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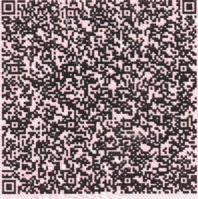
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INDIA NON JUDICIAL
Government of Odisha

e-Stamp

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Certificate No. : IN-OD03624253588270U
Certificate Issued Date : 12-Apr-2022 12:06 PM
Account Reference : NONACC (IV)/ od5006203/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODOD500620304912390720974U
Purchased by : MS CSS SJ HOMES
Description of Document : Article IA-5(2) Agreement
Property Description : MOUZA - B.J.B. NAGAR, UNIT NO-29
Consideration Price (Rs.) : 3,80,00,000
(Three Crore Eighty Lakh only)
First Party : SASWATA BANERJEE AND CHINMOY BANERJEE
Second Party : MS CSS SJ HOMES
Stamp Duty Paid By : MS CSS SJ HOMES
Stamp Duty Amount(Rs.) : 7,60,000
(Seven Lakh Sixty Thousand only)



Please write or type below this line

Saswata Banerjee
Chinmoy Banerjee

Subash Dewa.
Gobind Chandra P

PU 0000450234

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.

Estamping Authorised Collection Centre

Sagarika Das

Sagarika Das, Bhubaneswar

Subash Rana.

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Signature of the Purchaser



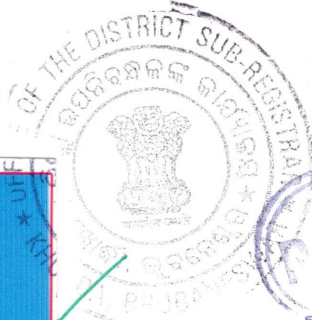
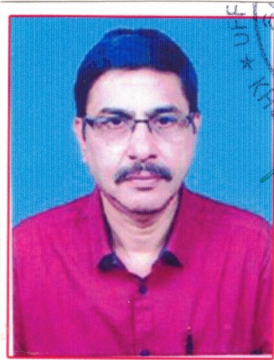
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Saswata Banerjee
Chinmoy Banerjee

CSS SJ HOMES
Subash Kumar
PARTNER
CSS SJ HOMES
Pranab Kumar Dash Gobind Chandra
PARTNER

Raj kishore mullik
Pranab Kumar Dash Gobind Chandra

DEVELOPMENT AGREEMENT

This deed of development agreement is made on this 12th day of April, 2022.

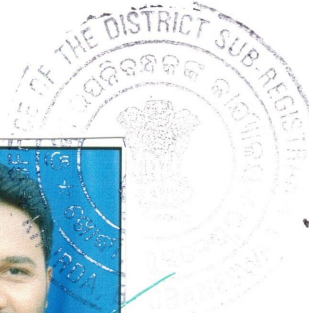
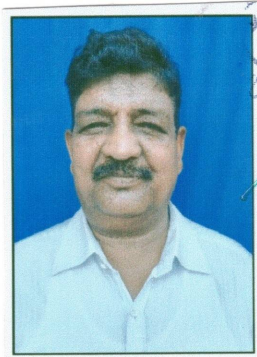
BETWEEN

(1) SRI SASWATA BANERJEE aged about 63 years, having Aadhaar No.6320 6734 6937, by profession - Retd. Serviceman, caste - Brahmin,
(2) SRI CHINMOY BANERJEE, aged about 55 years, having Aadhaar No.2072 2811 7480, by profession - Businessman, caste - Brahmin, both are sons of Late -Sisir Chandra Banerjee, both are residents of Plot No. F-8, Durga Mandap Lane, BJB Nagar, P.S. Badagada, Bhubaneswar, Dist - Khurda (Odisha) PIN-751014; Mobile No.9861059013(hereinafter called as the **1st Party/Owners** which expression shall mean and include their heirs, successors, assigns and representatives etc.) of the **FIRST PART**.

