RECEIPT UNDER

73

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

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07.01.22

Attested
7.1.22

Attested
7.1.22

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT made and executed on this 07th day of **January** 2022 at Bhubaneswar.

BETWEEN

1 Smt. Jyotsnarani Sahoo aged about 62 years W/O-Baman Charan Sahoo having PAN No-DWUPS2969R Aadhaar No-4073 9650

For JB Assets (P) Ltd.
Managing Director

Prakash Chandra Sahoo
Bidhubhusan Rath

693
6.1.22

JB Assets (P) Ltd
N-6/128 Ramesh
Nayapalli

For JB Assets (P) Ltd.
Managing Director

J BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

OFFICE OF THE SUB-REGISTRAR, KHANDAGIRI
BBSR

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रु. 10000

Rs. 10000

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A 354511

1741 and Mobile No-8249388850 by Caste-General (ଗୁଜରାଟୀ), by profession- House Wife, permanent resident of Plot No- 852, Ghatikia, Ps-Khandagiri, Bhubaneswar, Dt-Khurda, Odisha, Pin- 751003 here-in-after termed as the **FIRST PARTY/LAND OWNER** which term wherever the context so applies shall mean and include her heirs, executors, administrators, legal representatives and assign of the **ONE PART.**

AND

M/S JB ASSETS (P) LTD A company incorporated under the Companies Act, 1956 having **CIN-U45201OR2012PTC016061** and its Regd. Office at Plot. No N-6/178, IRC Village, Nayapalli, Bhubaneswar, Odisha, Pin-751015. Pan No-AACCJ9444L represented through it's Managing Director **Er. Jyotiranjan Behuria**, aged about 40 years, son of Bharat Chandra Behuria, having Aadhaar No- 9176 0750 8514, PAN NO-ALSPB7226L & Contact No-**9438671073**, hereinafter termed as the **SECOND PARTY/PROMOTER** which term wherever the context so applies shall mean and include his respective heirs, executors, administrators, legal representatives and assigns of the **OTHER PART.**

For JB Assets (P) Ltd.

Managing Director

Prakash chandra Sahoo

Bidhubhusan

Print Endorsement

694
6.1.22

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(10)-138040 ,, User Charges-805 ,Total 138845

Signature of Registering officer

Date: 07/01/2022

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:00 AM and 1:30 PM on the **07/01/2022** by **JYOTSNARANI SAHOO** , son/daughter/wife of **BAMAN CHARAN SAHOO** , of **PLOT NO - 852, GHATIKIA, PS - KHANDAGIRI, DIST - KHURDA** , by caste **General** , profession **Others** and finger prints affixed.

For JB Assets (P) Ltd.
Managing Director

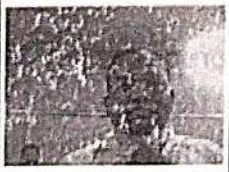
J BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

Signature of Presenter / Date: 07/01/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
JYOTSNARANI SAHOO		 315032031		07-Jan-2022
JYOTIRANJAN BEHURIA MANAGIGING DIRECTOR MS JB ASSETS PVT LTD		 243017630		07-Jan-2022

Identified by **PRAKASH CHANDRA SAHOO** Son/Wife of **BAMAN CHARAN SAHOO** of **PLOT NO - 852, GHATIKIA, BBSR, DIST - KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRAKASH CHANDRA SAHOO		 42149466		07-Jan-2022

Date: 07/01/2022

Signature of Registering officer

Endorsement of certificate of registration under section 60

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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दस हजार रुपये

रु. 10000

Rs. 10000

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WITNESSES AS FOLLOWS :-

WHEREAS, the First party/Land owner is the exclusive owner having right, marketable title, interest and possession over the schedule property and the Record of Rights stands in her name.

WHEREAS, the First party/Land owner being desirous for developing the schedule property has negotiated with the 2nd Party/Promoter herein after mentioned below.

WHEREAS, the Promoter/2nd party herein desirous for the construction of multi-storied apartment Building and development of property over the entire area of the schedule land along with other adjacent land has assured to comply with the terms and conditions of this Agreement.

