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From Prasad Kumar
p.m. on 30/1/2015
From on 30/1/2015

DISTRICT TREASURY
MADRAS
29 OCT 2015

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L1 Lok
Saroja
Kumari
Mohanty
JMK
notary

L1 Lok
Pramod
Kumar
Mallik
JMK
notary

Saroja Kumari Mohanty
02/11/2015

Pranav
02/11/2015

Managing Director

Saroja Kumari Mohanty.

Pramod

AGREEMENT

THIS AGREEMENT IS MADE AT BHUBANESWAR ON THIS 02nd DAY OF NOVEMBER 2015.

BY AND BETWEEN

SMT SAROJA KUMARI MOHANTY, aged about 67 years, W/o-Sri Rajani Kanta Mohanty, Karana by caste, resident of Plot No. 294 & 654(P), Jharapada, P.S-Laxmisagar, Bhubaneswar, Dist-Khurda, herein after called the "LAND OWNER" which expression shall unless repugnant to the context, shall mean and include her legal heirs, assignee and legal representatives, executors and successors etc) being the **FIRST PART:**

Premostan Barin
Pramod Kumar Mallik



AND

Sri Jagannath Promoters & Builders Pvt. Ltd, a company registered under the company's act 1956 located at Flat No-301 & 306, SriSudarsan Tower, Plot No-7, Saheed Nagar, Bhubaneswar, Dist-Khurda, being duly represented by it's Managing Director, **Sri Pradipta Kumar Biswasroy**, aged about 58 years, S/o Late Binod Bihari Biswasroy herein after referred to as BUILDER(which expression unless repugnant to the context shall mean and include its successors, assigns and representatives) being the party of **SECOND PART**.

WHEREAS the First Part, hereby declares that the total land in question measuring **Acs 0.191** was acquired by her vide RSD No-**323/16.01.70 and 8518/8.12.1972** and subsequently got it mutated in her name, morefully described in the schedule below.

AND WHEREAS, the owner had also constructed a pucca building with RCC roof, after being duly approved the plan by B.D.A, vide it's order No-BP/BA-484/83 thus, the owner has been possessing legally & also staying peacefully since then without any kind of intervention or Disputes, whatsoever.

AND WHEREAS, by virtue of the recitals above the parties of the **First Part** is absolutely seized and possessed her land extent as stated in the **Schedule** having all the legal right, title and interest in the same and is also fully competent enough to hold with or use the same in the manner she feel like and thus has evinced interest to negotiate & has also requested the 2nd part, a Developer by profession, for making the commercial development by constructing houses/apartments etc on her land.

AND WHEREAS the Second part has also accepted the offer of the 1st part i.e Land Owner for Developing on her land of **Acs 0.191 decimals** the proposed multi-storied building complex at it's own cost and expenses in accordance with the building plans to be approved and sanctioned by B.D.A. Bhubaneswar.

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02/11/2015

ref Sri Jagannath Promoters & Builders (P) Ltd
M.M.M
02/11/2015
Managing Director

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Pranav Kumar Mallik



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)-2000 ,, User Charges-230 ,Total 2230

Date: 02/12/2015

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the District Sub-Registrar KHURDA(BBSR) between the hours of 10:30 AM and 2:30 PM on the 02/12/2015 by SAROJA KUMARI MOHANTY, son/wife of RAJANI KANTA MOHANTY, of AT- PLOT NO- 294 AND 654(P), JHARAPADA, PS- LAXMISAGAR, BBSR, DIST- KHORDHA, by caste General, profession Others and finger prints affixed.

Saroja Kumari Mohanty

Signature of Presenter / Date: 02/12/2015



Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SAROJA KUMARI MOHANTY				02-Dec-2015

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


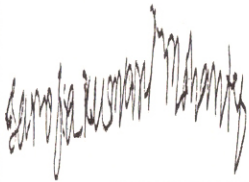


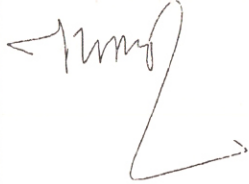
NOW THIS INDENTURE WITNESSTH AS FOLLOWS:

1. The First Part declares that she has an absolute and infeasible right, title, interest and peaceful Independent possession in respect of the schedule land & the building and thus also competent to confer and vest all rights, title, Interest & possession upon the party of the Second part i:e builder to develop housing project on her land extent without any restrictions and interventions by anybody.
That, it is implied & understood, that the entire expenditures on account of all such preparations of building plans, like fees & deposits on application for permission to B.D.A and obtaining of NOC from such other authorities etc shall only be borne by the party of the Second part.
2. It is mutually agreed between both the parties herein above that the construction work of the Proposed Apartment project shall only be commenced after receiving the approval of the project from B.D.A, as well as necessary all clearances/NOC's from such other concerned Local authorities as lawfully required.
3. The parties of the Second part shall construct and complete the total Apartment project in all respect without having any kind of deviations from the approved plan. The parties of the Second part further assure that the building shall be constructed adhering to all the principles of structural stability and shall use ISI certified building materials according to the availability in market.



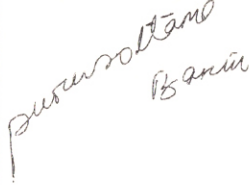
Saroja Karmari Mohanty

Sri Jagannath Promoters & Builders (P) Ltd
Managing Director

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Pranay Kumar Mallik

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PRADIPTA KUMAR BISWASROY MANAGING DIRECTOR OF SRI JAGANNATH PROMOTERS AND BUILDERS PVT.LTD		 240300639		02-Dec-2015

Identified by **PURUSOTTAM BARIK** Son/Wife of **LATE GOLEKHA BARIK** of **GARAGE CHHAK, BBSR, DIST-KHORDHA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PURUSOTTAM BARIK		 39969635		02-Dec-2015

Date: 02/12/2015


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 : 201

Document Number : 11081510473

For the year : 2015

Seal :




Signature of Registering officer

4. DEFINITIONS

- i. **Land/Property of the first part** for development of Housing Project shall mean, the property as stated in the schedule.
- ii. Land **Owners** shall here mean the **FIRST** part with her legal heirs, representatives, successors and assigns.
- iii. **Developer/Builder** shall mean **Sri Jagannath Promoters & Builders Pvt.Ltd**, a company registered under the company's act 1956 having its registered office located at Flat No-301 & 306, SriSudarsan Tower, Plot No-7, Saheed Nagar, Bhubaneswar, being duly represented by its Managing Director Sri Pradipta Kumar Biswasroy, S/o Late Binod Bihari Biswasroy, **being** the parties of the **Second part** and shall include its respective Directors, successors in office, executors, administrators and assigns.
- iv. **Common Facilities** shall mean and include open common spaces all around, the corridors, common passages, staircases, etc in the building Complex along with all plants-machineries like lifts, generators, pumps & motors, electric installations etc provided in the building Complex to be used & enjoyed in common with all the individual proposed owners of the Apartment Complex.
- v. **Building Plans** shall mean and include all the plans and or the revised plans as the case may be but having duly sanctioned by the Bhubaneswar Development Authority and/or by such other relevant authorities as may be required to sanction under the provisions of law.
- vi. **Residential Unit or Apartment** shall mean a portion in any of the floor(s) comprising facilities of living spaces and capable of being exclusively and independently used, occupied and possessed by an

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Sri Jagannath Promoters & Builders (P) Ltd

Pradipta Kumar Biswasroy
Managing Director

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Prerna Kumar Mallik

Date: 02/12/2015

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- owner/ purchaser or an occupier and shall also include a parking space whether covered or open within the Complex and earmarked for such a flat.
- vii. **Proposed Building Complex** shall mean and include all the apartments/residential units to be constructed on the said patch of land earmarked or may prepare project plan after joining any such neighboring land parcels of the respective owners as the case may be for development of a bigger apartment complex with all fittings, fixtures and such other facilities stand in common as prescribed or agreed upon by the Builder/Developer including the parking spaces provisioned there in.
- viii. **Technical Consultant:-** shall mean the principal architect, structural designer, PH, electrical and landscape designer etc being appointed by the Developer for the Proposed building complex at its own cost & expenses.
- ix. **Super built up area** shall always mean here in the carpet areas in all the rooms plus thickness of the relevant walls in the flat/flats together with a proportionate extent or a specific percentage of common areas and or service areas as shown in the plan to be determined by the developer after approval of the plan, and such a basis of determination is final and applicable to both the parties herein this deed.
- x. **Prescribed Specifications** shall mean all materials to be used shall be confirming to ISI standards only. Such details of materials & or facilities shall remain in common to all the Apartments in the proposed complex.
- xi. **Car Parking Space** shall mean the designated parking areas/units/spaces in the complex whether covered or uncovered intended for parking of four-wheel vehicles which are meant for the allottees of flats/units only.

