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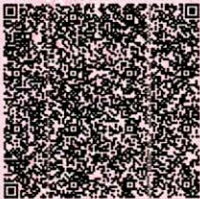


सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Odisha**

**e-Stamp**

**Certificate No.** : IN-OD04681892193092U  
**Certificate Issued Date** : 26-Sep-2022 12:14 PM  
**Account Reference** : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD  
**Unique Doc. Reference** : SUBIN-ODODSHCIL0106387479685383U  
**Purchased by** : MS STALWART PROJECTS PVT LTD DIR SARAT KUMAR SAHU  
**Description of Document** : Article IA-5(1) Memorandum of an Agreement  
**Property Description** : MOUZA-PATIA  
**Consideration Price (Rs.)** : 62,64,500  
(Sixty Two Lakh Sixty Four Thousand Five Hundred only)  
**First Party** : SUSHAMA SAHU  
**Second Party** : MS STALWART PROJECTS PVT LTD DIR SARAT KUMAR SAHU  
**Stamp Duty Paid By** : MS STALWART PROJECTS PVT LTD DIR SARAT KUMAR SAHU  
**Stamp Duty Amount(Rs.)** : 1,25,300  
(One Lakh Twenty Five Thousand Three Hundred only)



.....Please write or type below this line.....

Sushama Sahu.

*(Signature)*

**PU 0002974727**

**Statutory Alert:**

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





*Abhishek*

SIGNATURE OF PURCHASER



73-4763000



26/9

Handwritten signature and name of Sushama Sahu with a fingerprint.

Handwritten signature and name of Suresh Kumar Sahu with a fingerprint.

Handwritten numbers: AIO 139150, JIC 880, 140000

Sushama Sahu

Handwritten numbers: 69,57,500

**MEMORANDUM OF AGREEMENT**

**COLLABORATION AGREEMENT BETWEEN LAND OWNER AND BUILDER / DEVELOPER FOR CONSTRUCTION OF MULTI STORIED / HIGH RISE BUILDING FOR RESIDENTIAL-CUM-COMMERCIAL ACCOMMODATION OVER COMPACT LAND AS DELINEATED IN THE SCHEDULE.**

This Memorandum of Collaboration Agreement is executed on this 26<sup>th</sup> day of September, 2022 (Two thousand twenty two), At-Bhubaneswar.

**BETWEEN**

**SMT. SUSHAMA SAHU**, aged about 60 Years, W/o. Sri Satyanarayan Sahu, By caste-Rangani, By Profession-Housewife, **having Aadhaar No.7039 2042 4024** is resident of At/P.O/P.S-Narayan Nagar Hinjilicut, Dist-Ganjam (Odisha) hereinafter called and referred to as the **LAND OWNER** which expression unless excluded by or repugnant to the subject or context shall mean and include her legal heirs, successors, executors, administrators and assigns of the Party of the **FIRST PART**.

Handwritten numbers: 70, 139150, 12500, 1380, 1385

For Stalwart Projects Pvt. Ltd. Director

W.1 Bhubaneswar Patterojak  
W.2 Akantika Sahu

Sushama Sahu

26.9.22



V71-1464

Commission is hereby issued U/s 33, Sub Section (3) Sub Section (2) of Registration Act 1908 (XVI) of 1908 to Aresh Pratap Saha Rajkumar, JC for the Purpose of inquiring whether this document has been executed by Sushama Sahu N-5/237, IRC Village, Jayadev vihar, of BBSR, Khordha in whom it Purports to have been executed

Registering Officer

Sushama Sahu.

26.9.22.

Am



V71-1465

Having Visited the Residence of Sushama Sahu at 6:00 pm on the 26/9/2021 at N-5/237, IRC Village, Jayadev vihar, BBSR, Khordha I have this day examined the said Executant Who have been identified to my satisfaction by Abantika Sahu, Do - Sushama Sahu & Satyanarayan Sahu, of the same place and the said Executant admitted execution of this document.

Abantika Sahu

Daughter of → Sushama Sahu

GA-37, Niladri vihar,  
C.S.Pur, Bhubaneswar.

M → 8895350558

26.09.2022

Asdhar → 6773 0756 0816



V71-1466

From the above report I am satisfied that this document has been executed by.....  
1- Sushama Sahu  
2- Sharat Kumar Sahu  
and I accordingly admit it to registration

Registering Officer



AND

**M/S. STALWART PROJECTS PVT. LTD.;** incorporated under the Indian Companies Act. 1956, vide Registration No.U450010R2011PTCO13975, **PAN-AAQCS1757F**, having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O-Sailashree Vihar, P.S- Chandrasekhar Pur, Bhubaneswar, Dist-Khurda, represented through its Director & Authorized Signatory **SRI SHARAT KUMAR SAHU**, aged about 55 Years Son of Late Narahari Sahu, **having Aadhaar No.4675 2299 2428**, By Profession-Business and By Cast-Sundhi, Mob: 9040042622, hereinafter called the **(BLUIDLER/PROMOTER)** hereinafter referred to & called as the **SECOND PART** which expression shall mean and include all the Directors of the Company, their legal heirs, successors, assigns and representatives.

WHEREAS

The demand for houses/flats has become multifold during the last decade. With the object of providing independent flats / units to the prospective buyers, with emphasis on quality and at affordable cost, the land owner have formulated a scheme for construction of multistoried building, over a compact land as delineated in the schedule set out below in collaboration with the developer/builder, **M/S. STALWART PROJECTS PVT. LTD.;** with the object of providing independent flats / built up space / commercial units to the intending purchasers, with emphasis on quality.

AND WHEREAS

"Housing" is an intrinsic component in the socio-economic fabrics of our country. In a developing nation like India, the demand for housing stocks, both residential and commercial, so far has not been seriously addressed. Shortage of residential / commercial units has assumed alarming proportion. The land owner had given an

Sudhansu Sahu.

For Stalwart Projects Pvt. Ltd.

Director

Rishabh Choudhary Patterayak  
Abantika Sahu



offer to the Developer for construction of multistoried / high rise buildings, out of the finance to be arranged by the Developer, on space sharing basis which is to be exclusively utilized for residential-cum-commercial accommodation.

### AND WHEREAS

The above mentioned land owner/First Part has purchased the schedule of property more fully described in the schedule below from Sri Gopal Chandra Sahoo Vide Regd. Sale Deed I.D No.10621 and Document No.8292 dt.10.12.2002 which was executed before the District Sub-Registrar, Khurda At-Bhubaneswar and after purchasing the same applied for mutation and as per the Mutation case No.27865/2020 the concerned Tahasildar, Bhubaneswar has finally published the ROR in favour of the above mentioned land owner in respect of the schedule of property more fully described in the schedule below and since then she is in peaceful possession over the same without having any dispute from any corner whatsoever, by exercising various act of ownership over the properties having full right, title and interest over the same and have been paying rent & various other taxes to the concerned authority and obtained receipt thereof.

That the said development of projects will be constructed over a number of multiple owners who have purchase their plots from original owner Gopal Chandra Sahoo with a connected a road of 22' (ft) to make a compact patch of land of 1 acre or more.

It is within the knowledge of party of the 1<sup>st</sup> part, that the 2<sup>nd</sup> party has purchased the road of 22' (ft) along with last part of the sub plot in shape of "T" from the original land owner Sri Gopal Chandra Sahoo Vide Regd. Sale Deed I.D No.1082008032 & Document No.11082007708 dt. 07.10.2020 for developing a multistoried building along with my schedule property. The party of the 1<sup>st</sup> Part has not objection if the road and other sub plots or nearby plots will be taken for developing a project on entire land.

Suslena Sahu.