WHEREAS, the owner has represented as under:-

i) That, the 1st party is the absolute owner in possession of the schedule property having title to the schedule property is good, marketable and none else has right, title, any type of interest, easement or share therein.

ii) That, the schedule property is not subject to any encumbrances, attachments, litigation or acquisition proceedings or charge or lien of any kind.

Prakash chandra Sahoo

Bidhubhushan Ranjan

For JB Assets (P) Ltd.

Managing Director

Print Endorsement

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

Book Number : 1 || Volume Number : 5

Document Number : 11132200281

For the year : 2022

Seal

Date: 07/01/2022

Signature of Registering office

For JB Assets (P) Ltd.

Managing Director

J BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

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Rs. 10000

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iii) That, the First party/Land owner has not entered into any agreement for sale/transfer/mortgage/power for development of the schedule property with any one else.

Acting on the said representations, 2nd Party/Promoter has agreed to develop the schedule property and the parties are desirous of reducing the terms agreed into writing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

That, in pursuance of the foregoing and subject to the mutual obligations undertaken by the owner and promoter under this agreement, the promoter hereby agrees to develop the schedule property by constructing and putting up residential Apartment Building, subject to the terms and conditions herein contained.

1. PERMISSION FOR DEVELOPMENT:

1.1. The owner/1st party is in possession and enjoying the schedule property. The owner/1st party hereby irrevocably authorize the Promoter/2nd party for the purpose of development to enter upon the schedule property and develop, carry on construction work over the same and also to day

For JB Assets (P) Ltd.
Managing Director

Prakash chandra Sahoo
Bidhubhusan Panja

696
6.1.22

Jb Assets (P) Ltd
24.6/138 Ramnel
Nayapalli

DISTRICT TREASURY
Khurda, BHUBANESWAR
10 DEC 2021
TREASURY OFFICER

DHR SECTION
Year 2022

For JB Assets (P) Ltd.
Managing Director

J. BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

OFFICE OF THE SUB-REGISTRAR, KHANDAGIRI

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handed over the vacant possession of the schedule land for the purpose of development to the Promoter/2nd party.

1.2 The owner/1st party hereby agrees not to interfere or interrupt in the course of construction and development of the schedule property and/or commit any act or mission having the effect of delay or stop the work that has to be done under this agreement by the Promoter/2nd party. However, the owner/1st party shall always be entitled to inspect the progress of the work and quality of the work, which is being done on the property.

2. PLANS/LICENCES :

2.1 The 2nd party/Promoter shall be entitled to approve the plan, submit fresh plan, from time to time as decided by the promoter in consultation with the owner/1st party, without altering the entitlement of the owner/1st party share under this Agreement;

2.2 The promoter/2nd party shall furnish and deliver photo copies of all the documents, approvals, plans in relation to the development of the schedule property to the owner/1st party.

2.3 The 2nd Party/promoter shall make necessary arrangements for approval of plan from different authorities for the construction of the

Prakash chandra Pahoo
Bidhubhusan Rajw

For JB Assets (P) Ltd.
Managing Director

698
6.1.22

JB Assets (P) Ltd
Plot No 128 (Ram
Nayapalli

DISTRICT TREASURY
KHURDA, BHUBANESWAR
10 DEC 2021

SECTION 52
2022

For JB Assets (P) Ltd.
Managing Director

J BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

OFFICE OF THE SUB-REGISTRAR, KHURDA

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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Rs. 10000

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INDIA

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apartment. The First party/Land owner shall help the promoter/2nd party to obtain the plan, NOC and sign all those documents as and when required by the promoter/2nd party.

2.4 The promoter/2nd party shall approve the building plan in the appropriate authority at his own expenses in the schedule property a multi-storied Residential Apartment Building. The promoter/2nd party has every right to purchase and make additional construction above the floor area ration (FAR) of 2 (Two) after approval of building plan from the competent authority.

