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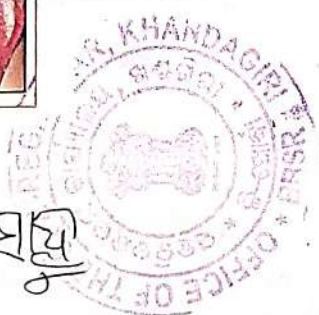
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**JOINT DEVELOPMENT AGREEMENT**

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

BETWEEN

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

Handwritten signature: Bidhubhusen Ranjan  
 Managing Director  
 For JB Assets (P) Ltd.  
 Page 1 Prakash Chandra Sahoo

(73)

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6122

JB Assets (P) Ltd  
N.6/128 Ramul  
Naysari



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For JB Assets (P) Ltd.  
Managing Director

J BARAL  
STAMP VENDOR  
S.R. Khammam, 38SR

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THIS DOCUMENT AGREEMENT

THIS DOCUMENT AGREEMENT MADE AND SIGNED ON THE

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TEN THOUSAND RUPEES

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A 354511

1741 and Mobile No-8249388850 by Caste-General ( *गुडिआ* ), 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-AACCI9444L represented through it's Managing Director Er. **Jyotiranjana 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**.

*ଜୟଦେବୀ ସାହୁ*

For JB Assets (P) Ltd.

*ସତ୍ୟମେବ*

Managing Director

*Prakash chandra Sahoo*

*Bidhubhusen Rujm*

Page 2

Print Endorsement

694

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JB Assets P Ltd



### 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. 50 Fees Paid : A(10)-138040 ,, User Charges-805 ,Total 138845

Date: 07/01/2022

*Handwritten signature*

Signature of Registering officer

### 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.

*Handwritten signature*  
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   |       | <br>315032031    | <i>Handwritten signature</i><br>07/01/2022 | 07-Jan-2022                    |
| JYOTIRANJAN BEHURIA<br>MANAGING DIRECTOR MS JB ASSETS PVT LTD |       | <br>243017630    | <i>Handwritten signature</i>               | 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 |       | <br>42149466     | <i>Handwritten signature</i> | 07-Jan-2022                    |

Date: 07/01/2022

Signature of Registering officer

### Endorsement of certificate of registration under section 60

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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/2<sup>nd</sup> 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.

प्रकाश चंद्रा शर्मा

For JB Assets (P) Ltd.

Spote- P/L  
Managing Director

Prakash chandra sharma

Bidhubhawan Ranjan

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

Date: 07/01/2022

Signature of Registering office

SECTION 52  
2022

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For JB Assets (P) Ltd.

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Managing Director

J BARAL  
STAMP VENDOR  
S.R. Khandagiri, BSR

WITNESSES AS FOLLOWS:





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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/2<sup>nd</sup> 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

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For JB Assets (P) Ltd.  
Srikanth  
Managing Director

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JB Assets (P) Ltd

4.6/178 (Ramm)

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DEPT SECTION  
Year: 2022

For JB Assets (P) Ltd.

*Signature*  
Managing Director

J. BARAL  
STAMP VENDOR  
S.R. Nagar, JBSR

That the said party/and owner has not entered into any agreement for sale/transfer/mortgage/power for development of the aforesaid property with any one else.

Acting on a verbal representation and party/promoter has agreed to develop the aforesaid property and the parties are desirous of reducing the terms agreed into writing.

HOW THIS AGREEMENT WITNESSED AS FOLLOWS -

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

1. PERMISSION FOR DEVELOPMENT:

The owner/and party is in possession and enjoying the aforesaid property. The owner/and party hereby irrevocably authorizes the promoter/and party for the purpose of development/and construction work over the aforesaid and develop carry on construction work over the aforesaid.



*Signature*

पञ्जाब सरकार

ਕਰਮ ਖ਼ਾਨ ਜ਼ਿਲ੍ਹਾ



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

1.2 The owner/1<sup>st</sup> 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/2<sup>nd</sup> party. However, the owner/1<sup>st</sup> 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 2<sup>nd</sup> 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/1<sup>st</sup> party, without altering the entitlement of the owner/1<sup>st</sup> party share under this Agreement;

2.2 The promoter/2<sup>nd</sup> 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/1<sup>st</sup> party.

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

Prekash Chandra Sahoo

Bidhubhusen Ray

For JB Assots (P) Ltd.

