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INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No.	: IN-OD03213645357963U
Certificate Issued Date	: 02-Feb-2022 11:32 AM
Account Reference	: SHCIL (F1) odshcil01 / RAYAGADA / OD-RGD
Unique Doc. Reference	: SUBIN-ODODSHCIL0104344334511824U
Purchased by	: PPL INFRASTRUCTURES
Description of Document	: Article 1A-23(4) Assignment Deed
Property Description	: MOUZA-RANIGUDA
Consideration Price (Rs.)	: 8,16,000 (Eight Lakh Sixteen Thousand only)
First Party	: JAYASRI PATNAIK
Second Party	: PPL INFRASTRUCTURES
Stamp Duty Paid By	: PPL INFRASTRUCTURES
Stamp Duty Amount(Rs.)	: 16,320 (Sixteen Thousand Three Hundred And Twenty only)



Please write or type below this line

B. Venkateswara

Jayashree Patnaik

QT 0001350998

Statutory Alert:

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



B. Venkateswara Rao
Signature of Purchaser



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Document No.....1582300290

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S.B.V.



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APM

B. Venkateswara Rao

FEES PAID

A(1) 16320.00
I(3) 2.00
A(20)
A18(VII)
D
Total Rs 16320.00
User Fees 125.00
G Total 16445.00

Registering Officer
Rayagada
DEVELOPMENT AGREEMENT.



Jayashree Patnaik

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

BETWEEN

Smt JAYASRI PATNAIK, aged about 42 years, W/O Sri Pratap Kumar Patnaik, 'Karana' by caste, Housewife, permanent resident of DFO 5th lane, Raniguda farm, Rayagada, PO/PS/Tahasil/District: Rayagada-765001, Odisha, Mobile No-943810665, Aadhar No: 4130 3845 2649, hereinafter referred as Owner on the 1st part which Expression shall mean and include their respective legal heirs, executors, assignees, administrators wherever the context permits.

AND

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

Whereas the owner is the absolute owner and possessor of house site with an extent of Ac.0.051 cts situated at Raniguda Mouza of Tahasil & District: Rayagada, Odisha, which is self acquired property of the owner as she has been purchased from Smt Shantilata Panigrahi of Berhampur under a registered sale deed vide document No- 11581100180/2011 of District Sub Register office, Rayagada and the ROR record stands recorded in her name and since then the Owner is in peaceful possession and enjoyment of the above schedule property till date without any let or hindrance or any encroachment or charges or rights or interests of whatsoever nature on the property.

Jayashree Patnaik

B. Venkateswara Rao



Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 5@ Fees Paid : A(2)-16320 ,, User Charges-125 ,Total 16445

Date: 02/02/2022

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the District Sub-Registrar RAYAGADA between the hours of 10:00 AM and 1:30 PM on the 02/02/2022 by JAYASRI PATNAIK, son/wife of PRATAP KUMAR PATNAIK, of DFO OFFICE 5TH LANE, RANIGUDA FARM, RAYAGADA, PO/PS/TAH/DIST- RAYAGADA, ODISHA, by caste General, profession Others and finger prints affixed.

Signature of Presenter



Signature of Presenter / Date: 02/02/2022

02/02/2022

Signature of Registering officer

Whereas the Developer made an agreement with the neighbour land owner of the said owner and recently started work and the present owner came to know about development of her neighbour land as the developer constructing an apartment.

Whereas the owner is being the absolute owner of the land approached the developer and offer to develop said land along with owner's neighbour land and the owner decided to get the land development with the said Developer for an extent of land admeasuring **250 square yards or Ac.0.051 cents** more clearly described in the Schedule annexed hereunder and herein after referred as Schedule property. The value of the under schedule property is fixed for Rs.8,16,000/- (Rupees Eight lakhs sixteen thousand) only. Whereas the various terms and conditions for development and construction discussed between both the parties to this agreement have been agreed by both the parties and therefore it has been decided to reduce in writing and accordingly Owner and Developer entered into this Development Agreement under the terms and conditions mentioned hereunder:

Now this Deed Witnesseth as follows: -



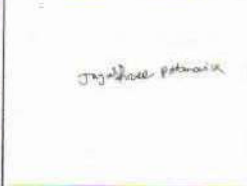



1. That the owner hereby declare, agree, confirm, assure and covenant with the developer that she has absolute right, title and interest over the schedule property and that the Schedule property is free from all encumbrances, charges, mortgages, court attachments and liens etc. The owner further assures the Developer that there is no legal impediment in entering into the present agreement with the Developer.
2. That the owner shall grant and allow the Developer to undertake development of land into Residential Apartments in schedule property along with all ready proposed neighbour land and that the developer shall undertake the development of schedule property.
3. That the Developer shall prepare comprehensive plans for taking an Apartment in schedule property along with proposed apartment in neighbour land by employing engineers and surveyors and shall deliver plans and obtain approval for the designs of the proposed layout the developer shall submit plans along with necessary applications forms and paper etc. to the Local Body and get them sanctioned. For the said purpose the developer can sign and verify all such papers, declarations and affidavits. The Developer shall bear all expenses for preparation of the said plans and shall pay necessary fees and Development charges to Local Body and all concerned departments.

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B. Venkateswara -

Endorsement under section 58


Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
JAYASRI PATNAIK		 315093558		02-Feb-2022
MS PPL INFRASTRUCTURES REP BY ITS MANAGING PARTNER SRI BALUSU VENAKTESWAR RAO		 243055218		02-Feb-2022

Identified by **PRATAP KUMAR PATNAIK** Son/Wife of **SARVESWAR PATNAIK** of **RAYAGADA, ODISHA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRATAP KUMAR PATNAIK		 42178115		02-Feb-2022

Date: 02/02/2022


Signature of Registering officer

4. That the owner hereby expressly undertakes to indemnify the Developer and or any one claiming through the developer in respect of all claims actions or proceedings referable or relatable to the title of the schedule property. Whereas the developer hereby expressly undertakes to indemnify the owner or any one claiming through the owner, in the event of defective construction/execution of development works undertaken by the developer.
5. That the owner hereby grant permission empower it to develop the Schedule property at the Developer's cost into a Residential Building and to undertake all necessary and incidental works in respect thereof i.e. to the survey the land, engage architects, contractors, workers, agents and any other required for the purpose of developing the land into a Residential apartment Building
6. It is hereby agreed between two parties that they are entitled to share the developed area of flats i.e. total 08 flats and out of said eight flats the owner shall get 2 number of flats and the developer shall get 6 number of flats .
7. That the owner shall pay all taxes cess and demands etc in respect of the schedule property up to the date of this agreement and from the day till the date of handing over the possession of completed allotted Flats to owner the Developer shall be responsible to the said taxes, cess and demands etc.
8. After completion of the construction of residential building in all respects the Developer shall deliver possession of the two number of the Flats i.e one in first floor (flat No-106) & one in fourth floor (flat No-406) area allotted to the above owner duly obtaining acknowledgment in writing with in thirty months from the month of construction work starts and shall have the exclusive right to take the possession of the proportionate super built up area including common areas, balconies, parking places in the designated and ear marked area to be developed and constructed on the schedule land and accordingly the developer shall be entitled similar rights on remaining developed and constructed area to transfer its share 6 flats of the developed plotted areas to its purchasers or nominee or nominees.
9. The owner hereby agreed that if the delay is due to natural calamities, strikes, war or non availability of raw materials or Government interference court stay or any unforeseen circumstances beyond the control of developer, the delay shall be condoned with mutual understanding.
10. The owner shall be at liberty to sell of the allotted two flats of the Schedule property and to enter into any deal or arrangement at such price or on such terms and conditions as the owner may think fit.