3. CONSTRUCTION :

3.1 The promoter/2nd party shall construct at his own expenses or arranged money for construction in the schedule property a multi-storied Residential Apartment Building, based on the approved working diagrams and sketches, with internal and external service, amenities facilities including compound wall, lobbies, staircase, parking and passages etc. The construction shall be in accordance with the approved plan of Bhubaneswar Development Authority (B.D.A.) or Bhubaneswar Municipal corporation (BMC) or by the competent authority.

For JB Assets (P) Ltd.
Managing Director

Prakash Chandra Sahoo
Bidhubhusan Rajguru

698
6.1.22

JB Assets (P) Ltd

N.6/128 Kamal Nagar

DISTRICT TREASURY
KHURDA, BHUBANESWAR
27 NOV 2021
ADDL. TREASURY OFFICER

For JB Assets (P) Ltd.
Managing Director

J. BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

OFFICE OF THE SUB-REGISTRAR, KHANDAGIRI
BBSR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

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INDIA

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3.2. The promoter/2nd party will be entitled to engage Architect, Engineers, Contractors, Mason, labourer and others, as they deem fit to execute the construction work, however in case of disputes between the Promoter and their Contractors, Architects, Engineers and other work men, suppliers of materials and other persons who are engaged by the Promoter in the development work of the above property, the same shall be settled by the promoter/2nd party and the owner/1st party shall have no liability of any nature whatsoever.

3.3. The promoter/2nd party shall be entitled to make additions or alternations in the construction and all other facilities for residential purpose without materially affecting the entitlement of the owner/1st party. The promoter/2nd party shall have absolute discretion in matter relating to the method and manner of construction; however all changes and additions shall be carried out subject to the entitlement of owner and Promoter share equally on such changes and additions.

3.4. Electricity Board deposits, transformer charges along with installation and commissioning will be borne by the promoter/2nd party.

3.5 The promoter/2nd party shall approve the plan from BDA or BMC for construction of apartment and also register the project in RERA.

Prakash chandra Sahoo

Bidhubhusan Ranjan

For JB Assets (P) Ltd.

Managing Director

699
6.1.22

JB Assets (P) Ltd
N-6/128 IRC Village
Nayapalli

DISTRICT TREASURY
K. HURDA, BHUBANESWAR
30 NOV 2021
ADDL. TREASURY OFFICER

J BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

For JB Assets (P) Ltd.
Managing Director

OFFICE OF THE SUB-REGISTRAR, KHANDAGIRI
BBSR

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3.6 In case of purchase of additional FAR (more than 2 FAR) by the promoter/2nd party as stated above for construction over the schedule land from the BDA or BMC, the **land owner/1st party shall only get 2%** (two percent) of constructed area above the 2 (Two) floor area ratio (FAR) and the **promoter/2nd party shall get 98%** (Ninety Eight percent) of constructed area above the FAR 2 (Two).

4. COST OF CONSTRUCTION:

The entire cost of the construction including Architects fee and all other charges/fee if any, to be paid for License etc. Deposits, payments for the temporary connection of water and electricity during construction and development of the schedule property from the **"bhoomi poojan"** commencement of the construction till obtaining of **Occupancy certificate** from the BDA or BMC the same shall be born by the promoter/2nd party.

5. SHARING OF BUILT-UP AREA :

5.1. In consideration of the promoter/2nd party agreeing to transfer flats of 1 BHK, 2BHK or 3BHK, undivided share of land along with car parking space for each flat in the schedule proportionate to the Super built-up area falling to

Prakash chandra Sahoo

Bidhubhusan Ranjan

For JB Assets (P) Ltd.

Managing Director

700
6.1.22

JB Assets (P) Ltd

Nagpali

For JB Assets (P) Ltd.
Managing Director

J. BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

DISTRICT TREASURY
BHUBANESWAR
20 DEC 2021

OFFICE OF THE SUB-REGISTRAR, KHANDAGIRI

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Rs. 10000

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the share of the First party/Land owner to be constructed over the property by the promoters/2nd party to the owner/1st party free from all encumbrances (here in after together referred to as the "OWNER'S CONSTRUCTED AREA") which shall be for the absolute use/or benefit and ownership of the owner/1st party, the cost of construction of such owner's constructed area shall be borne by the promoter/2nd party. In case any additional FAR (more than Two) has been purchased from the BDA, BMC by the promoter/2nd party the promoter/2nd party shall **get 98%** (Ninety Eight percent) of constructed area above the base FAR 2 (Two) and the First party/Land owner will **get 2%** (Two percent) of constructed area above the base FAR 2 (Two).