For Stalwart Projects Pvt. Ltd.  
Director

Päibhuhä Bhubesem Patterachäyaks.  
Atantika Sahu



However as per the current R.O.R the Scheduled of property more fully described below stands recorded in the name of above mentioned Land owner/ First Part and after getting R.O.R from the concerned Tahasildar she has been continuing her peaceful possession over the same and being the lawful owner of the schedule of property having right, marketable title & interest thereof has been paying land rent to Government in time and obtaining rent receipts thereto.

**AND WHEREAS**

The present land owner had formulated a scheme for construction of a multistoried / high rise building having flats / units over their land. However, since the land owner are otherwise pre-occupied with their pursuit of life and have no experience and expertise to construct the proposed multistoried / high rise buildings comprising of independent flat / built up space / unit they had given an offer to the Developer to construct the proposed multistoried / high rise buildings over the land in consonance with the building plans sanctioned and approved by the Plan Sanctioning Authority. The land owner have entered into negotiation with the party of the second part which is engaged in the field of real estate and other civil constructional works of varied magnitude in the twin cities of Bhubaneswar/Cuttack.

**AND WHEREAS**

The Developer party of the second part has accepted the offer of the above said land owner for construction of multistoried / high rise buildings over the compact land. The negotiation has crystallized into a concluded contract by the offer made and acceptance thereof. The Builder / Developer have agreed to construct and develop the complex entirely at its own cost and finance. Several terms and conditions have been mutually agreed upon by & among the land owner and the Developer. To avoid any future complication the terms so agreed upon are reduced to writing and culled below.

Sahu.

Sushama

For Stalwart Projects Pvt. Ltd.



Director

Pattnayak  
Sushama Sahu



**AND WHEREAS**

It is unequivocally declared that the party of the second part shall be the exclusive developer, for construction of the proposed multistoried building / high rise buildings over the land belonging to the present land owner. Under the present agreement between the land owner and the Developer, the land owner have conferred and vested absolute right on the Developer for causing development of the land by construction of multistoried buildings by investment of necessary finance, obtaining approval of the building plans, ensure successful construction and execution of the proposed multi storied / high rise buildings over the land in question, delivery of possession of the built up area in favour of the land owner, pertaining to his allocation as fixed and settled and marketability of the flats / units in favour of the intending purchasers in consonance with the terms and conditions agreed to by and between the parties and culled in the present agreement.

Selva

Sulthana

**AND WHEREAS**

The essence of the present agreement is that the construction of the proposed multistoried building / high rise buildings shall be completed within a period of 36 months from the date of approval of the building plan by the Plan Sanctioning Authority. Considering the magnitude of the project and its successful construction execution and completion, marketability of the flats / units, financial implication and allotment and assignment of the built up space / flats / units in favour of the land owner as specified and crystallized in the Development Agreement, the party of the first part has delegated exclusive right to the Developer for constructing and executing the housing scheme, with the dominant object of completing such project within the time schedule.

For Stalwart Projects Pvt. Ltd.  
  
Director

**Commencement:**

This agreement shall commence from the \_\_\_ day of September 2022(Two Thousand Twenty two).

Rishubh Rajmohan Padhavan  
Abanika Sathu



## DEFINITIONS:

1. Unless in these presents, there is something in the subject or context contrary to and / or repugnant and or inconsistent thereto:

- i) **Architect:** - shall mean qualified person eligible under the Architects Act, to be engaged by the party of the second part in its judgment for conception, designing, and supervising constructions of the proposed multistoried buildings over the land who may take structural designs from a structural engineer.
- ii) **Planning authority** shall mean the Planning Member of the Bhubaneswar Development Authority/Bhubaneswar Municipal Corporation and / or other Planning Officials of above the aforesaid Authority or any other Competent Authority of the Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation or other authorities / agencies.
- iii) **Multistoried building or high rise buildings** shall mean, the proposed multistoried building / high rise buildings to be constructed and executed over the land in question with provision for internal roads, common facilities and amenities and conveniences and other infrastructural facilities like drainage and sewerage.
- iv) **Building plans:-** shall mean the plans specifications, designs, prepared as per the provisions of Bhubaneswar Development Authority (Planning & Building Standards) Regulation 2010 and other law in force, to be sanctioned and approved by Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation including revised plans with such modifications and alterations which may be made thereto by the competent authority.

Sushama Sahu .

For Stalwart Projects Pvt. Ltd.  
Director

Prabhukshi Babu  
Asanti ka Saha





### 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)-139150 ,, User Charges-880 ,Total 140030

Date: 26/09/2022

Signature of Registering officer

### Endorsement under section 52

Presented for registration in the office of the Sub-Registrar District Sub-Registrar KHURDA(BBSR) between the hours of 10:00 AM and 1:30 PM on the 26/09/2022 by SUSHAMA SAHU , son/daughter/wife of STYANARAYAN SAHU , of AT/PO/PS- NARAYAN NAGAR HINJILICUT, DIST- GANJAM , by caste General , profession Others and finger prints affixed.

Signature of Presenter / Date: 26/09/2022

Signature of Registering officer.

### Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SUSHAMA SAHU	-----	-----	-----	-----
MS STALWART PROJECTS PVT. LTD. THROUGH ITS DIRECTOR SHARAT KUMAR SAHU	-----	-----	-----	-----

Identified by ABANTIKA SAHU Son/Wife of SATYANARAYAN SAHU of GA-37, NILADRI VIHAR, C.S. PUR, BBSR, DIST- KHORDHA by profession Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ABANTIKA SAHU	-----	-----	-----	-----

Date: 26/09/2022

Signature of Registering officer

### Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 1 || Volume Number : 293

Document Number : 11082213315

For the year : 2022

Seal :

Date: 28/09/2022

Signature of Registering officer



- (v) **Prospective purchasers:** shall mean, purchasers of independent flats / floor space / commercial units / shop rooms comprised in the proposed multistoried / high-rise buildings to be constructed over the land in question and adjacent land.
- (vi) **Common areas and facilities:** - shall mean and include corridors, stair case, lift rooms, internal roads, parking slots, roof tops, generator rooms, security rooms, lobbies and other facilities, amenities and conveniences provided in the complex for beneficial use and enjoyment of the flats / commercial units or such area which may be required to be left vacant as may be directed by the Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation. The developer shall have the right to utilize the roads, passages, earmarked in the complex for effectually carrying out construction works.
- (vii) **The allocation of the Owner share:** The allocation of the built-up space / carpet area / Super built up area out of the total constructed space in respect of the land owner shall be 1 (one) 4BHK flat of SBA 1900 sqft to 2000 sqft of the constructed area comprised in the multistoried / high rise buildings together with impartibly undivided interest in the land. The saleable built up area/carpet/super built up area pertaining to the developer's allocation shall mean the carpet area/saleable built up area in respect of the residential and commercial units comprised in the proposed multistoried building, except the owner share of 1(one) 4BHK flat of Super Built up Area 1900sqft to 2000sqft with proportionate impartibly undivided interest in the land.

Susana Sahu .

For Stalwart Projects Pvt. Ltd.  
  
 Director

Panchuli Bhushan Pattnayak .  
 Ananti ka Saha



- (viii) **Land** shall mean the area as described and delineated in the schedule written hereunder
- (ix) **Unit** shall mean independent flats, apartments, shop rooms, commercial units, parking area, comprised of in the proposed multistoried complex to be constructed over the land.
- (x) **The land owner:** shall mean the party of the first part as set out in the cause title.
- (xi) **Builder / Developer:** shall mean **M/S. STALWART PROJECTS PVT. LTD.;** incorporated under the Indian Companies Act. 1956, vide Registration No.U450010R2011PTCO13975, PAN-AAQCS1757F, having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O-Sailashree Vihar, P.S-Chandrasekhar Pur, Bhubaneswar, Dist-Khurda,
- (xii) **Carpet area** means the net usable floor area of an individual flat excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the individual flat.
- (xiii) **Built up Area** means the carpet area plus the area covered by the outer walls & the balcony of the individual flat.
- (xiv) **PROJECT MEANS** that building and the land appurtenant thereto and all passages, the parking space, amenities provide thereto as sanctioned by the in Plan Sanctioning Authority.