Sloin Rye

Managing Director

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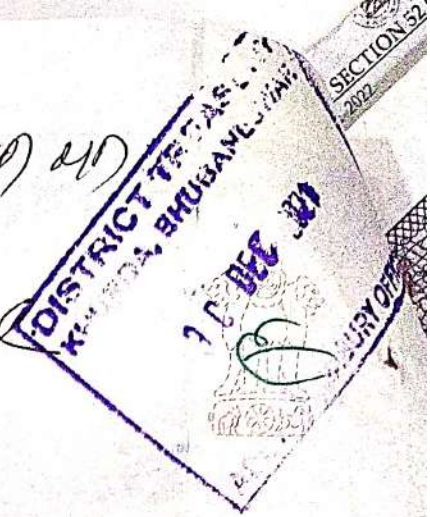
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Nayapali

J BARAL  
STAMP VENDOR  
S.R. Khadgari, BSR

For JB Assets (P) Ltd,  
Managing Director



handled over the vacant possession of the schedule land for the purpose of development to the promoter's party.

1.2. The owner's 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 omission having the effect of delay or stop the work that has to be done under this agreement by the promoter's party. However, the owner's 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. PLANNING:

2.1. The promoter shall be entitled to apply to approve the plan, submit from plan from time to time as decided by the promoter in consultation with the owner's party, without affecting the entitlement of the owner's party there under this Agreement.

2.2. The promoter's party shall comply and deliver plans to be of the



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

2.4 The promoter/2<sup>nd</sup> 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/2<sup>nd</sup> 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/2<sup>nd</sup> 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.

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For JB Assets (P) Ltd.

Stotei Puj

Managing Director

Page 6 Prakash chandra Laloo

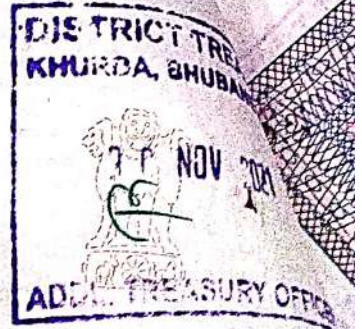
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JB Assets (P) Ltd

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Nayapuli



For JB Assets (P) Ltd.

Managing Director

J BARAL  
STAMP VENDOR  
S.R. Khadgajin, BBSR

apartment. The first party/land owner shall help the promoter's party to obtain the plan, NOC and sign all those documents as and when required by the promoter's party.

3.4 The promoter's party shall approve the building plan in the appropriate authority at his own expenses in the schedule property a right to purchase and make additional construction above the floor area of 2 (Two) after approval of building plan from the competent authority.

3. CONSTRUCTION:

3.1 The promoter's party shall contract at his own expenses or arranged money for construction in the schedule property a multi-storied Residential Apartment building based on the approved working drawings and sketches with internal and external stairs, elevators, facilities including car-park and wall, lobbies, passages, parking and passages etc. The construction shall be in accordance with the approved plan of Urban Development Authority (UDA) - Bhubaneswar Municipal Corporation.



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3.2. The promoter/2<sup>nd</sup> 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/2<sup>nd</sup> party and the owner/1st party shall have no liability of any nature whatsoever.

3.3. The promoter/2<sup>nd</sup> 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/2<sup>nd</sup> 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/2<sup>nd</sup> party.

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

Page 7 Prakash chandra Sahoo ଓଡ଼ିଶା ରାଜ୍ୟ ସାହି

For JB Assets (P) Ltd.

Bidhubhusen Ranjan

Managing Director

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JB Assets (P) Ltd

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For JB Assets (P) Ltd.  
Managing Director

J BARAL  
STAMP VENDOR  
S.R. Khanday, BSR

2.1. The promoter party will be entitled to engage Architect, Engineer, Contractors, Mason, labourer and others, as they deem fit to execute the construction work, however in case of dispute between the promoter and their Contractor, 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 party and the owner party shall have no liability of any nature whatsoever.

