1582200308

SCANNED

INDIA NON JUDICIAL

Government of Odisha

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-OD03212040664068U
Certificate Issued Date	:	02-Feb-2022 10:45 AM
Account Reference	:	SHCIL (FI)/ odshcil01/ RAYAGADA/ OD-RGD
Unique Doc. Reference	:	SUBIN-ODODSHCIL0104342350185520U
Purchased by	:	PPL INFRASTRUCTURES
Description of Document	:	Article 1A-23(2) Agreement to Sale
Property Description	:	MOUZA-RANIGUDA
Consideration Price (Rs.)	:	53,44,000 (Fifty Three Lakh Forty Four Thousand only)
First Party	:	A SHYAMALATA
Second Party	:	PPL INFRASTRUCTURES
Stamp Duty Paid By	:	PPL INFRASTRUCTURES
Stamp Duty Amount(Rs.)	:	1,06,880 (One Lakh Six Thousand Eight Hundred And Eighty only)

Please write or type below this line

A. Shyamalata

B. Venkatswamy

QT 0001350996

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority

Stock Holding Corporation
Rayagada

B. Venkataramana.

Signature of Purchaser

SEAL OF THE DISTRICT SUB. REGISTRAR
ରାୟଗଡ଼ା
RAYAGADA

Document ID No. 1582200208...
Document No.....1582200204

16880 - 2/2/22
106880

FEES PAID

A(1) 106880.00
I(3) 00
A(20) .....
A18(VII) .....
D .....
Total Rs 106880.00
User Fees 125.00
G Total 107005.00

Registering Officer
Rayagada

B. Venkateswar

A. Shyamalata

DEVELOPMENT AGREEMENT.

This Development agreement is made and executed on this the 2nd day of February, 2022 at Rayagada.

BETWEEN

Smt A. SHYAMALATA, @MARUVADA VEERA SYAMALA, aged about 44 years, W/O A.Nageswar Rao (D/O SRI Maruvada Gopalakrishna), 'Kamma' by caste, Housewife, permanent resident of Chekaguda, PO/PS/Tahasil/District: Rayagada-765001, Odisha, Mobile No-9231545725, Aadhar No: 6200 0442 0561 & PAN NO:CHIPS4339H, hereinafter referred as Owner on the 1st part which Expression shall mean and include their respective legal heirs, executors, assignees, administrators wherever the context permits.

AND

M/s PPL INFRASTRUCTURES., (FIRM Registration No:27201901009/2020, GST NO: 21AAYFP4787F1ZP, & Pan NO: AAYFP4787F) represented by its Managing Partner ***Sri Balusu Venkateswar Rao,*** S/O Late B.Satyam, aged about 66 years, residing at New Colony, Near UST, Rayagada, PO/PS/Tahasil/District: Rayagada-765001, Odisha, Mobile No-8280077779, Aadhar No: 7334 6668 6725, hereinafter referred as Developer on the 2nd part which Expression shall mean and include its respective legal heirs, executors, assignees, administrators wherever the context permits.

A. Shyamalata

B. Venkateswar

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. 5© Fees Paid : A(2)-106880 ,, User Charges-125 ,Total 107005

Date: 02/02/2022

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the **District Sub-Registrar RAYAGADA** between the hours of 10:00 AM and 1:30 PM on the **02/02/2022** by **SHYAMALATA ALIAS MARUVADA VEERA SYAMALA** , son/wife of **A NAGESWAR RAO** , of **CHEKAGUDA, PO/PS/TAH/DIST- RAYAGADA, ODISHA** , by caste **General** , profession **Others** and finger prints affixed.

Signature of Presenter / Date: 02/02/2022

SEAL OF THE DISTRICT SUB. REGISTRAR RAYAGADA

Signature of Registering officer

Whereas the owner is the absolute owner and possessor of house site with an extent of Ac.0.361 cts situated at Raniguda Mouza of Tahasil & District: Rayagada, Odisha, which she got by gift from her father Sri Maruvada Gopalkrishna of Rayagada under a registered gift deed vide document No- 444/1995 of District Sub Register office, Rayagada and the ROR record stands recorded in her name and since then the Owner is in peaceful possession and enjoyment of the above schedule property till date without any let or hindrance or any encroachment or charges or rights or interests of whatsoever nature on the property.

Whereas the owner is being the absolute owner of the land decided to get the land development with the said Developer for an extent of land admeasuring ***1616.66 square yards or Ac.0.334 cents*** more clearly described in the Schedule annexed hereunder and herein after referred as Schedule property. The value of the under scheduled property is fixed for Rs.53,44,000/- (Rupees Fifty three lakhs forty four thousand) only. Whereas the various terms and conditions for development and construction discussed between both the parties to this agreement have been agreed by both the parties and therefore it has been decided to reduce in writing and accordingly Owner and Developer entered into this Development Agreement under the terms and conditions mentioned hereunder:

Now this Deed Witnesseth as follows: -

1. That the owner hereby declare, agree, confirm, assure and covenant with the developer that she has absolute right, title and interest over the schedule property and that the Schedule property is free from all encumbrances, charges, mortgages, court attachments and liens etc. The owner further assures the Developer that there is no legal impediment in entering into the present agreement with the Developer.