₹ 2,80,00,000



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CSS SJ HOMES
Subash Jena,
PARTNER



LTI ub
Gobind
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CSS SJ HOMES
Gobind Chandra R
PARTNER

Sawata Banerjee
Chinmay Banerjee

CSS SJ HOMES
Subash Jena,
PARTNER

CSS SJ HOMES
Gobind Chandra R
PARTNER

Roy Kishore mudi
Praneet Kher Domb

AND

M/S. CSS SJ HOMES, having its office at Plot No. 564, Vivekanand Marg, Bhubaneswar, Dist.-Khurda (Odisha) PIN-751002 (PAN-AAQFC3121L); represented by its Partners **SRI SUBASH JENA**, aged about 59 years, son of Late – Satyabadi Jena (Aadhaar No. 7681 7707 4715), by Caste: Khandayat, by profession: Business and **SRI GOBIND CHANDRA SINGH**, aged about 32 years, son of Sri Chandra Shekhar Singh, (Adhaar Card No. 3174 3431 4594), by Caste: Kshatriya, by Profession: Business; Mobile – 9337227966 (hereinafter called as the **2nd Party/Developers** which expression unless excluded by or repugnant to the context shall always deem and include their Partner, legal representatives, administrators, executors and assigns) of the **SECOND PART**.



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WHEREAS, the below mentioned property under G.A. Plot No.F-8, measuring an Area 111' X 150' in Mouza: Bhubaneswar Sahara Unit No.29 Buxi Jagbandhu Nagar, Bhubaneswar, District-Khurda, as per drawing No.C-3654 of G.A. Department under the Jurisdiction of District Sub-Registrar, Khurda at Bhubaneswar, originally Leased out by the G.A. Department in favour of Sisir Chandra Banerjee on lease basis vide registered Lease Deed No. 1618 & SI No.1730 dated 04/03/1967. And during last settlement operation said Sisir Chandra Banerjee had taken initiative before the settlement authority to correct the ROR in his name and after perusing all relevant documents and field enquiry the settlement officer had corrected the ROR in his name and accordingly issued settlement ROR bearing Khata No.325 in the year 1988. And said recorded tenant died since long leaving behind Saswata Banerjee and Chinmoy Banerjee as his legal heirs and successors in interest who inherited the entire estate of said Sisir Chandra Banerjee by way of inheritance which is evident from legal heir certificate issued by Concerned Tahasildar vide Misc. Certificate Case No.E-LHC/2020/88394.

And thereafter the above First Party had submitted an application before the concerned authority of G.A Department to convert the schedule land from lease hold to freehold and considering the application the concerned authority of G.A Department have executed a registered Conveyance Deed bearing Deed No.11082203056 dated 04/03/2022 executed in favour of the present First Party. By virtue of aforesaid registered Conveyance Deed the schedule property mentioned below became STHITIBAN in status and the present First Party are now became the sole and exclusive owners. And thereafter First Party have applied before concerned Tahasildar for correction of record of rights vide Mutation Case No.7885/2022 and after perusing all the relevant documents the concerned Tahasildar have issued Mutation ROR in their name bearing Khata No.66/320. Since then the present First Party are in peaceful possession over the same having all right, title and interest etc., and exercise various act of ownership thereover.

Saswata Banerjee
Chinmoy Banerjee

CSS SJ HOMES
Subash Jena
PARTNER
CSS SJ HOMES
Gopinath Chandra
PARTNER

Raj Kishore Muddi
Frome Kar Deung



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)-760000 ,, User Charges-655 ,Total 760655

Date: 12/04/2022

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 12/04/2022 by SASWATA BANERJEE , son/daughter/wife of LATE SISIR CHANDRA BANERJEE , of AT- PLOT NO.F-8, DURGA MANDAP LANE, BJB NAGAR, PS- BADAGADA, BBSR, DIST- KHORDHA , by caste General , profession Others and finger prints affixed.

