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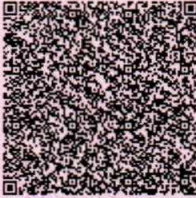


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INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD03165877346321U
Certificate Issued Date : 25-Jan-2022 11:41 AM
Account Reference : NONACC (IV)/ od5006203/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODOD500620304277415164073U
Purchased by : URBAN LIVING DEVELOPERS LLP
Description of Document : Article IA-5(2) Agreement
Property Description : MOUZA - NUAGAON
Consideration Price (Rs.) : 1,86,80,000
(One Crore Eighty Six Lakh Eighty Thousand only)
First Party : GITANJALI SAHOO
Second Party : URBAN LIVING DEVELOPERS LLP
Stamp Duty Paid By : URBAN LIVING DEVELOPERS LLP
Stamp Duty Amount(Rs.) : 3,73,600
(Three Lakh Seventy Three Thousand Six Hundred only)



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Gitanjali Sahoo

Anas Apawal

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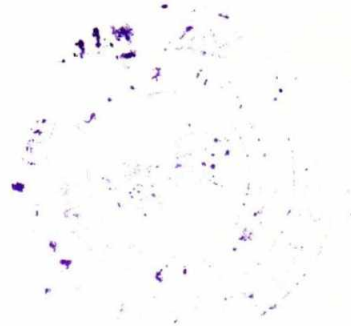
Statutory Alert:

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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.

Estamping Authorised Collection Centre

Sagarika Das

Sagarika Das, Bhubaneswar



Suman Agrawal

Signature of the Purchaser

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Gitanjali Sahoo
25/01/2022

Urban Living Developers LLP

Suresh Ranjan Sahoo
Designated Partner
25/01/2022

25.1.22
Gitanjali Sahoo

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DEVELOPMENT & SHARING AGREEMENT

THIS AGREEMENT IS MADE AT BHUBANESWAR ON THIS THE 25th DAY OF January 2022.

BY AND BETWEEN

GITANJALI SAHOO, aged about 48 years, wife of Suresh Ranjan Sahu, resident of House No. L-139, Baramunda Housing Board Colony P.O.: Baramunda, P.S.: Khandagiri, Bhubaneswar, Dist: Khurda (Odisha) PIN- 751003; Aadhaar No- 6774 5546 6962, Mobile No-8658279728; herein after called the "**LAND OWNER**" which expression shall unless repugnant to the context shall mean and include her legal heirs, assignee, representatives, executors and successors etc) being the "**FIRST PART**".

Suresh Ranjan Sahoo

Aishwarya Sahoo



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AND

URBAN LIVING DEVELOPERS LLP a Limited Liability Partnership Firm having LLP Identification No. ABA – 1533 of dated 07th January 2022; PAN-AAHFU1722G ; having its office at Shree Residency Apartment, Flat No.201, Second Floor, Kanan Vihar, Phase-II, PO : Patia, PS : Chandrasekharapur, Bhubaneswar-751024, Dist : Khurda (Odisha); represented by its Designated Partner **AMAN AGRAWAL** aged about 44 years, son of Prem Chand Agrawal; Aadhar No. 6530 1455 8199, Mobile No.9337526000, herein after referred to as "**BUILDER FIRM**" (which expression unless repugnant to the context shall mean and include its partners, successors, assigns and representatives) being the party of **the "SECOND PART"**.

WHEREAS, the first part, hereby declares that the land in question appertaining to Khata No.115, Plot No.260, stands recorded in the name of Durga Madhab Deo son of Bibhudendra Narayan Deo as per settlement ROR prepared and published by the Asst. Settlement Authority in the year 1962.

And in the year 1983 one Batakrushna Das vendor of first party have mutated an extent of area Ac.1.000 decimals from Plot No.260 in his name vide Misc. Case No.3/83 in Ceiling Case No.14/76 and accordingly concerned Tahasildar have issued Mutation ROR in his name bearing Khata No.276/70, Plot No.260/981 which has also been reflected in the remarks column of Khata No.115 against Plot No.260.

And in the year 2006 said recorded tenant Batakrushna Das had alienated the above schedule land in favour of First Party Gitanjali Sahu vide RSD No-1454 on dated 24/02/2006 and after purchasing the same the first party has muted her purchased area vide mutation case No.7016/2011 and also converted the same from agricultural to homestead vide OLR 8(A) Case No.3482/2014 and accordingly concerned Tahasildar have issued correction ROR in her name bearing Khata No.276/408, Plot No.260/981, Area Ac.1.000 Decimals; Kisam: Gharbari.

Appertaining to Khata No.276/1263, Plot No.261/1152, Area Ac.0.100 Decimals, Kisam: Bagayat-2, of Mouza Nuagan, Tahasil: Bhubaneswar, PS: Chandaka District: Khurda was

Gitanjali Sahoo

Urban Living Developers LLP

aman Agrawal
Designated Partner

Suresh Ranjan Sahu

Aishwarya Sahoo



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)-373640 ,, User Charges-775 ,Total 374415

Date: 25/01/2022

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 **25/01/2022** by **GITANJALI SAHOO**, son/daughter/wife of **SURESH RANJAN SAHU**, of **HOUSE NO - L - 139, BARAMUNDA HOUSING BOARD COLONY, PO - BARAMUNDA, PS - KHANDAGIRI, DIST - KHURDA**, by caste **General**, profession **Others** and finger prints affixed.

Gitanjali saho

Signature of Presenter / Date: 25/01/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
GITANJALI SAHOO		 315071498	<i>Gitanjali saho</i>	25-Jan-2022
AMAN AGRAWAL DESIGNATED PARTNER URBAN LIVING DEVELOPERS LLP		 243041977	<i>Aman Agrawal</i>	25-Jan-2022

Identified by **SURESH RANJAN SAHU** Son/Wife of **N/A** of **BBSR, DIST - KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SURESH RANJAN SAHU		 42168279	<i>Suresh Ranjan Sahu</i>	25-Jan-2022

Date: 25/01/2022

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

purchased by First Party Gitanjali Sahu from Soudamini Nayak, W/o Bhajendra Nayak vide RSD No. 11131011242, on dated 14/09/2010 and after purchasing the same the first party has muted her purchased area vide mutation case No.552/2016 and accordingly concerned Tahasildar have issued mutation ROR in her name bearing Khata No.276/1263, Plot No.261/1152, by correcting from Khata No.276/259. Since the date of purchase the First Party was/is possessing the schedule land having every right, title and interest thereover.

AND WHEREAS, now the first party being the absolute owner of above lands in total Area Ac.1.100 Decimals and possessing the same without any dispute and having every right, title, & interest thereover and exercise various act of ownership over the same by paying ground rent to the concerned authority and obtained up-to-date receipt thereof.

AND WHEREAS, for Setting up a Cold Storage over the schedule land the first party have entered into a registered Lease Agreement with the M/s Sai Cold Storage wherein the first party is remaining one of the Partner and by virtue of aforesaid Lease Agreement M/s Sai Cold Storage, took a Loan from Bank of Baroda by mortgaging the said plots vide Term Loan-1 A/c No. 068806000037932, Term Loan-2 A/c No. 06880600003793 and Cash Credit A/c No.06880500000175.

AND WHEREAS, due to unfavourable market conditions the cold storage business didn't do well and the First Party along with other partners of the said partnership firm M/s Sai Cold Storage have mutually decided to close the business and accordingly mutually cancel the aforesaid Lease Deed by executing a deed of cancelation lease deed ID No.1132200760 dated 24/01/2022. Further the concerned Bank has approved the OTS Proposal of M/s Sai Cold Storage and the First Party vide letter no. BOB/PZ/ZOSARB/22021-2022/66 of dated 16-06-2021 for settlement of the Bank Dues under OTS scheme on or before 31/03/2022.

AND WHEREAS, for the repayment of the Bank's Loan and financial assistance, the First Part has evinced interest to use her piece of land described in schedule below in a commercial manner converting it into a Residential Apartment Complex, enhancing her property value.

Gitanjali Sahoo
Urban Living Developers LLP
Designated Partner

Smrithi Ranjan Sahoo
Arshwarya Sahoo

Book Number : 1 || Volume Number : 14

Document Number : 11132200803

For the year : 2022

Seal :

Date: 25/01/2022

Signature of Registering officer



AND WHEREAS, since, the construction work for the proposed building needs, due approval, from authority and a good amount of money investment in construction is required, as well as the requisite construction expertise, which she does not have. Thus, she felt to discuss & negotiate a builder firm/developer, who is competent enough to fulfil the desire of the land owner for construction of the Residential Apartment Complex at its own resources and can give financial assistance for repayment of the Loan of the Bank.

