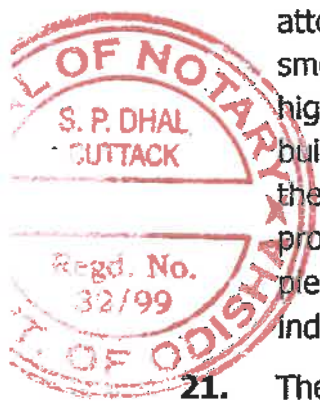
22. Both the parties shall have the right to sue for specific performance of this contract / agreement or any other supplementary contract which may be executed for non-compliance of the terms and conditions spelt out in the contract and the suing party shall also have a right to recover cost and damages, if any.

23. That the land owners state and declare that they have absolute and indefeasible right, title and interest over the land in question. In the event it is found that

Prasanna Kumar Sahoo ✓
 Prasanna Sahoo ✓
 Ching Sahoo ✓
 Rangan bala Sahoo ✓
 Kalyani Sahoo ✓

Mahadev Griha Nirman Pvt. Ltd.
 Director

Paimala Kumari Sahoo ✓
 Rejini Sahoo ✓
 23-03-18 ✓



Mahadev Griha Nirman Pvt. Ltd.
 Director
 Surendra Prasad Dhal

Page 23 of 27
 Surendra Prasad Dhal
 Advocate
 NOTARY, CUTTACK

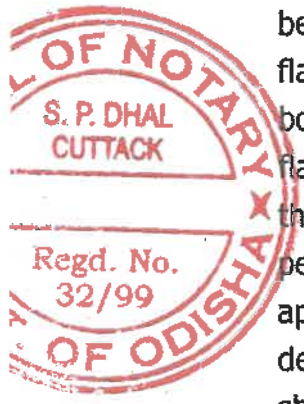
the land owners do not possess a good title or that they have a defective title in respect of the land in question, the Developer will be at liberty to rescind this agreement and shall be entitled to get the amount invested up to such date from the land owners/first party.

24. The name of the proposed multi storied building shall be decided by the Developer.
25. The exact identity and specification of the built up area, covered under the allocation of the land owners and developer in the proposed multi storied building shall be decided by mutual consent of both parties.
26. All stamp duty, registration charges, G.S.T or any other statutory dues in respect of the sale deeds to be executed in favour of the intending purchasers of flats and units' payment of statutory levies, shall be borne and paid by the intending purchasers of the flats. It is agreed upon by and between the parties that all fees, expenses incurred for obtaining statutory permission, clearance, no objection certificates, approval of the building plan, fees payable to the designated architect, structural engineer, advocate shall be borne by the developer the party of the second part, in respect of multistoried / high rise buildings.
27. The party of the second part ,On completion of the multistoried / high rise buildings, Shall make application in the prescribed form and manner as provided in the Cuttack Development Authority (Planning and Building standards) Regulation, for obtaining "completion certificate and occupancy certificates" from Cuttack Development Authority and or any other appropriate authority / authorities with regard to the completion of the complex and the right of use and occupation of the flats / units by the

Prasanna Kumar Sahoo ✓
Sataba Prasad Sahoo ✓
Ching Sahoo ✓
Kanan bala Sahoo ✓
Kalyani Sahoo ✓

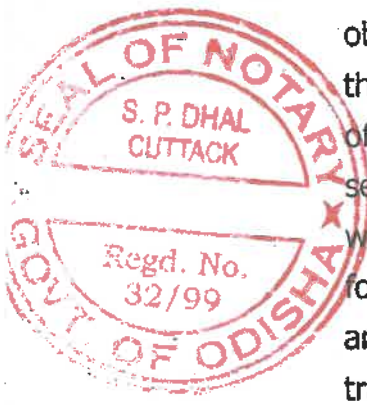
Mahadev Griha Nirman Pvt. Ltd.
Ravi Kumar
Director

Bimola Kumari Sahoo ✓
Bipin Rajin Sahoo ✓
23/03/18 ✓



Mahadev Griha Nirman Pvt. Ltd.
Smit Kumar Sahoo
Director

Mahadev Griha Nirman Pvt. Ltd.
Smit Mohan Saha
Director



purchasers and all other certificates which may be required to be obtained from different other authorities / agencies.

28. The status of the party of the second part shall be that of a developer with exclusive and unfettered right to construct the multistoried / high rise building over the land, to be exclusively utilized as a residential or commercial as per approved plan, arrange necessary finance for execution of the work, commence and complete the said multistoried building and successful marketability of the flats / units covered under their allocation. All acts, deeds, things lawfully done by the party of the second part in terms of this agreement is binding upon the party of the first part.

29. The Developer, during the construction period, may obtain a three phase electric connection from CESU or the concerned distribution agency. Upon completion of construction of the complex, the party of the second part, shall submit necessary application as well as required amount as per the demands made, for installation of transformer, external electrification and ensuring electric connection from such transformer to the multistoried building. The developer and the land owners, shall proportionately bear the expenses to be incurred, for internal electrification, in respect of the built up area / super built up area pertaining to their respective allocation as fixed and settled hereinafter.

30. The Developer hereby covenant and declares that it shall take effectual and appropriate steps for completion of construction of the multistoried / high rise buildings over the land in question, within the stipulated period and / or such extended period as

Prasanna Kumer Sahoo ✓
Sahla Prasaanna Sahoo ✓
Chiny Sahoo ✓
Kanan bala Sahoo ✓

Manadev Griha Nirman Pvt. Ltd.
Ravi Kumar
Director

Birmala Kumari Sahoo ✓
Rajni Raju Saha ✓
23.03.18 ✓

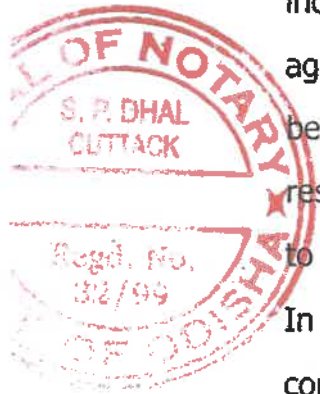
may be allowed by the land owners and make the multistoried / high rise buildings functional in all respects as well as delivery of possession of the built up area earmarked for allocation of the land owners.

31. All accounts between the parties hereto shall be settled at the office of the developer/second party or any other place as may be mutually agreed upon.

32. In case of any dispute and differences between the parties regarding interpretation of any of the terms and conditions, covenants, stipulated in this agreement, purport and implication of any of the covenants hereunder contained, the rights, powers, privileges and entitlements of the parties or any other incidental or ancillary disputes emanating from this agreement, the same shall be mutually resolved between the parties. If the parties fail to amicably resolve the differences, the dispute may be referred to an arbitrator to be appointed by mutual consent.

In the event, the parties fail to arrive at such mutual consensus, the parties shall have the right to make necessary application under section 11(6) of the Arbitration and conciliation Act, 1996 before the Hon'ble Chief Justice of Orissa and the decision of the arbitrator shall be final and binding. The jurisdiction of the Civil Court, Cuttack is completely ousted to entertain and try any suit, action or proceeding arising out of any dispute by and between the parties flowing from this agreement.

- ✓ 1 Prasanna Kumar Sahoo ✓
- ✓ 2 Satya Prasanna Sahoo ✓
- ✓ 3 Chiny Sahu ✓
- ✓ 4 Kanan bala Sahoo ✓
- ✓ 5 Kajani Sahu ✓



Mahadev Griha Nirman Pvt. Ltd.
Smil Kumar Sankar
Director

Mahadev Griha Nirman Pvt. Ltd.
Ravi Kumar Sankar
Director

Mr. 1 Pimola Kumari Sahoo ✓
Mr. 2 Zeeph' Raju Sahoo ✓
23-03/18 ✓

SCHEDULE OF LAND

Dist.- Cuttack, DSRO : Cuttack, Mouza : Cuttack Town
Unit No. 29, Chauhiaganj, hal Khata No. 88, hal Plot no 1388
area Ac0.998 decimal, which corresponds to part of sabik
Khata no 10, 17, 113, Plot no 921, 922, 923, and 925,
marked in RED colour revenue sketch map attached
herewith for better identification of land.