Sahu.

Lushora

For Stalwart Projects Pvt. Ltd.

  
Director

Bidhuni Babu Singh Patterayak.

Abantika Saha



2. That the land owner shall deliver possession of the land in Gharabari Status with explicit right to cause development, in favour of party of the second part, so as to enable the developer party in the second part to initiate preliminary works and commence construction of multistoried / high rise buildings over the land inconsonance with the building plans to be sanctioned and approved by the Bhubaneswar Development Authority and or the Bhubaneswar Municipal Corporation.
3. It shall be the responsibility of the developer / party of the second part to prepare the building plans in consonance with the building norms and guidelines enjoined in the Bhubaneswar Development Authority, (Planning & Building Standards) Regulation 2020/ Bhubaneswar Municipal Corporation and as per the guideline if any formulated by the Bhubaneswar Municipal Corporation, submit the same before the Bhubaneswar Development Authority / Bhubaneswar Municipal Corporation, deposit the necessary fees and charges and take all steps for expediting sanction of such building plans, obtain necessary "No Objection Certificates" from the concerned authorities, commence and complete the construction of the multistoried / high rise buildings over the land inconsonance with the permission / sanction to be accorded, within the time schedule as specified in this agreement namely 60 months from the date of approval of the building plans by the planning authority.
4. The parties have agreed and have taken conscious decision to construct multi storied buildings over the compact land comprising of residential and commercial units. But then the Bhubaneswar Development Authority/Bhubaneswar Municipal Corporation in exercise of powers conferred under section 9 of Orissa Development Authorities Act 1982 has prepared a comprehensive development plan in respect

Sushama Sahu.

For Stalwart Projects Pvt. Ltd.



Director

Bisubhuti Rajusam Pattanayak

Aparajita Sahu



Bhubaneswar city. Such comprehensive development plan (CDP) defines the various zones into which the land at different areas of the city may be divided for the purpose of development and indicate the land use. In other words the development authority has the power to decide whether a particular area can be used as a residential zone, commercial zone, industrial zone, institutional, open space zone.

Deeptana Sahu.

5. **OBLIGATION OF THE DEVELOPER IN THE MATTER OF APPROVAL OF BUILDING PLANS :-**

- (a) It shall be the obligation of the Developer to submit, pursue and follow up the building plans for obtaining necessary permission / sanction from the Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation for commencing construction of the proposed multistoried buildings over the compact land.
- (b) All expenses / charges to be incurred for preparation of the building plan and other designs by the designated architect and the structural engineer and other expenses which may be incurred for obtaining approval / sanction of the building plan and/or any revised plan shall be borne by the Developer. However, in case additional FAR is allowed by the BDA/Bhubaneswar Municipal Corporation over and above the normal norms, purchase cost for the additional FAR to be deposited with the BDA/BMC shall be borne by the Land Owner.
- (c) The requisite scrutiny fees for sanction of the plan(s), in respect of the multistoried building shall be borne by the Developer.
- (d) It shall be the responsibility of the Developer to expedite the process of sanction / approval of such building plan or plans, and if necessary, to serve statutory notice as enjoined in the Act and Regulation for obtaining "deemed approval".

For Stalwart Projects Pvt. Ltd.

  
Director

Paibhuli Bhubaneswar Patteraaya

Abanika Saha

- (e) The Developer shall comply with the requirements and requisitions of the Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation for securing approval / sanction of building plans and the construction of the said multistoried / high rise buildings over the said land as set out in details in the schedule given below including the adjacent land and shall obtain necessary approvals / sanctions / no objection certificates from the authorities concerned. It shall be the obligation of the land owner, to extend necessary co-operation to the developer including filing any application for the aforesaid purpose before the concerned authorities.
- (f) That, after getting approval of the building plan from concerned authority by the Builder/Second Part the **“Deed of Owner’s Allocation Share”** must be executed between land owners and Builder in respect of their percentage of share before starting of building construction work wherein Flat No., Floor No and areas of Construction and other required information must be mentioned.

Sukhona Sahoo .

For Stalwart Projects Pvt. Ltd.

  
Director

**ESSENTIAL TERMS AND CONDITIONS :**

6. The land owner shall deliver the physical vacant possession of the land to the Developer/Builder/Second Part for the needful action.
7. The Developer shall commence construction of the proposed multistoried / high rise buildings in a substantial and workman like manner in accordance with the plans, specifications and elevations sanctioned by the Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation subject to any, modification or variation to the said Plans(s) and specifications, by the Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation as may be considered just expedient and proper by the developer under technical advice.

Panchhuti Bhubaneswar Patteranayak

Aparnika Saha



8. The proposed multi storied / high rise buildings over the compact land in question, shall be constructed under the direct control, supervision and guidance of the Developer and/ or their agents and out of their own finance.
9. The Developer shall make their best endeavor to complete / finish the proposed multistoried building in all respects so as to be fit for occupation and functional within **60** months from the date of approval/ of the building plan by the Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation/ registration in ORERA unless prevented by reasons / factors beyond the control of the Developer namely earth quake, civil commotions, strike, riots, litigation initiated by any third party including any order of injunction / restraint passed by any court or authority, or any other genuine unforeseen force majeure circumstances which cannot be contemplated or specified. In the event there is delay by the developer builder to complete the building complex and deliver possession thereof within **60** months, from the date of approval of the Project by the Plan Sanction Authority / registration in ORERA. If the developer shall fail to do the same within stipulated time then the developer shall pay house rent to the land owner on the share of their owner's allocation over the project which will be decided by both the parties at the relevant time taking into consideration of prevailing market price.
10. That the landowner will get one car parking space towards the land owner 'share/party of the first part and the balance car parking spaces are specified as of the builder's/developer's allocation. The land owner & the builder shall have proportionate right over the common utility areas in the whole complex.

Sushama Sekhar.

For Stalwart Projects Pvt. Ltd.

  
Director

Rishabh Ramesh Pattanayak

Abantika Saha

11. The Developer shall be entitled to carry out the development/construction on the Schedule Property either independently or by appointing contactors/sub-contractors or other agencies. The Developer shall alone be responsible for the payment of the cost of construction or labor and other charges payable to such contactors/sub-contractors and the owner shall in no way be responsible for any failure or default of the developer.

Sudhansu Sahu.

12. The Developer shall have the right to enter into agreement with intending purchasers of units charge assign/mortgage/lease and let out except the owner share of the total constructed / built up area / carpet / super built up area only after execution of MOU before commencement of construction, confined to their share and the Land owner shall not raise any objection to such assignment or negotiation. The Land owner shall join as confirming/consenting party at the request of the Developer for execution of relevant documents if so required. It is hereby agreed that the Developers shall have the right to finalize, settle and negotiate the terms of the built up area/units, except landowners share in the proposed complex, at such rate as the Developers in their absolute discretion think proper.

For Stalwart Projects Pvt. Ltd.  
Amit  
Director

13. **DUTY AND OBLIGATION OF LAND OWNER / PARTY OF THE FIRST PART: -**

The land owner / Party of the First Part hereby agrees and covenants with the Builder / Developer as follows:-

- (a) Not to cause any interference or hindrance in the construction of the proposed multistoried buildings over the said compact land by the Developer.
- (b) Not to prevent the Developer from making negotiation with intending purchasers of flats / commercial units for assigning disposing or transferring built up space / super built up area /carpet area/ units comprised in the complex, specified as the entitlement / allocation of the Developer.