Saswata Banerjee



Signature of Presenter / Date: 12/04/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SASWATA BANERJEE		 315283643	Saswata Banerjee	12-Apr-2022
CHINMOY BANERJEE		 315283644	Chinmoy Banerjee	12-Apr-2022

AND WHEREAS prior to execution the aforesaid Conveyance Deed there was an Agreement executed by and between the above named parties which was notarized before Notary Public Bhubaneswar on dated 09/04/2021 vide SL No.430 relating to develop the schedule land. And as per terms of aforesaid agreement the second party have rendered all the co-operation to the first party for conversion of the schedule land from lease hold to free hold and accordingly G.A Department have executed a conveyance dated in favour of first party vide deed No.11082203056 dated 04/03/2022. Since there is no registered agreement executed between the first party and second party as per their mutual agreed terms and conditions hence both parties now mutually decided to execute this register Development Agreement as per ORERA Act. Hence this deed being executed by and between the parties on the following terms and conditions.

That for the purpose of development of the said premises the 1st party have agreed to grant the exclusive rights of development of the said premises to 2nd party, for constructing new building based on the plan approved by B.D.A/B.M.C and guidelines issued by them on their behalf.

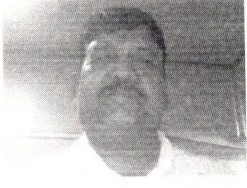



1. NOW THIS AGREEMENT WITNESSETH and it is agreed and declared by the parties hereto as follows:

- a) That the 1st party absolutely, possess and are otherwise well and sufficiently entitled to all that the said premises.
- b) That the said property is in the khas possession of the First Party and there is no tenants/trespassers and/or occupiers on the said premises.
- c) That none other than the 1st party have any claim right, title, interest and/or demand over and in respect of the said premises or any portion thereof.
- d) That in consideration of the 1st Party having agreed to grant the exclusive right of development of the said premises/scheduled property to the 2nd party as here in provided and relying upon the aforesaid representation and believing the same to be true and assign on the faith thereof the 2nd party has agreed to obtain the exclusive right of development of the scheduled property at its own cost and in consideration thereof and has agreed to allocate to the 1st party 50% upto 2 F.A.R and an additional 30% on any F.A.R purchased beyond it, if availed, out of the total construction area to be constructed/approved by the concerned Govt. agency proportionately on account of the scheduled plot. The 2nd Party prior to execution of this deed has already paid a sum of **Rs.99,80,000/- (Rupees Ninety Nine Lakh Eighty Thousand)** Only, from the company current bank account in Axis Bank, Kalpana Square Branch, Bhubaneswar, to the 1st Party through four cheques bearing cheque numbers (i)**261721** of

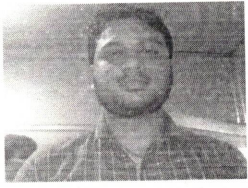

Saswati Basu
Chinmay Basu

CSS SJ HOMES
Subash Sena
PARTNER
CSS SJ HOMES
Gobind Chandra
PARTNER

Raj kishore mohali
Pranav Kumar

SUBASH JENA PARTNER OF MS CSS SJ HOMES		 243172169	<i>Subash Jena</i>	13-Apr-2022
GOBIND CHANDRA SINGH PARTNER OF MS CSS SJ HOMES		 243172173	<i>Gobind Chandra Singh</i>	13-Apr-2022

Identified by **RAJ KISHOR MUDULI** Son/Wife of **KAILAS MUDULI** of **BUDABAZAR, NIMAPADA, DIST- PURI** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RAJ KISHOR MUDULI		 42268800	<i>Raj Kishor muduli</i>	12-Apr-2022

Date: 12/04/2022

Signature of Registering officer *[Signature]*

Endorsement of certificate of registration under section 60

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

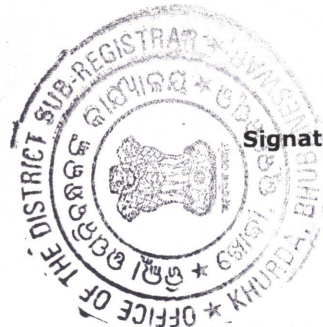
Book Number : 1 || Volume Number : 106

Document Number : 11082205417

For the year : 2022

Seal :