AND WHEREAS, the second part is engaged in the business of developing, promoting, construction of buildings, engage architects, engineers, masons and laborers, has consented to construct a Residential Apartment Complex on the said land, to be constructed and completed everything at its own cost and strictly in accordance with the approved plans of BMC/BDA/Town Planning Authority or any other competent authority

WHEREAS, the First part thus has requested the second part i.e., the Builder firm and both the parties have agreed to develop and construct a Residential Apartment Complex on the scheduled property. And for the purpose of the Development of the said land, the owner has agreed to grant exclusive right of development to the builder firm of the second part, over the said land.

AND WHEREAS, the Second Party/Builder Firm has agreed to give an interest free refundable security deposit of an amount of Rs.1,50,00,000/- (Rupees One Crore & Fifty Lakhs Only) to the Land Owner/First Party for repayment of their outstanding balance with the Bank and settle the dues under the OTS scheme framed by Bank of Baroda.

AND WHEREAS, the said plots are mortgaged with the Bank, the Land Owner has agreed to clear all the outstanding dues of the Bank and release the mortgage of the said lands before executing the Power of Attorney to the Builder Firm. The Land Owner has further agreed that in case the said plots are not released by the Bank due to any reason whatsoever or the development authorities deny approval on the said lands, she will refund the security deposit along with other allied expenses to

Gitanjali Sahoo

Urban Living Developers LLP
Suman Afzal
Designated Partner

Suresh Ranjan Sahu

Aishwarya Sahoo



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the Builder Firm within three months from the date of receipt of the Security deposit from the Builder-Firm. A cumulative interest of 3% (three percent) per month will be charged on the delayed payment.

WHEREAS, the builder firm on the approval of the Land owner has prepared a scheme and has taken the responsibility of the development of the said land by constructing Residential Apartment complex **on an area of Ac.1.100 decimals** as per plan sanctioned by appropriate authority, i.e., of BMC/BDA/Town Planning Authority and any other authorities concerned in respect of the new buildings proposed to be constructed thereon.

AND WHEREAS, it appears to what has been stated herein before and in consideration of the Land owner having accepted the scheme of the builder firm, the land owner has appointed the builder for developing the land & constructing Residential Apartment complex over which the builder firm shall have full right to allot to the person/person's whom he/they select (s) out of the Builder firm's share.

WHEREAS, the aforesaid land owner for performance of her part of contract, effectuating the main aims, objectives and such other ancillary act or obligations arising out of this agreement shall assign the Builder firm a registered Power of Attorney, who shall act on behalf of the Land Owner to complete the project in a smooth manner.

AND WHEREAS, the Builder Firm upon receipt of the sanctioned plans as well as the Go-ahead permission from the competent authority, shall proceed with the construction of the said residential apartment building, strictly in accordance with the rules, bye-laws and regulations of the Government entirely at its own cost and resources whereby both the parties can also enjoy the total built up spaces on mutually settled terms, as spelt out herein below.

Now therefore, both the parties here to decided and agreed to the following terms and conditions, while entering into this agreement.

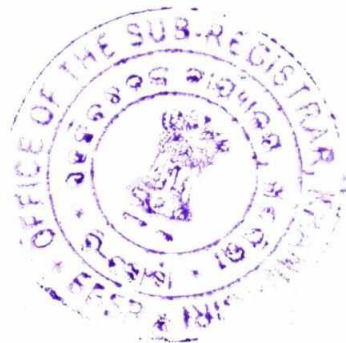
Gitanjali Sahoo

Urban Living Developers LLP

(Signature)
Designated Partner

Suresh Ranjan Sahoo

Aishwarya Sahoo



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Now, in pursuant to this, several terms and conditions as have been agreed upon by and between both the parties and with a view to avoid any future complications that may arise have mutually agreed to reduce such agreed terms and conditions in the form of writing as stated in this deed.

NOW THIS INDENTURE WITNESSTH AS FOLLOWS:

1. The First Part declares that she has an absolute and indefeasible right, title, interest and peaceful possession in respect of the schedule land, thus also competent to confer all rights, title, interest & possession upon the party of the second part i.e., builder firm to develop the Residential Apartment Complex on her land without any restrictions and interventions by anybody whosever.
2. It is mutually agreed herein between both the parts as above that the construction work of the proposed Residential Apartment complex shall only be commenced, after completion of all legal formalities like:
 - (i) Execution & registration of this Collaboration agreement between the parties,
 - (ii) A specific Irrevocable General Power of Attorney duly registered by the 1st part in favour of the developer assigning all such powers to effectuate the cause i.e., execution of project.
 - (iii) The physical handing over of the project site along with all original relevant deeds & documents.
 - (iv) After receipt of all NOC's from the competent authority as well as approval letters, and Go-ahead permission from BMC/BDA/Town Planning Authority or any competent authority as required.
3. The second part shall try to construct and complete the Residential Apartment Complex in all respect after getting GO-AHEAD permission order of BMC/BDA/Town Planning Authority/ within 48 months from the date of Registration with ORERA or any competent authority, adhering to all the principles of structural stability and shall use quality building materials as per the availability condition in the market.

Gitaorjali saho

Urban Living Developers LLP

Anay Agarwal
Designated Partner

Suresh Ranjan Sahu

Aishwarya Sahoo



4. That it is the duty and responsibility of the Builder Firm to procure purchaser(s) and the Builder Firm shall be free to procure them and execute sale agreement(s) and sale deed(s) with the intending purchaser(s) from time to time without keeping any deceitful intention in mind.
5. It is further agreed that the Builder Firm will be at liberty to dispose of by sale, the rest built up area of the Builder Firm's share i.e., **85% (Eighty-five percent) of the constructed built-up-area** along with designated parking space and proportionate share of land on which Residential Apartment stands constructed by the builder firm to which the Land owner shall have no objection for such sale and Builder Firm shall appropriate full amount of the consideration money paid by the intending purchaser(s) towards the expenditure incurred by the Builder Firm, and for this purpose the Land owner shall execute a power of attorney in favour of the Builder Firm with authorization to sell rest of the built up area with the proportionate share of land on which the Residential Apartment Complex shall be constructed.
6. It is further agreed that the Builder Firm shall have no objection to the **Ownerships share of that 15% (Fifteen Percent) of the constructed built-up area** along with proportionate undivided share of land on which the Residential Apartment complex will be constructed. If the Land owner intends to sell her share of the Residential Apartment earmarked, then the Land owner can do so at her free will and choice not depending on the builder firm.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

ARTICLE-1: CONSTRUCTION

1. The Second Part (herein the Builder Firm) agrees to develop the said schedule of property at its own cost, expenses and resources after obtaining all requisite permissions from the BMC/BDA/Town Planning Authority or any other concerned departments/authorities of the Government / Local body and construct the Residential Apartment complex on the said land strictly adhering the approved plans.

Gitanjali Sahoo

Urban Living Developers LLP

Ashray Agarwal
Designated Partner

Suresh Ranjan Sahoo

Aishwarya Sahoo



2. The Land owner shall execute & register an Irrevocable General Power of Attorney, while handing over of the project site physically as per the scheme of understanding and also assign all such relevant powers on the builder firm to make all preparatory works for obtaining relevant NOC's as well as the approval of the building plan including the Go-ahead permission from BMC/BDA/Town Planning Authority or/and such any other concerned authorities.
3. The builder firm during the progress of the construction work shall permit the First Part i.e., Land owner or her representative to inspect the site at all times to verify the status of construction and the materials used in the Residential Apartment complex & to assess the condition of the premises etc.
4. The builder firm shall be fully responsible for obtaining requisite permissions, NOC's for the purpose of getting the plans approved from BMC/BDA/Town Planning Authority or any competent authority at it's own cost & expenses. The Builder firm is empowered to make such variations in the plan or design as felt necessary by itself or may be required by such other Government Authorities, concerned, subject to the re-approval of the revised plan.
5. The construction work which includes quality of materials & man power engaged therein will be the sole responsibility of the Second part i.e., the Builder firm and it shall indemnify the land owner against any such liability or claims (if any) due to accident or the otherwise, at the project site.
6. The Builder Firm shall make sincere endeavour to complete the construction work and finish the project within the time schedule stipulated in the BMC/BDA/Town Planning Authority or any competent authority's approval order and not more than 48 (forty-eight) months from the date of registration with ORERA or any competent authority, basing on their mutually settled certain terms and conditions and in accordance to the prescribed building bye-law, of the authority, unless, prevented by

Gitanjali Sahoo

Urban Living Developers LLP

Gitanjali Sahoo
Designated Partner

Surekh Ranjan Sahoo

Aishwarya Sahoo



reasons beyond the control of the Builder Firm Viz. any natural calamities such as flood, heavy rain, cyclone, earth quake, etc., or any other unrest, any government policy measures like lockdown, enactment of any law, order of the court etc., so as to make the situation beyond control of the builder firm to continue the construction work, than the time period for completion of the work shall be extended by that time period.