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Managing Director

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5. Commencement :

- i. This agreement shall commence on and from 02nd day of November 2015.
- ii. **Possession** – The physical possession of the unencumbered land with the dilapidated old house of the First part as shown in the **Schedule** below has already been handed over to the **Second part / Developer** by way of a **General Power of Attorney** by first party in favour of the second party duly registered in the office of District Sub-Registrar, Bhubaneswar, vide GPA ID No. 1081510076 dated 02.11.2015. Hence this agreement is executed without delivery of possession.
- iii. The Second Part i.e Developer on the request & requirement of the First Part/Land owner has paid Rs.1,00,000/- (one lakh) as an advance money, towards **Nonrefundable security vide A/c payee CHQ No. 05396 dt. 02.10.2015 of Punjab National Bank, Bhubaneswar** to First part. That, the Second part has also agreed the receipt of the said amount on signing this deed of Collaboration Agreement and understood well that such an advance neither to be refunded nor to be adjusted in any manner.

Further, it is also mutually agreed between both the parties that the First part if requires additional advances in future from the party of the Second part, subsequent to this deed and during the subsistence of this agreement, shall be adjusted @Rs.1400/- Sft of SBA out of her allocated share of Built up space to be handed over. However such an additional payment of Advance is not a binding condition on the **Second part** but a discretionary of the developer/builder, whether capable to oblige the first part or not.

6. Construction:

- i. The land owner/first party prior to execution of this agreement has already placed at the complete disposal of the developer the physical possession of the schedule land with the existing old house vide duly registered Power of Attorney bearing No. 1081510076 dt. 02.11.15 and irrevocably assign and vest upon the

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Prof. Dr. Jagannath Promoters & Builders (P) Ltd
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developer the unfettered right to dismantle the old house, make the Land Area completely Structure free and to prepare and submit the necessary building plans to B.D.A and obtain the requisite permission, sanction and approvals for development by constructing the proposed building complex, which after commence should be completed within a period of **Thirty six** months from the date of obtaining necessary clearances from BDA and or such other local authorities as the case may be to "GO-AHEAD" with the construction work or within such extended period as may be mutually agreed upon between the parties.

- ii. **The** construction of the building complex shall be based on the prescribed specifications confirming to ISI code or civil engineering practices and shall be of good qualities in all respect. The owners shall have the right to inspect the progress of their share of Buildings at all reasonable times & during the working hours only after a due intimation to the Second part.
- iii. **The** Builders/Developers at their own cost and expenses may revise the plan if required or deemed necessary and apply for the approval / permission /sanction of the same. The building complex over the project land of parties of 1st part shall be constructed under the direct exclusive control, supervision and guidance of the Builders and/or their agents.
- iv. **The** Builders/developers shall construct the proposed building complex in a substantial and workman like manner in accordance with plans, specifications and elevation approved by the local development authority including any amendment, modification or variation or alteration to the said plans and specifications as are they approved by the relevant authority.
- v. **The** Builders shall comply with the requirements and requisites of the local development authority and/or other local authorities relating to the construction of the housing complex and shall obtain necessary clearances from the authorities concerned.