Date: 16/04/2022



Signature of Registering officer *[Signature]*

Rs.9,90,000/- (Rupees Nine Lakhs Ninety Thousand) Only &(ii)**261722** of Rs.40,00,000/- (Rupees Forty Lakhs) Only in the name of Saswata Banerjee and cheque numbers(iii)**261723** of Rs.9,90,000/- (Rupees Nine Lakhs Ninety Thousand) Only & (iv)**261724** of Rs.40,00,000/- (Rupees Forty Lakhs) only in the name of Chinmoy Banarjee, all dated 01.04.2021, as a security deposit. Out of which Rs.19,80,000/- (Rupees Nineteen Lakhs Eighty Thousand) Only shall remain non-refundable amount and the remaining Rs.80,00,000/- (Rupees Eighty Lakhs) only shall be refunded by 1st Party to 2nd Party through adjustment of sale proceeds of any completed Flat/Flats in the additional F.A.R/ or otherwise, belonging to the 1st part's portion- the sale of which has to be the sole responsibility of the 2nd party. Till such completion of this sale process, nothing will be payable on account of refund of the refundable amount by the 1st Party to the 2nd Party. Further, in the event of the project not being completed within 42 months from the date of approval of plan by the BDA, BMC, ORERA or any other competent authority, the entire security will be forfeited and this agreement will become null and void.

e) That the 2nd Party has carried out the freehold process on behalf of the 1st Party and has paid the required amount as per the order by the General Administration Department in order to get the scheduled property converted from leasehold status to freehold status. The amount spent for this by the 2nd party shall also be adjusted from the sale proceeds of completed Flat/Flats belonging to the portion of the 1st party, in the additional F.A.R or otherwise-the sale of which shall be the sole responsibility of the 2nd party. Till the completion of such sale process nothing will be payable on account of this by the 1st Party to the 2nd party.

f) That the 2nd Party shall pay the house rent to each member of the 1st Party for two big 3BHK, well-lit and well-ventilated Flats, with adequate parking space, conforming to the present living standards of the first party, situated within 1 km range of the scheduled premises, till the handover of completed portion of 1st Party's share of Flats to the 1st Party by the 2nd Party. Any escalation in rent over the period of stay shall be exclusively borne by the 2nd party.

g) That in addition to this, the 2nd Party shall bear the cost of shifting and other miscellaneous costs like society charges, security lump sum deposit charged by Flat Owners, if any, etc. to each of the two members of the 1st Party.

h) That two numbers of flats specifically belonging to the two members of the 1st Party shall be customized in design and taken proper care of by the 2nd Party at the time of finishing, i.e; premium quality of tiles, paints, sanitary fittings and modular kitchen shall be provided at the 2nd party's cost.

Saswata Banerjee
Chinmoy Banerjee

CSS SJ HOMES
Subash Prava
PARTNER

CSS SJ HOMES
Golab Chandra R
PARTNER

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2. TERMS AND CONDITIONS OF THE 2nd Party/DEVELOPER:

a) List of amenities to be provided in the Project with necessary provisions:

- i) Foundation R.C.C. Footing with framed structure.
- ii) Superstructure R.C.C framed structure with sound design & brick masonry walls.
- iii) Kitchen GRANITE Platform with built in sink glazed titles up 2'0" height over platform, vitrified flooring.
- iv) Flooring Vitrified flooring with 4"skirting.
- v) Doors Teak wood main door with eye peep and safety chain. Inside doors will be flush type with Salwood frame.
- vi) Windows UPVC sliding windows with M.S grill
- vii) Lighting Concealed wiring network.
- viii) Toilet Tile flooring, glazed tiles up to lintel height and geyser point in toilets.
- ix) Walls 9"exterior and 5" interior walls with fly ash bricks with weather coat paint on the exteriors and one coat of plaster of paris on the interior wall of flats, with 2 coat of plastic paint.

x) Lighting arrangement in the flat will be as follows:

	Points	Plugs
a) Living room	5	2
b) Dining room	3	2
c) Kitchen	3(One for power line)	2
d) Bed room	4	1
e) Balcony	1	1
f) Toilet	1	1
g) Calling bell	1	-
h) Ceiling fans and tube lights as required.		
i) AC Points in all Bed Rooms, Living Room & Dining Room.		
j) TV& Telephone Points in Drawing and all Bed Rooms.		

xi) Lift and Power-backup will be provided.