Rajibhuti Rajhansan Pattnayak  
Assistant Engineer



- (c) To grant permission to the developer for entering into any agreement for sale, transfer, convey or assign or deal with said built up space / carpet/super built up area / units comprised in the complex, allotted and specified as the allocation of the Developer or any portion thereof in favour of the intending purchasers, on such terms and conditions as may be fixed and settled by the developer and shall duly convey and transfer the said built up area / flats / commercial units comprised in the proposed building together with proportionate impartibly undivided interest in the land in favour of any intending prospective purchaser of such built up area / flat on such terms and conditions, as the Developer may consider just and proper.
- (d) The land owner / party of the first part hereby grant permission to the Developer to enter upon the said land and shall have absolute right and authority to commence, carry on and complete the construction of the proposed multistoried / high rise buildings in consonance with building plans to be approved and the permission to be granted by the Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation.
- (e) The land owner / party of the first part shall sign and execute necessary papers / documents, applications as may be required for the purpose of obtaining approval of the building plans and no objection certificates from the concerned statutory authorities.
- (f) The land owner / party of the first part, jointly with the developer party of the second part shall execute and register sale deeds, in favour of the intending purchasers of flats / units selected by the Developer transferring the floor space/built up space/carpet/super built up area / units together with proportionate impartibly undivided interest in the land, at the cost and expense of the intending prospective

Sustena Sahu.

For Stalwart Projects Pvt. Ltd.

  
Director

Bibhuti Bhusan Patterayak.

Ashantiha Sahu

purchasers of the flats / commercial units to be selected and decided by the Developer pertaining its allocation of built up area / super built up area as agreed upon and specified in this agreement.

- (g) Not to enter into any agreement with any third party in respect of the land in Question or any portion thereof and shall ensure that the land is not subjected to any charge or encumbrance.
- (h) There are no proceedings, pending or threatened, against the Owner under the provisions of the Income Tax Act, 1961 or any other tax law in force in India for the time being and that no notice has been received or served on the Owner under Rules 2, 16, 21 and 51 of the Second Schedule to the Income Tax Act, 1961.
- (i) Further, the party of the First Part shall pay the charges towards maintenance, society corpus fund and club membership etc. in connection with the flat earmark as land owner's share. She will Also, bear the applicable taxes/fees including GST levied/ imposed by the Govt. agencies from time to time relating to the flats allocated to him.

14. **RIGHTS, DUTY AND OBLIGATION OF THE BUILDER / DEVELOPER:-**

- (a) The construction of multistoried / high rise buildings shall commence after obtaining due approval / sanction of the building plans by the Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation as well as necessary permission / sanction under Orissa Development Authorities Act, 1982 and the provisions of the Bhubaneswar Development Authority (Planning & Building Standards) Regulation 2020.

Sudhama Sahu.

For Stalwart Projects Pvt. Ltd.  
  
Director

Rishika Bhusan Pattnayak  
Assistant Supt.



- (b) To complete / finish the construction of the said multistoried / high rise buildings within stipulated time i.e. **60** months from the date of sanction of the building plans by the Plan Sanctioning Authority/ Registration on ORERA.
- (c) Not to violate or contravene any legal provisions, regulations, bye laws etc. applicable for construction of the said proposed multistoried / high rise buildings, over the land in question.
- (d) Any labour or workman engaged for the construction of the multistoried / high rise buildings by the Developer shall be employee of the Developer party of the second part. The land owner / party of the first part shall have no relationship of employer and employees, with such workman or labour force which may be engaged for construction of the multistoried building. As a corollary, any amount that may be payable under any award under Workmen's compensation Act or any other statute inclusive of damages shall be the sole responsibility of the Developer and the land owner / party of the first part shall not be saddled with any financial liability whatsoever. If there is any injury to any laborer or workman, or such workman becomes partially or permanently disabled or dies, in an accident arising in the process of construction of the building, it shall be sole responsibility of the Developer.

It is reiterated that the land owner / party of the first part will not be responsible, to discharge any liability on this score.

15. It is further agreed to by and between the parties as follows:-
- (i) The Builder/Developer shall undertake and complete the Project in all respect within the scheduled period and workmanship quality and proportionate Development should be consistent in respect of the building project irrespective of allocation in favour of the Land Owner or Builder/Developer.

Sushama Sahu.

For Stalwart Projects Pvt. Ltd.  
  
Director

Rajesh Kumar Pattnayak.  
Abantika Saha

- (ii) The Developer will construct the proposed multistoried / high rise buildings out of their own cost and finance. In case the property is mortgaged with any bank or financial institution for availing loan, for construction of the proposed multi storied building, the developer can offer his share of in respect of the allocation of built of area in favour of the financial institution. The Developer/Builder may offer on lease/rent built up spaces in the project except the 1 (one) 4BHK flat of Super Built up Area 1900 sqft to 2000 sqft as mentioned earlier including the proportionate undivided interest in the said land allotted towards land owner's share.
- (iii) The developer undertakes that after approval of the building plan, they shall issue / allocation letter in favour of the land owner party of first part, specifying his flat no. and parking space inclusive of undivided interest in the land. Both parties shall have the right to transfer the flats/units/parking space in favour of prospective purchasers on the terms and conditions to be fixed by the land owner and/or the developer, in respect of their allocation of flat as delineated above. Proportionate parking space shall also be allotted to the land owner / party of the first part, as per the approved plans.
- (iv) Parking space shall also be allotted to the land owner/party of the first part, as per the approved plans.
- (v) Each flat / unit shall be provided with such facilities and amenities as may be decided by the Developer.
- (vi) It is agreed that incase the party of the first part chooses any of the flat(s) which would be carrying any extra charge like (Preferred location charge) and/or any other extra charge then such charge shall be paid by the party of the first part extra to the party of the second part in

Sudhama Sobti.

For Stalwart Projects Pvt. Ltd.

  
Director

Bibhuti Bhugan Pattanayak

Abantika Sarker



addition to her/their getting the land owner's entitlement of share as applicable. Also extra charges like club membership, society corpus fund and maintenance charges etc. shall be paid by the party of the first part additionally to the party of the second part.

(vii) The Developer undertakes to complete the said multistoried / high rise buildings within **60** months from the date of sanction and approval of the building plan by the Plan Sanctioning Authority. In case there is delay for any unforeseen circumstance and or force majeure situations, the completion period should be extended suitably on mutual agreement. The compensation for the period of delay shall be decided by the parties on mutual consultation.

(viii) Regarding any type of taxing liability including GST with regard to the proposed multistoried / high rise buildings, the liability of the Developer, shall be in respect of builders allocation of the super built up area/carpet / built up area out of the total built up area comprised in the proposed multi- storied buildings and the land owner shall have liability to pay taxing liability including GST/other taxes as applicable pertaining to the land owner' allocation of super built up area/carpet / built up area in the proposed multistoried buildings as specified in this agreement. The Land owner shall have to pay the proportionate share of transformer and D.G cost.

16. It is once again agreed upon reiterated, and spelt out as follows:-

(a) The Developer and the land owner / party of the first part shall be entitled to get the carpet /built up area / super built up area / commercial units / parking space, comprised in the proposed multistoried / high rise buildings to be constructed

*Sejalena Sahu.*

For Stalwart Projects Pvt. Ltd.

*[Signature]*  
Director

*Rajibhela Rajulessa Pattanayak*

*Abantika Saha*

as per the building plan to be sanctioned by the Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation in the ratio, as fixed and specified in this agreement namely 1 (one) 4BHK flat of Super Built up Area 1900 sqft to 2000 sqft specified as the allocation of the land owner and the balance of the super built up area/carpet / built up area belongs to the developer.