2. That the owner shall grant and allow the Developer to undertake development of land into Residential Apartments in schedule property and that the developer shall undertake the development of schedule property.

3. That the Developer shall prepare comprehensive plans for taking an Apartment in schedule property by employing engineers and surveyors and shall deliver plans and obtain approval for the designs of the proposed layout the developer shall submit plans along with necessary applications forms and paper etc. to the Local Body and get them sanctioned. For the said purpose the developer can sign and verify all such papers, declarations and affidavits. The Developer shall bear all expenses for preparation of the said plans and shall pay necessary fees and Development charges to Local Body and all concerned departments.

A. Shyamalata B. Venkateswara

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SHYAMALATA ALIAS MARUVADA VEERA SYAMALA		 315092219		02-Feb-2022
MS PPL INFRASTRUCTURES REP BY ITS MANAGING PARTNER SRI BALUSU VENAKTESWAR RAO		 243054468		02-Feb-2022

Identified by **A RAM PRASAD** Son/Wife of **A V SUBRAMANYAM** of **CHEKAGUDA, RAYAGADA, DOISHA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
A RAM PRASAD		 42177511		02-Feb-2022

Date: 02/02/2022

Signature of Registering officer

4. That the owner hereby expressly undertakes to indemnify the Developer and or any one claiming through the developer in respect of all claims actions or proceedings referable or relatable to the title of the schedule property. Whereas the developer hereby expressly undertakes to indemnify the owner or any one claiming through the owner, in the event of defective construction/execution of development works undertaken by the developer.

5. That the owner hereby grant permission empower it to develop the Schedule property at the Developer's cost into a Residential Building and to undertake all necessary and incidental works in respect thereof i.e. to the survey the land, engage architects, contractors, workers, agents and any other required for the purpose of developing the land into a Residential Building

6. It is hereby agreed between two parties that they are entitled to share the developed area of flats i.e. total 40 flats in the following ratios:
   to the developer and authorize and
   A). Owner: 15 number of flats @37.5%
   B). Developer: 25 number of flats@ 62.5%

7. That the owner shall pay all taxes cess and demands etc in respect of the schedule property up to the date of this agreement and from the day till the date of handing over the possession of completed allotted Flats to owner the Developer shall be responsible to the said taxes, cess and demands etc.

8. That after completion of development and Construction the entire Building the owner on the one hand and the developer on the other hand shall became absolute owners of 37.5%: 62.5% respectively of the Constructed Area if no person is sell their respective share on the building.

9. After completion of the construction of residential building in all respects the Developer shall deliver possession of the 37.5% of the Flats area allotted to the duly obtaining acknowledgment in writing from them with in thirty months from the month of construction work starts and shall have the exclusive right to take the possession of the proportionate super built up area including common areas, balconies, parking places in the designated and ear marked area to be developed and constructed on the schedule land and accordingly the developer shall be entitled similar rights on remaining developed and constructed area to transfer its share of the 62.5% of the developed plotted areas to its purchasers or nominee or nominees.

A. Syamalata B. Venkatanarayana

SEAL OF THE DISTRICT SUB. REGISTRAR
ଜିଲ୍ଲା ସବ୍ ରେଜିଷ୍ଟ୍ରାର୍ ଙ୍କ ମୋହର
ରାୟଗଡ଼ା
RAYAGADA

10. The owner hereby agreed that if the delay is due to natural calamities, strikes, war or non availability of raw materials or Government interference court stay or any unforeseen circumstances beyond the control of developer, the delay shall be condoned with mutual understanding.

11. The owner shall be at liberty to sell 37.5% of the allotted plotted area of the Schedule property and to enter into any deal or arrangement at such price or on such terms and conditions as the owner may think fit.

12. That the Developer is entitled to develop the entire Schedule property and sell his part of share to whosoever he wants. All such sales shall be made by the developer at his own risk and the developer shall alone be responsible to such parties in connection with all dealing between the developer and such parties.

13. That the developer shall have authority to enter into separate agreements with the purchasers of flats, relating to the specifications of flats proposed to be constructed , including common place and parking place and authority to make little changes as per the requirement of prospective purchasers for which he will be entitled to recover additional charges. If any similar changes are requested by the owner , the developer shall obliged to carry such changes subject to recovery of total cost as quoted by developer and that the owner shall not have any right to share any thing from such proceeds received by the developer on account of carrying additional work.

14. That the passage, pathway, appurtenance land and other common area shall be used commonly by the parties and the purchasers, occupants or their heirs.