CSS SJ HOMES
 Subash Dima,
 PARTNER
 CSS SJ HOMES
 Gopinath Chakrabarti

Saswata Banerjee
 Chinmay Banerjee

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xii) Space for four-wheeler parking will be provided for each flat.
xiii) Necessary water supply pipelines and fixtures and fittings and sanitary installations will be provided in the toilets, bathrooms, kitchen, basins etc. The flats shall be constructed and completed in all respect including all water supply and sanitary installations including construction of septic tank/soak pits, sewerage lines as per approval plan and electric installations both interior and exterior for proper finished habitable condition as per sound engineering standards and practices. The 2nd party shall provide free maintenance to the building as well as to all installations with rectification of defects if pointed out any for six months from the date of handing over of the building without charging any extra cost to 1st party during occupation of the flats by the owners. But the service charges fixed as per requirement will have to be paid by the flat owners to the developer. In case the First Party retain the flats for personal use or rental purpose the charge for the same will be paid by them.

Saravata Banjara
Chinmay Banjara

b) That the party of the 1st part on completion of the building will proportionately bear the cost of maintenance of common areas like electricity and water charges, sweepers and watchman salary and other common Expenses which will be decided by all the flat owners after the formation of a cooperative society.

CSS SJ HOMES
Subash Dima,
PARTNER

CSS SJ HOMES
Gobind Chandra R
PARTNER

3) THE 1st PARTY HEREBY AGREED AND CONVENANT WITH THE DEVELOPER AS FOLLOWS:-

a) The 2nd Party shall be entitled to have a map or plan sanctioned in name of the 1st party by the B.D.A/BMC. They are also to carry out construction of the building and development works based on B.D.A./BMC sanction and approval of plan for the purpose and attend B.D.A/BMC and other offices if necessary for further compliance in this regard during the period of construction and maintenance without causing any sorts of inconvenience whatsoever to the First Party.

Raj Kishore Modi
Pranveer Domb



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b) The 2nd party shall be entitled to enter in to agreement for sale, transfer, alienation, charges, mortgage, and lease or take loan from financial institutions, banks or any other party in respect of the 2nd party share of flats excepting the first party's share of flats for which no further consent of the 1st party shall be required. The 2nd party as the constituted attorney of the 1st party shall sign and execute all such documents, deeds and instruments as the case may be. The 1st party shall not be liable financial or otherwise for any such act of the 2nd party. The 1st party shall not be responsible for any repayment of loan availed by the 2nd party.

Sawata Banerjee
Chinmay Banerjee

c) However, the 1st Party can advertise for sale of their portion of Flats simultaneously along with the 2nd Party. There should be no restrictive legal encumbrance/encumbrances, intentional or otherwise, by the 2nd Party for such an act.

4) IT HAS BEEN FURTHER AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS:-

a) The 1st Party or any person claiming to being them shall not ordinarily interfere with the quiet peaceful possession of the said premises by the 2nd Party excepting circumstances where contradiction or violations of the provisions of this agreement by the 2nd party is present.

CSS SJ HOMES
Subash Jena
PARTNER

CSS SJ HOMES
Gabriel. Chanchal
PARTNER

b) The 1st Party or any person claiming to being them shall not ordinarily interfere with the work on the said property being done by the 2nd party or any person authorized by them excepting circumstances where contradiction or violations of the provisions of this agreement has been done by the 2nd party. But the 1st party will be at liberty to inspect the ongoing construction at every stage till the completion in all respect.