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7. Owner's obligation:-

The first part agree and covenant with the second part i:e developer as follows:

- i. **Not to enter into any agreements** or assign/vest power whatsoever with any third parties in respect of the said land or any portion thereof and shall ensure that the land is not subjected to any charges / encumbrances or litigations.
- ii. **The First Part,** is liable to exhibit the physical existence of the project land area at her own cost, tallying the land area already vested to the Developer by Regd GPA No ¹⁰ 1081510076 dt. 02.11.2015.
- iii. **Not to prevent the developer** in any manner from entering into any negotiations with the proposed intending purchasers, whosever may be, of flats/units for disposing of or transferring the developer's allocation/entitlement of built-up area as stated herein out of the total built up area to be obtained from the proposed extent of land extent in the project.
- iv. **Not to interfere or obstruct** in any manner the construction of the proposed building complex over the said land unless the developer violates the essential terms and conditions as agreed upon and stated in this agreement
- v. The First part shall at the request of the developer undertake to sign and execute further documents, affidavits, applications as may be felt necessary from time to time for completion of the exercise. The First part also undertakes to sign if required or felt necessary all the sale deeds/construction agreements etc. of the flat purchasers pertaining to the **Developer's share in the project.**
- vi. The land owner further admit and declares that she has already executed and registered a General power of Attorney in favour of the 2nd party prior to execution of this agreement vide ¹⁰ No 1081510076 dt. 02.11.15 for the purpose of giving effect to implement the various terms and conditions herein contained i:e in the case while

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- applying to B.D.A, B.M.C or to such authorities for obtaining relevant permissions and N.O.C s. or to execute Deed of Agreements for sale or sale deeds etc of the proposed purchasers of flats out of the finally obtained allocated share **of the Developer** only but not relating to **1st Part** in any manner.
- vii. To furnish copies of any further document(s) pertaining to the right, title & interest of the said land or may require to establish that the land is free from any charges or lien before or after Execution of this deed.
- viii. The First part further assures that the developer i.e. the Second Part shall always be entitled to deal with or dispose of in any manner including by way of an absolute sale subject to it's allocated 65% (Sixty Five) **Percent** of the super built up area to be obtained with reference to the approved **FAR**, relating to the land extent shown in **the Schedule below** in favour of any intending purchasers in the Building complex together with such proportionate undivided interest in the land as well as the Car parking spaces, but excepting the balance **35% (thirty five) Percent** of Super built-up area together with parking spaces which falls as per this agreement exclusively to the share of the land owner i.e. the First part. The calculation and basis of determination of the super built-up area shall be prepared exclusively by the party of the Second part, which they too have explained well in advance & prior to execution of this deed, to the First part, who also agrees to have understood clearly & agreed to abide by the same.
- ix. The **1st part** commit to indemnify, in every manner individually to the **2nd part** for any such loss arised out of any deficit in her right, title & interest in the said land and or out of the statements or covenants made in this deed.
- x. The First part has also agreed to adjust the refundable advance amount if any required or received during subsistence of this agreement **from** the second part against **her** proportionate share of (35%) **Percent** O/o

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Managing Director

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the total Built up space to be obtained from the approved plan at the mutually agreed rate of **Rs. 1400/- per Sft (Fourteen hundred)**. Thus precisely to say, after deducting the adjustable Super Built-up Area if any for the advances received O/o their proportionate 35% (thirty five)percent share of Built up Spaces, the balance built up space only in the form of Apartment/units shall be handed over to the the first part.

However, distribution or allotment of flats out of the final entitlement of built of spaces of the 1st part shall be as mutually decided among the parties.

8. The developers agree and undertake as follows:

- i) The construction of the proposed multi-storied building shall be commenced as soon as possible after obtaining the approval of the building plans from the B.D.A, Bhubaneswar and after obtaining all other mandatory clearances required from other local concerned authorities directing to Go-AHEAD with the construction work.
- ii) To complete the construction of the entire building within a period of **36 months** from the date of obtaining necessary final clearances from B.D.A and or such other local concerned authorities of Central or State Government to GO-AHEAD with the construction work or within such extended period as may be mutually agreed upon, by both the parties subject to force majeure conditions as prevails.

However, in case of failing, to deliver beyond such stipulated period as agreed upon the first part shall provide further a grace period of 180 days, beyond which the Second part has agreed to be liable to pay **@Rs.7000/- per 2 BHK & @ Rs.8000/- per 3 BHK per month** of delay uptill the actual handing over of the **entitled** units to the first part towards compensation.