5.2 The owner shall get super built up area @ **42%** consisting of flats of 1BHK, 2BHK or 3BHK and car parking spaces for each flat along with proportionate area in the land as per the plan approval of base FAR 2 (Two) by the BDA or BMC and **2%** of constructed area of flats **above the base FAR of 2 (Two).** The common space of owner and developers shall be used by both the parties and their authorized persons.

5.3. The owner/1st party constructed Super built-up area shall be the absolute property of the owner/1st party and she shall be entitled to sell, mortgage, gift, lease or otherwise dispose of the same or any part thereof, along with her proportionate undivided share in the land and she shall be

Prakash chandra Sahoo

Bibhubhusan Rajguru

For JB Assets (P) Ltd.

Managing Director

701
6.1.22

J B Assets (P) Ltd

N.6/128 (Remnl

Nayapalli

DISTRICT T... BHUBANESWAR
10 DEC ...

J BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

For JB Assets (P) Ltd.
Managing Director

OFFICE OF THE SUB-REGISTRAR, KHANDAGIRI

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Rs. 10000

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entitled to all income, gains, capital appreciation and benefit of all of description accruing, arising or following there from.

5.4. The Promoter shall be entitled to get @ **58%** of constructed area of flats of 1BHK, 2BHK and/or 3BHK with car parking area for each flat along with proportionate undivided share in the land comprised in the schedule property of base FAR-2 (Two) along with **98%** of constructed area of flats above the base FAR of 2 (Two). The Promoter shall be entitled to sell, mortgage, gift, lease or otherwise dispose of the same or any part thereof, along with his proportionate undivided share in the land and they shall be entitled to all income, gains, capital appreciation and benefit of all kinds of description accruing arising or following there from. To facilitate this entitlement, the owner shall execute documents/power of attorney that will be found necessary.

5.5 Not withstanding anything stated in the agreement, the **42%** and **2%** of the Super built up area (owner share) if it would cover any fraction of 1BHK, 2BHK or 3 BHK, the Promoter shall be entitled to purchase that fraction of the flat at the prevailing value, or in the alternative the owner may also purchase the fraction of the flat of the Promoter's share. In case, both the Promoter and owner decide to sale that flat over which, they have share in the above proportion, then the sale proceed shall be shared by them proportionately.

For JB Assets (P) Ltd.

Managing Director

Prakash Chandra Sahoo

Bidhubhushan Rajguru

702
6.1.22

JB Assets (P) Ltd

N.6/18 1 Rmnl

Nyanpal

For JB Assets (P) Ltd.
Jyotsna Pal
Managing Director

J. BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

OFFICE OF THE SUB-REGISTRAR, KHANDAGIRI

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5.6 The parties to this agreement shall be mutual discussions identify the units falling to their respective shares. However, the owner/1st party will get flats in **all floors of the apartment/building** and the remaining flat of the apartment/building will be taken by the 2nd party/promoter.

5.7 The promoter/2nd party has paid an amount of **Rs-10,00,000/-** (Ten Lakhs) through banking transaction before execution of this joint development agreement to the land owner/1st party as refundable advance/security. The amount of **Rs-10,00,000/-** (Ten Lakhs) of the promoter/2nd party will remain with the land owner/1st party as refundable interest free security money. The interest free security money of **Rs-10,00,000/-** (Ten Lakhs) shall be refunded by the land owner/1st party to the promoter/2nd party before two months of handing over the possession of land owners Share flat.