- (b) In consideration of the terms hereby agreed upon, the land owner confers upon the Developer the right of construction of the proposed multistoried / high rise buildings over the said land and also their right to transfer by way of absolute sale and assign the constructed space / super built up area/carpet / built up area / flats / commercial units in the proposed multi storied buildings specified as the entitlement of the Developer except the built up space/flats/units/parking space specified as the owner's allocation of super built up area/carpet / built up area together with the proportionate undivided interest in the land at such rate as may be fixed settled and on such terms and conditions as may be decided by them.
17. The Developer shall have the right to enter into agreements with prospective purchasers to sell, transfer and assign the constructed built up area covered under their specified allocation in the proposed multistoried / high rise buildings except the land owner entitlement of the total built up area / super built up area. The land owner / promoter shall not raise any objection to such transfer, assignment.
18. The developer and the land owner hereby agree to execute necessary sale deeds / deeds of conveyance, in favour of the intending purchasers transferring the flats / units together with proportionate impartibly undivided interest in the land, inclusive of the right of use and enjoyment of common areas, facilities amenities and conveniences provided in the complex, which is in the nature of "easement". However all costs, duties,

For Stalwart Projects Pvt. Ltd.

*[Signature]*  
Director

*Bibhu Bhusen Padhanayak*

*Abantika Saha*

*Suguna Saha*



charges and expenses in respect thereof shall be paid and discharged by the Developer or the intending purchasers as the case may be. Under such sale deeds, the land owner shall only transfer the proportionate undivided interest in the land and the developer shall transfer and convey the ready built flats / units.

Sasitama Seku.

19. The Developer shall be at liberty to appoint their contractors, supervisors, managers, architects, engineers other employees to carry out the construction works and the land owner will have no objection to such engagement of technical and other staffs by the Developer.
20. The Developer shall have the right to receive from the intending purchasers earnest money, and / or take advance, consideration amount in whole or in part, besides other dues, levies and charges as the case may be, for transferring their allocation of super built up area/carpet / built up area / flats including of proportionate impartibly undivided interest in the land and to grant receipt(s) and execute such document(s) may be deemed necessary and to present the same for registration before the competent authority / authorities. The land owner hereby agree to ratify all acts / deeds / things which the Developer shall lawfully do within the scope of the powers conferred upon the developer party of the second part under the terms of this agreement. However, the land owner shall have no responsibility and liability as regards to financial transactions by the Developer/Builder with the intending purchaser.
21. The land owner hereby agree to execute and sign necessary applications documents, letters, power of attorney which may be required for carrying out the smooth construction of the proposed multistoried / high rise buildings and transfer of the flats / units/ super built up area/carpet / built up area and to render all help and assistance to the Developer to facilitate the

For Stalwart Projects Pvt. Ltd.

  
Director

  
Sasitama Seku

construction of the proposed multistoried / high rise buildings on the said piece and parcel of land or the transfer of the independent flats / units.

22. The land owner shall remain liable for any encumbrance, in respect of the said land as described identified and delineated in schedule set out below up to the date of this agreement and the Developer shall remain liable for all encumbrances / liabilities created after this date in relation to the land or proposed constructions.
23. Both the parties shall have the right to enter into a agreement or any other supplementary contract which may be executed for non-compliance of the terms and conditions spelt out in the contract and the suing party shall also have a right to recover cost and damages, if any.
24. That the land owner state and declare that they have absolute and indefeasible right title and interest over the land in question. In the event it is found that the land owner do not possess a good title or that they have a defective title in respect of the land in question, the Developer will be at liberty to rescind this agreement and shall be entitled to get the amount invested up to such date.
25. In case of any dispute and differences between the parties regarding interpretation of any of the terms and conditions, covenants, stipulated in this agreement, purport and implication of any of the covenants hereunder contained, the rights, powers, privileges and entitlements of the parties or any other incidental or ancillary disputes emanating from this agreement, the same shall be mutually resolved between the parties. If the parties fail to amicably resolve the differences, the dispute may be referred to an arbitrator to be appointed by mutual consent. In the event, the parties fail to arrive at such mutual consensus, the parties shall have the right to

Leshema Sahu.

For Stalwart Projects Pvt. Ltd.

  
Director

Rajibhakti Ramesh Patteroyda  
Atankin Saha



make necessary application under section 11(6) of the Arbitration and conciliation Act, 1996 before the Hon'ble Chief Justice, High Court of Orissa and the decision of the arbitrator appointed by the Court shall be final and binding.

26. The exact identity and specification of the built up area, covered under the allocation of the land owner and developer in the proposed multi storied building shall be decided by mutual consent.
27. All stamp duty, registration charges in respect of the sale deeds to be executed in favour of the intending purchasers of flats and units payment of statutory levies, shall be borne and paid by the intending purchasers of the flats. It is agreed upon by and between the parties that all fees, expenses incurred for obtaining statutory permission, clearance, no objection certificates, approval of the building plan, fees payable to the designated architect, structural engineer, and advocate shall be borne by the developer party of the second part, in respect of multistoried / high rise buildings.
28. The party of the second part on completion of the multistoried / high rise buildings shall make application in the prescribed form and manner as provided in the Bhubaneswar Development Authority (Planning and Building standards) Regulation, for obtaining "completion certificate and occupancy certificates" from Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation and or any other appropriate authority / authorities with regard to the completion of the complex and the right of use and occupation of the flats / units by the purchasers and all other certificates which may be required to be obtained from different other authorities / agencies.
29. The status of the party of the second part shall be that of a developer with exclusive and unfettered right to construct the multistoried / high rise building over the land, to be

Suselena Saha.

For Stalwart Projects Pvt. Ltd.

  
Director

Dibhuti Ranjita Pattereyak

Anantika Saha

exclusively utilized as a residential-cum-commercial arcade, arrange necessary finance for execution of the work, commence and complete the said multistoried building and successful marketability of the flats / units covered under their allocation. All acts, deeds, things lawfully done by the party of the second part in terms of this agreement is binding upon the party of the first part.

30. The Developer, during the construction period, may obtain a three phase electric connection from CESU or the concerned distribution agency. Upon completion of construction of the complex, the party of the second part, shall submit necessary application as well as required amount as per the demands made, for installation of transformer, external electrification and ensuring electric connection from such transformer to the multistoried building. The expenditure for installation of transformer will be borne by the land owner and Builder/Developer proportionately keeping in view their respective allocation of Built-up/Super Built-up/Carpet area. The individual power supply from substation to the units of the land owner will be paid by the land owner or their prospective purchasers.
31. The Developer hereby covenant and declares that it shall take effectual and appropriate steps for completion of construction of the multistoried / high rise buildings over the land in question, within the stipulated period and / or such extended period as may be allowed by the land owner and make the multistoried / high rise buildings functional in all respects as well as delivery of possession of the built up area earmarked as the allocation of the land owner.
32. All accounts between the parties hereto shall be settled at the office of the Developer and / or any other place, as may be mutually agreed upon.

Sushant Sahu .

For Stalwart Projects Pvt. Ltd.



Director

Bibhuti Mishra Poddar

Amita Sahu



33. All letters, notices shall be issued to the parties and dispatched under registered post with A/D to the address furnished in this agreement will be sufficient proof of dispatch of the same to the other party.
34. Without prejudice to the rights and interest of the Owners (party of the first part) hereby agrees to execute a registered power of attorney in favour of the developer (party of the second part).
35. That the property will remain under the disposal of the Developer after giving the total agreed share to the owner till the formation of the society and till ultimate handing over the land and building to the society or as may be decided and finalize by the developer & the landowners.
36. The 1<sup>st</sup> party shall execute the General Power of Attorney in favour of the 2<sup>nd</sup> party before submitting the Building Plan for approval from the appropriate Authority.
37. The Party of 1<sup>st</sup> part land owner shall deliver all the original documents in support of the project land to the party of the 2<sup>nd</sup> part developer on the day of execution of this agreement.

#### **SCHEDULE OF PROPERTY**

District-Khurda, Tahasil-Bhubaneswar, P.S- New Capital, No-22, DSRO-Khurda, At-Bhubaneswar, **Mouza-PATIA, Khata No.474/6291, Plot No.306/1712/5772, (Full Plot), Area-Ac0.055 decimals, Kisama-Gharabari,** is corresponding to Sabik Khata No.474/22, Plot No.306/1712. The area is marked in Red colour in the Sketch Map annexed hereto which forms a part and parcel of this agreement.