Raj Kishore Mishra

Pranav Kaur Dandia

c) For the purpose of giving effect to this agreement the 1st party shall execute a registered General Power of Attorney in favour of the 2nd party, which shall remain in force till the 2nd party has sold their entire share of constructed area and within the limits of the authority aforesaid and the scope provided by this agreement.

d) The name of the structure to be constructed on the said plot will be decided by the both parties in consultation.



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e) The 2nd party has to complete the entire complex as per approved plan within a maximum period of 42 months from the date of sanctioning of the plan by the BDA/BMC, ORERA and other competent govt. agencies unless prevented by reason beyond the control of the 2nd party like earthquake, civil commotions, strikes riots and unwarranted litigation or unexpected technical constraints in which case another maximum six months will be allowed as grace period by the 1st party.

f) Any risk/responsibility and liabilities arising out of the occurrence of any accident causing damages, injury and loss of lives etc. to the labourers and/or other persons employed by the 2nd party in the constructions/developments works, as to be decided by the competent labour authorities as per workmen's compensation act etc. and the cost to make good of the same shall be ~~fully born~~ by the 2nd party at their cost without any charge to the 1st party. The 2nd party shall also remain fully responsible to carryout the construction work with meeting, complying all labour welfare provision as per Govt. rules in vogue while engaging laborers/persons in the project without burden/charge to the First Party whatsoever in the matter.

g) It is agreed by both the parties that all the applicable taxes including GST for the 1st Party's share of built up/~~super built up~~ space/area shall be borne and paid by 2nd Party.

h) 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.

i) All accounts between the parties shall be settled at the office of the developer resident of Plot No. 564, Vivekananda Marg, Bhubaneswar, Dist – Khurda (Odisha) PIN-751002.

j) That this deed of agreement has been prepared in two copies as Original and duplicate, the original copy will be retained by the 2nd Party and duplicate copy will be with the 1st Party.

Sagarwata Banerjee
Chairman Banerjee

CSS SJ HOMES

Subash Jena

PARTNER

CSS SJ HOMES

Gehard Choudhary

Roy'kishore mudi

Pranve Kan Dumb



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5) THE FIRST PARTY HAS FURTHER AGREED AS FOLLOWS:-

a) Not to sale, transfer or mortgage or change or encumber or alienate the said premises or any part thereof except the said premises allocated to them in this agreement.

b) Not to enter any agreement for development in respect of the said property with anybody else. As 1st party sign and execute any documents in future as lawfully required as per provisions of this agreement.

c) Not to do any act, deed or thing whereby the 2nd Party may be prevented from selling assigning and/or disposing of any of the 2nd party' allocated portion in the building or at the said premises.

d) The 1st party will be no way responsible for any other faulty construction of the building. The 2nd party shall remain responsible to rectify the defects/faults found if any in the construction, at their own cost and expenses.

e) The 1st party shall deliver the peaceful and vacant possession of the said premises to the 2nd party only when the plan for the new building is placed by 2nd party to BDA/ BMC for approval. All the previous stages like receipt of security by 1st party, conversion to freehold status, signing of Development Agreement, signing of General Power of Attorney, and making alternate accommodation arrangement for 1st party by 2nd party have to be completed to the full satisfaction of the 1st Party before the property can be handed over to the 2nd Party.

6) The 1st party shall submit the Original land documents under acknowledgement of receipt only if demanded by appropriate authority as per law.

7) The 2nd party shall pay the current charges for connections taken by them for construction purposes as demanded by the Electricity Department regularly at their responsibility with no charges to First Party.

8) The court at Bhubaneswar alone shall be have jurisdiction to entertain trials actions suits and proceedings arising out of this agreement.