IN WITNESS WHEREOF the parties have hereunto
have set and subscribed their respective hands and seal on
the date, month and year first above written.

Witnesses

1. Bimala Kumari Sahoo ✓ Prasenje Kumar Sahoo ✓
Satta Prasanna Sahoo ✓
Chauhiaganj ✓ Chiny Sahoo ✓
CUTTACK ✓

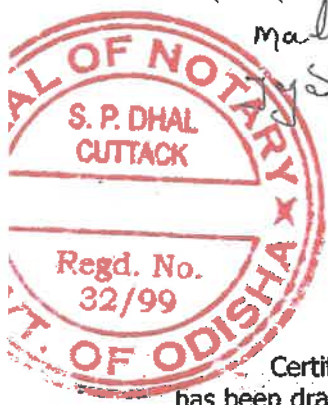
2. Deepu Raju Sahoo ✓
S/o Baiyaji Sahoo ✓
AT. Akhadi ✓
Malyadesi ✓
Sriprasad ✓
Kanan Bala Sahoo ✓
Kalyani Sahu ✓

**Signature of the Party
of the first part.**

Mahadev Griha Nirman Pvt. Ltd.
Rajendra Prasad Dhal ✓
Director

**Signature of the Party
of the second part**

Certified that the executants are my clients and this agreement
has been drafted by me as per the instructions expressed by the parties,
who have been read over and explained the content, effect and
implication of the various terms conditions and covenants spelt out in
this document and the executants having clearly understood the same
have executed this document in my presence.



[Signature]
Advocate ✓

Mahadev Griha Nirman Pvt. Ltd.

[Signature]
Director

Page 27 of 27
Surenjara Prasad Dhal
Advocate
NOTARY CUTTACK
27.3.2018

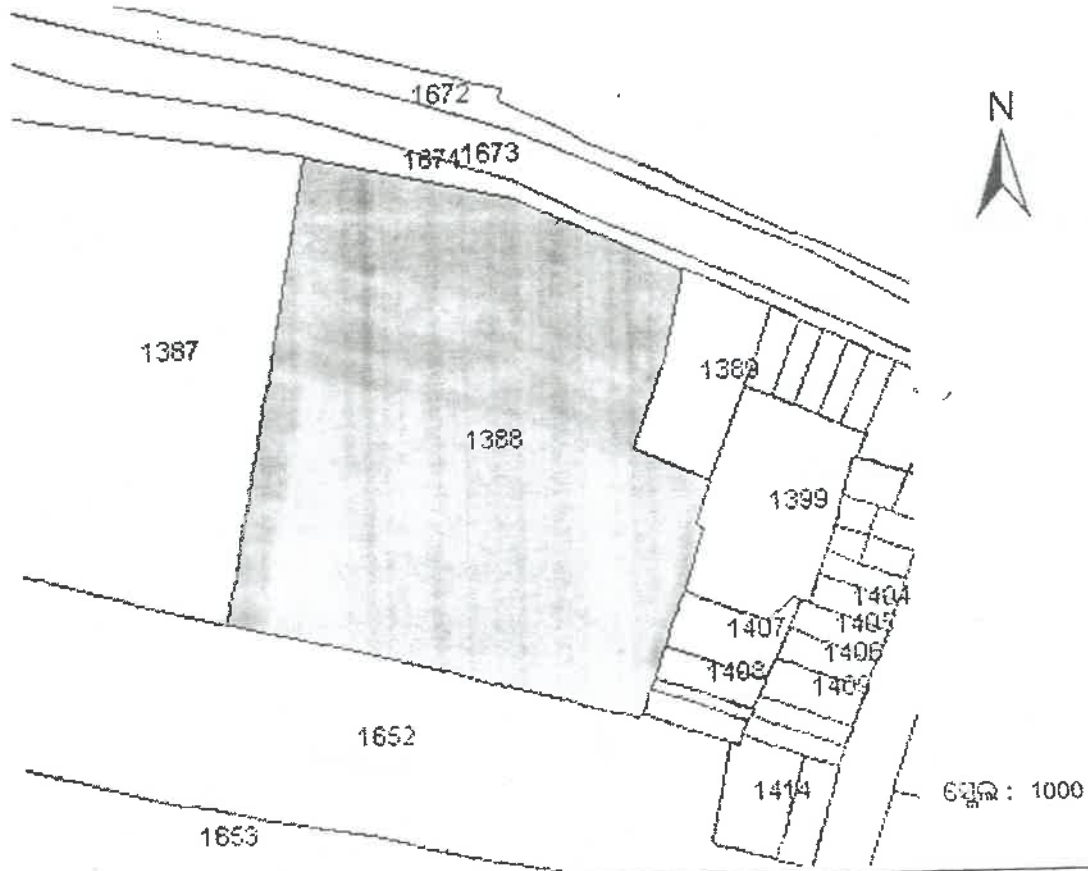
ପୋଷା : ଛାତ୍ରନିର୍ଦ୍ଧାରଣ
ସ୍ଥାନ : ଛାତ୍ରନିର୍ଦ୍ଧାରଣ ନଂ ୪୩୨

ପଦ୍ମ : କର୍ମକ

ବିଭାଗ : କର୍ମକ

ଖାତା ନଂ - ୮୮

ପୂର୍ଣ୍ଣ ନଂ - ୧୩୮୮



- ✓ Chiny Sahoo
- ✓ Kansa Bala Sahoo
- ✓ Kalyani Sahoo
- ✓ Prasanna Kumar Sahoo
- ✓ Satya Prasanna Sahoo

Mahadev Griha Nirman Pvt. Ltd.

Smil Anar Senthic
Director

Mahadev Griha Nirman Pvt. Ltd.

✓ Ravi Kumar
Director

Surendra Prasad Dhal
Advocate
NOTARY, CUTTACK

391705284

TV
Prath Bhat
Kalyani
Pooja

1000/-



ଓଡ଼ିଶା ओडिशा ODISHA

D 890735

Yes Paid

Arjun	250
Arjun	40
<hr/>	
	290
VIC	295
<hr/>	
	585

GENERAL POWER OF ATTORNEY

This Deed of General Power of Attorney is made 19th day of December, 2017.

KNOW ALL MEN BY THESE PRESENTS **BIDISHA SAHU**, aged about 40 years, D/o - Late Raj Kishore Sahu, by Caste : Teli, by Profession : Service, resident of Chauliaganj, Talasahi, P.O. - Nayabazar, P.S.- Chauliaganj, Town / Dist - Cuttack, do hereby nominate, appoint and constitute, hereinafter called **KALYANI SAHU**, aged about 63 years, W/o - Late Raj Kishore Sahu, by Caste : Teli, by Profession : Housewife, resident of Chauliaganj, Talasahi, P.O. - Nayabazar, P.S.- Chauliaganj, Town / Dist - Cuttack, hereinafter called the "**ATTORNEY HOLDER**" as my lawful attorney in my name and on my behalf.

Bidisha Sahu.
19.12.2017
Kalyani Sahu
19.12.2017

w/ Smta. Prasenjana Sahu
19.12.17
w- Debraj Pradhan
19.12.2017

Handwritten notes in Odia script at the top left of the page.

Handwritten signature and notes in Odia script at the top center.

Rajendra Kumar Saha
STAMP VENDER
Collectorate, Cuttack



14 DEC 2017
Treasury Officer,
Cuttack

Bidisha Sahu.
19.12.2017.



Handwritten signature and date: 19/12/17.

REGISTERING OFFICER
CUTTACK

Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 48(a) Fees Paid : A18(iii)-290 ,, User Charges-295 ,Total 585

Date: 19/12/2017

Handwritten signature and date: 19/12/17.
Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the District Sub-Registrar CUTTACK between the hours of 10:30 AM and 2:30 PM on the 19/12/2017 by BIDISHA SAHU , son/wife of LATE RAJ KISHORE SAHU , of AT-CHAULIAGANJA, TALASAH, PO-NAYABAZAR, PS-CHAULIAGANJA, TOWN/DIST-CUTTACK , by caste General , profession Service and finger prints affixed.