7. The Builder Firm shall comply all the rules/regulations and/or notifications as may be issued by Govt. from time to time relating to the building, construction work, and use of the land etc. and shall also indemnify the Land owner against any such liability for it's negligence or default in operation, of the builder firm.

ARTICLE -3: OWNERS OBLIGATIONS

1. The land owner shall hand over the physical and vacant possession of the project land by executing & registering an irrevocable general power of attorney and this collaboration deed, in favour of the Builder firm, authorizing the Builder firm to act on her behalf to fulfil all the objectives, as spelt out in this agreement, and empowering also the builder firm to execute & register agreement(s) for sale or sale deed(s) as the case may be in regard to Residential Apartment units falling to the exclusive share of the 2nd part only.
2. The First part i.e., Land Owner has ensured & undertakes the Builder firm that,
 - (i) The Original Title deeds and other Land related documents will be handed over to the Builder Firm on the date of executing the Irrevocable General Power of Attorney.
 - (ii) The Land Owner Shall refund the interest free security deposit to the Builder Firm, from the initial bookings of the flat(s) from her ownership part of share of flat(s) in the proposed residential apartment complex or within one year from the registration of the said project with ORERA, whichever is earlier. A cumulative interest of 3% (three percent) per month will be charged on the delayed payment.

Gitanjali Sahoo

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Designated Partner

Smruti Ranjan Sahoo

Aishwarya Sahoo



- (iii) An irrevocable power of attorney shall be executed and registered in favour of the 2nd part by the 1st part, which shall not be revoked at any point of time during subsistence of this agreement and until the scheme transaction is completed in all manner as detailed herein.
- (iv) In case of the registered Power of Attorney gets invalid, arrived out of any unfortunate event with the Land Owner, all legal heirs whosoever shall & must execute & register immediately a joint Power of Attorney in favour of the said builder firm at their own cost & expenses having contained all the powers, provisions & understandings as the earlier Power of Attorney had. However, both the parties have mutually herein decided that, the distribution of respective shares of built-up space in the form of Residential Apartment as well as it's allotment, as settled herein, shall also remain unchanged even for the legal heir-beneficiaries of the Land Lord.
- (v) Not to sell, transfer or mortgage or change or encumber or alienate the said land or any part thereof except the constructed portion allocated to him in this agreement.
- (vi) Not to enter any agreement for development in respect of the said land with anybody else, during the agreed period or in other words when this agreement is in force.
- (vii) Not to do any act, deed or things thereby the Builder firm may be prevented from selling assigning and/or disposing of any of the Builder firm's allocated share in the proposed project/Residential Apartment complex on the said land.
- (viii) If any person, relative or legal heirs claim their ownership over the schedule land; the loss incurred during such disturbances will be compensated by the First part/Land Owner to the Builder Firm/Second Part.
- (ix) That the owner shall have no objection if the Builder Firm enters into any development agreement with neighbour land owner(s) and approves composite plan for construction by removing the partition wall.

Gitaansali Sahoo

Urban Living Developers LLP

Sonali Aghwal
Designated Partner

Suresh Ranjan Sahoo

Aishwarya Sahoo



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- (x) That in case of composite plan for construction is taken up by the builder firm with neighbour land owner(s) with a single boundary wall in that case the Land owner/ first part will get her part of share area as agreed in this agreement in respect of her land.
- (xi) The Land owner hereby agrees that she shall not do anything in regard to the said land, whereby the right of the builder firm to undertake construction of the proposed residential apartment complex and to dispose of the said residential building is prejudicially affected and/or construction be disturbed in any manner of whatsoever nature.
- (xii) That the Land owner shall at the request of the Builder Firm, shall execute such documents, papers memorandum and deeds in furtherance of these presents which the Builder Firm may require from the Land owner for smooth and expeditious construction of the proposed residential complex.

ARTICLE – 4: BUILDER FIRM’S OBLIGATIONS:

1. The Builder Firm shall commence, the construction work only after receipt of all NOC’s & approvals from the competent authorities concerned as well as after obtaining the go-ahead permission for construction issued by BMC/BDA/CDA/Town Planning Authority or any competent authority. However, the Builder Firm shall commence & try to complete the entire project, fully in all respect within the agreed time schedule mentioned in the agreement.
2. The Builder Firm shall also apply and obtain necessary occupancy certificate from BMC/BDA/Town Planning Authority or any competent authority or such other agencies concerned at it’s own cost & expenses enabling the land owner as well other buyers, to use and occupy effectively the allotted Residential Apartment without any obstructions or hindrances, of any kind.
3. The Builder Firm is responsible to obtain required permission from the Power Supply Department and also arrange to provide necessary external electric installations and Internal connection to each of residential units including the common areas of the complex and further shall also obtain proper water connection, ensure

Gitaansali Sahoo

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 Designated Partner

Suresh Ranjan Sahu

Aishwarya Sahoo



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adequate water supply to cater the requirements of all individual units by installing a tube well fitted with motor and pumps.

4. The Builder shall strictly comply all the provisions, statutes, notifications, rules, regulations of the Government / Statutory authority right from the inception of the scheme up till handing over possession of the flats/units and shall also indemnify the land owner at all times against any loss arising there from.
5. The Builder Firm hereby agrees that they shall keep the Land owner indemnified and keep her harmless against all third-party claims arising out of any act or omission on the part of the Builder Firm, its representatives, agent, men or labourers during the construction of the proposed residential building.
6. The Builder Firm shall provide best quality materials of each of the items and use best workmanship, however the responsibility of compensating the Land owner for any losses or damages which may arise on account of poor or defective workmanship or substandard material being used lies on the Builder firm. The Builder Firm shall also compensate the Land owner for all the damages that may accrue on account of any violation that may affect the interest of the land owner, thus the Builder Firm need to discharge all its responsibilities and obligations in utmost good faith and trust.
7. The Builder Firm shall handover the agreed share of Residential Apartment (s) of the land owner in the said fully completed residential complex to the land owner or her declared legal heir beneficiaries as the case may be immediately after availing the occupancy certificate from BMC/BDA/Town Planning Authority or any competent authority. The land owner shall also discharge her part of obligation by transferring the right, title & interest in the land and structure on it by executing & registering sale deed or deeds in regard to the share interest of the Builder Firm, in favour of the builder firm or it's nominee, as the case may be.

Gitanjali Sahoo

Urban Living Developers LLP

Ashish Acharjee
Designated Partner

Suresh Kumar Sahu

Aishwarya Sahoo



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ARTICLE – 5: OTHER TERMS & CONDITIONS:

1. The Land Owner hereby agrees that the Builder Firm shall be entitled to take any partner or can go for joint venture with any other firm/company or any individual for smooth execution of the construction work and share the benefits whatsoever, without adversely affecting the Land owner's interests.
2. Both the parties understood well that the 2nd part shall make all efforts to complete the building project within 48 months from the date of registration of the said residential apartment project in ORERA or any competent authority, unless prevented by any reason or circumstances beyond it's control like non-availability of labour force building materials, Court Orders, changes required for any reason in the building plans etc. or due to any other unforeseen circumstances which may ultimately affect the completion of the building.
3. However, both parties thus agreed herein to share 15% (fifteen percent) of the total approved FAR by the land owner towards his land cost and 85% (eighty-five percent) of the total approved FAR by the builder firm, being it's share.
4. Both the parties understood well and agree too that after due completion of the Residential Apartment in all respect and the occupancy certificate is availed the Builder Firm/2nd Part shall immediately make the physical handover to the First Part, the agreed share area of built-up spaces in the form of Residential Apartment unit(s)/flat(s) as mutually settled by and between them, which in total, conclusively shall constitute the 15%(fifteen percent) of the total built-up area along with the proportionate share of undivided land and one car parking space for each flat/unit to the 1st part.
5. That the Land owner shall also authorize the builder firm by the said proposed irrevocable power of Attorney to mortgage the said property or any part thereof as earmarked, in favour of any bank(s) or other financial institutions in such a manner as the Builder Firm think fit and proper for obtaining a loan by the builder firm and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the said property, as the Builder firm think fit, PROVIDED ALWAYS; that, the builder firm

Gitanjali Sahoo

Urban Living Developers LLP

Aishwarya Sahoo
Designated Partner

Suresh Ranjan Sahu

Aishwarya Sahoo



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shall bear all cost and expenses for all such documents, letter, papers memorandum etc. shall deposit requisite fees necessary and obtain refund of fees and appropriate the same without any way being answerable to the Land owner for the same.