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11. That the Developer is entitled to develop the entire Schedule property and sell his part of share to whosoever he wants. All such sales shall be made by the developer at his own risk and the developer shall alone be responsible to such parties in connection with all dealing between the developer and such parties.
12. That the developer shall have authority to enter into separate agreements with the purchasers of flats, relating to the specifications of flats proposed to be constructed , including common place and parking place and authority to make little changes as per the requirement of prospective purchasers for which he will be entitled to recover additional charges. If any similar changes are requested by the owner , the developer shall obliged to carry such changes subject to recovery of total cost as quoted by developer and that the owner shall not have any right to share any thing from such proceeds received by the developer on account of carrying additional work.
13. That the passage, pathway, appurtenance land and other common area shall be used commonly by the parties and the purchasers, occupants or their heirs.
14. That the owner also agreed to execute a General Power of Attorney authorizing the developer to execute sale/lease/gift/mortgage etc deeds and registered the same in respect of total property of land and allotted share/flats including common area, parking area etc as per share of developer.
15. That the Developer shall be entitled to enter into separate contracts in his own name with the engineers, surveyors, architects, and others contractor carrying out said development.
16. The owner shall undertake to do all the required formalities including furnishing of any documents, which are required to give clear marketable title so as to get the title clearance or agreed to execute a General Power of Attorney in favour of developer or any other person for said purpose.
17. The owner authorize , empowers the developer to do the following:
 - a) The developer shall be entitled to make suitable applications sign affidavits, vakalats etc for obtaining suitable sanctions, permissions, permits, approvals, exemptions, etc from the Local body, Odisha Electricity board , Government, Local or any authority like RERA, fire authorities etc for obtaining necessary permissions sanctions connections etc, for the proposed project in the name and on behalf of the owner.
 - b) To apply to SOUTHCO/T for requirement of electricity connection, transformers, to the water works department for water connection, to drainage department for drainage connection or to any government or institution authorities for

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Handwritten signature and date
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requirement such as cement, steel and other materials for construction etc, and all such purpose which are needed to be done for development of the property and construction thereon.

18. All expenses and costs for the transfer of the portions allotted to the developer including stamp & registration charges of such deeds shall be born by the developer or their nominees. But the electricity meter connection charges, Municipality water charges, Sewerage, holding tax etc to be paid by both parties as per their respective units.
19. It is agreed that the developer shall mortgage the schedule property with any person including any financial institution for the purpose of obtaining loans etc.
20. The owner shall keep the original title deeds of Schedule property with the Developer and may be produced whenever owner desires at all reasonable hours.
21. Both the parties agrees to enter into supplementary agreement for clarifications of necessary clauses of this agreement or to meet the needs of the time, but such necessary clauses of this agreement shall be in conformity with the spirit of this main agreement.
22. That the owner can execute all other documents if necessary for the purpose of conveying title in favour of the intending purchasers. The owner also agrees to taking responsibility of getting Rectification deeds done as suggested by the solicitors/auditors etc of the developer for smooth finishing of project work.
23. Any dispute arising between the parties in relation to any matters arising out of the instant agreement or otherwise shall be settled through arbitration which shall be governed by the provisions of Arbitration and conciliation Act 1996. All disputes come under Rayagada jurisdiction only.

SCHEDULE OF THE PROPERTY

All that Gorobari land situated at RANIGUDA Mouza of Tahasil & District Rayagada, measuring from East to West: **30'ft** & North to South: **75'ft** to the extent of 250 Sq.yds or **Ac.0.051 cents** of Survey Plot No- **101/103/457** and Khata No- **8/460**, and boundaries as follows:-

East: Land of A.Shymalata already executed agreement with the developer.

South: Land of T.Laxminarayana

West: Land of K.Sanyasi Rao

North: Municipality Road.

JayaShree Patnaik

B. Venkatarao



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ALLOTTED SHARE OF THE OWNER 2 FLATS AS SHOWES:

The owner has have 2(Two) flats i.e. (One in Ground floor-flat No:106 & one in Third floor- flat NO: 406)with equal parking & common area with undivided, proportionate, unspecified, impart able share and interest in the land out of proposed apartment/development site.

ALLOTTED SHARE OF THE DEVELOPER CUM BUILDER 6 FLATS AS SHOWES:

The developer has have remaining 6 (Six) flats i.e. flat Nos- 206,306,112,212,312 & 412 with equal parking & common area with undivided, proportionate, unspecified, impart able share and interest in the land out of proposed apartment/development site.

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

Jayashree Patraik

OWNER

B. Venkateswararao

DEVELOPER

WITNESSES:

1. Pratap K. Patraik

5/0 Sanbeswar Patraik of DFO 5th Lk
Kerihidalam, Rayach

2. N. Satish Kumar s/o. N.V. Krishna Rao of New Colony of Rayach.

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

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 6

Document Number : 11582200330

For the year : 2022

Seal :

Date: 02/02/2022

Signature of Registering officer ✓