Handwritten signature of the presenter.

Signature of Presenter / Date: 19/12/2017

Handwritten signature and date: 19/12/17.
Signature of Registering officer
REGISTERING OFFICER
CUTTACK

Executant



L.T.I

Bidisha Sahu .
19.12. 2017 .

Attorney Holder



L.T.I

Kalyani Sahu
19.12. 2017

Bidisha Sahu
19.12. 2017
Kalyani Sahu
19.12. 2017

WHEREAS, the property morefully described in schedule below stands recorded in the name of my deceased father Raj Kishore Sahu along with other co-sharers. One of the recorded owner namely Raj Kishore Sahu has died leaving behind his wife namely Kalyani Sahu (Attorney Holder), one son namely Akash Sahu and one daughter namely Bidisha Sahu (Executant) as his heir and legal successors. That the Executant being the legal heir of recorded owner Late Raj Kishore Sahu is exercising her every right, title, interest and exclusive possession of her share over the schedule below with the knowledge of other co-sharers.

WHEREAS, the Executant is servng and staying at abroad (U.S.A.) hence it is not possible on her part to look after the below schedule property and also unable to do the

w/ Smta prestanna Sahu
19.12. 2017
w- Debabrata Padhy
19.12. 2017



[Handwritten Signature]
19/12/17

REGISTERING OFFICER
CUTTACK

following acts, deeds and things as mentioned below. Hence I execute this General Power of Attorney in favour of my mother namely Kalyani Sahu as my Attorney Holder to do the same in my name and on my behalf.

TO APPEAR BEFORE ANY AUTHORITY OR AUTHORITIES.

1. To appear before any authority including Notary Public, Sub-Registrar, Magistrate, both Civil and Criminal and High Court, Tahasildar, C.D.A. or any other authorities when and where necessary in my name and on my behalf.
2. To advertise and negotiate with the intending purchaser(s) to sell for the undivided / Full share of land and receive advance from them and enter agreement with them for sale in my name and on my behalf.
3. To apply for make payment, sign documents on my behalf and obtain, electrical, water supply, sewerage, telephone connection and other Civil facility that may be generally required for in my name and on my behalf.
4. To ask, demand, collect, sue and recover, receive of and from all or any every persons, public, private or corporate court or authority including Govt. and all local bodies whatsoever concerned for all and / or every sum of money including rent, fees, interest, duties, deposits, profits, loan, compensation and / or any other money which shall belongs to any part thereof in my name and on my behalf.

Bidisha Sahu.

19.12.2017

Kalyani Sahu

19.12.2017

w/ Satya Prasanna Sahu

19.12.2017

w- Debarata Padhy

19.12.2017



[Handwritten Signature]
19/12/17

**REGISTERING OFFICER
CUTTACK**

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BIDISHA SAHU		 312140675	<i>Bidisha Sahu</i>	19-Dec-2017
KALYANI SAHU		 241150530	<i>Kalyani Sahu</i>	19-Dec-2017

Identified by **SATYA PRASANNA SAHOO** Son/Wife of **KASHI NATH SAHOO** of **AT-CHAULIAGANJA, TALASHAI, PO-NAYABAZAR, DIST-CUTTACK** by profession **Business**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SATYA PRASANNA SAHOO		 40655141	<i>Satya prasanna Sahoo</i>	19-Dec-2017

Date: 19/12/2017

[Handwritten Signature]
19/12/17
**REGISTERING OFFICER
CUTTACK**

5. To sell the schedule below property, the attorney holder shall deal with the purchaser / purchasers and shall finalise the consideration amount with the purchaser / purchasers and shall execute / Register Agreement / agreements with the concerned purchaser / purchasers in respect of my property mentioned in the schedule below and shall receive advance amount by cash or by draft from the purchaser / purchasers and shall discharge money receipt from the same in my name and on my behalf.
6. To swear any affidavit / affidavits before any Executive Magistrate and the attorney shall do the same personally or by appointing advocate / advocates in my name and on my behalf.
7. To purchase stamp papers for effectuate the sale of my property in my name and on my behalf.
8. To execute and register the sale deed / deeds in favour of the intending purchaser / purchasers to give proper effect to the said transaction in my name and on my behalf.
9. The principal will not handed over possession of the schedule property to the attorney holder.

Bidisha Sahu .

19.12.2017 .

Kalyani Sahu
19.12.2017

Satya Prasanna Sahu

19.12.2017

w - Debabrata Pochhy
19.12.2017

w1

w -



[Handwritten signature]
19/12/17

REGISTERING OFFICER
CUTTACK

10. To produce the sale deed / deeds before any District Sub-Registrar / Rural Registrar for registration and to admit execution thereof in favour of the intending purchaser / purchasers in respect of the schedule below land subject to final satisfaction of the principal and shall do all the works for proper discharge of the same and shall endorse the receipt of the same and shall receive the consideration amount from the purchaser / purchasers in full and final satisfaction by way of cash or draft and discharge the receipt / ticket for the same in my name and on my behalf.

Bibisha Sahu
19.12.2017
Kalyani Sahu
19.12.2017

11. That the Attorney Holder can negotiate or execute any agreement with any construction company on sharing basis over the schedule property.

12. That, the Attorney Holder can apply before the concerned authority for any NOC over the schedule property on my behalf.

13. That, the Executant does hereby ratify and confirm that the deeds and things done by my attorney holder by virtue of this power in respect of the schedule property shall constructed as the acts, deeds and things done by me and the same shall be binding on me.

w/ Satta Prasanna Sahu
19.12.2017
w - Debabrata Padhy
19.12.2017



[Handwritten Signature]
19/12/17

**REGISTERING OFFICER
CUTTACK**

SCHEDULE OF PROPERTY

1. Dist: Cuttack, P.S.: Chauliaganj, Tahasil & D.S.R.O.: Cuttack Sadar, Thana No.5, Tahasil No. 235, Odisha Sarkar Khewat No. 1, **Mouza: Cuttack Sahar Unit No. 28 Paisa**, Khata No. **84 (Eighty Four)**, Status - Stitiban, Plot No. **798 (Seven Hundred Ninety Eight)**, Kisam : Sarada - II, Area **Ac0.371.7 kadi (Three hundred seventy one decimals seven kadi)** out of my imartiable propionates undivided share. North : Self, South : Safei Bandha.

Bidisha Sahu

19.12.2017

Kalyani Sahu
19.12.2017

2. Dist: Cuttack, P.S.: Chauliaganj, Tahasil & D.S.R.O.: Cuttack Sadar, Thana No.4, Tahasil No. 234, Odisha Sarkar Khewat No. 1, **Mouza: Cuttack Sahar Unit No. 29 Chauliaganj**, Khata No. **88 (Eighty Eight)**, Status - Stitiban, Plot No. **999 (Nine Hundred Ninety Nine)**, Kisam : Gharabari - I, Area **Ac0.010 dec. (Ten decimals)** & Plot No. **1388 (One Thousand Three Hundred Eighty Eight)**, Kisam : Gharabari - I, Area **Ac0.998 dec. (Nine hundred ninety eight decimals)**, thus total **Ac1.008 dec. (One Acree Eight decimals)** out of my imartiable propionates undivided share.

w/ Saha Poojanana Saha

19.12.2017

w- Debabrata Poojhy

19.12.2017



[Handwritten signature]
[Handwritten date: 12/12/17]

REGISTERING OFFICER
GUTTACK

IN WITNESS WHEREOF Both, the Executant & Attorney
Holder have put their signatures after going through the contents
/ recitals, to which they found it to be true and correct on the
day, date and year mentioned above.