6. Both the parts shall bear proportionately to their respective share the external electrical infrastructural expenditure required towards installation of transformer and other such expenses & deposits as may be required for availing the required power for individual supply to their respective share percentage of area (units/flats) etc.
7. Electric meter deposits, power line deposits, water connection deposit and any deposit or expenses demanded by any government authorities for infrastructure development beyond the plot shall be borne by both the parties in proportionate to their built-up share i.e., to their respective share percentage of area both in land and building.
8. Both the Parties shall be liable to pay their respective share of GST taxes, Labour cess and any other taxes levied by the Central or State govt. authorities as applicable under the law in relation to their corresponding share of Built- up spaces availed as settled in this deed. However, taxes like GST and any other tax relating to construction and development shall be paid by 2nd part.
9. Both the parties hereby agree that any amount or fees which is to be paid for purchasing FAR (purchasable FAR), beyond the basic FAR shall be paid by both the parties in proportionate to their built-up share i.e., to their respective share percentage of area both in land and building.
10. Both the parts, shall mutually settle, the Non-refundable security deposit for the Corpus Fund to be created as well as maintenance charges in respect to each of the flat need to be paid regularly for the smooth maintenance of the residential complex. The Land owner shall bear the proportionate cost of common part of the maintenance expenses which shall be mutually decided by all the other Residential Apartment owners from time to time.
11. The Land Owner hereby agrees that if she fails to pay any amount or fees of her part, such amount will be adjusted from her ownership share of flat(s) in the said residential

Gitanjali Sahoo

Urban Living Developers LLP


Designated Partner

Suresh Ranjan Sahu

Aishwarya Sahoo



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apartment project. For the said purpose, the selling price of the first flat of the project will be taken as the benchmark value.

12. The First part commit to indemnify, in every manner to the 2nd part for any such loss that arises out of any deficit in his right, title & interest in the project land or out of the statements or covenants made in this deed.
13. All letters, notices shall be issued to the First part to the email address furnished in this agreement subsequently notified by the 1st part will be sufficient proof of dispatch of the same to the party of First part. (Email: srsahu1966@gmail.com).
14. Both the Land Owner and the Builder Firm shall have the right to sue for specific performance of this contract/agreement or any supplementary contract for enforcement of this contract and suing party shall also have a right to recover cost and damages if any.
15. In case of any disputes or differences that may arise between the parties herein during the progress of or after construction or abandonment of the work, pertaining to the construction or any term or covenant spelt out in this contract or any clause there of or relating either to the said building work or any incidental and ancillary disputes /difference arising out of this contract or any other supplementary contract disputes relating to payment and non-payment entitlement between the parties.etc expect unilateral cancellation of this agreement by either party, shall be referred to an Arbitrator to be nominated by the owners (1st part) and the Builder Firm/ Developer (2nd part) jointly and acceptable to both whose decision shall be final and binding on both the parties. The Court/Arbitration at Bhubaneswar shall only have jurisdiction to settle any difference / dispute arising out of this agreement.
16. Both the parts herein agree and undertake that any disputes between the parties relating to the interpretation of any of the terms and conditions stipulated in this agreement, the rights, obligations and entitlements flowing from this agreement or any dispute connected with the

Gitanjali Sahoo

Urban Living Developers LLP


Pranab Acharya
Designated Partner

Suresh Ranjan Sahu

Aishwaryaj Sahoo



8

construction of the proposed building and/ or any other incidental or ancillary dispute shall be subject to the jurisdiction of the competent court at Bhubaneswar, alone.

SCHEDULE LAND

Dist-Khurda, Tahasil-Bhubaneswar, P.S-Chandaka, under Sub-Registrar Khandagiri, Mouza: **NUAGAON**, Khata No.**276/408**, Plot No.**260/981**, Kisam: Gharbari, Area: **Ac.1.000** decimals. Which corresponding to previous Mutation Khata No.276/70 and settlement Khata No.115.

Bounded By

- North - Plot No. 262 & 263
- South - Part of Plot No.260
- East - Part of Plot No.260
- West - Plot No.261 & Road

The valuation of schedule land as per bench mark valuation is Rs.1,73,00,000/- (Rupees one crore seventy three lakhs) only.

Khata No.**276/1263**, Plot No.**261/1152**, Kisam: Bagayat-2, Area: **Ac.0.100** Decimals. Which Corresponding to previous Mutation Khata No.276/259.

Bounded By

- North - Part of Plot No.261
- South - Part of Plot No.12
- East - Plot No. 260/981
- West - Road

The valuation of schedule land as per bench mark valuation is Rs.13,80,000/- (Rupees thirteen lakhs eighty thousand) only

In toto one Mouza, two Khata, two Plots, total area Ac. 01.100 Decimals marked in RED colour sketch map attached herewith.

Total beach mark valuation is Rs.1,86,80,000/- (Rupees one crore eighty six lakhs eighty thousand) only and accordingly applicable stamp duty and registration fees hereby paid.

Gitanisali Sahoo

Urban Living Developers LLP
Ashwan Afzwal
Designated Partner

Suresh Ranjan Sahu

Aishwaryya Sahoo



Handwritten green mark or signature.

IN WITNESS of the parties have thereon to put, set and subscribed their respective hands and seal on the date month and year above written.

WITNESSES:

(1) Suresh Ranjan Sahu
S/o Sasadhon Sahoo
L-139, Baramunda H.B
colony, BBSR-3.
Dist - Khurda.

Gitanjali Sahoo
25/01/2022

**Signature of the party
of the FIRST PART**

(2) Aishwarya Sahoo Urban Living Developers LLP
D/o Suresh Ranjan sahu ~~Pran Anand~~ 25/01/2022
L-139, Baramunda H.B ~~Designated Partner~~
colony, BBSR-3
Dist - Khurda

**Signature of the party
of the SECOND PART**

Certified that the executants are my clients and the terms and conditions of this agreement is drafted & typed to my dictation in my office.


Primal Kishore Mohanty
ADVOCATE, BBSR

MOUZA

Plot no

1, 73, 00, 000

Plot no - 26

1, 38, 00, 000



8

N

MOUZA - NUAGAN SHEET NO-2

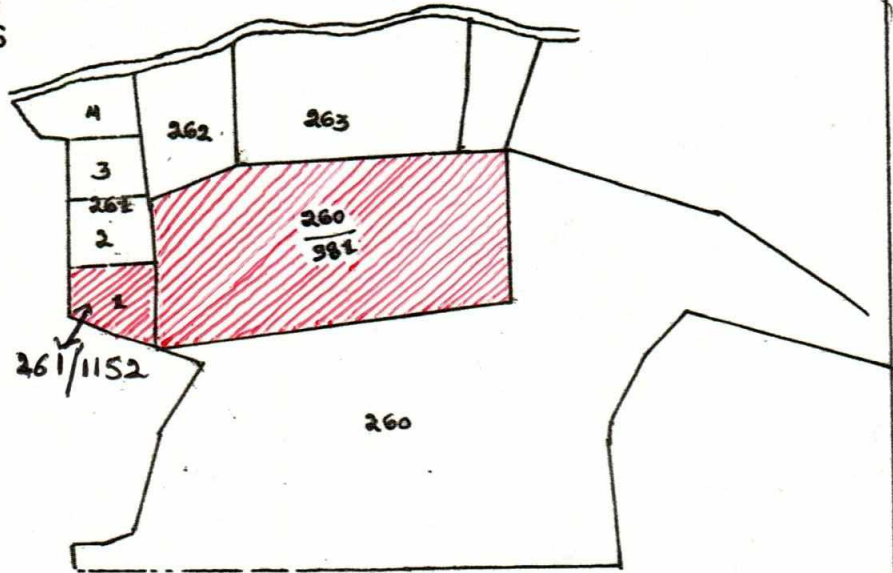
THANA - KHANDAGIRI

DIST - KHURDHA

SCALE - 32" = 1 MILE

YEAR - 1953-54

S



Gitanjali sahoo

Urban Living Developers LLP

Anan Howard
Designated Partner

ଖତିୟାନ

ମୌଜା : ଚୁଆଗାଁ
 ଥାନା : ଚନ୍ଦକା
 ଥାନା ନମ୍ବର : 51

ତହସିଲ : ଭୁବନେଶ୍ୱର
 ତହସିଲ ନମ୍ବର : ..
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତାଟ ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		276/408				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ଗିତାଞ୍ଜଳୀ ସାହୁ ସ୍ତ୍ରୀ:ସୁରେଶ ଚନ୍ଦନ ସାହୁ ଜା: ତେଲି ବା: ଏଲ୍ 139 ବରମୁଣ୍ଡା ହାଉସିଂ ବୋର୍ଡ କଲୋନୀ ଥା - ଖଣ୍ଡଗିରି				
3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		40.00	30.00		70.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ଦା ଖା କେସ ନଂ - 7016/11 ହୁମୁଣା 276/70 ତାରୁ । OLR u/s 8(A) କେସ ନଂ- 3482/14 ହୁମୁ ପୁଟ 260/981 ର କିସମ ଘରବାରୀ କରାଗଲା ଓ ଜମା ସଂଶୋଧନ କରାଗଲା ।				
BLANK SPACE FOR STAMPING						
ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ଖତିୟାନର କ୍ରମିକ ନଂ : 276/408		ମୌଜା : ବୁଆଗାଁ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତ୍ରବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
260/981	ଘରବାରି		1	0000	0.4047	
1 plot			1	0000	0.4047	