2.2. The promoter party shall be entitled to make additions or alterations in the construction and all other facilities for residential purpose without materially affecting the entitlement of the owner party. The promoter party shall have absolute discretion in matter relating to the method and manner of construction, however, all changes and addition shall be carried out subject to the entitlement of owner and promoter share actually on such changes and additions.

2.3. The promoter party shall deposit... along with installation and... will be borne by the promoter party.



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

5. SHARING OF BUILT-UP AREA :

5.1. In consideration of the promoter/2<sup>nd</sup> 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

Page 8  
Prakash chandra Babu  
Bidhubhusan Purjma  
For JB Assets (P) Ltd.  
State - P.  
Managing Director

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JB Assets (P) Ltd

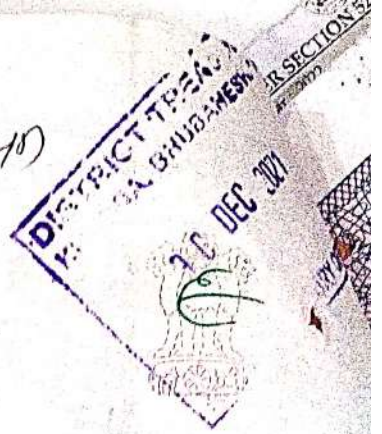
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For JB Assets (P) Ltd.

*S. K. V.*  
Managing Director

J BARAL  
STAMP VENDOR  
S.R. Narayan, BSR



It is for purchase of additional FAR (more than 2 FAR) by the  
party as stated above for construction over the schedule land  
from the BSA of land the land owner/that party shall get 2% (two  
percent) of cost of the land above the 2 FAR (two FAR) and the  
party shall get 2% (two percent) of cost of the  
above the FAR (two)

COST OF CONSTRUCTION

The entire cost of the construction including architect fee and all  
other charges shall be paid by the party to the contractor. The party  
shall be responsible for the temporary connection of water and electricity during construction and  
development of the schedule property from the "school project".  
The contractor shall be responsible for obtaining all necessary certificates  
from the BSA. The cost shall be paid by the party.



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the share of the First party/Land owner to be constructed over the property by the promoters/2<sup>nd</sup> 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/2<sup>nd</sup> party. In case any additional FAR (more than Two) has been purchased from the BDA, BMC by the promoter/2<sup>nd</sup> party the promoter/2<sup>nd</sup> 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

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For JB Assets (P) Ltd.

Signature

Managing Director

Prakash Chandra Chandra

Bidhubhusen Rejju

Page 9

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JB Assets (P) Ltd

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For JB Assets (P) Ltd.

Managing Director

J BARAL  
STAMP VENDOR  
S.R. Khandagin, BBSR

the share of the first party/land owner to be conducted over the property  
by the promoter's party to the owner/land owner from all  
encumbrances (here in after together referred to as the "OWNER'S  
CONTRIBUTION" which shall be for the sharing development and  
ownership of the promoter's party the cost of construction of such party  
constructed area shall be borne by the promoter's party in case any  
additional FAR (more than Two) has been purchased from the BDA. FAR by  
the promoter's party shall get 80% (thirty eight  
percent) of constructed area above the base FAR (Two) and the first  
party/land owner will get 20% (two percent) of constructed area above the  
base FAR (Two)

2.1 The owner shall get right built up area @ 40% consisting of four of  
four 1000 sq. ft. and one parking space for each lot along with  
proportional area in the lot as per the plan approved by area FAR (Two)  
of the BDA or BMS and 20% of constructed area of that above the base FAR of  
1. If any the cost of owner and developer shall be met by both  
the parties and shall be shared equally.

2.2 The owner's party constructed area shall be the  
exclusive property of the promoter's party and the  
developer shall have no other share of the  
area or any other rights attached thereto.





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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 Notwithstanding 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.

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For JB Assets (P) Ltd.

Signature

Managing Director

Page 10  
Preetkash chandra  
Badrav  
Bidhubhawan Rajan

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JM Assets (P) Ltd

DISTRICT  
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AR SECT

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Hyderabad

For JB Assets (P) Ltd.