WITNESSES

1. Satya Prasad Sahu
S/o Kastinath Sahu
at. Chauliaganj
P.S. Chauliaganj
Cuttack.

Bidisha Sahu.
19.12.2017

Signature of the Executant

2. 19.12.2017,

Kalyani Sahu
19.12.2017
Signature of the Attorney Holder

Debabrata Padhy
S/o Balakrishna Padhy
56A/5, Motilal Nehru Nagar (W),
Bhilai, Chhattisgarh, 490020
19.12.2017

Certificate

Certified that the Executant is my client and I have dictated
the terms of the deed, typed by my Computer Assistant as per
her instruction in my office.

B.M. RAO
Computer Asst.

Mandi - unsealed
ENo-199294

Advocate

19.12.17



[Handwritten Signature]
19/12/17

**REGISTERING OFFICER
CUTTACK**

Endorsement of certificate of registration under section 60

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

Book Number : 4 || Volume Number : 106

Document Number : 40391705229

For the year : 2017

Seal :

Date: 19/12/2017

[Handwritten Signature]
19/12/17

Signature of Registering officer

**REGISTERING OFFICER
CUTTACK**



Schedule I Form No.39-A

ଖତିସ୍ଥାନ

ମୌଜା : କଟକସହରସ୍ଥିତିନମ୍ବର28ପଲସା
 ଥାନା : ଚାଉଳିଆଗଣ୍ଡିକ
 ଥାନା ନମ୍ବର : 5

ତହସିଲ : କଟକ
 ତହସିଲ ନମ୍ବର : 235
 ଜିଲ୍ଲା : କଟକ

କମିସନରୀଙ୍କ ନାମ ଓ ଖେତ୍ରାଟ ବା ଖତିସ୍ଥାନର କ୍ରମିକ ନମ୍ବର ଓଡିଶା ସରକାର ଖେତ୍ରାଟ ନମ୍ବର

1) ଖତିସ୍ଥାନର କ୍ରମିକ ନମ୍ବର 84 ✓

2) ପ୍ରଭାବ ନାମ, ପୂତା ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ କାରିନାଥ ସାହୁ ପି: ଗୋବିନ୍ଦ ସାହୁ, ବିଜୟ କୁମାର ସାହୁ, ରାଜ କିଶୋର ସାହୁ, ପ୍ରଗନନ କୁମାର ସାହୁ, ସୂର୍ଯ୍ୟ ପ୍ରଗନନ ସାହୁ, ଚିନ୍ମୟ ସାହୁ ପି: କାରିନାଥ ସାହୁ ଜା: ତେଜି ବା: ନିଜିଆଁ

3) ସ୍ୱତ୍ୱସ୍ୱତ୍ୱ ସୂଚିତାବନ:

ନକଲ	ଖରଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ତ୍ତ୍ୟନଶୀଳ ଖତଶାସ ବିବରଣୀ
4) ଦେସ୍ :		18.00	13.50	31.50	

6) ବିଶେଷ ଅନୁସୂଚିତ ଯଦି କିଛି ଥାଏ

ବାଖଲ ଖାରଜ କେଶ ନମ୍ବର 1557/99 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନମ୍ବର 298 ସମ୍ପ 223 ପ୍ଲଟ 299 ସମ୍ପ 0.057 କୁ ଖାରଜ କରି ନୂତନ ସୂଚିତାବନ ଖାତା ନମ୍ବର 650/586 ରେ ଦରଜ କରାଗଲା । ବାଖଲ ଖାରଜ କେଶ ନମ୍ବର 1034/2000 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ 799 ସମ୍ପ ୩0.030 ଓ 801 ସମ୍ପ ୩0.088 ଖାରଜ ବାଖଲ ଖାତା ନମ୍ବର 650/654 କୁ । OLR କେଶ ନଂ 110/2006 ଓ ଦା ଖା କେଶ ନଂ 3048/2006 ହୁ ମୁ ପ୍ଲଟ ନଂ 798 ସମ୍ପ ୩ 0.036 - 8 କଡି ଖା ଦା ଖା ନଂ 650/1044 କୁ । ଦା ଖା କେଶ ନଂ 4242/2006 O.L.R 8 (A) କେଶ ନଂ 527/2006 ହୁ ମୁ ପ୍ଲଟ ନଂ 798 ସମ୍ପ ୩ 0.036 - 7 କଡି ଖା ଦା ଖା ନଂ 650/1063 କୁ । ଦା ଖା କେଶ ନଂ 4551/2006 ଓ OLR 8 (A) କେଶ ନଂ 364/2006 ହୁ ମୁ ପ୍ଲଟ ନଂ 798 ସମ୍ପ ୩ 0.036 - 8 କଡି ଖା ଦା ଖା ନଂ 650/1065 କୁ । ଦା ଖା କେଶ ନଂ 5310/2006 ହୁ ମୁ ପ୍ଲଟ ନଂ 800 ସମ୍ପ ୩ 0.023 ଖା ଦା ଖା ନଂ 650/1102 କୁ । ଦା ଖା କେଶ ନଂ 5060/2006 ଓ OLR 8 (A) କେଶ ନଂ 773/2006 ହୁ ମୁ ପ୍ଲଟ ନଂ 798 ସମ୍ପ ୩ 0.036 - 7 କଡି ଖା ଦା ଖା ନଂ 650/1105 କୁ । ଦା ଖା କେଶ ନଂ 867/2007 ହୁ ମୁ ପ୍ଲଟ ନଂ 800 ସମ୍ପ ୩ 0.032 - 1 କଡି ଖା ଦା ଖା 650/1111 କୁ । ଦା ଖା କେଶ ନଂ 4057/2005 O.L.R 8 (A) କେଶ ନଂ 480/2005 ହୁ ମୁ ପ୍ଲଟ ନଂ 798 ସମ୍ପ ୩ 0.014 ଖା ଦା ଖା ନଂ 650/1134 କୁ । ଦା ଖା କେଶ ନଂ 4058/2005 O.L.R 8 (A) କେଶ ନଂ 479/2005 ହୁ ମୁ ପ୍ଲଟ ନଂ 798 ସମ୍ପ ୩ 0.040 ଖା ଦା ଖା ନଂ 650/1133 କୁ । ଦା ଖା କେଶ ନଂ 4059/2005 O.L.R 8 (A) କେଶ ନଂ 478/2005 ହୁ ମୁ ପ୍ଲଟ ନଂ 798 ସମ୍ପ ୩ 0.014 ଖା ଦା ଖା ନଂ 650/1135 କୁ । ଦା ଖା କେଶ ନଂ 1430/2007 OLR 476/2007 ହୁ ମୁ ପ୍ଲଟ ନଂ 800 ସମ୍ପ ୩ 0.23 ଖା ଦା ଖା ନଂ 650/1150 କୁ । ଦା ଖା କେଶ ନଂ 2829/2007 ଓ OLR 8 (A) କେଶ ନଂ 907/2007 ହୁ ମୁ ପ୍ଲଟ ନଂ 800 ସମ୍ପ ୩ 0.027 - 5 କଡି ଖା ଦା ଖା ନଂ 650/1177 କୁ । ଦା ଖା କେଶ ନଂ 1288/2007 ଓ OLR 8 (A) କେଶ ନଂ 372/2007 ହୁ ମୁ ପ୍ଲଟ ନଂ 800 ସମ୍ପ ୩ 0.027 - 5 କଡି ଖା ଦା ଖା ନଂ 650/1197 କୁ । ଦା ଖା କେଶ ନଂ 1493/2009 O.L.R 8 (A) କେଶ ନଂ 680/2009 ହୁ ମୁ ପ୍ଲଟ ନଂ 799 ସମ୍ପ ୩ 0.013 ପ୍ଲଟ ନଂ 801 ସମ୍ପ ୩ 0.027 ଖା ଦା ଖା ନଂ 650/1933 କୁ । ବାଖଲ ଖାରଜ କେଶ ନଂ 3070/2009 O.L.R 8(A)