6. DELIVERY :

6.1 The Promoter/2nd party shall commence construction works after obtaining plan sanction from the concerned authorities, and for the purpose of construction, to-day the owner has handed over the vacant possession of the schedule property for the purpose of construction. The Promoter hereby agrees to complete the construction in all respects, the apartment Building on

For JB Assets (P) Ltd.
Managing Director

Prakash Chandra Sahoo

Bidhubhushan Ranjan

703
6.1.22

JB Assets (P) Ltd

24.6/28 Kamal

Nupali

For JB Assets (P) Ltd.
Jyoti Ray
Managing Director

J BARAL
STAMP VENDOR
S.R. Khardaghat, BBSR

OFFICE OF THE SUB-REGISTRAR, KHARDAGHAT

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or before **Four years with Six months grace period** from the date of approval of building plan from BDA/BMC. However, the Promoter shall not incur any liability for any delay in delivery of the possession of the owner' Constructed Area, by Governmental restriction and/or by reason of Civil Commission, any act of God or due to any injunction or prohibitory order from the court (not attributable to any action of the Promoter) or conditions of force major. In any of the aforesaid events, which are beyond the control of Promoter, the Promoter shall be entitled to corresponding extension of time, for delivery of the said owner's constructed area.

6.2 After starting of construction, in case the promoter will not hand over the flats within the above agreed period to the owner/1st party, then the promoter will pay rent to the land owner at the rate of **Rs-5/-** (Five) per Square feet per month for non-delivery of flats to the owner's share.

7. INDEMNITY:

7.1 The owner hereby confirm that her title to the property is good, marketable and subsisting and that none else have any right, title, interest, possession or share in the schedule property and that the property is not subject to any encumbrance, attachment, litigation, court or taxation or acquisition proceedings or charge of any kind and construction works can be

For JB Assets (P) Ltd.
Managing Director

Prakash chandra Sahoo
Bidhubhusan Rajguru

704
6.1.22

JB Assets (P) Ltd

M.6/188 (Ramal

Gopal

For JB Assets (P) Ltd.

Managing Director

J. BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

OFFICE OF THE SUB-REGISTRAR, KHANDAGIRI

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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TEN THOUSAND RUPEES

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carried on over the same. The owner shall keep the Promoter fully indemnified and harmless, against any loss or liability, cost or claim, action or proceedings that may arise against the Promoter on account of any defect in her assurance or want of title on any part thereof, defect in possession on the part of the owner or on account of any delay caused at the instance of the owner.

7.2 The Promoter shall keep the owner fully indemnified and harmless against any loss or liability, cost or claim, action or proceeding, that may arise against the owner in the schedule property during the construction and the Building to be constructed thereon by reasons of any failure on the part of the Promoter to discharge their liabilities/obligation to the labour employed by him or any claim of the labour contractors or on account of any act of omission or any claims of the labour contractors or on account of any act of omission or commission in using the schedule property or putting up the construction.

7.3 In case of litigation/dispute over the land (title, possession) will arise; the owner/1st party shall solve the same with his own cost **within 3 months** from the date of dispute. The period will be adjusted towards completion of project. If the owner will not finalize the dispute/problem within 3 months then the owner/1st party shall refund all cost of expenditure till-date, all the

For JB Assets (P) Ltd.
Managing Director

Prakash chandra Lahoo
Bidhubhusan Ranjan

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JB Assets (P) Ltd

N-6/178 (Rama

Nayapalli

For JB Assets (P) Ltd.
Managing Director

J BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

DISTRICT ... BHUBANESWAR
30 DEC 2021

OFFICE OF THE SUB-REGISTRAR, KHANDAGIRI

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

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F 557419

Security money of Rs-10,00,000/- along with 12% interest to the 2nd Party/Promoter.

8. TRANSFER OF PROMOTER'S SHARE :

8.1 The Promoter/2nd party by virtue of the Irrevocable General Power of Attorney of the owner/1st party can convey/transfer/execute agreement his undivided share in the schedule property (in respect of the units falling to the share of the Promoter) to any other persons on or before the completion of the construction.

8.2 After the execution of this agreement and commencement of construction leaving the allocation of the Owner **42%** supper Constructed Area under the base FAR-2 (Two) and **2%** supper Constructed Area above the base FAR Two in the apartment in terms of Clause/s mentioned above, the Promoter will be entitled to take project loan from any nationalized/private financial institutions or enter into Agreements for sale, receive advance money either wholly or partly or token money towards booking amount as deem fit, shall have right to grant receipts on promoters share in the schedule property with persons intending to own flats/units and enter into Contract Agreement with such Intending Unit holders entirely at the risk as to cost and consequences of the Promoter.