Sudhama Sahu.

For Stalwart Projects Pvt. Ltd.  
Asstt. Director

Bibhuti Bhushan Patra  
Abantika Saha

**BOUNDED:-**

**North:** Samina Behera, Director of Stalwart Project  
Pvt. Ltd. i.e. Part of Plot No.306/1780.

**South:** Revenue Plot No.606/1780

**East :** Sub Plot No.111

**West :** Sub Plot No.113

The valuation of the Schedule land as per Govt. **Bench mark valuation is Rs. 62,64,500/- (Rupees Sixty two lakh sixty four thousand five hundred)** only and accordingly applicable stamp duty & registration fees hereby paid.

Govt. Value Rs. 69,57,500/-

**IN WITNESS WHEREOF** the parties have hereunto have set and subscribed their respective hands and seal on the date, month and year first above written.

**WITNESSES**

1. *Sushama Saha.*  
*Bibhuti Saha Patra* SIGNATURE OF THE PARTY  
NS/237, JRC village, OF THE FIRST PART.  
Nayapalli (BOSP)

2. *Abantika Saha,*  
*Do Sushama Saha,*  
*GA-37, Madhi Vihar,*  
*Chandrasekharpur,*  
*Bhubaneswar.*

For Stalwart Projects Pvt. Ltd.

*Abantika Saha*  
DIRECTOR  
SIGNATURE OF THE PARTY  
OF THE SECOND PART.



*Abantika Saha*





IMPOUND CASE NO. 1434 DT. 22.1.91

Certified that the deficit stamp duty of  
Rs. 13,850/- of Rs. 5  
Rupees. Thirteen thousand Eight Hundred  
deposited with me on 22.1.91. Fifty Five only  
in respect of document ID No. 108243996

Registering Officer  
Bhubaneswar

**CERTIFICATE**

Certified that the executants are my clients and this agreement has been drafted by me as per the instructions expressed by the parties, who have been read over and explained the content, effect and implication of the various terms conditions and covenants spelt out in this document and the executants having clearly understood the same have executed this document in my presence.

  
ADVOCATE.

Suselona Sahni.

Suselona

For Stalwart Projects Pvt. Ltd.

Director

Poojitha Bhuvan Pattana yels

Akantiha Sarda





REGISTERED & TRUE  
FILED IN  
BOOK NO. ....  
Volume No. ....  
Pages.....10.....  
Being No .....  
for the year 2022  
1082213996

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12.65,00,000/-  
1,26,500/-  
per del

**ଖତିୟାନ**

ମୌଜା : ପଟିଆ  
 ଥାନା : ନିଉକ୍ୟାପିଟାଲ  
 ଥାନା ନମ୍ବର : 22

ତହସିଲ : ଭୁବନେଶ୍ୱର  
 ତହସିଲ ନମ୍ବର : 260  
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତ୍ର ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		474/6291 ✓				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ସୁଷମା ସାହୁ ସ୍ତ୍ରୀ: ସତ୍ୟନାରାୟଣ ସାହୁ ବା: ହିଂଜଳିକାଟୁ, ଜି-ଗଞ୍ଜାମ				
3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣି
		165.00	125.00		290.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ାଖଲ ଖାରଜ କେଶ ନଂ 27865/2020 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 306/1712/5772 ରକବା ଏ 0.0550 ହି କୁ ପୁରାତନ ଖାତା ନଂ 474/22 ରୁ OLR U/S 8(A) CASE NO-2667/2021 ହୁକୁମ ପ୍ଲଟ 306/1712/5772 ର କିସମ ଘରବାରୀ ଓ ଜମା ସଂଶୋଧନ କରାଗଲା				
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ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

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Stamp.

69, 57, 500 ✓  
1, 39, 150 ✓

1, 25, 300



ଖତିୟାନର କ୍ରମିକ ନଂ : 474/6291		ମୌଜା : ପଟିଆ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
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306/1712/5772	ଘରବାରି		0	0550	0.0223	
1 plot			0	0550	0.0223	



### ପୁର ବିବରଣୀ

ପ୍ଲଟ ନମ୍ବର : 306

ଖଣ୍ଡନାମ୍ ନମ୍ବର:

ମୌଜା : ପଟିଆ

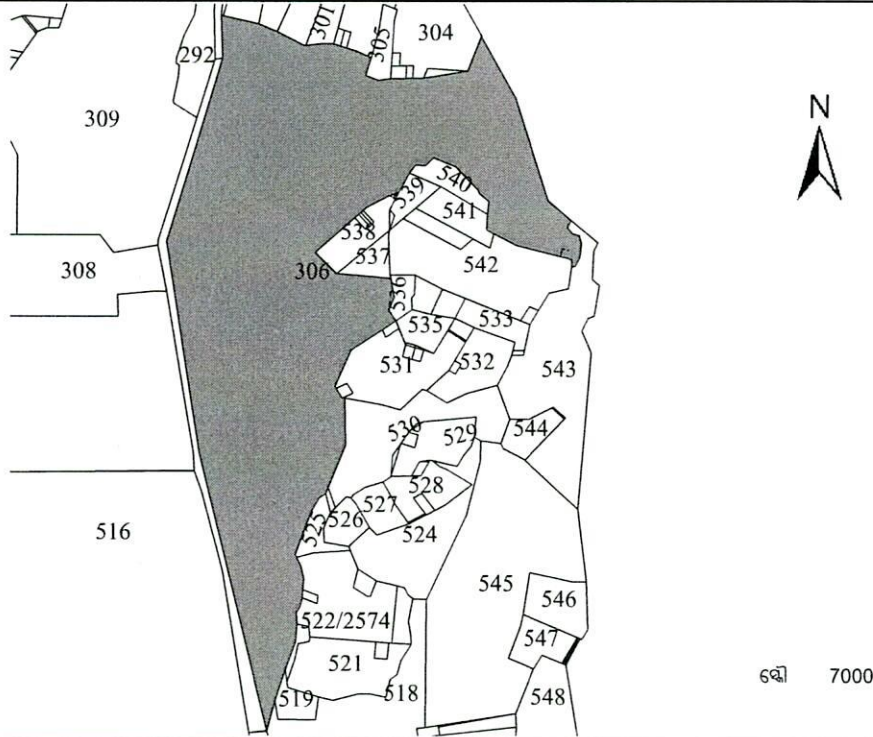
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ଥାନା ନମ୍ବର

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା



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ଭାରପ୍ରାପ୍ତ ଅଧିକାରୀଙ୍କ ସ୍ୱାକ୍ଷର

ତାରିଖ :

The Maps and related data shown in this website are for the purpose of viewing only. The data displayed here is not meant for use in any legal purpose or any such activities. Neither National Informatics Centre nor Revenue & Disaster Management Department, Govt of Odisha is responsible





## Form No.26

### Certificate of Encumbrance on Property

19629  
9/9/22

Application No : 20221080355625

Applicant Name : A K PARIDA

Owner Name(as per application) : SUSHAMA SAHOO

Certificate No. : EC1082022028665

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	PATTA-22	474/6291	306/1712/5772	55 Decimal'1000 D=1Acre				
2	PATTA-22	474/22	306/1712	55 Decimal'1000 D=1Acre				

I hereby certify that a search has been made in book and in the indexes relating thereto for 22 years from 01-JAN-2001 to 08-SEP-2022 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 : KHVIRDA(BBSR)