15. That the owner also agreed to execute a General Power of Attorney authorizing the developer to execute sale/lease/gift/mortgage etc deeds and registered the same in respect of total property of land and allotted share/flats including common area, parking area etc as per share of developer.

16. That the Developer shall be entitled to enter into separate contracts in his own name with the engineers, surveyors, architects, and others contractor carrying out said development.

17. The owner shall undertake to do all the required formalities including furnishing of any documents, which are required to give clear marketable title so as to get the title clearance or agreed to execute a General Power of Attorney in favour of developer or any other person for said purpose.

✓ A. Shyamalate B. Venkatswara

SEAL OF THE DISTRICT SUB. REGISTRAR
ରାୟଗଡ଼ା
RAYAGADA

18. The owner authorize , empowers the developer to do the following:
    a) The developer shall be entitled to make suitable applications sign affidavits, vakalats etc for obtaining suitable sanctions, permissions, permits, approvals, exemptions, etc from the Local body, Odisha Electricity board , Government, Local or any authority like RERA, fire authorities etc for obtaining necessary permissions sanctions connections etc, for the proposed project in the name and on behalf of the owner.
    b) To apply to SOUTHCO/T for requirement of electricity connection, transformers, to the water works department for water connection, to drainage department for drainage connection or to any government or institution authorities for requirement such as cement, steel and other materials for construction etc, and all such purpose which are needed to be done for development of the property and construction thereon.

19. All expenses and costs for the transfer of the portions allotted to the developer including stamp & registration charges of such deeds shall be born by the developer or their nominees. But the electricity meter connection charges, Municipality water charges, Sewerage, holding tax etc to be paid by both parties as per their respective units.

20. Both the parties agrees to enter into supplementary agreement for clarifications of necessary clauses of this agreement or to meet the needs of the time, but such necessary clauses of this agreement shall be in conformity with the spirit of this main agreement.

21. That the owner can execute all other documents if necessary for the purpose of conveying title in favour of the intending purchasers. The owner also agrees to taking responsibility of getting Rectification deeds done as suggested by the solicitors/auditors etc of the developer for smooth finishing of project work.

22. Any dispute arising between the parties in relation to any matters arising out of the instant agreement or otherwise shall be settled through arbitration which shall be governed by the provisions of Arbitration and conciliation Act 1996. All disputes come under Rayagada jurisdiction only.

A. Shyamalata B. Venkatswamy

SEAL OF THE DISTRICT SUB. REGISTRAR
ରାୟଗଡ଼ା
RAYAGADA

SCHEUDLE OF THE PROPERTY

All that Gorobari land situated at **RANIGUDA** Mouza of Tahasil & District Rayagada, measuring from East to West: 194'ft & North to South:75'ft to the extent of 1616.66 Sq.yds or **Ac.0.334 cents** (out of total extent of Ac.0.361) of Survey Plot No- **101/103/555**and Khata No- **8/499**, and boundaries as follows:-

East: Land of N.Suryanarayana Chowdary sold to others.

South: Land of T.Venkateswarlu and others

West: Land of M.Gopal Krishna sold to others

North: Municipality Road.

ALLOTED SHARE OF THE OWNER 15 FLATS AS SHOWES:

The owner has have **15(Fifteen) flats** with equal parking & common area i.e. in Ground floor 3(Three) flats i.e. flat Nos-101,108 & 109 and 4 (four) flats in each floor (i.e. in 1st floor flat Nos- 204,205, 210 & 211 and in 2nd floor flat Nos- 302,303, 308 & 309 and in 3rd floor flat Nos- 402,403, 408 & 409) with undivided, proportionate, unspecified, impart able share and interest in the land out of proposed apartment/development site.

ALLOTED SHARE OF THE DEVELOPER CUM BUILDER 25 FLATS AS SHOWES:

The developer has have **25(Twenty five) flats** with equal parking & common area i.e. in Ground floor 7(Seven) flats i.e. flat Nos-102,103,104,105, 107, 110 & 111 and 6 flats in each floor (i.e. in 1st floor flat Nos- 201,202, 203, 207, 208 & 209 and in 2nd floor flat Nos- 301,304, 305,307,310 & 311 and in 3rd floor flat Nos- 401,404, 405,407,410 & 411) with undivided, proportionate, unspecified, impart able share and interest in the land out of proposed apartment/development site.

IN WITNES WHEREOF THE parties have put the hands on the day and year mentioned above in the presence of the witnesses:-

A.Sy Yamalate — OWNER

B. Venkateswarlu — DEVELOPER

WITNESSES:

1. A Ram Prasad, S/o Late A.V.Subramanyam, of Chekuguda, Rayagada.

2. N. Sathikkee S/o. N.V.Krishnarao of New Colony of Rayagada.

Drafted & prepared by me: G.S.R.Choudhury
(G.S.R.Choudhury,
Advocate, Rayagada)

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 6

Document Number : 11582200324

For the year : 2022

Seal :

Date: 02/02/2022

Signature of Registering officer