For JB Assets (P) Ltd.

Managing Director

Prakash chandra Sahoo

Bibhubhusan Rajju

706
6.1.22

JB Assets (P) Ltd

N.6/128 (Ramnagar)

Nayapalli

DISTRICT TREASURY
KHURDA, BHUBANESWAR
06 JAN 2022
ADDL. TREASURY OFFICER

For JB Assets (P) Ltd.
Managing Director

J BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

OFFICE OF THE SUB-REGISTRAR
BHUBANESWAR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

ଓଡ଼ିଶା ओड़िशा ODISHA

F 557420

8.3 The stamp duty, registration charges and expenses in connection with the preparation and execution of the Deed/s of conveyance and/or other documents relating to ~~the undivided share of land in the schedule~~ property falls to the share of the Promoter or his nominees shall be borne by Promoter/s or the nominee/s of the Promoter.

9. OTHER MATTERS:

9.1 That, the promoter/2nd party reserves the right for expansion of the apartment project, incase opportunities available **for adjoining areas** to be developed either by purchasing the land or undertakes any land under joint development agreement nearby the schedule property, the 2nd party can as a matter of right use the adjoining land/infrastructures for the combined benefit and the First party/Land owner has nothing to say. For the addition of adjoining land with the schedule land for development, the First party/Land owner can not claim extra things or money from the promoter/2nd party. The First party/Land owner can also enjoy the common area of adjacent land over which multistoried residential apartment building will be constructed by the promoter/2nd party.

9.2 It has been agreed that during the period of construction, if there will be any accident or untoward incident etc. the responsibility for the same shall

For JB Assets (P) Ltd.
Managing Director

Prakalli chandra Jaloo
Bidhubhusan Ranjan

707
6.1.22

JB Assets (P) Ltd

N-6/128 (Rama

Nanpali

DISTRICT TREASURY
BDA, BHUBANESWAR
06 JAN 2022
ADDL. TREASURY OFFICER

For JB Assets (P) Ltd.
Managing Director

J. BARAL
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S.R. Khandagiri, BBSR

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BBSR

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F 557421

be that of the Promoter/2nd party and damages, claims if any arising out of such happenings shall be on account of the Promoter only. In no way the owner/ 1st party shall have any role to play.

10. TAXES, MAINTENANCE AND DEPOSITS ETC :

10.1 The owner and the Promoter or any one claiming through them shall be liable to bear and pay the proportionate taxes, rates, cess and charges for electricity other services, maintenance charges and the outgoing payable in respect of their respective constructed area which shall be over and above the maintenance deposits to be paid in terms of clause all here of from the date of the building ready for delivery of possession.

10.2 The Promoter shall bear and pay all charges, deposits payable to Electricity Board for power mentioned above and other authorities to obtain connection, to the units fallen to the respective shares.

10.3 The owner/ 1st party is liable to pay **Goods and Service Tax (GST)** towards the owners allotted share of Owner's **42%** supper Constructed Area under the base FAR Two and **2%** supper Constructed Area above the base FAR Two to the Promoter/2nd party. The Promoter/2nd party shall deposit that amount in the Goods and Service Tax (GST) department without fail.

For JB Assets (P) Ltd.

Managing Director

Prakash chandra Sahoo

Bidhubhusan Rath

708
6/22

JB Assets (P) Ltd

24-6/22 (Rama
Mayuri

DISTRICT TREASURY
KHURDA, BHUBANESWAR
06 MAR 2022
ADDL. TREASURY OFFICER

For JB Assets (P) Ltd.
Managing Director

J BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

OFFICE OF THE SUB-REGISTRAR, KHANDAGIRI
BBSR

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INDIA

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11. OBLIGATIONS OF THE FIRST PARTY:

11.1 The owner on the execution of this agreement also execute an irrevocable General Power of attorney in favour of the Promoter/2nd party or its nominees, empowering to proceed for obtaining of Licenses, plans, consents, execute agreement with the intending purchasers of flats/units and in regards to the Building to be constructed on the composite schedule property and authorizing the Promoter/2nd party to represent before all and any of the Statutory Authorities and irrevocable General Power of Attorney to sell/register Promoter/2nd party share.