SARWATI DASJEE
Chinmay Dasjee

CSS SJ HOMES
Subash Jena.
PARTNER
CSS SJ HOMES
Gobind. Chandra J.PARTNER

Raj kishore modali
Prerna Kar Dandya



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THE SCHEDULE ABOVE REFERRED TO:

District-Khurda, Ps: Bhubaneswar No.75, Tahasil: Bhubaneswar, Mouza- Bhubaneswar Sahara Unit No.29 **BUXI JAGABANDHU NAGAR**, Khata No.66/320, Plot No.419, Kissam : Gharabari-2, Area : Ac.0.380 decimals (full Plot), corresponding to settlement Khata No. 325, Plot No.419, Which corresponds to G.A. Plot No.-F-8, Drawing No.: C-3654, Area: 111' X 150'. The said plot marked in RED colour sketch map attached herewith.

BOUNDED BY:

North- 30 Ft. Road
South- Conservancy Lane
East- 40 Ft. Road
West- Plot No. 9-F

The valuation of schedule land as per bench mark valuation is **Rs.3,80,00,000/-** (Rupees three crore eighty lakhs) only and accordingly applicable stamp duty and registration fees hereby paid.

IN WITNESS WHEREOF, the parties here to subscribed their respective hands and respective signatures on the date first above written.

WITNESSES

1) Raj Kishore Mudali
S/o - Kailas Mudali
Budabazar, Nimapada
Puri - 752106

Sarwata Banerjee
Chiranjay Banerjee

2) Frame & car Drive
Area - 001 Grew
Gyandaj old area
Bhubaneswar

FIRST PARTY (Owners)

CSS SJ HOMES

Sushil Deka

PARTNER

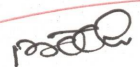
CSS SJ HOMES

Gobind Chandra D

PARTNER

SECONDPARTY (Developers)

The executants of this deed of agreement are my client. The terms and conditions of this agreement is drafted and typed by me according to their direction. The contents of this agreement was read over and explained to the executants and they being fully satisfied about the contents scribed their signatures hereto in my presence.


(Primal Kishore Mohali)
Advocate Bhubaneswar



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ମୌଜା : ଭୁବନେଶ୍ୱର ସହର ଯୁନିଟ ନଂ-29 ବକ୍ସିଜଗବନ୍ଧୁ ନଗର
 ଥାନା : ଭୁବନେଶ୍ୱର
 ଥାନା ନମ୍ବର : 75

ତହସିଲ : ଭୁବନେଶ୍ୱର
 ତହସିଲ ନମ୍ବର : 251
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ରାଂଶ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତ୍ରାଂଶ ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		325				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ଶିଶିର ଚନ୍ଦ୍ର ବାନାର୍ଜି ପି:ଶୁରେଶ ଚନ୍ଦ୍ର ବାନାର୍ଜି ଜା: ବ୍ରାହ୍ମଣ ବା: ଭଦ୍ରକ, ଥାନା- ଭଦ୍ରକ ଜିଲ୍ଲା - ବାଲେଶ୍ୱର				
3) ସ୍ୱତ୍ୱ	ପଟାଦାର					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		57.35			57.35	ପଟାର ସର୍ତ୍ତ ମୁତାବକ ବାର୍ଷିକ ଜମା ପ୍ରତି 25 ବର୍ଷରେ ବୃଦ୍ଧି କରାଯିବ ।
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ମୌଜା ର ନାମ : ଭୁବନେଶ୍ୱର ସହର ଯୁନିଟ ନମ୍ବର 29 ବକ୍ସିଜଗବନ୍ଧୁ ନଗର । ପଟାର ମିଆଦ ତା 04.03.67 ଠାରୁ 90 ବର୍ଷ ପର୍ଯ୍ୟନ୍ତ । ଏହି ଜମିର ସ୍ୱତ୍ୱ ଅଧିକାର ପଟାର ସର୍ତ୍ତ ଅନୁଯାୟୀ ନିୟନ୍ତ୍ରୀତ ହେବ ।				
BLANK SPACE FOR STAMPING						
ଅତିମ ପ୍ରକାଶନ ତାରିଖ - 30/03/1988						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ଖତିୟାନର କ୍ରମିକ ନଂ : 325