Reg ID - 391705284
 Doc No - 40391705229 12/19/2017 2:22 PM

ଖତିସ୍ଥାନର କ୍ରମିକ ନଂ : 84		ମତ୍ୱାଳା : କଟକସହରସ୍ଥୁନିଗମନମ୍ବର28ପଲସା			ଜିଲ୍ଲା : କଟକ	
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚଢ଼ାହଦି	ରକବା			ମନ୍ତବ୍ଯ
			ଫ.	ଡି.	ହକ୍ଟର	
7	8	9	10	11	12	
796 ମିଲିତଳ	ଶାରଦ ଦୁଇ	ଉ: ନିଜ ଦ: ଚନ୍ଦ୍ରମଣି ଦଲେ	0	315		
799 ମିଲିତଳ	ଶାରଦ ଦୁଇ	ଉ: ନିଜ ଦ: ନିଜ	0	004	0.0019	
801 ମିଲିତଳ	ଶାରଦ ଦୁଇ	ଉ: ମାୟାଧର ମହାନ୍ତି ଦ: ନିଜ	0	011	0.0046	
806 ମିଲିତଳ	ଶାରଦ ଦୁଇ	ଉ: ବିଶ୍ଵନାଥ ସାହୁ ଦ: ନିଜ	0	094		
869 ମିଲିତଳ	ଶାରଦ ଦୁଇ	ଉ: ସଫାଳ ବନ୍ଧୁ ଦ: ବିଜୟ ସାହୁ ଓଗରେ	0	145		
871/1020 ମୁଣା	ଶାରଦ ଦୁଇ	ଉ: ବିଶ୍ଵନାଥ ସାହୁ ଓଗରେ ଦ: ନିଜ	0	219		
871 ମିଲିତଳ	ଶାରଦ ଦୁଇ	ଉ: ସଫାଳ ବନ୍ଧୁ ଦ: ନିଜ	0	391		
872 ମିଲିତଳ	ଶାରଦ ଦୁଇ	ଉ: ନିଜ ଦ: ସଫାଳ ବନ୍ଧୁ	0	772		
873 ମିଲିତଳ	ଶାରଦ ଦୁଇ	ଉ: ନିଜ ଦ: ନୟନ ଯତୀରି	0	054		
798 ମିଲିତଳ	ଶାରଦ ଦୁଇ	ଉ: ନିଜ ଦ: ସଫାଳ ବନ୍ଧୁ	0	371	0.1503	
800 ମିଲିତଳ	ଶାରଦ ଦୁଇ	ଉ - : ମାୟାଧର ମହାନ୍ତି ଦ - : ନିଜ	0	056	0.0229	
870	ନାଳ	ପାଣିନାଳ	0	015		
12 plots			2	450	0.1797	

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 19/12/2017 01:55:01 IP :10.172.0.71

Schedule I Form No.39-A

ଖତିସ୍ଥାନ

ମୌଜା : କଟକସହରସ୍ଥିତନମ୍ବର29ତାଉଲିଆଗଣ୍ଡ
ଥାନା : ତାଉଲିଆଗଣ୍ଡ
ଥାନା ନମ୍ବର : 4

ତହସିଲ : କଟକ
ତହସିଲ ନମ୍ବର : 234
ଜିଲ୍ଲା : କଟକ

କମିସନରଙ୍କ ନାମ ଓ ଖେତ୍ରାଟ ବା ଖତିସ୍ଥାନର କ୍ରମିକ ନମ୍ବର		ଓଡିଶା ସରକାର ଖେତ୍ରାଟ ନମ୍ବର				
1) ଖତିସ୍ଥାନର କ୍ରମିକ ନମ୍ବର		88 ✓				
2) ପ୍ରକାର ନାମ, ପିତା ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		କାଶି ନାଥ ସାହୁ ପି: ଗୋବିନ୍ଦ ସାହୁ, ବିନୟ କୁମାର ସାହୁ, ରାଜ କିଶୋର ସାହୁ, ପୁରଗନ୍ଧ କୁମାର ସାହୁ, ସତ୍ୟ ପୁରଗନ୍ଧ ସାହୁ, ତିନୟ ସାହୁ ପି: କାଶି ନାଥ ସାହୁ ଜା: ତେଲି ବା: ନିଜଗାଁ				
3) ପ୍ଲଟ୍ ସଂଖ୍ୟା						
4) ଦେୟ :	ନକକର	ଖଜଣା	ସେସ୍	ନିର୍ଦ୍ଧାରଣ ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବଦ୍ଧଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		648.75	311.88		960.63	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ						
BLANK SPACE FOR STAMPING						
ଅନୁକ୍ରମ ପ୍ରକାଶନ ତାରିଖ - 30/10/1990						
ଖଜଣା ଆରମ୍ଭ ତାରିଖ - 01/04/1991						

ଗାଣ୍ଡୁରୀୟ ପୂରଣା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 19/12/2017 01:56:29 IP :10.172.0.71

Reg ID - 391705284
Doc No - 40391705229

ଖତିୟାନର କ୍ରମିକ ନଂ : 88		ମଠୋଳା : କଟକସହରସ୍ଥିତିନମ୍ବର29ଚାଉଳିଆଗଣ୍ଡ				ଜିଲ୍ଲା : କଟକ
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚଠୋହଦି	ରକବା			ମନ୍ତବ୍ଯ
			ଏ.	ଡି.	ହକ୍ତେଟର	
7	8	9	10	11	12	
✓ 999	ଘରବାରୀ ଏକ	ଦଠୋକାନ ଘର	0	010		
✓ 1388	ଘରବାରୀ ଏକ	ମଲୋ ଡିହ	0	998		
2 plots			1	08		

ଗାଷ୍ଟ୍ରୋନାମ୍ବ ସୂଚନା ବିଜ୍ଞାନ କନ୍ଦେଢ୍ର 19/12/2017 01:56:41 IP :10.172.0.71



0300201709415624



GOVERNMENT OF ODISHA
FORM No. II
[See Rule 3]

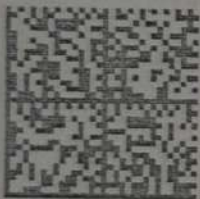
Office of the Tahasildar, Cuttack-Sadar. Miscellaneous Certificate Case No: e-LHC/301 of 2017
LEGAL HEIR CERTIFICATE

This is to certify that the Persons specified below are the Legal heirs of Late RAJ KISHORE SAHU Son of Shri KASINATH SAHU of Village/ Town CHAULIAGANJ P.S CHAULIAGANJ Tahasil Cuttack Sadar in the district of Cuttack in the State of Odisha.

2. This Certificate is being granted only for the purpose of WITHDRAWAL OF MONEY.

Name of Person(s) in Relationship with the Deceased

Sl No.	Name	Age	Marital Status	Relationship with the deceased
1	KALYANI SAHU ✓	62	Widow	WIFE
2	BIDISHA SAHU	39	Married	DAUGHTER
3	AKASH SAHU	32	UnMarried	SON



Kalyani Sahu
Signature of the Applicant

BEHERA
BIRANCHI
NARAYAN

Digitally signed by BEHERA
BIRANCHI NARAYAN
Date: 2017.08.03 16:07:27
+05:30
Reason: e-District Odisha Portal
Location: Cuttack

Signature of the Revenue Officer
Date : 03-08-2017

NOTE :

- It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
- This certificate is issued as per section 4, 5&6 of Information Technology Act 2000, and its subsequent amendments in 2008 and as per Revenue & Disaster Management Department notification numbers IMU-13/10-42518/R&DM dated 21.10.2010, RDM-IMU-EGOV-0001-12/41244 dated 10.09.2012 and RDM-IMU-EGOV-0001-2012/35042 dated 12.09.2013.
- For any query or verification, Agency/Department/Office may visit <http://www.edistrictodisha.gov.in>.
- Tampering of this certificate will attract penal action.

Reg ID - 391705284
Doc No - 40391705229

FORM-6

[SEE RULE 16 (1)]

To be printed in Block of the size 6 c.m. to 8 c.m.

(Form of Driving Licence)



(Part of the seal & Signature of the licensing authority to be on the photograph and part of the driving licence.)

Specimen Signature / Thumb impression of the holder of Licence.

Driving Licence Number HS/1 2000-2001 of the Licensing Authority Cuttack.