11.2 The said irrevocable General Power of Attorney mentioned in clauses above shall be fully registered with sale power before the jurisdictional Sub-Registrar Office at Bhubaneswar. The owner agrees not to revoke the said Power of Attorney till the promoter receives his share (execute all the registered sale deeds of Promoter/2nd party Share) in the schedule of property.

11.3 The owner shall sign and execute necessary applications, papers, documents and do all acts deeds and things as the Promoter/2nd party may lawfully require to obtain plan sanctioned, renew the sanctioned plan and obtaining any permission etc. till completion of the construction and consents as well as to and in order to legally effectively vest in the Promoter nominees title to the undivided share in the schedule property.

For JB Assets (P) Ltd.
Managing Director

Prakash chandra Sahoo
Bidhubhusan Rajguru

709
6.1.22

JB Assets (P) Ltd
Np-6/186 (Remi)
Hapali

For JB Assets (P) Ltd.
Managing Director

J. BARAL
STAMP VENDOR
S.R. NO. ...

OFFICE OF THE SUB-REGISTRAR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

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सत्यमेव जयते

INDIA

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F 557423

12. RIGHTS OF THE OWNER FOR INSPECTION :

The owner under intimation to Promoter/2nd party at all reasonable times shall have the right of inspection of the progress of the work and quality of construction.

13. DEFECT LIABILITY PERIOD:

The Promoter/2nd party agreed to give free service for a period of **6 (Six) months** from the date of the completion of construction, (whether delivery is taken or not) be liable to repair or cause repairs at his own cost of any structural defect noticed during the period of **six months.** Cracks in plaster will not be considered as structural defects.

15. DOCUMENTS OF TITLE :

To day the land owner/1st party handed over all the original documents of title in respect of schedule land to the promoter/2nd party and the said documents be retained with the Promoter/2nd party. The Promoter shall hand over the original documents on the formation of the Apartment owner Association to the office bearers of the said Apartment owners Association.

For JB Assets (P) Ltd.

Managing Director

Prakash Chandra Sahoo

Bidhubhusan Rayigu

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6.1.22

JB Assets (P) Ltd
N-6/188 Cuttack
Nayapalli

DISTRICT TREASURY
KHURDA, BHUBANESWAR
06 JAN 2022
ADDL. TREASURY OFFICER

For JB Assets (P) Ltd.
Managing Director

J BARAL
STAMP VENDOR
S.R. ... BBSR

OFFICE OF THE SUB-REGISTRAR, KHARIAR, KHURDA
BBSR

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15. NAME OF BUILDING /APPARTMENT :

The 2nd party/promoter will select the name of the building/apartment.

16. BREACH AND CONSEQUENCES :

16.1 In the event of breach of the terms of this agreement by either party, the aggrieved party shall be entitled to specific performance and also be entitled to recover all the losses and expenses incurred as consequence of such breach from the party committing the breach.

16.2 In case of dispute between the owners & the Promoter/2nd party, the same shall be referred to arbitration under the provisions of The Arbitration & Conciliation Act, 1996, then in force & award of the same shall be binding to both the parties.

Schedule of property

District-Khurda, Tahasil-Bhubaneswar, Thana- Bhubaneswar, Thana No-15, **Mouza-Bijipur, Khata No-238/89** (Two Hundred Thirty Eighty by Eighty Nine) **Plot No-404/972** (Four Hundred Four by Nine Hundred Seventy Two) **Land area A0.290 decimal** (Two Hundred Ninety decimal), Full Plot, Kisam-Biali Do Fasali.

For JB Assets (P) Ltd.