ମୌଜା : ଭୁବନେଶ୍ୱର ସହର ଯୁନିଟ ନଂ-29 ବକ୍ସିଜଗବନ୍ଧୁ ନଗର

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତ୍ତବ୍ୟ
			ଘ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
419 0	ଘରବାରୀ ଦୁଇ ✓	ବାରୀ	0	3800		
1 plot			0	3800		

ଖତିୟାନ

ମୌଜା : ଭୁବନେଶ୍ୱର ସହର ଯୁନିଟ ନଂ-29
ବନ୍ଧିତଗବନ୍ଧୁ ନଗର

ତହସିଲ : ଭୁବନେଶ୍ୱର

ଥାନା : ଭୁବନେଶ୍ୱର

ତହସିଲ ନମ୍ବର : 251

ଥାନା ନମ୍ବର : 75

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	ଓଡ଼ିଶା ସରକାର ଖୋର୍ଦ୍ଧା ନମ୍ବର 1
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୧) ଖତିୟାନର କ୍ରମିକ ନଂ	66/320
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୨) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	ଶାଶୁତ ବାନାର୍ଜୀ, ଚିନ୍ମୟ ବାନାର୍ଜୀ ପି: ଶିଶିର ଚନ୍ଦ୍ର ବାନାର୍ଜୀ ଜା: ବ୍ରାହ୍ମଣ ବା: ଭଦ୍ରକ, ଥାନା- ଭଦ୍ରକ, ଜିଲ୍ଲା - ଭଦ୍ରକ
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୩) ସ୍ୱତ୍ୱ	ପଟାଦାର
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୪) ଦେୟ	ଜଳକର	ଖଜଣା	ସେସ	ନିଷ୍କାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ	ମୋଟ	୫) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ

୬) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦାଖଲ ଖାରଜ କେଶ ନଂ 7885/2022 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 419 ରକବା ଏ 0.380 ଡି ପୁରାତନ ଖାତା ନଂ 325 ରୁ
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BLANK SPACE FOR STAMPING

ଅକ୍ତିମ ପ୍ରକାଶନ ତାରିଖ : 30/03/1988

ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :

ଖତିୟାନର କ୍ରମିକ ନଂ : 66/320		ମୌଜା : ଭୁବନେଶ୍ୱର ସହର ମୁନିସିପାଲିଟି ନଂ-29 ବହିଜଗବନ୍ଧୁ ନଗର			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା
ପୁସ୍ତକ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁସ୍ତକ ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା		ମଟ୍ରବ୍ୟ
			ଏକର	ଡ଼ି	
୭	୮	୯	୧୦	୧୧	୧୨
419	ଘରବାରୀ ଦୁଇ	ବାରୀ	0380	0.1538	
I ପୃଷ୍ଠ			0380	0.1538	

ay
Amrita

[Signature]
Computer
Assistant
BBSR, Tahasil

[Signature]
Additional Tahasildar
Bhubaneswar



Form No. 25
Nil Certificate Of Encumbrance On Property

18037
12.04.2024

Application No : 2021108015428
 Applicant Name : SASWATA BANERJEE
 Owner Name(as per application) : SISIR CHANDRA BANERJEE
 Certificate No. : EC1082021012333

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	B.J.B. NAGAR-75	325	419	380 Decimal/1000D =1Acre				
2	B.J.B. NAGAR-75	C-3654	419	380 Decimal/1000D =1Acre				
3	B.J.B. NAGAR-75	C-3654	BF	380 Decimal/1000D =1Acre				

I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for 13 years from 01-JAN-09 to 12-APR-21 for acts and encumbrances affecting the said property and that on such search no acts or encumbrance affecting and said property has been found.

Note :

- (1) If the properties have been described in registered documents in a manner different from the way in which the applicant has described them in the application the 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 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 Offices 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 : K...DA(BBSR)

Date : 12-APR-21

Digitally signed by SAMAL
PABITRA KUMAR
Date: 2021.04.12 17:10:43
+05:30



Chinmay Banerjee
Saswata Banerjee

Signature of Registering Officer