Date of Issue 16.03.2001

Name Bidisha Sahu

Son / daughter / wife of Raja Kishore Sahu

Permanent address Chandiaganj, (Talasahi)

Official address (if any) Nayabazar - Cuttack

Date of birth 21.08.79 Educational qualification

Blood group with R. H. factor B+

The holder of this licence is licensed to drive through India vehicles of the following description—

- a) Motor cycle without gear
- b) Motor cycle with gear
- c) Light motor vehicles
- d) Invalid carriage
- e) Medium goods vehicle
- f) Heavy goods vehicle
- g) Medium passenger motor vehicle
- h) Heavy passenger motor vehicle

A motor vehicle of following description.

The licence to drive a motor vehicle other than transport vehicle is valid from 17.03.2001 to 16.03.2024

Name & designation of the Authority who conducted that Driving test.

LICENSING AUTHORITY, CUTTACK
Signature & designation of the Licensing Authority, Cuttack—OB-05

B. Sahu
18.12.2017

REG ID - 391705284
DOC NO - 40391705229



ଭାରତ ସରକାର

ଭାରତ ସରକାର

Unique Identification Authority of India

Government of India

ଜନାଙ୍କନ କ୍ରମ / Enrollment No.: 2017/00617/20980

To
କଲ୍ୟାଣୀ ସାହୁ
Kalyani Sahu
W/O Raj Kishore Sahu
Tala Sahi Chauliaganj
Nayabazar Cuttack
Orissa 753004
9337518487

26170635



UG261706353IN



ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା/Your Aadhaar No. :

5204 7792 1761

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର



ଭାରତ ସରକାର
GOVERNMENT OF INDIA



କଲ୍ୟାଣୀ ସାହୁ
Kalyani Sahu
ଜନ୍ମ ବର୍ଷ / Year of Birth : 1954
ଲିଙ୍ଗ / Female

5204 7792 1761



ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର



ସୂଚନା

- ଆଧାର ପରିଚୟ ପ୍ରମାଣ ଅଟେ, ନାଗରିକତାର ନୁହେଁ ।
- ପରିଚୟ ପ୍ରମାଣ ଅନୁଲୀନ ଅଧିକାରୀଙ୍କ ଦ୍ୱାରା ପ୍ରାପ୍ତ କରନ୍ତୁ ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- ଆଧାର ସାରାଦେଶରେ ବୈଧ ।
- ଭବିଷ୍ୟତରେ ଏହି ଆଧାର, ସମସ୍ତ ସରକାରୀ ଓ ବେସରକାରୀ ସେବା ପ୍ରାପ୍ତ କରିବାରେ ସହାୟକ ହେବ ।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

26170635



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କର୍ତ୍ତୃପକ୍ଷ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା:
W/O ରାଜ କିଶୋର ସାହୁ, ଚଳ ସାହି,
ତାଲସାହିଆଗଞ୍ଜ, ନୟାବଜାର, କଟକ, ଓଡିଶା,
753004

Address:
W/O Raj Kishore Sahu, Tala
Sahi, Chauliaganj,
Nayabazar, Cuttack, Orissa,
753004

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Kalyani Sahu Reg ID - 391705284
Doc No - 40891705229



ଭାରତ ସରକାର
GOVERNMENT OF INDIA



ସତ୍ୟ ପ୍ରସନ୍ନ ସାହୁ
Satya Prasanna Sahoo
ଜନ୍ମ ବର୍ଷ / Year of Birth : 1960
ପୁରୁଷ / Male



7195 0270 2604

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର

Reg ID - 391705284
Doc No - 40391705229

[Faint handwritten notes in Odia script]



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କର୍ତ୍ତୃପତ୍ର
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା:

S/O କାଶୀ ନାଥ ସାହୁ, ଡା-ଚାଉଲିଆଗଞ୍ଜ
,ତାଳା ସାହି, ନୟାବାଜାର, କଟକ,
ଓଡ଼ିଶା, 753004

Address:

S/O Kashi Nath Sahoo,
AT-CHAULIAGANJ ,TALA
SAHI, NAYABAZAR,
Nayabazar, Cuttack, Orissa,
753004



1947
1800 100 1947



help @ uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

13
10
3




Feb 10
AISCW) 200
AISCW) 70
950
40 295
585=0

Registered PoA without Possession Deed




Serial Number of the Document : POA WITHOUT POSSESSION
 Date of Execution : 19/12/2017
 Document Number : 40391705229

Volume Number : 106
 Place of Execution : CUTTACK
 Registration Date : 19/12/2017

FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
BIDISHA SAHU			

SECOND PARTY DETAILS

Name	Photo	Thumb Impression	Signature
KALYANI SAHU			

PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	Market Value	Sabak Khata No.	Sabak Plot No.
2	CUTTACK	UNIT-29 CHAULIAGANJ-1	88	1388	998Decimal	GHARABARI I	24950000	Not Available	Not Available

East	West	North	South	Property Transaction Details
NA	NA	SELF	SAFEI BANDHA	FULL PLOT

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	Market Value	Sabak Khata No.	Sabak Plot No.
1	CUTTACK	UNIT-29 CHAULIAGANJ-1	88	999	10Decimal	GHARABARI I	450000	Not Available	Not Available




East	West	North	South	Property Transaction Details
NA	NA	SELF	SAFEI BANDHA	FULL PLOT

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	Market Value	Sabak Khata No.	Sabak Plot No.
3	CUTTACK	UNIT-28 PAISA-1	84	798	371.7Decimal	SARAD II	22302000	Not Available	Not Available

East	West	North	South	Property Transaction Details
NA	NA	SELF	SAFEI BANDHA	FULL PLOT

IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
SATYA PRASANNA SAHOO	KASHI NATH SAHOO	AT-CHAULIAGANJA, TALASHAI, PO-NAYABAZAR, DIST-CUTTACK	Business

Name	Photo	Thumb Impression	Signature
SATYA PRASANNA SAHOO			

REMARK DETAILS

Remark
1

MHI, OPD, Regd. No. 5210
14.9.06

DISTRICT MEDICAL BOARD OF CUTTACK DISTRICT

DISABILITY CERTIFICATE

(Issue under Rules - 4 (2) of the persons with disabilities (Equal Opportunities, Protection of Rights & Full participation) Rules, 1996 & as per the guidelines given by the Ministry of Welfare, Government of India, Gazetted Notification No-4-2/83, HW III dated 6th August 1986.

Sri / ~~Kumari~~ / Smt. Akash Sahu Age 23 years

S/o, D/o, W/o R.K. Sahu

Resident of AT: Chaukiaganj (Tala Sahi) Naya Bazar
PO: Chaukiaganj

PS: Chaukiaganj DIST: Cuttack is a Physically Handicapped.

He/She suffers from Moderate mental Retardation i.e. of
thirty eight. His/Her Disability is Temporary / Permanent.

Mark of Identification Nil

He/She comes under the category of Mental Retardation Handicap.

His/Her percentage of Disability is Seventy two.

Recommended for Physical Restoration He cannot earn his livelihood.

I declare that I have not appeared before any medical board & obtained Disability Certificate.

X L.F.I. of Akash Sahu attested.
Signature of the Candidate

Chief District Medical Officer-Cum
Chairman Medical Board
with Seal & Date

Member Medical Board
with Seal & Date

14/9/06
Specialist Member
Medical Board
Prof. & H. O. D. Psychiatry
Medical Superintendent
Mental Health Institute
S.C.B. Medical College
CUTTACK.

- Write visually/Hearing/Locomotor/Mental etc.
- Specify Orthopedic/ENT/EYE/Psychiatry etc.

MHI, OPD, Regd. No. 5210
14.9.06

MEDICAL BOARD OF CUTTACK DISTRICT

DISABILITY CERTIFICATE

Articles - 4 (2) of the persons with disabilities (Equal Opportunities, Full participation) Rules, 1996 & as per the guidelines given by the Government of India, Gazetted Notification No-4-2/83, HW III dated

Aakash Sahoo Age 23 years

R.N. Sahoo
(Tola Sahi) Naya Bazar
PO:

..... is a Physically Handicapped.