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Managing Director

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- iii) The Builder/Developer further undertakes not to violate the building plans, conditions given in the permission / approval /sanction letter or any rule, regulations framed by the appropriate authority in respect of the construction of the said building complex.
- iv) The Builder further states that the proposed building shall be constructed under their direct supervision and shall comply with all the stipulations made by BDA and also shall conform to all the rules and regulations of the local authorities as may be applicable. The developer further state that they will make all efforts to complete the building within **36(Thirty six) months** as stated above unless prevented by any reason or circumstances beyond their control like non-availability of labour force, building materials, Court Orders, change required in the building plans etc, Which may affect the completion of the building or due to any other unforeseen circumstances.
- v) The Second part here by also undertakes that after approval of the building plan the Builder shall immediately issue allotment letter to the first part acknowledging them by executing & registering also an addendum of Agreement about her allotted total No. of flats towards her proportionate share of **35% (thirty five)Percent** after having made due deduction of the Built-up spaces adjusted against updated advance payment if any made. The total agreed share herein of the **1st part** is deemed to be the value of land used for the project by the second part. The specific nos of parking spaces in respect to the final allotment of flats shall only be intimated in due course & before the final handing over of the units, which is understood well by the **First part**.

9. Allocation of built-up space/constructed space:

- i) The First Part (Land owner) will be allocated **35% (thirty five)Percent** of total approved super built-up area together with four wheeler parking spaces, in lieu of the extent of land used in the project area. This shall

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Managing Director

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stand as the full and final entitlement/settlement of the land owner's land extent of **Acs 0.191 with the** dilapidated old building used **for** the project, and the First part shall not be entitled to any other settlements/entitlement. However, such proportionate share allotment is subject to the total adjustment of Super Built-up spaces required against the advance amount if any received during the agreement period at the mutually settled rate of **Rs.1400/- per Sft** of Built up space. Rest **65% (sixty five) Percent or more** of the relevant Super built-up areas with parking slots or as the case may arise shall fall to the share and entitlement of the Second Part and party of the Second part shall always be free to deal with it in any manner it so like including that of sale as per it's free will without any limitations or restrictions.

- ii) While allocating the final super built-up area being the entitlement of the 1st part after making due adjustment of the advance amount if any paid or required uptill the date of allocation by the Second part/Builder and in the process of converting such balance allocated super built-up area in the form of completed flats/units in the complex, if the total area of flats/units put together otherwise becomes either more or less, for which both the parties shall be liable accordingly to compensate the other part. Such compensation amount shall be determined by multiplying the differences of super built-up area with the settled rate of **Rs.1400/-sft**. Noteworthy, such differences of super built-up areas in the process of converting into flats shall not be made to vary **+/- Two Percent** of the finally determined allotted share of Built up space of the **1st part**.
- iii) Both the parties have mutually agreed that, the Second Part shall allocate the ready built Flats, in lieu of the final entitlement of shares within all the Floors, above the parking Floor or may think to accommodate the final total share of built up area in one or more exclusive **floors** as the case may be depending only on the convenience of the second part.

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Prasanna
Managing Director

Purnobhano Barin

Pranav Kumar Mallick

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10. Residuary terms:-

- i) It is agreed upon that any labour force / workman / technician engaged in the construction of the proposed multi-storied building by the developer shall be treated and deemed to be the employees of the developer. It is explicitly made clear that under no circumstances the land owners shall be treated or construed to be the employer of the aforesaid labourers / workmen / technicians to be engaged by the developer for construction of the proposed multi-storied building complex. Consequently, the landowner shall not be liable to pay any compensation to any such workmen, labourer or technician that may be engaged by the developer for construction of the complex. The developer shall be liable in respect of any dispute which may arise under the labour laws or under workmen compensation Act and if the Authority or the tribunal award, if any, shall be the liability of the developer to pay such compensation or the amount quantified in the Award/Order. The developer undertakes to indemnify by the land owner from any such liability.
- ii) The Second part or the Developer shall have the right to offer wherever necessary the project land and the construction raised there on, subject to limiting the final share percentage of total built up spaces entitled and or availed in due course of construction or after the construction towards co-lateral security before any financial institution for availing construction finance or a term loan. The parties of the First part agree to have no objection to such mortgages by the second part and agreed to execute relevant memorandum of title deeds, mortgage deeds or such other papers complied with the requirement of such financial institution on that score to effectuate the basic object of both the parties herein.
- iii) The builders/developers reserves the right to execute necessary sale deeds/lease deeds/mortgage deeds/rent deeds and any other deeds of conveyance in favor of any buyer/lessee directly or through the land owners/1st part as the developer deems fit but subject to it's respective entitled share, i.e.65% (sixty five)

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Percent of super built-up area with respect to the **schedule** land of the 1st part along with also such other built of spaces as may have availed by way of adjustment out of the total advance amount paid to the first part.