ଖତିୟାନ

ମୌଜା : ଚୁଆଗାଁ
ଥାନା : ଚନ୍ଦକା
ଥାନା ନମ୍ବର : 51

ତହସିଲ : ଭୁବନେଶ୍ୱର
ତହସିଲ ନମ୍ବର : ..
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତ୍ର ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		276/1263				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ଗୀତାଞ୍ଜଳୀ ସାହୁ ସ୍ତ୍ରୀ:ସୁରେଶ ରଞ୍ଜନ ସାହୁ ଜା: ତେଲି ବା: ଏମ୍ ଇ 20 ମୋହନ ଦାସ ଇଦ୍ଲାଇ, ଥା - ଖଣ୍ଡଗିରି, ଜି - ଖୋର୍ଦ୍ଧା				
3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		21.00	16.00		37.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ଦା ଖା କେ ନଂ 552/16 ହୁ ମୁ ଖା ନଂ 276/259 ତାରୁ ।				
BLANK SPACE FOR STAMPING						
ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ଖତିୟାନର କ୍ରମିକ ନଂ : 276/1263		ମୌଜା : ନୁଆଗାଁ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତ୍ରବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
261/1152	ବରାୟତ ବୁଇ		0	1000	0.0405	
1 plot			0	1000	0.0405	



Form No.26

Certificate of Encumbrance on Property

Application No : 2021113032976

Applicant Name : BISWAJIT SEN ADV

Owner Name(as per application) : GITANJALI SAHOO

Certificate No. : EC1132021034493

Having applied to me for a certificate giving particulars of registered acts and encumbrances, if any in respect of undermentioned property :-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	NUAGAN-51	115	260	1.26 Decimal100 D=1Acre				
2	NUAGAN-51	276/408	260/981	100 Decimal100 D=1Acre				
3	NUAGAN-51	276/70	260/1981	100 Decimal100 D=1Acre				
4	NUAGAN-51	55	261	340 Decimal100 D=1Acre				
5	NUAGAN-51	276/1263	261/1152	100 Decimal100 D=1Acre				
6	NUAGAN-51	276/259	261/1152	100 Decimal100 D=1Acre				
7	NUAGAN-51	276/259	261/1152	100 Decimal100 OD=1Acre				



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KUMAR SENAPATI
Date: 2022.01.21 11:58:25
+05'30'

Signature of Registering Officer

Office : KHANDAGIRI

Date 24-DEC-2021

8	NUAGAN-51	276/70	260/981	100 Decimal/100 0D=1Acre
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I hereby certify that a search has been made in book and in the indexes relating thereto for 13 years from 01-JAN-1995 to 31-DEC-2007 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances as detailed on the reverse appear.
I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances effecting the said property have been found.

Sr. No.	Registration Office.	Property Description (Village/Khata Number/ Plot Number/ Area/ Boundary East/West/ North/South) / Chaka Number/ Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
1	KHANDAGIRI	NUAGAN-51 55 261 AC 0.050 DEC Acre Soudamini Nayak SELLER PLOT NO.260,DURGAMADHAB DEO GOVT. [SOLD AREA AC 0.050 DEC OUT OF AREA AC 0.100 DEC.OUT OF TOTAL AREA AC 0.393 DEC.RENT RS.0.85P]	5346/2000/1	06-Dec-2000	SALE IMMOVABLE	10,000.00	1-SRI SANTOSH KUMAR BISWAL	1-SRI SAROJ KUMAR SATAPATHY
2	KHANDAGIRI	NUAGAN-51 276/70 260/981 1 Acre Acre NA NA NA NA [AREA A1.000DEC,FULL PLOT RENT-0.77P.]	1454/2006/1	24-Feb-2006	SALE IMMOVABLE	1,540,000.00	1-SRI BATA KRUSHNA DASH	1-SMT GITANJALI SAHOO
3	KHANDAGIRI	NUAGAN-51 55 261 0.196.5 dec Acre PLOT NO-262 ROAD ROAD AND PLOT NO-265 PLOT NO-261(P) [SOLD AREA AC0.196.5 DEC OUT OF AC 0.393 DEC]	9789/2006/1	26-Dec-2006	GENERAL POA WITHOUT PROPERTY	1,000.00	1-HEMANT KUMAR PAIKRAY 2-SACHIMANI PAIKRAY	1-SRI TIRUPATI PRASAD
4	KHANDAGIRI	NUAGAN-51 55 261 196.5 Dismil Acre PLOT NO-262 ROAD ROAD AND PLOT NO-265 PLOT NO-261 [AREA SOLD AC.0.196.5 DEC OUT OF AC.0.393,RENT 1.00]	704/2007/1	24-Jan-2007	SALE IMMOVABLE	29,000.00	1-SACHIMANI PAIKRAY(PRINCIPAL) 2-SRI HEMANTA KUMAR PAIKRAY(PRINCIPAL) 3-SRI TIRUPATI PRASAD	1-SRI ANIL KUMAR CHOUDHURY
5	KHANDAGIRI	NUAGAN-51 115 260 2 Acre 750 Dismil Acre NA NA NA NA	1745/2007/1	28-Feb-2007	POA WITH POSSESSION	1,000.00	1-SRI DURGA MADHAB DEO(PRINCIPAL)	1-SRI SOUBHAGYA SANKAR DEO(ATTORNEY)
6	KHANDAGIRI	NUAGAN-51 55 261 196.5 Dismil Acre PLOT NO-262 ROAD ROAD & PLOT NO-265 PLOT NO-261(P) [AO.196.5 DCML OUT OF AO.393 DCML,RENT 3.00]	8593/2007/1	05-Oct-2007	POA WITH POSSESSION	1,000.00	1-SRI ANIL KU CHOUDHURY	1-SRI AKSHAYA KU SAMANTARAY

Office : KHANDAGIRI

Date 24-DEC-2021

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Date: 2022.01.21 11:58:26 +05:30

Signature of Registering Officer

Note :

- (1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.
- (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or requiring certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.
- a) But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office; but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.

Office : **KHANDAGIRI**

Date **24-DEC-2021**



Digitally signed by MANOJ
KUMAR SENAPATI
Date: 2022.01.21 11:58:26
+05'30

Signature of Registering Officer



Form No.26

Certificate of Encumbrance on Property

Application No : 2021113032977

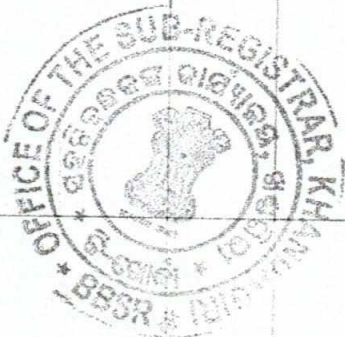
Applicant Name : BISWAJIT SEN ADV

Owner Name(as per application) : GITANJALI SAHU

Certificate No. : EC1132021034494

Having applied to me for a certificate giving particulars of registered acts and encumbrances,if any in respect of undermentioned property :-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	NUAGAN-51	276/259	261	100 Decimal100 D=1Acre				
2	NUAGAN-51	55	261	340 Decimal100 D=1Acre				
3	NUAGAN-51	55	261	340 Decimal100 D=1Acre				
4	NUAGAN-51	276/70	260	1 Decimal100 D=1Acre				
5	NUAGAN-51	115	260	1.26 Decimal100 D=1Acre				
6	NUAGAN-51	55	261	340 Decimal100 D=1Acre				
7	NUAGAN-51	276/1263	261/1152	100 Decimal100 D=1Acre				



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KUMAR SENAPATI
Date: 2022.01.21 11:58:58
+05'30

Office : KHANDAGIRI

Date 24-DEC-2021

Signature of Registering Officer

			Decimal100 D=1Acre				
9	NUAGAN-51	276/259	261/1152	100 Decimal100 OD=1Acre			
10	NUAGAN-51	276/70	260/981	100 Decimal100 OD=1Acre			

I hereby certify that a search has been made in book and in the indexes relating thereto for 14 years from 01-JAN-2008 to 24-DEC-2021 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances as detailed on the reverse appear.
I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances effecting the said property have been found.