J. Baral  
Managing Director

*[Handwritten signature]*

J. BARAL  
STAMP VENDOR  
S.R. Khamrao, J. BSR

... to all income, gains, capital appreciation and benefit of all of  
... following terms:

4. The promoter shall be entitled to get 20% of constructed area of  
... 20% of the total area of the land comprising in the whole property  
... 20% of the total area of the land comprising in the whole property  
... 20% of the total area of the land comprising in the whole property  
... 20% of the total area of the land comprising in the whole property  
... 20% of the total area of the land comprising in the whole property  
... 20% of the total area of the land comprising in the whole property

... the promoter shall be entitled to get 20% of constructed area of  
... 20% of the total area of the land comprising in the whole property  
... 20% of the total area of the land comprising in the whole property  
... 20% of the total area of the land comprising in the whole property  
... 20% of the total area of the land comprising in the whole property  
... 20% of the total area of the land comprising in the whole property  
... 20% of the total area of the land comprising in the whole property



Registered Extractor  
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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 2<sup>nd</sup> party/promoter.

5.7 The promoter/2<sup>nd</sup> 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/2<sup>nd</sup> 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/2<sup>nd</sup> party before two months of handing over the possession of land owners Share flat.

## 6. DELIVERY :

6.1 The Promoter/2<sup>nd</sup> 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

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For JB Assets (P) Ltd.

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Managing Director

Prakash chandra Sahoo

Bidhubhusen Rouju

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JB Assets (P) Ltd

24.6.18 Ramu

Nyapali

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For JB Assets (P) Ltd.

*[Signature]*  
Managing Director

J. BARAL  
STAMP VENDOR  
S.R. Khatiwada, 38SR



2.6. The parties to this agreement shall be mutual discussions identify the...  
...to their respective shares. However, the owner/1st party will get...  
...the apartment/building and the remaining part of the...  
...apartment/building will be taken by the 2nd party/promoter.

2.7. The promoter/1st party has sold an amount of Rs-10,00,000/- (Ten...  
...through banking transaction before execution of this joint...  
...development agreement to the land owner/1st party as advance...  
...security. The amount of Rs-10,00,000/- (Ten Lakhs) of the...  
...party will remain with the land owner/1st party as advance...  
...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 within two months of handing over the possession of land...  
...owner's share has...





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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

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For JB Assets (P) Ltd.  
Managing Director

Page 12  
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Bidhubhusan Rujm

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6/22

JB Assets (P) Ltd

N.6/188 Ramul

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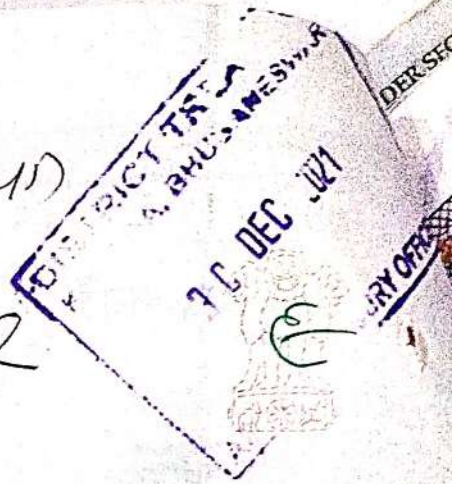
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For JB Assets (P) Ltd.

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Managing Director

BARAL  
STAMP VENDOR  
S.R. K...



...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 Government and 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.



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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

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For JB Assets (P) Ltd.  
S. K. Mishra  
Managing Director

Page 13  
Prakash chandra  
Yadav

Bidhubhuson Ranjan

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J B Assets (P) Ltd

14.6/178 Ramul

Yarpulu

For JB Assets (P) Ltd.

*Stuart Ryn*  
Managing Director

J BARAL  
STAMP VENDOR  
S.R. No. 100/11, 28SR

DISTRICT OFFICE  
A. BRUHANESE  
DEC 01

Managing Director  
14.6/178 Ramul

OFFICE OF THE SUB-REGISTRAR, KARAVATI  
BELLARY DISTRICT  
KARNATAKA



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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% super Constructed Area under the base FAR-2 (Two) and 2% super 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.