- iv) The developer shall be at liberty to appoint it's own contractors, staffs, supervisors, managers, engineers, to carry out the construction works and the Owners will not have any objection for the same.
- v) Total expenditure required towards all the external electrification, installation of transformer and such other expenses & deposits required for availing individual power supply to the flats etc will be borne proportionately with reference to respective final share of Built up spaces or units of both the parties.
- vi) The parties of the first part or their respective Apartment buyers shall & must become the members of the **Owner's welfare society or association** to be formed either by the builder or the flat owners themselves as the case may be in consonance with the provisions in the relevant Act. Necessary payments towards Non Refundable security deposit & Advance service charges etc as fixed by the developer in its scheme, and applicable for all the apartment Owners in the complex required for the said welfare Association shall also be made applicable to the share of flats of the parties of the first part.
- vii) That, the **Land** owner shall always be remain liable to any encumbrances, in respect of the said project land whether it is prior to or after the registered GPA and this Agreement without knowledge of party of the Second part. However the First part ensures with full confidence of having no encumbrances as on the date of this agreement and assured to keep the project land unencumbered in every manner and confidently affirm to have no other claimant whatsoever both from inside and outside the family.
- viii) **Both the Land Owner** and the Builder shall have the right to sue for specific performance of this contact/agreement or any supplementary contract for enforcement of this contract and suing party shall also have a right to recover cost and damages if any.

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Managing Director.

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- ix) **The 1st part shall be** liable to pay all taxes, charges, cess etc as applicable under the law by any Govt.in relation to her said land as well as the corresponding share of Super Built-up spaces availed as stated in this deed.
- x) **That the Land Owner** shall authorize the Builder/Developer or their nominee/nominees as her attorney/attorneys by executing necessary documents having duly registered for submitting the same with authorities and pursuing applications to various authorities for requisite permission, approvals, sanctions of building plans etc, in connection with the Development/Construction and completion of the proposed complex. All costs in this respect shall be borne by the Developer/Builder only. The Land lord is no way liable to bear.
- xi) **It is mutually agreed** between both the parties that the first part shall only sale her allotted flats to any intending purchasers after obtaining the physical possession of her share of units. However the First part herein assures about the due compliances of mandatory provisions in case of her flat buyers so far any deposits & or charges required to be paid to the Second Part in regard to the welfare society or such other related issues, meant for all the Co-owners of flats in the complex.
- xii) **All letters,** notices shall be issued to the First part 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 parties of First part.

11. ARBITRATION:

In case of any disputes or differences that may arise between the parties herein during the progress of or after construction or abandonment of the work, pertaining to the construction or any term or covenant spelt out in this contract or any clause there of or

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Shri Jagannath Promoters & Builders (P) Ltd

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Managing Director

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relating either to the said building work or any incidental and ancillary disputes/difference arising out of this contract or any other supplementary contract disputes relating to payment and nonpayment entitlement between the parties, etc except unilateral cancellation of this agreement by either party, shall be referred to an Arbitrator to be nominated by the owners (1st part) and the Builder/Developer (2nd part) jointly and acceptable to both whose decision shall be final and binding on both the parties.

12. JURISDICTION:-

Both the parties herein agree and undertake that any disputes between the parties relating to the interpretation of any of the terms and conditions stipulated in this agreement, the rights, obligations and entitlements flowing from this agreement or any dispute connected with the construction of the proposed building and/or any other incidental or ancillary dispute shall be subject to the jurisdiction of the competent Court at Bhubaneswar, alone.