Office : **KHANDAGIRI**
Date **24-DEC-2021**



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KUMAR SENAPATI
Date: 2022.01.21 11:58:59
+05:30

Signature of Registering Officer

Sr. No.	Registration Office.	Property Description(Village/Khata Number/ Plot Number/Area/Boundary(East/West/North/South)/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
1	KHANDAGIRI	NUAGAN-51 55 261 0.93 Dismil Acre PLOT NO-262 ROAD S.PLOT NO-4(NIRUPAMA NAVAK) S PLOT NO-2(SANTOSH KUMAR BISWAL) [RENT 0.50/A0.093 DCML OUT OF A0.393 DCML, SUB PLOT NO.3]	10266/2008/1	26-Sep-2008	SALE IMMOVABLE	93,000.00	1-SMT. ANNAPURNA BISWAL	1-SMT. ANUPAMA DAS
2	KHANDAGIRI	NUAGAN-51 55 261 0.162 Dec Acre PLOT NO-260 ROAD GOVT. CANAL PLOT NO-260 & 261 (P) [AREA SOLD A 0.162DEC OUT OF A 0.196DEC OUT OF A 0.393DEC RENT 3/-]	2254/2009/1	30-Mar-2009	SALE IMMOVABLE	918,000.00	1-ANIL KUMAR CHOUDHURY (PRINCIPAL) 2-SRI AKSHAYA KUMAR SAMANTARAY (ATTORNEY)	1-SRI BIJAYA KUMAR MISHRA 2-SRI BAIKUNTHA BATH MISHRA
3	KHANDAGIRI	NUAGAN-51 276/259 261/1152 0.1 Acre BUYER GOVT. ROAD SANTOSH KUMAR BISWAL ROAD [SOLD AREA AC.0.100DEC FULL PLOT, ANNUAL RENT RS.0.20P, OLD KHATA NO - 55AND OLD PLOT NO - 261]	11131011242	14-Sep-2010	SALE IMMOVABLE	110,000.00	1-SOUDAMINI NAVAK	1-GITANJALI SAHOO
4	KHANDAGIRI	NUAGAN-51 55 261 0.146 Acre PLOT NO-262 AND 260 PART 200 FEET ROAD AS PROPOSED BY BDA GOVT CANAL AND ROAD REST PART OF PLOT NO-261 [SOLD AREA AC.0.146DEC OUT OF AREA AC.0.162DEC OUT OF AREA AC.0.196.5DEC OUT OF AREA AC.0.393DEC]	11131014114	19-Nov-2010	SALE IMMOVABLE	1,000,000.00	1-SRI BIJAY KUMAR MISHRA	1-SRI SANJEEB KUMAR MOHANTY MANAGING DIRECTOR DNT INFRASTRUCTURES PRIVATE LIMITED
5	KHANDAGIRI	NUAGAN-51 55 261 0.016 Acre PLOT NO-262 200 FEET ROAD AS PROPOSED BY BDA REST PART OF PLOT NO-261 REST PART OF PLOT NO-261 [SOLD AREA AC.0.016DEC OUT OF AREA AC.0.162DEC OUT OF AREA AC.0.196.5DEC OUT OF AREA AC.0.393DEC, ANNUAL RENT RS.0.50PS]	11131014095	19-Nov-2010	SALE IMMOVABLE	17,600.00	1-SRI BIJAY KUMAR MISHRA	1-SRI SANJEEB KUMAR MOHANTY MANAGING DIRECTOR DNT INFRASTRUCTURES PRIVATE LIMITED



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Date: 2022.01.21 11:58:59
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Signature of Registering Officer

Office : KHANDAGIRI

Date 24-DEC-2021

Sr. No.	Registration Office.	Property Description (Village/Khata Number/ Plot Number/Area/Boundary (East/West/North/South)/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
6	KHANDAGIRI	NUAGAN-51 115 260 0.073 Acre SUB PLOT NO-3 REV ROAD 208appos; WIDE ROAD REV PLOT [SOLD AREA AC.0.073DEC OUT OF AREA AC.2.750DEC OUT OF AREA AC.3.750DEC,SUB PLOT NO-1,KISAM-PURATAN PATTI] NUAGAN-51 115 260 0.046 Acre SUB PLOT NO-3 REV ROAD 208appos; WIDE ROAD REV PLOT [SOLD AREA AC.0.046DEC OUT OF AREA AC.2.750DEC OUT OF AREA AC.3.750DEC,SUB PLOT NO-2,KISAM-PURATAN PATTI] NUAGAN-51 115 260 0.072 Acre PLOT NO-258 SUB PLOT NO-22 REV PLOT 208appos; WIDE ROAD AND REV PLOT [SOLD AREA AC.0.072DEC OUT OF AREA AC.2.750DEC OUT OF AREA AC.3.750DEC,SUB PLOT NO-20,KISAM-PURATAN PATTI] NUAGAN-51 115 260 0.047 Acre PLOT NO-258 SUB PLOT NO-22 REV PLOT 208appos; WIDE ROAD AND REV PLOT [SOLD AREA AC.0.047DEC OUT OF AREA AC.2.750DEC OUT OF AREA AC.3.750DEC,SUB PLOT NO-21,KISAM-PURATAN PATTI,TOTAL SOLD AREA AC.0.238DEC,ONE MOUZA,ONE KHATA,ONE PLOTS,FOUR SUB PLOTS,ANNUAL RENT RS.2.00PS.]	11131101870	14-Feb-2011	SALE IMMOVABLE	261,800.00	1-SOUVAGYA SANKAR DEO 2-DURGA MADHAB DEO	1-SATAP UDDIN AHEMMED
7	KHANDAGIRI	NUAGAN-51 115 260 0.092 Acre SUB PLOT NO 5 SUB PLOT NO 2 208appos; WIDE ROAD REV. PLOT [SOLD AREA A0.092DECS OUT OF A2.750DECS OUT OF TOTAL AREA A3.750DECS, SUB PLOT NO 3 AND 4, ANNUAL RENT RS 0.50P.]	11131106193	16-May-2011	SALE IMMOVABLE	92,000.00	1-DURGA MADHAB DEO 2-SOUVAGYA SANKAR DEO	1-SULAGNA KANUNGO
8	KHANDAGIRI	NUAGAN-51 115 260 0.04306 Acre SUB PLOT NO - G GOVT. ROAD 20FT WIDE ROAD GOVT. PLOT [SOLD AREA AC. 0.043.06 DEC, OUT OF AC. 0.238 DEC, OUT OF AC. 2.750 DEC, SUB PLOT NO - F, ANNUAL RENT RS. 0.50 PS.]	11131107317	03-Jun-2011	SALE IMMOVABLE	44,000.00	1-SATAP UDDIN AHAMMED	1-IPSTIA PATTANAYAK
9	KHANDAGIRI	NUAGAN-51 115 260 0.03443 Acre SUB PLOT NO - 3 SUB PLOT NO -G ROAD GOVT. ROAD [SOLD AREA AC. 0.034.43 DEC, OUT OF AC. 0.238 DEC, OUT OF AC. 2.750 DEC, OUT OF AC. 3.750 DEC, SUB PLOT NO - H, ANNUAL RENT RS. 1.00 PS.]	11131116070	21-Dec-2011	SALE IMMOVABLE	35,000.00	1-SATAP UDDIN AHEMMED	1-SUDHAKAR SAHOO



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Signature of Registering Officer