He/She suffers from Moderate Mental Retardation & IA of thirty eight. His/Her Disability is Temporary / Permanent.

Mark of Identification NIL

He/She comes under the category of Mental Retardation Handicap.

His/Her percentage of Disability is Seventy two.

Recommended for Physical Restoration He cannot earn his livelihood.

I declare that I have not appeared before any medical board & obtained Disability Certificate.

X L.F.I. of Aakash Sahoo attested

Signature of the Candidate

Chief District Medical Officer-Cum
Chairman Medical Board
with Seal & Date

.....
15/9/06
Specialist Member
Medical Board
with Seal & Date
Prof. & H.O.D. Psychiatry
Medical Superintendent
Mental Health Institute
S.C.B. Medical College,
CUTTACK.

- Write visually/Hearing/Locomotor/Mental etc.
- Specify Orthopedic/ENT/EYE/Psychiatry etc.



ଓଡ଼ିଶା ଆଇशा ODISHA

40AA 526082

**Agreement For Evidencing Land Owner Share Allotment
In The "Mahadev Heights" Apartment, Chualiajanj, Cuttack**

Mahadev Griha Nirman Pvt. Ltd. having its office at Plot No.S1/111, Sector – A, Zone-A, Mancheswar Industrial Estate, Bhubaneswar, Dist.: Khurda; represented through its Director **Ravi Kumar Moda**, aged about 30 years, son of Sri Deepak Kumar Moda, hereinafter called as the Developer, the party of the **FIRST PART.**

AND

1. **PRASANNA KUMAR SAHOO** aged about 61 years,
2. **SATYA PRASANNA SAHOO** aged about 59 years,
3. **CHINMAY SAHOO** aged about 56 years,

SI No.3 is presently residing at 2, Devtirth Bunglows, New CG Road Opposite Janata Nagar, PO-Chandkheda, Aehmdabad-382424, Gujarat,

Mahadev Griha Nirman Pvt. Ltd.

Director



Prasanna Kumar Sahoo

Satya Prasanna Sahoo

Chinmay Sahoo

*Kundan bala Sahoo
Kalyani Sahu. self
on behalf of Anshu Sahoo
Bidisha Sahu.*



All are sons of Late Kashinath Sahoo.

4. **KANANBALA SAHOO**, aged about 70 years, daughter of Late Kashinath Sahoo, wife of Dr. Rabindranath Sahoo, resident of Plot no 880, Mahanadi Vihar, PS-Chauliaganj, Town/Dist-Cuttack.
5. **KALYANI SAHU** aged about 63 years, wife of Late Raj Kishore Sahu; self & mother guardian for and on behalf of **AKASH SAHU** aged about 34 years son of Late Rajkishore Sahu.

All are Permanent residents of Chauliaganj, PO-Naya Bazar, Cuttack-753004 (Odisha), By Caste :Teli, by profession : Business.

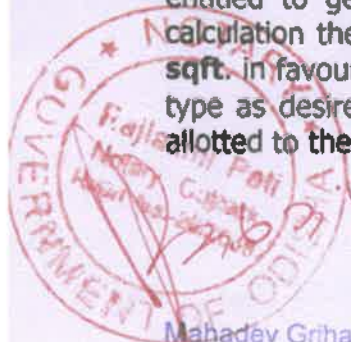
6. **BIDISHA SAHU**, aged about 40 years, wife of Debabrata Padhy and daughter of Late Raj Kishore Sahu, resident of Chauliaganj, PO: Nayabazar, PS: Chauliaganj, Dist.: Cuttack, at present residing at 2049 16th Ct NE, Issaquah, WA-98029, USA,
(SECOND PART)

WHEREAS, the Party of the First Part have entered into a Development Agreement & Registered General Power Of Attorney with the Party of the Second Part for commercial exploitation of land pertaining to Plot No.1388 area Ac.0.998 decimals under Khata-No. 88 of Mouza: Unit -29, Chauliaganj, Cuttack. under Tahasil: Cuttack, Dist.-Cuttack, in sharing basis on dated 23/03/2018. Vide Gpa Number :- 10391801823 & Special GPA Number T21891768 dated 31/07/2018 by office of Collector, Cuttack.

And as per terms and conditions of aforesaid agreement, the Party of the First Part have obtained multistoried building approval plan (S +8) of the proposed project "Mahadev Heights" comprising of one block having total built up area of all flats, **82765.92 sqft.**

AND WHEREAS as per terms and conditions of aforesaid agreement the party of the second part i.e. the land owner is entitled to get **43 %** of the total approved Built up area of all the flats towards their owner's share. Accordingly the Land owners are entitled to get **35,590 Sqft.** out **82765.92 sqft.** And on the basis of aforesaid calculation the party of the first part hereby allotted total Built up area of **36,119.88 sqft.** in favour of party of second part as mentioned below alongwith flat nos, floor and type as desired by second party. There is an excess area of **529.88 sqft** has been allotted to the second part.

Kananbala Sahoo



Mahadev Griha Nirman Pvt. Ltd.
Ra...
Director

Prasanna Kumar Sahoo.

*Satta Prasanna Sahoo Kalyani Sahu
self on behalf of
Akash Sahu.*

Ching Sahu Bidisha Sahu.

Serial No	Flat No	Floor	Type	Builtup Area In Sqft
1	103	FIRST	2BHK	893.73
2	104	FIRST	3BHK	1184.25
3	105	FIRST	2BHK	900.61
4	106	FIRST	3BHK	1010.69
5	107	FIRST	3BHK	1180.16
6	201	SECOND	3BHK	1010.69
7	205	SECOND	2BHK	900.61
8	208	SECOND	2BHK	900.61
9	209	SECOND	3BHK	1184.25
10	302	THIRD	3BHK	1180.16
11	305	THIRD	2BHK	900.61
12	306	THIRD	3BHK	1010.69
13	309	THIRD	3BHK	1184.25
14	402	FOURTH	3BHK	1180.16
15	403	FOURTH	2BHK	893.73
16	404	FOURTH	3BHK	1184.25
17	405	FOURTH	2BHK	900.61
18	409	FOURTH	3BHK	1184.25
19	501	FIFTH	3BHK	1010.69
20	505	FIFTH	2BHK	900.61
21	508	FIFTH	2BHK	900.61
22	509	FIFTH	3BHK	1184.25
23	605	SIXTH	2BHK	900.61
24	606	SIXTH	3BHK	1010.69
25	608	SIXTH	2BHK	900.61
26	609	SIXTH	3BHK	1184.25
27	701	SEVENTH	3BHK	1010.69
28	705	SEVENTH	2BHK	900.61
29	708	SEVENTH	2BHK	900.61
30	709	SEVENTH	3BHK	1184.25
31	802	EIGHT	3BHK	1180.16
32	803	EIGHT	2BHK	893.73
33	804	EIGHT	3BHK	1184.25
34	805	EIGHT	2BHK	900.61
35	809	EIGHT	3BHK	1184.25
Total	35 FLATS	3BHK 2BHK	20FLATS 15FLATS	36,119.88 sqft



- ✓ Kanan bala Sahoo
- ✓ Kalyani Sahoo
- ✓ Bidisha Sahoo
- ✓ Prasanna Kumar Sahoo
- ✓ Sattarprasanana Sahoo
- ✓ Chiny Sahoo

Total No Of Parking allotment will be 35 nos out of which 25 nos will be covered parking and 10nos will be open parking. The 25 nos Covered parking has been earmarked in Stilt Floor Parking Layout sheet attached herewith.

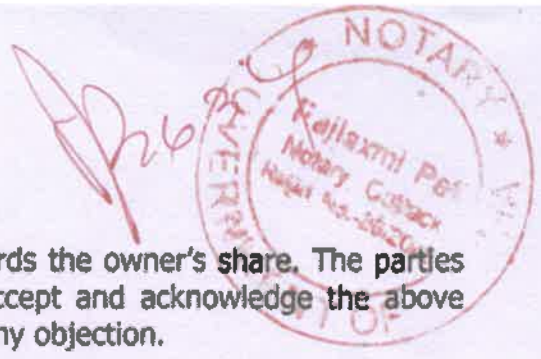
Mahadev Griha Nirman Pvt. Ltd.