Date 08-SEP-2022

  
Digitally signed by PABITRA  
KUMAR SAMAL  
Date: 2022.09.08 17:20:04  
+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	KHURDA(BBSR)	PATTA-22   474/22   306/1712   0.101dec Acre   SUB PLOT NO. 114, PRESENT BUYER PADA RAJ JI   NANDANKANAN ROAD   ROAD LEFT BY SELLER   PLOT NO. 306/1780   [SOLD AREA A0.10.1DECC OUT OF A1.00DECC RENT 0.40P SUB PLOT NO-114]	5177/2002/1	08-Jul-2002	SALE IMMOVABLE	212,100.00	1-SRI GOPAL CHANDRA SAHU 2-SRI HADU BANDHU SAHOO	1-SRI SWARUP SEKHAR JI
2	KHURDA(BBSR)	PATTA-22   474/22   306/1712   0.05.5 dec Acre   SUB PLOT NO. 113   SUB PLOT NO. 115, PRESENT BUYER SWARUP SEKHAR JI   ROAD LEFT BY SELLER   PLOT NO. 306/1780   [SOLD AREA A0.050.50DECC OUT OF A00.5.5 DEC RENT 0.20P SUB PLOT NO-114]	5178/2002/1	08-Jul-2002	SALE IMMOVABLE	106,050.00	1-GOPAL CHANDRA SAHU	1-SMT PANKAJ JI
3	KHURDA(BBSR)	PATTA-22   474/22   306/1712   0.05.5dec Acre   PLOT NO. 306   SUB PLOT NO. 110   ROAD LEFT BY SELLER   PLOT NO. 306/1780   [SOLD AREA A00.5.SDECC OUT OF A1.00 DEC RENT 0.20P SUB PLOT NO-109]	5179/2002/1	08-Jul-2002	SALE IMMOVABLE	106,050.00	1-SRI GOPAL CHANDRA SAHU	1-SRI NALINI KUMAR MOHANTY
4	KHURDA(BBSR)	PATTA-22   474/22   306/1712   0.05.5dec Acre   SUB PLOT 105   SUB PLOT 103   PLOT NO.1711   ROAD   [SOLD AREA A0.50.SDECC OUT OF A005.5DECC RENT 0.20P SUB PLOT NO-04]	8291/2002/1	11-Nov-2002	SALE IMMOVABLE	106,050.00	1-GOPAL CHANDRA SAHOO	1-SMT.PUSPA JEE
5	KHURDA(BBSR)	PATTA-22   474/22   306/1712   0.05.5 Dec Acre   SUB PLOT NO-112   SUB PLOT NO-114   SELLERS LEFT ROAD   PLOT NO-1780   [SOLD AREA A0.05.5 DEC OUT OF A1.00 DEC SUB PLOT NO-113 RENT 0.20P]	7849/2002/1	15-Nov-2002	SALE IMMOVABLE	106,050.00	1-GOPAL CHANDRA SAHOO	1-KALPATARU BISWAL
6	KHURDA(BBSR)	PATTA-22   474/22   306/1712   0.50.5 Dec Acre   SUB PLOT NO. 111   SUB PLOT NO. 113   22&apos;FEET WIDE ROAD   REVENUE PLOT NO. 306/1780   [AREA SOLD A 0.50.5 DEC OUT OF AC 1.000DECC SUB PLOT NO 112, RENT RS.1.00 P]	8292/2002/1	10-Dec-2002	SALE IMMOVABLE	10,605.00	1-SRI GOPAL CHANDRA SAHOO	1-SMT.SUSHAMA SAHU
7	KHURDA(BBSR)	PATTA-22   474/22   306/1712   0.050.5 Dismil Acre   SUB PLOT NO.107   SUB PLOT NO.105   PLOT NO.306/1711   22FEET ROAD   [SOLD AREA AC.0.050.5 DEC OUT OF AC.1.000 DEC SUB PLOT NO.106 RENT RS.1.00P]	8679/2002/1	24-Dec-2002	SALE IMMOVABLE	106,050.00	1-GOPAL CHANDRA SAHOO	1-K. MANGALAXMI 2-DHANALAXMI
8	KHURDA(BBSR)	PATTA-22   474/22   306/1712   0.50.5 Dismil Acre   SUB PLOT NO.108   SUB PLOT NO.106   22 FEET ROAD   REVENUE PLOT NO.306/1711   [SOLD AREA AC.0.50.5 DEC OUT OF AC.1.000 DEC SUB PLOT NO.107 RENT RS.1.00P]	8681/2002/1	24-Dec-2002	SALE IMMOVABLE	106,050.00	1-GOPAL CHANDRA SAHOO	1-S. SRINIVAS NAIDU



Office : KHURDA(BBSR)  
Date 08-SEP-2022

Digitally signed by PABITRA KUMAR SAMAL  
Date: 2022.09.08 17:20:05  
+05:30

Signature of Registering Officer



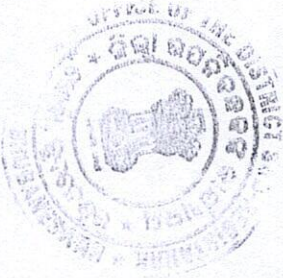
Sr. No.	Registration Office.	Property Description (Village/Khata Number/ Plot Number/Area/Boundary/East/West/North/South)/ Chaka Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
9	KHURDA(BBSR)	PATTA-22   474/22   306/1712   0.050.5 Dismil Acre   REV. PLOT NO.306   SUB PLOT NO.107   PLOT NO.306/1711   22FEET ROAD   [SOLD AREA AC.0.050.5 DEC OUT OF AC1.000 DEC SUB PLOT NO.108 RENT RS.1.00P]	8680/2002/1	27-Dec-2002	SALE IMMOVABLE	106,050.00	1-GOPAL CHANDRA SAHOO	1-S. SATYAM PAIDU
10	KHURDA(BBSR)	PATTA-22   474/22   306/1712   AC 0.063 DEC Acre   SUB PLOT NO-113   SUB PLOT NO-115   ROAD LEFT BY THE SELLER   PLOT NO-113   [SOLD AREA AC 0.063 DEC OUT OF AREA AC 1.000 DEC. RENT RS.0.30P]	3655/2003/1	16-May-2003	SALE IMMOVABLE	163,800.00	1-GOPAL CHANDRA SAHU	1-MANORANJAN SAHU
11	KHURDA(BBSR)	PATTA-22   474/22   306/1712   0.006.3 Dec Acre   SUB-PLOT NO.113   SUB-PLOT NO.115   ROAD   PLOT NO.1780   [0.006.3 DEC OUT OF AC.1.000 DEC, SUB PLOT 114, RENT 0.30 PS]	7585/2003/1	24-Oct-2003	SALE IMMOVABLE	217,400.00	1-MANORANJAN SAHOO	1-AKSHAYA KUMAR SATPATHY
12	KHURDA(BBSR)	PATTA-22   474/22   306/1712   0.05.5 dec Acre   SUB PLOT NO.112   SUB PLOT NO.114   22FT. WIDE ROAD   PLOT NO.1780   [ANNUAL RENT RS 0.20P]	7748/2006/1	21-Jul-2006	POA WITH POSSESSION	1,000.00	1-KALPATARU BISWAL	1-SRI SHASHI KUMAR SAHOO
13	KHURDA(BBSR)	PATTA-22   474/22   306/1712   0.50 Dismil, 50 Kadi Acre   PLOT NO.112   PLOT NO.114   22 FT WIDE ROAD   PLOT NO.1780   [AREA SOLD AC.0.05.5DEC, SUB PLOT NO.113, RENT 0.50P]	7772/2006/1	22-Jul-2006	SALE IMMOVABLE	200,000.00	1-KAIPATARU BISWAL 2-SRI SHASHI KUMAR SAHOO	1-SRI KISHORE KUMAR PRAHARAU
14	KHURDA(BBSR)	PATTA-22   474/22   306/1712   0.21 Acre   REV. PLOT NO.306(P)   ROAD   PLOT NO.306/1712(P)   REV. PLOT NO.306(P)   [SOLD AREA AC.0.210DEC. OUT OF AC.0.265DEC.]	11082007708	07-Oct-2020	SALE IMMOVABLE	23,908,500.00	1-GOPAL CHANDRA SAHOO	1-SAMINA BEHERA

**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(1), 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 : KHURDA(BBSR)

Date 08-SEP-2022



Digitally signed by PABITRA  
KUMAR SAMAL  
Date: 2022.09.08 17:20:06  
+05:30


Signature of Registering Officer




भारत सरकार  
Government of India

जमिनी  
7039 2042 4024

Issue Date: 03/03/2012



Sushama Sahu  
DOB: 19/05/1962  
Female



7039 2042 4024

7039 2042 4024

मेरा आधार, मेरी पहचान

Sushama Sahu

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

1947

Print Date: 12/08/2022

Address: W/O Satyanarayan Sahu, GA-37,  
Niladri Vihar, Near Budhapark,  
Chandrasekharpur, Bhubaneswar,  
Khordha, Orissa, 751021



7039 2042 4024

help@uidai.gov.in www.uidai.gov.in

Sushama Sahu.