Office : KHANDAGIRI

Date 24-DEC-2021

Sl. No.	Registration Office.	Property Description(Village/Khata Number/ Plot Number/Area/Boundary(East/West/North/South) / Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
10	KHANDAGIRI	NUAGAN-51 115 260 0.04132 Acre SUB PLOT NO - H IPSITA PATTANAIAK ROAD GOVT. ROAD [SOLD AREA AC. 0.041.32 DEC, OUT OF AC. 0.238 DEC, OUT OF AC. 2.750 DEC, OUT OF AC. 3.750 DEC, ANNUAL RENT RS. 1.00 PS, SUB PLOT NO - G.]	11131116071	21-Dec-2011	SALE IMMOVABLE	42,000.00	1-SATAP UDDIN AHEMMED	1-SHAHEEN SULTANA
11	KHANDAGIRI	NUAGAN-51 115 260 0.03443 Acre SUB PLOT NO - 21/B SUB PLOT NO - 22 REV. PLOT NO - 837 ROAD [SOLD AREA AC. 0.034.43 DEC, OUT OF AC. 0.238 DEC, OUT OF AC. 2.750 DEC, OUT OF AC. 3.750 DEC, SUB PLOT NO - 21/A, ANNUAL RENT RS. 1.00 PS.]	11131200729	13-Jan-2012	SALE IMMOVABLE	35,000.00	1-SATAP UDDIN AHEMMED	1-AKLIMA AHEMMAD
12	KHANDAGIRI	NUAGAN-51 55 261 0.046 Acre PLOT NO - 262 GOVERNMENT GOVERNMENT SUB PLOT NO - 3 [POWER AREA AC. 0.046 DEC, OUT OF AC. 0.100 DEC, OUT OF AC. 0.393 DEC, ANNUAL RENT RS. 0.10 PS.]	11131203629	28-Mar-2012	POA WITH POSSESSION	1,000.00	1-SMT. SABIRTRI SAHOO	1-SRI SANTOSH KUMAR BISWAL
13	KHANDAGIRI	NUAGAN-51 55 261 0.046 Acre PLOT NO 262 GOVT GOVT SUB PLOT NO 3 [SOLD AREA AC 0.046DEC,OUT OF AREA 0.100DEC,OUT OF AREA AC 0.393DEC,RENT RS 0.10P]	11131205493	08-Aug-2012	SALE IMMOVABLE	50,600.00	1-SRI SANTOSH KUMAR BISWAL 2-SMT. SABIRTRI SAHOO	1-MANOJ KUMAR OJHA
14	KHANDAGIRI	NUAGAN-51 115 260 0.036 Acre REV PLOTNO-258 VENDEE AND ROAD REV PLOTNO-837 REV PLOTNO-259 [SOLD AREA A0.036DECS OUT OF A0.238DECS OUTOF AC 2.750DECS, OUT OF TOTAL AREA AC 3.750DECS, ANNUAL RENT RS 1/-]	11131304845	19-Mar-2013	SALE IMMOVABLE	40,000.00	1-SATAP UDDIN AHEMMED	1-CHITTARANJAN MOHAPATRA
15	KHANDAGIRI	NUAGAN-51 115 260 0.024 Acre PLOT NO - 260 AND SUB POT NO - F PART PLOT NO - 260 AND SUB PLOT NO - H PART 20 FEET WIDE ROAD LEFT BY THE VENDOR PLOT NO - 260 AND SUB PLOT NO - L PART [SOLD AREA AC. 0.024 DEC, OUT OF AC. 2.750 DEC, SUB PLOT NO - G.]	11131403772	07-May-2014	SALE IMMOVABLE	158,400.00	1-SOUBHAGYA SANKAR DEO	1-MINATI PATRA
16	KHANDAGIRI	NUAGAN-51 115 260 0.0315 Acre PLOT NO - 260 AND SUB PLOT NO - P PART 20 FEET WIDE ROAD LEFT BY THE VENDOR PLOT NO - 837 PLOT NO - 260 AND SUB PLOT NO - O PART [SOLD AREA AC. 0.031.5 DEC, OUT OF AC. 2.750 DEC, SUB PLOT NO - N.]	11131403768	07-May-2014	SALE IMMOVABLE	207,900.00	1-SOUBHAGYA SANKAR DEO	1-GOURANGA SAHOO



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Office : KHANDAGIRI

Date 24-DEC-2021

Sl. No.	Registration Office.	Property Description (Village/Khata Number/ Plot Number/Area/Boundary(East/West/North/South) / Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
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17	KHANDAGIRI	NUAGAN-51 115 260 0.024 Acre PLOT NO - 260 AND SUB PLOT NO - G PART PLOT NO - 260 AND SUB PLOT NO - I PART 20 FEET WIDE ROAD LEFT BY THE VENDOR PLOT NO - 260 AND SUB PLOT NO - K AND L PART [SOLD AREA AC. 0.024 DEC, OUT OF AC. 2.750 DEC, SUB PLOT NO - H.]	11131403770	07-May-2014	SALE IMMOVABLE	158,400.00	1-SOUBHAGYA SANKAR DEO	1-ARATTI PATRA
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18	KHANDAGIRI	NUAGAN-51 115 260 0.048 Acre PLOT NO - 260 AND SUB PLOT NO - H PART PLOT NO - 260 PART 20 FEET WIDE ROAD LEFT BY THE VENDOR PLOT NO - 260 AND SUB PLOT NO - J AND K PART [SOLD AREA AC. 0.048 DEC, OUT OF AC. 2.750 DEC, SUB PLOT NO - I AND I-1.]	11131403769	07-May-2014	SALE IMMOVABLE	316,800.00	1-SOUBHAGYA SANKAR DEO	1-RAMACHANDRA PATRA
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19	KHANDAGIRI	NUAGAN-51 115 260 0.0405 Acre PLOT NO - 260 AND SUB PLOT NO - P PART 20 FEET WIDE ROAD LEFT BY THE VENDOR PLOT NO - 260 AND SUB PLOT NO - N PART 20 FEET WIDE ROAD LEFT BY THE VENDOR [SOLD AREA AC. 0.0405 DEC, OUT OF AC. 2.750 DEC, SUB PLOT NO - O.]	11131403764	07-May-2014	SALE IMMOVABLE	267,300.00	1-SOUBHAGYA SANKAR DEO	1-JITENDRA KUMAR SAHOO 2-SATRUGNA SAHOO
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20	KHANDAGIRI	NUAGAN-51 115 260 0.032 Acre PLOT NO - 260 AND SUB PLOT NO - K PART PLOT NO - 260 AND SUB PLOT NO - 25 PART PLOT NO - 260 AND SUB PLOT NO - I PART 20 FEET WIDE ROAD LEFT BY THE VENDOR [SOLD AREA AC. 0.032 DEC, OUT OF AC. 2.750 DEC, SUB PLOT NO - J.]	11131403774	07-May-2014	SALE IMMOVABLE	211,200.00	1-SOUBHAGYA SANKAR DEO	1-PRATIMA SAHOO
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21	KHANDAGIRI	NUAGAN-51 115 260 0.026 Acre 20 FEET WIDE ROAD LEFT BY THE VENDOR PLOT NO - 260 AND SUB PLOT NO - C PART PLOT NO - 837 20 FEET WIDE ROAD LEFT BY THE VENDOR [SOLD AREA AC. 0.026 DEC, OUT OF AC. 2.750 DEC, SUB PLOT NO - D.]	11131403776	07-May-2014	SALE IMMOVABLE	171,600.00	1-SOUBHAGYA SANKAR DEO	1-SWAPNALATA SAHOO 2-BASANTI MANJARI 3-SASMITA SAHOO
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22	KHANDAGIRI	NUAGAN-51 115 260 0.032 Acre 20 FEET WIDE ROAD LEFT BY THE VENDOR PLOT NO - 260 AND SUB PLOT NO - GPART 20 FEET WIDE ROAD LEFT BY THE VENDOR PLOT NO - 260 AND SUB PLOT NO - L PART [SOLD AREA AC. 0.032 DEC, OUT OF AC. 2.750 DEC, SUB PLOT NO - F.]	11131403799	07-May-2014	SALE IMMOVABLE	211,200.00	1-SOUBHAGYA SANKAR DEO	1-MANORAMA SAMAL
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Office : KHANDAGIRI
Date 24-DEC-2021

Signature of Registering Officer

No.	Office.	Number/Area/Boundary(East/West/North/South)/ Chaka Number/Flat Number)	Number	Date	SALE TYPE	Amount	DEO	NAME
23	KHANDAGIRI	NUAGAN-51 115 260 0.0825 Acre 20 FEET WIDE ROAD LEFT BY THE VENDOR PLOT NO - 260, SUB PLOT NO - J PART PLOT NO - 260, SUB PLOT NO - F, G, H AND I PART 20 FEET WIDE ROAD LEFT BY THE VENDOR [SOLD AREA AC. 0.0825 DEC, OUT OF AC. 2.750 DEC, SUB PLOT NO - K AND L.]	11131404083	26-May-2014	SALE IMMOVABLE	544,500.00	1-SOUBHAGYA SANKAR DEO	1-BIDYUTPRAVA BISWAL
24	KHANDAGIRI	NUAGAN-51 115 260 0.057 Acre PLOT NO - 260, SUB PLOT NO - B PART REST PART OF PLOT NO - 260 PLOT NO - 837 20 FEET WIDE ROAD LEFT BY THE VENDOR [SOLD AREA AC. 0.057 DEC, OUT OF AC. 2.750 DEC, SUB PLOT NO - A.]	11131404082	26-May-2014	SALE IMMOVABLE	376,200.00	1-SOUBHAGYA SANKAR DEO	1-KANCHANNAPRAVA PARIJA
25	KHANDAGIRI	NUAGAN-51 115 260 0.054 Acre REST PART OF PLOT NO - 260 PLOT NO - 260, SUB PLOT NO - N AND O PART PLOT NO - 837 20 FEET WIDE ROAD LEFT BY THE VENDOR [SOLD AREA AC. 0.054 DEC, OUT OF AC. 2.750 DEC, SUB PLOT NO - P.]	11131404084	26-May-2014	SALE IMMOVABLE	56,400.00	1-SOUBHAGYA SANKAR DEO	1-NABIN KUMAR BISWAL
26	KHANDAGIRI	NUAGAN-51 55 261 0.1 Acre NM NM NM NM [RELEASE AREA AC.0.100DEC]	11131503517	20-May-2015	RELEASE - MORE THAN RS.1000	200,000.00	1-PUSPANNALI SATRUSALYA 2-SANTILATA SAHOO	1-HEMANTA KUMAR PAIKARAY
27	KHANDAGIRI	NUAGAN-51 115 260 0.028 Acre PLOT NO - 260, SUB PLOT NO - C, SARASWATI SAHOO PLOT NO - 260, SUB PLOT NO - A PART PLOT NO - 837 20 FEET WIDE ROAD LEFT BY THE VENDOR [SOLD AREA AC. 0.028 DEC, OUT OF AC. 2.750 DEC, SUB PLOT NO - B.]	11131504974	15-Jul-2015	SALE IMMOVABLE	252,000.00	1-SOUBHAGYA SANKAR DEO	1-BIBHUTI BHUSAN TRIPATHY
28	KHANDAGIRI	NUAGAN-51 115 260 0.028 Acre PLOT NO - 260, SUB PLOT NO - D PART PLOT NO - 260, SUB PLOT - B PART BIBHUTI BHUSAN TRI PLOT NO - 837 20 FEET WIDE ROAD LEFT BY THE VENDOR [SOLD AREA AC. 0.028 DEC, OUT OF AC. 2.750 DEC, SUB PLOT NO - C.]	11131504972	15-Jul-2015	SALE IMMOVABLE	252,000.00	1-SOUBHAGYA SANKAR DEO	1-SARASWATI SAHOO