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For JB Assets (P) Ltd.

Signature

Managing Director

Prakash chandra  
Sahoo

Page 14

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JB Assets (P) Ltd

M.6/188 (Ramu)

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For JB Assets (P) Ltd.

Managing Director

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J BARAL  
STAMP VENDOR  
S.R. Kharada, 9888

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

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 for 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 the agreement and commitment of construction including the allocation of the Owner's 2nd party Contracted Area under the case FAR-2 (W) and 2W subject Contracted Area share the 2nd party FAR Two in the apartment in favor of Class-2 mentioned above the Promoter will be entitled to take interest from any additional share financial institutions or enter into agreements for sale, lease, purchase money either wholly or partly or towards towards pending interest or down to said title in kind receipt on project share in the



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Notarized document

For 12 years (12/12)



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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

Prakali chandra Jha  
Bishwambhushan Rujhu  
Managing Director  
For JB Assets (P) Ltd.  
S. K. R. Jha

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JB Assets (P) Ltd  
14/6/2018 (Raml)  
Mangali



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For JB Assets (P) Ltd.  
*[Handwritten signature]*  
Managing Director

J BARAL  
STAMP VENDOR  
S.R. Kidanemariam, BBSR

8.3. The stamp duty, registration charges and expenses in connection with the preparation and execution of the Deeds of conveyance and/or other documents relating to the undivided share of land in the schedule property falls to the share of the Promoter as his nominees shall be deemed to be promoters of the nominees of the promoter.

OTHER MATTERS:

8.1. That the promoter and party reserves the right for retention of the apartment project in case opportunities available for adjoining areas to be developed either by purchasing the land or under any and under joint development agreement nearby the schedule property. The land part can be a matter of right use the adjoining land/infrastructure for the completion of 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 and party. The first party/landowner can also enjoy the convenience of adjacent land and other such matters and residential apartment building will be constructed and party expanded and party.

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Managing Director  
14/6/2018



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be that of the Promoter/2<sup>nd</sup> party and damages, claims if any arising out of such happenings shall be on account of the Promoter only. In no way the owner/ 1<sup>st</sup> 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/ 1<sup>st</sup> 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/2<sup>nd</sup> party. The Promoter/2<sup>nd</sup> party shall deposit that amount in the Goods and Service Tax (GST) department without fail.

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For JB Assets (P) Ltd.

Managing Director

Page 16 Pritam Chandra Sahoo

Bidhubhusan Ray

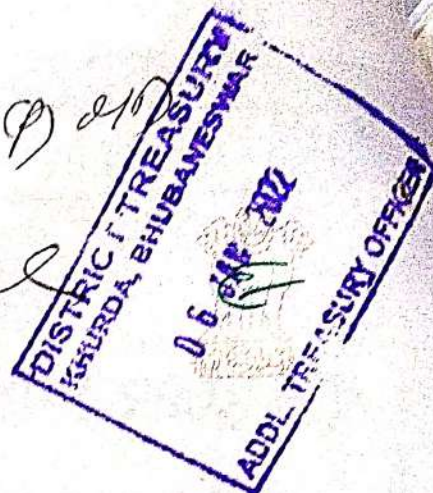
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JB Assets P Ltd

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For JB Assets (P) Ltd.

Hotel Rm  
Managing Director

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

the list of the promoter's party and damages, claims if any arising out of such happening shall be on account of the promoter only in no way the promoter's 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, test and charges for electricity other services, maintenance charges and the outgoing receipts 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 for connection to the units later to the respective areas.

10.3. The promoter's party is liable to pay goods and service tax (GST) towards the amount allotted above of Owner's party. The promoter's party shall bear the cost of the power connection and the promoter's party shall be responsible for the payment of the electricity and service tax (GST) department.







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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/2<sup>nd</sup> 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/2<sup>nd</sup> party to represent before all and any of the Statutory Authorities and irrevocable General Power of Attorney to sell/register Promoter/2<sup>nd</sup> 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/2<sup>nd</sup> 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/2<sup>nd</sup> 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.

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For JB Assets (P) Ltd.