[Handwritten Signature]

Director



26/3/24



This is the provisional allotment of flats towards the owner's share. The parties of the Second Part i.e. the Land owners hereby accept and acknowledge the above allotment area towards their owner's share without any objection.

That, it is mutually agreed between both the parties, that the party of the First Part i.e. the Developer is now free to negotiate/deal with remaining flats/total built up area with its intending purchaser pertaining to their developer's share as per their own sweet will as they thinks proper to which the Party of First Part/ his representatives/heirs shall not raise any objection whatsoever.

That, it is further agreed between both the parties that the party of second part i.e. the Land owner shall have to pay all other dues as per the Development Agreement before final allotment of flats, The Details are as follows

a) TDR PAYMENT	:-	Rs 31,18,750/-
b) Electrical Charges @50,000/Flat(35flats)	:-	Rs 17,50,000/-
c) Fire, Solar & Stp Charges @75,000/Flat(35flats)	:-	Rs 26,25,000/-
d) Shelter Fund 43% of Rs 42,77,160/-	:-	Rs 18,39,179/-
e) Extra Built-up Area Allotted 529.88sqft@3500/sqft	:-	Rs 18,54,580/-
Grand Total	:-	Rs 1, 11,87,509/-

The above total amount **Rs 1, 11, 87,509/-**-(Rupees One Crore Eleven Lakh Eighty Seven Thousand Five Hundred Nine only) alongwith other statutory taxes like GST ,Service tax & Dues if any applicable will be paid by the second party to the First party, Or the same will be adjusted from the share of the second party by the first party before the Final Allotment or Possession of flats.

Prasen Kumar Sahoo
Kankar Bala Sahoo
Sahita Prasenona Sahoo
Kalpani Sahu. Self
on behalf of Akash Sahu
Chiranj Sahoo
Bidisha Sahu.
F26 314

Mahadev Griha Nirman Pvt. Ltd.
Ran...
Director



SCHEDULE OF PROPERTY

Dist.- Cuttack, DSRO : Cuttack, Mouza : Cuttack Town Unit No. 29, Chauliaganj, hal Khata No. 88, hal Plot no 1388 area Ac0.998 decimal, which corresponds to part of sabik Khata no 10, 17, Plot no 921, 922, 923, and 925.



IN WITNESSES WHEREOF, the parties above named signed on this day of 26th March 2019.

Witnesses :

Mahadev Griha Nirman Pvt. Ltd.

[Signature]

Director

FIRST PARTY

1. Provat Kumar Nayak
Chakrasiani, Mancheswar
Rasulgosh, Bhubaneswar
Odisha. 751010

2. Depti Ranjan Sahoo
Aparanagar, Near Sidheswar
Temple, Chauliaganj, Cuttack

SECOND PARTY

Prasanna Kumar Sahoo. Satya prasanna Sahoo

PRASANNA KUMAR SAHOO

SATYA PRASANNA SAHOO

[Signature]
Chinmay Sahoo

CHINMAY SAHOO

Kananbala Sahoo Kalyani Sahu

Kalyani Sahu, Bidisha Sahu.

KANANBALA SAHOO, (KALYANI SAHU and on behalf of AKASH SAHU), BIDISHA SAHU



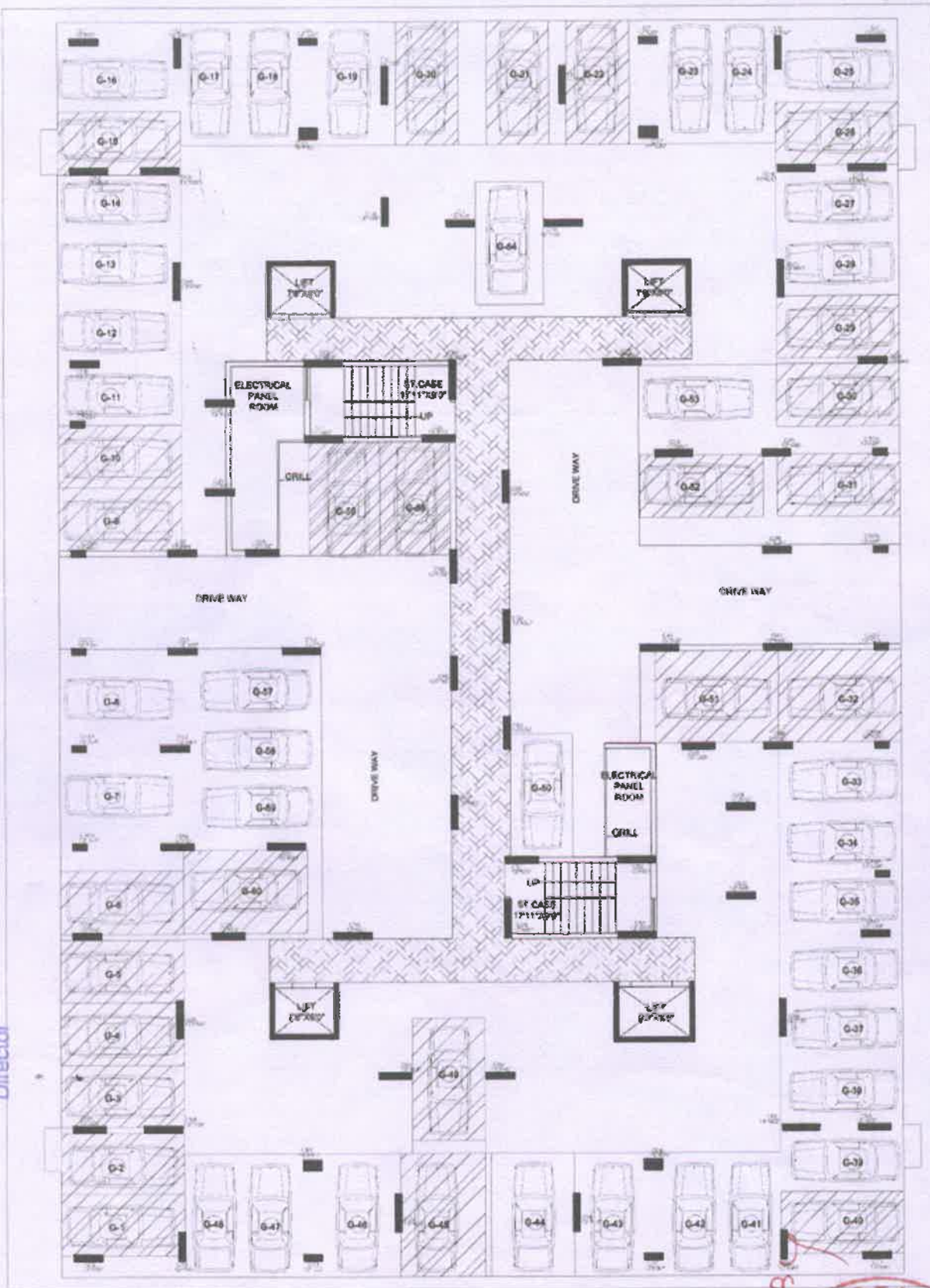
34



[Signature]
Rajlaxmi Pati
NOTARY, CUTTACK
GOVT. OF ORISSA
REGD. NO. 26/2006

Mahadev Griha Nirman Pvt. Ltd.

Ra...

Director



 LAND OWNED COVERED PARKING 25%
 BUILDERS COVERED PARKING 35%

**STILT FLOOR PLAN
PARKING**

✗ Prasenjit Kumar Sahoo ✗

✗ Satya prasanjore Sahoo ✗

Ching Sahoo

Raman bela Sahoo

Bidisha Sahoo

Kalyani Sahoo, Sait on behalf of Akash Sahoo