Managing Director

Prakash chandra Sahoo

Bidhubhusan Rath

JB Assets (P) Ltd

N-6/178 (Rural

DISTRICT TREASURY
KHURDA, BHUBANESWAR
06 JAN 2022
ADDL. TREASURY OFFICER

For JB Assets (P) Ltd.
Managing Director

J BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

OFFICE OF THE SUB-REGISTRAR, KHANDAGIRI
BBSR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

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F 557425

Boundary of the Plot:-

North;- 40' wide road.
East;- Government.
South:-Sita Behera & another
West;-Brajamohan Nayak

17. SPECIFICATION AS PER OUR BROCHURE:

Structure : RCC framed structure with brick walls along with Ant termite treatment in the base.

Main Door : Good sal wood frames & teak wood/Flush door/WPC Door.

Doors : All Doors Good quality Sal Wood frames/WPC frames with flush door shutter except main door.

Windows : Aluminum Track windows.

Flooring : Vitrified tile flooring in all Bed Room, Kitchen, Hall, Dining. Marble, Kota stone flooring for common areas, staircase and lobbies etc.

Kitchen Plat form : Granite slab of 300 mm width Stainless Steel Sink, Glazed tiles dado up to 2 feet height above the platform.

For JB Assets (P) Ltd.
Managing Director

Prakash chandra Sahoo
Bibhubhusan Raghar

712
6.1.22

JB Assets (P) Ltd

No-6/128 IRamp

Nayapalli

DISTRICT TREASURY
KHURDA, BHUBANESWAR
06 JAN 2022
ADDL. TREASURY OFFICER

For JB Assets (P) Ltd.
Managing Director

J. BARAL
STAMP VENDOR
S.R. Khurda, BBSR

OFFICE OF THE SUB-REGISTRAR, KHURDA

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

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F 557426

Electrical Work : Wearing with Modular switches of Anchor, Havels or any ISI brand of standard quality.

Toilets : Ceramic tile flooring and glazed tile dado up to 7 feet height with good quality fittings and Parry ware/Hind ware cascade model sanitary ware and Jaquar fitting of standard quality.

Water Supply : Water Supply from BORE WELL.

Finishing : Distemper paint for internal walls and Enamel paint for wood frames and Grill along with external weather proof paints .

T.V. & Telephone : T.V.& Telephone point in Drawing Room and DG set will be provided for Lift, common areas and some watt in the flat.

Car Parking : Car parking shall be provided as per space availability.

Lift : As applicable.

IN WITNESSES WHERE OF, the parties have here unto put, set and subscribe their respective hands and seal on the date, month and year first above written.

For JB Assets (P) Ltd.
Managing Director

Prakash chandra Sahoo

Bidhubhushan Ranjan

713
6.7.22

JB Assets (P) Ltd

N-6/188 IRC Village

Nayapalli

DISTRICT TREASURY
KHURDA, BHUBANESWAR
06 JUL 2022
ADDL. TREASURY OFFICER

For JB Assets (P) Ltd.
Managing Director

J. BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

OFFICE OF THE SUB-REGISTRAR, KHANDAGIRI
BBSR

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओड़िशा ODISHA

N 647086

WITNESSES :

1. Prakash chandra Sahoo **Signature of the First party/owner.**
S/o - Baman charan Sahoo
At/po - Ghatikia
dist - Khurda
Pin - 751003

7.1.2022

2. Bidhubhusan Rajguru **Signature of the Second Party/Promoter.**
S/o. Paramanath Rajguru
Plot. No - N-6/178
IRC Village, BBSR-15

For JB Assets (P) Ltd.
Managing Director 7.1.22

Certified that this joint development agreement is drafted and typed by me, as per the direction and dictation of the owner. I read over and explained to both the parties and after understanding fully the contents of this deed, they put their signatures in presence of the witnesses.

7.1.22

Advocate, Bhubaneswar.

8/4
6/1/22

JB Assets (P) Ltd

N-6/178 IRamal

Nagpal

DISTRICT TREASURY
BHUBANESWAR
JAN 2022
TREASURY OFFICER

For JB Assets (P) Ltd.
Managing Director

J. BARAL
STAMP VENDOR
S.R. Khandagiri, BBSR

SCAN COMPLETE
12/1/22