Managing Director

Prakash chandra Sahoo

Page 17

Bidubhusan Ranjan

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JB Assets (P) Ltd

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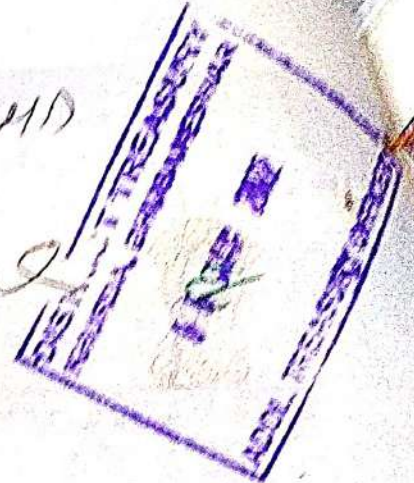
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For JB Assets (P) Ltd.

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Managing Director

J. BASAL  
STAMP VENDOR  
S.R. No. 1000 of 2022



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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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ONE THOUSAND RUPEES  
Rs.1000

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**12. RIGHTS OF THE OWNER FOR INSPECTION :**

The owner under intimation to Promoter/2<sup>nd</sup> 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/2<sup>nd</sup> 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/2<sup>nd</sup> party and the said documents be retained with the Promoter/2<sup>nd</sup> 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.

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For JB Assets (P) Ltd.

Managing Director

Prakash chandra Sahoo

Bidhubhusen Ranjan

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JB Assets (P) Ltd

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Nayak

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DISTRICT TREASURY  
KHURDA, BHUBANESHWAR  
15 JUL 2022  
ADDL. TREASURY OFFICER

For JB Assets (P) Ltd.

J Nayak  
Managing Director

J BARAL  
STAMP VENDOR  
S.R. Nayak, BSR



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12. RIGHTS OF THE OWNER FOR INSPECTION  
The owner under 'Entitlement to Promoter's' 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's party agreed to give free service for a period of six (six) months from the date of the completion of construction, whether delivery is taken or not, be liable to repair or correct repairs at his own cost in any structural defect noticed during the period of six months. Claims in plaster will not be considered as structural defects.  
14. 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's party and the said documents be retained with the promoter's party. The promoter shall hand over the original documents on the day of the completion of construction to the office bearer of the Association.

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15. NAME OF BUILDING /APPARTMENT :

The 2<sup>nd</sup> 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/2<sup>nd</sup> 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, Kisambiali Do Fasali.

For JB Assets (P) Ltd.  
Managing Director

Prakash chandra Sahoo  
Bidhubhusen Rayju

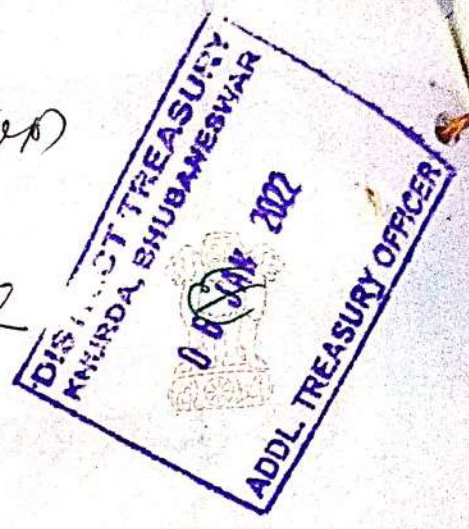
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JB Assets (P) Ltd

N.6/178 (Rural)

Naypal

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For JB Assets (P) Ltd.  
Managing Director

J BARAL  
STAMP VENDOR  
S.R. Naypal, J.B.S.R.



Schedule of property

15. NAME OF BUILDING / APARTMENT :  
The 3<sup>rd</sup> 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 the agreement by either party, the aggrieved party shall be entitled to specific performance and also be entitled to recover all the taxes and expenses incurred as consequence of such breach from the party committing the breach.  
16.2. In case of dispute between the owner & the promoter, the 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.



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**Boundary of the Plot:-**

North;- 40' wide rood.

South:-Sita Behera & another

East;- Government.

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,

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For JB Assets (P) Ltd.