Office : KHANDAGIRI

Date 24-DEC-2021

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Sr. No.	Registration Office.	Property Description(Village/Khata Number/ Plot Number/Area/Boundary(East/West/North/South)/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
29	KHANDAGIRI	NUAGAN-51 276/408 260/981 1 Acre NA NA NA NA [LEASE AREA AC. 1.000 DEC.] NUAGAN-51 276/259 261/1152 0.1 Acre NA NA NA NA [LEASE AREA AC. 0.100 DEC, TOTAL ONE MOUZA, TWO KHATA, TWO PLOTS, TOTAL AREA AC. 1.100 DEC.]	11131505821	28-Aug-2015	LEASE RENT RESERVED(IMMOVABLE)	0.00	1-GITANJALI SAHOO	1-GITANJALI SAHOO MANAGING PARTNER MS SAI COLD STORAGE 2-SURESH RANJAN SAHU PARTNER MS SAI COLD STORAGE 3-AISHWARYA SAHU PARTNER MS SAI COLD STORAGE
30	KHANDAGIRI	NUAGAN-51 115 260 0.059 Acre OTHER REV. PLOT PART OF SUB PLOT NO - 8 20' WIDE ROAD OTHER REV. PLOT [SOLD AREA AC. 0.059 DEC, OUT OF AC. 0.2.750 DEC, SUB PLOT NO - 8 AND 9.]	11131506590	06-Oct-2015	SALE IMMOVABLE	550,000.00	1-SOUBHAGYA SANKAR DEO	1-SAROJ KUMAR MOHANTY
31	KHANDAGIRI	NUAGAN-51 115 260 0.055 Acre PART OF PLOT NO - 8 PART OF PLOT NO - 7 20' WIDE ROAD OTHER REV. PLOT [SOLD AREA AC. 0.055 DEC OUT OF AC. 2.750 DEC, SUB PLOT NO - 7 AND PART OF SUB PLOT NO - 8.]	11131506934	13-Oct-2015	SALE IMMOVABLE	660,000.00	1-SOUBHAGYA SANKAR DEO	1-SUBHASHREE BHUVAN
32	KHANDAGIRI	NUAGAN-51 115 260 0.055 Acre PART OF SUB PLOT NO - 8 PART OF SUB PLOT NO - 6 20' WIDE ROAD OTHER REV. PLOT [SOLD AREA AC. 0.055 DEC, OUT OF AC. 2.750 DEC, PART OF SUB PLOT NO - 6 AND 7.]	11131507502	07-Nov-2015	SALE IMMOVABLE	661,158.00	1-SOUBHAGYA SANKAR DEO	1-BIDYAYINI NAVAK
33	KHANDAGIRI	NUAGAN-51 115 260 0.055 Acre PART OF SUB PLOT NO - 6 SUB PLOT NO - 4 20' WIDE ROAD OTHER REV. PLOT [SOLD AREA AC. 0.055 DEC, OUT OF AC. 2.750 DEC, SUB PLOT NO - 5 AND PART OF SUB PLOT NO - 6.]	11131507504	07-Nov-2015	SALE IMMOVABLE	661,158.00	1-SOUBHAGYA SANKAR DEO	1-BIDYAYINI NAVAK
34	KHANDAGIRI	NUAGAN-51 115 260 1.21 Acre NA NA NA NA [LEASE AREA AC. 1.210 DEC, OUT OF AC. 1.972 DEC.]	11131606080	06-Aug-2016	LEASE RENT RESERVED(IMMOVABLE)	0.00	1-DURGA MADHAB DEO	1-GITANJALI SAHOO PROPRIETOR MS NICO BRICK AND TILES
35	KHANDAGIRI	NUAGAN-51 276/1263 261/1152 0.1 Acre NA NA NA NA [MORTGAGE AREA AC. 0.100 DEC, FULL PLOT.] NUAGAN-51 276/408 260/981 1 Acre NA NA NA NA [MORTGAGE AREA AC. 1.000 DEC, FULL PLOT.]	11131709867	19-Dec-2017	MORTGAGE BY DEPOSIT OF TITLE WITHOUT POSSESSION	55,000,000.00	1-GITANJALI SAHOO	1-CHIEF MANAGER BANK OF BARODA



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Signature of Registering Officer

Office : KHANDAGIRI


Date 24-DEC-2021

Sr. No.	Registration Office.	Property Description(Village/Khata Number/ Plot Number/ Area/Boundary(East/West/North/South)/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
36	KHANDAGIRI	NUAGAN-51 276/259 261/1152 0.1 Acre NM NM NM NM [SOLD AREA AC.0.100DEC]	11131803077	06-Apr-2018	LEASE RENT RESERVED(JMM OVALE)	1,000.00	1-GITANJALI SAHOO	1-AISHWARYA SAHOO PROPRIETOR OF MS SAI ICE PLANT
37	KHANDAGIRI	NUAGAN-51 276/259 261/1152 0.1Acre NM NM NM NM [SOLD AREA AC.0.100DEC]	11132106060	27-Jul-2021	CANCELLATION OF LEASE	1,000.00	1-GITANJALI SAHOO	1-AISHWARYA SAHOO PROPRIETOR OF MS SAI ICE PLANT

Note :

- (1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.
- (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or requiring certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.
- a) But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office; but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.

Office : **KHANDAGIRI**
Date **24-DEC-2021**


Digitally signed by MANNOJ KUMAR SENAPATI
Date: 2022.01.21 11:59:02 +05:30

Signature of Registering Officer

CHECK LIST OF DOCUMENTS PART - I

1. Name of the Office : Sub-Registrar Khandagiri

2. Date of Execution : 25.01.22

3. Date on which 04 Months Expires :

4. Date of Presentation : 25.01.22

5. Date of Admission : 25.01.22

6. Document Application Id No : 1132200890

6. Nature of Document : Devt. Agreement

a. According to the Checking Clerk :

b. According to the Registering Officer :

8. Consideration Money : ~~1500~~ 18680000

Valuation Set Forth :

9. Stamp Duty Paid :

11. Fees Payable : 373600

12. Fees Paid : 374040

13. Name & dated Signature of

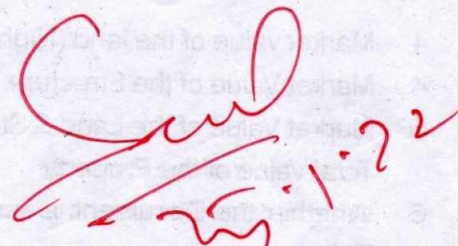
The Checking Clerk :

14. Name & Signature of the Registering Officer :

a. Who admitted the document :

b. Who registered the Document :

Date


25.1.22
Registering Officer
Sub-Registrar Khandagiri

(For SALE / GIFT / PARTITION / EXCHANGE / SETTLEMENT DEEDS)

Document Id No...../2017 Total Value.....

1. Description of Property

Village / Thana No.	Plot No.	Area	Value Stated	Category / Kisam

2. BENCHMARK GUIDELINE VALUATION FOR THE CATEGORY OF THE PLOT

Category of the Plot	Plot No.	Value / Acre

2. A. Volume No & Page. No. of Bench Mark Valuation Register :
2. B. Value / Acre of the Plot if transacted earlier (From EC) :
3. Market Value of Land : Category Area X Value = Bench Mark Value Value as
Per Acre Stated

4. Market value of the land (Higher of the two)
4. Market Value of the Structure (if any) :
5. Market Value of the Land & Structure :
 Total Value of the Property :
6. Whether the Document is suspected
 To be undervalue :
7. Name & Signature of the Clerk who worked
 Out the Market Value :
8. Name & Signature of the Head Clerk
 Supervising the referability :

Date.....

Name & Signature of the Registering Officer
 Sub-Registrar Khandagiri