भारत सरकार  
Government of India



Issue Date: 12/03/2015



ଶରତ କୁମାର ସାହୁ  
Sharat Kumar Sahu  
ଜନ୍ମ ତାରିଖ / DOB: 24/08/1965  
ପୁରୁଷ / Male



4675 2299 2428

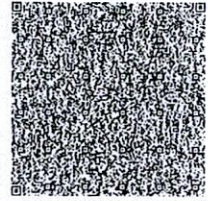
मेरा आधार, मेरी पहचान



भारतीय विधिक पहचान प्राधिकरण  
Unique Identification Authority of India



ଠିକଣା: ପ୍ଲଟ ନ-1, ତୁଳସୀ ବିହାର କମ୍ପ୍ଲେକ୍ସ, ଏଚ ଆଇ ଡି ଡୁର୍ଗା  
ମଣ୍ଡପ ପାଞ୍ଚ, ଶୈଳେଶ୍ରୀ ବିହାର, ଭୁବନେଶ୍ୱର, ଶୈଳେଶ୍ରୀ ବିହାର,  
ଖୋର୍ଦ୍ଧା, ଓଡ଼ିଶା, 751021



Print Date: 05/10/2021

Address: PLOT N-1, TULASI VIHAR  
COMPLEX, NEAR HIG DURGA MANDAP,  
SAILESHREE VIHAR, BHUBANESWAR,  
Saileshree Vihar, Khorda, Odisha, 751021

4675 2299 2428



1947



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www.uidai.gov.in

*[Handwritten signature]*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

STALWART PROJECTS PRIVATE  
LIMITED

01/08/2011  
Permanent Account Number

AAQCS1757E

30082011

For Stalwart Projects Pvt., Ltd.

  
Director




 भारत सरकार  
 Government of India


 आधार

Issue Date: 03/03/2012


 ଅବନ୍ତିକା ସାହୁ  
**Abantika Sahu**  
 ଜନ୍ମ ତାରିଖ / DOB: 14/08/1989  
 ସ୍ତ୍ରୀ / Female


 6773 0756 0816


 6773 0756 0816

**6773 0756 0816**  
 मेरा आधार, मेरी पहचान


 भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India


 AADHAAR

Print Date: 28/07/2022

ଠିକଣା: D/O ସତ୍ୟନାରାୟଣ ସାହୁ, ଚି-ଏ-୩୭, ନିଲାଦ୍ରି ବିହାର,  
 ବୁଧପାର୍କ ପାଖରେ, ଚନ୍ଦ୍ରସେଖରପୁର, ଭୁବନେଶ୍ୱର, ଖୋର୍ଦ୍ଧା,  
 ଓଡ଼ିଶା, 751021

Address: D/O Satyanarayan Sahu, GA-37,  
 Niladri Vihar, Near Budhapark,  
 Chandrasekharpur, Bhubaneswar,  
 Khordha, Orissa, 751021



**6773 0756 0816**

 1947
  [help@uidai.gov.in](mailto:help@uidai.gov.in)
 [www.uidai.gov.in](http://www.uidai.gov.in)

*Abantika Sahu*

**Miscellaneous Receipt**

Serial No. : 3578/2022  
Date : 27/09/2022  
Name : MS STALWART PROJECTS PVT. LTD.  
Registration No. : 1082213996  
Head of item : Deficit Stamp Duty  
Amount(Rs.) : 13855

Date :27-09-2022

Signature and Stamp of Registering Officer

**Miscellaneous Receipt**

Serial No. : 3578/2022  
Date : 27/09/2022  
Name : MS STALWART PROJECTS PVT. LTD.  
Registration No. : 1082213996  
Head of item : Deficit Stamp Duty  
Amount(Rs.) : 13855

Date :27-09-2022

Signature and Stamp of Registering Officer





**Valuation Report**Application No- **1082213996**Registration Office- **KHURDA(BBSR)****DEED DETAILS**Application Type- **AGREEMENT OF SALE WITH POSSESSION**Status- **DataEntryInProcess**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date	Communication Mobile No
1082213996	26-SEP-22	26-SEP-22	1	27			9040042622

**FEE DETAILS (In `.)**

Stamp Duty : 139150  
 Consideration Amount : 6957500  
 Benchmark Value : 6957500

Registration Fee : 140030  
 A(10): 139150  
 Incidental Fee Details  
 User Charges : 880

STAMP  E-STAMP  FRANKING

CASH  CHEQUE  DD  POS  
 NEFT  RTGS  IMPS  IFMS

CASH  CHEQUE  DD  CHALLAN  POS  
 NEFT  RTGS  IMPS  IFMS

**FIRST PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SUSHAMA SAHU	HUSBAND	STYANARAYAN SAHU	FEMALE	60	HOUSEWIFE	General	FIRST PARTY/SELF	YES	YES	AT/PO/PS- NARAYAN NAGAR HINJILICUT, DIST- GANJAM

**SECOND PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
MS STALWART PROJECTS PVT. LTD. THROUGH ITS DIRECTOR SHARAT KUMAR SAHU				55		GENERAL	SECONDPARTY/INSTITUTION			AT- PLOT NO.1, TULASI VIHAR COMPLEX, SAILASHREE VIHAR, PO- SAILASHREE VIHAR, PS- CHANDRASEKHARPUR, BBSR, DIST- KHORDHA
Representative Name			Institution Name				Representative Address			Representative Designation
MS STALWART PROJECTS PVT. LTD. THROUGH ITS DIRECTOR SHARAT KUMAR SAHU			MS STALWART PROJECTS PVT. LTD.				AT- PLOT NO.1, TULASI VIHAR COMPLEX, SAILASHREE VIHAR, PO- SAILASHREE VIHAR, PS- CHANDRASEKHARPUR, BBSR, DIST- KHORDHA			DIRECTOR

**IDENTIFIER DETAILS**

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
ABANTIKA SAHU	SATYANARAYAN SAHU	GA-37, NILADRI VIHAR, C.S. PUR, BBSR, DIST- KHORDHA	FEMALE	0	Others	A

**PROPERTY DETAILS**

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	PATIA-22	474/6291	306/1712/5772	0.055 Acre ( 55Decimal )	GHARABARI	6957500	Not Available	Not Available
East	West	North		South	Property Transaction Details			
SUB PLOT NO.111	SUB PLOT NO.113	SAMINA BEHERA, DIRECTOR OF STALWART PROJECT PVT.LTD		REV. PLOT NO.606/1780	AGREEMENT AREA AC.0.055DEC.(FULL PLOT), CORRESPONDING TO SABIK KHATA NO.474/22, PLOT NO.306/1712			

The total transacted area is:0.055 acre(s).

**APPLICATION ID CREATED BY :** SUNITA DAS  
**DOCUMENT ENTERED BY :** SUSANTA KUMAR DAS