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Managing Director

Prakash Chandra Sahoo

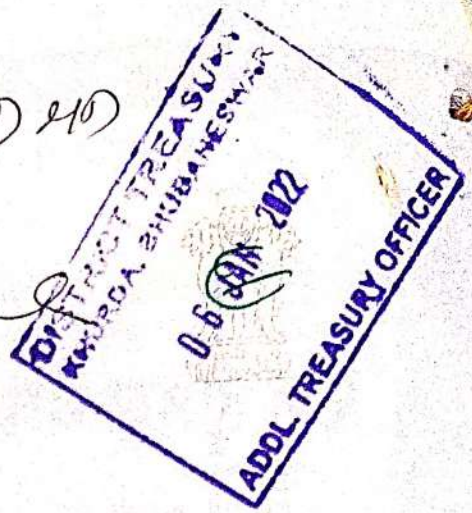
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Job Assets (P) Ltd

No. 6/128 IRam

Yapali



For JB Assets (P) Ltd.

Managing Director

BARAL  
STAMPVENDOR  
S.R. ... JBSR

Boundary of the Plot:

South: Sita Behari & another  
West: Brijmohan Nayak

North: 40' wide road  
East: Government

27. SPECIFICATION AS PER OUR BROCHURE:

- Structure: RCC framed structure with thick walls along with anti-termite treatment in the base.
- Main Door: Good sal wood frame & leaf wood/leaf door/WPC door.
- Doors: All Doors Good quality sal wood frame/WPC frames with full door shutter except main door.
- Windows: Aluminium frame windows.
- Flooring: Finished tile flooring in all Bed Room, Kitchen, Hall, living, POC, etc. stone flooring for common areas, stairs and balconies.
- Plinth: Plinth level of 300 mm with finished floor level above the ground level.







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**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.

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For JB Assets (P) Ltd.  
Sivakumar  
Managing Director

Page 21 Prakash chandra Sahoo

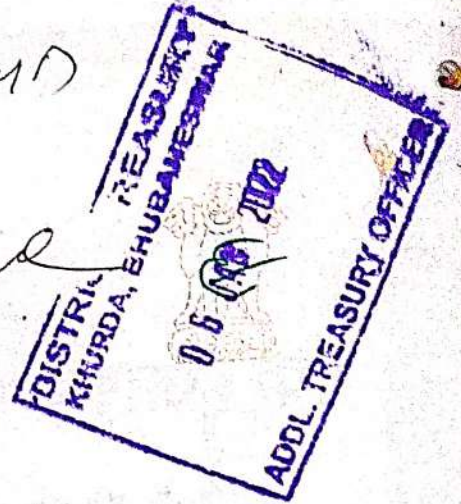
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6.1.22

JB Assets PMD

N.6/188 1 Rand

Nayapali



For JB Assets (P) Ltd.

*Signature*  
Managing Director

*Signature*  
J. SARAL  
STAMP VENDOR  
S.R. Khurda, BBSR

Electrical Work :  
any item of standard quality  
Ceramic tile flooring and glazed tile beds up to 7  
feet height with good quality fittings and P.V.C. waterproofing with standard  
model sanitary ware and tapware (type of standard quality)  
Water supply from BORE WELL  
Disperser paint for internal walls and External paint  
to wood frames and Glazing with external weather proof panels.  
T.V. & Telephone :  
set will be provided for lift, common areas and some well in the flat.  
Car parking :  
Car parking shall be provided as per space  
availability.



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

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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 Raju **Signature of the Second Party/Promoter.**

S/o. v. Prananath Raju

Plot No - 11-6/A/8

IRA Village, BSR-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.

Advocate, Bhubaneswar.

814  
6/22

JB Assets (P) Ltd

N-6/178 Ramul

Yampal

16

DISTRICT TREASURY  
KATHMANDU, NEPAL  
04 JAN 2022  
TREASURY OFFICER

For JB Assets (P) Ltd.

*[Signature]*  
Managing Director

*[Signature]*  
J BARAL  
STAMP VENDOR  
S.R. Khatiwada, 11, BSR

Signature of the first party owner

Signature of the second party/promoter

For JB Assets (P) Ltd

Managing Director

*Handwritten notes in red ink*



SCAN COMPLETE

12/1/22