SCHEDULE OF PROPERTY

Dist-Khurda, PS-Laxmisagar, Tahasil-Bhubaneswar, under the jurisdiction of District Sub-Registrar Khurda at Bhubaneswar, Mouza- Bhubaneswar Sahara Unit No.33 **JHARAPADA**, Khata No. **928/54**, Sthitiban, Plot No. **294**, Kissam : Gharabari, measuring Area **Ac.0.117** decimals (full Plot) and Plot No. **654**, Kissam : Gharabari, measuring Area **Ac.0.074** decimals (full Plot), in toto one Mouza, one Khata, two Plots, total area **Ac.0.191** decimals marked in red colour sketch map attached herewith

Bounded By

- E : Land of Mahendra Harichandan and others.
W : Road.
N : Land and Building of S. Rath.
S : Harapriya Apartment.

Saroja Kumar e Mohanty.

Sri Jagannath Promoters & Builders (P) Ltd

Manoj Kumar
Managing Director

Purnoo Kano Barua

Premee Kumar Mallik



✓

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

WITNESSES:

1) ~~Pranab Kumar Barua~~
~~S/o. Late Golam Barua~~
~~at House No. 001~~
~~Ground Floor~~
~~Gouri Garden~~
~~Phase-2~~
~~Old Town,~~
~~BBSR-2~~

~~Saroja keemar e Mohanty.~~
~~02/11/2015~~

~~Signature of the~~
~~FIRST PART~~

2) ~~Pranab Kumar Mallik~~
~~at House no. 001, Phase-1~~
~~Gouri Garden, Old town~~
~~Bhubaneswar.~~

~~Sri Jagannath Promoters & Builders (P) Ltd.~~
~~02/11/2015~~
~~Managing Director~~

~~Signature of the~~
~~SECOND PART~~

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

~~Tapas Ranjan Das~~
~~(Tapas Ranjan Das)~~
~~ADVOCATE, BBSR~~



**REGISTERED & TRUE COPY
FILED IN**

BOOK NO.

Volume No.

Pages.....TO.....

Being No.....

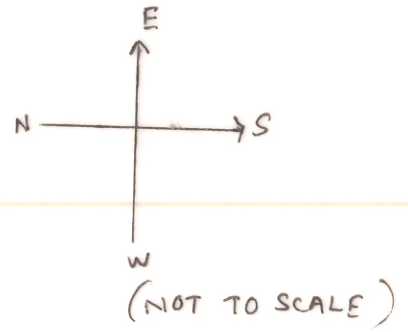
for the year 2015

108151111

Registering Officer

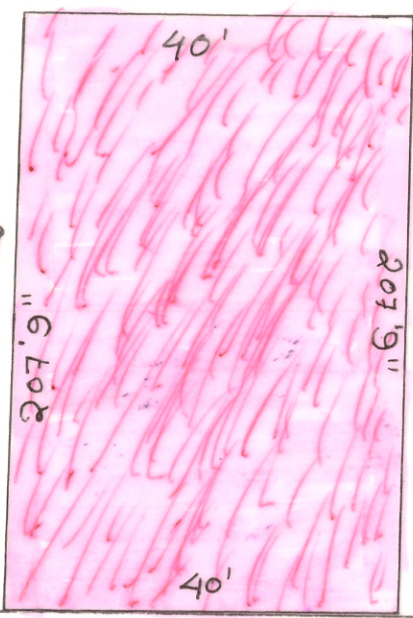
R. Subramanian

02-12-15



Land and Building
of Mahendra Harichandan

Land and Building
of Subhash Rath



Harapriya Apartment



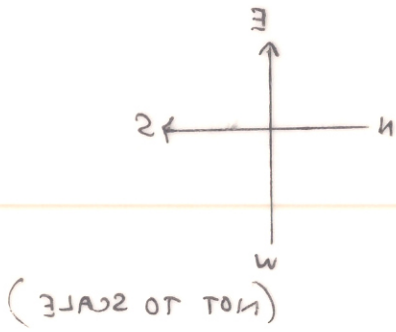
ROAD

MOUZA. Bhubaneswar Sahara Unit No. 33, JHARPADA
 KHATA No. 928/54
 PLOT No. 294 & 654
 EXTENT. Ac. 0.117 dec + Ac. 0.074 dec.
 TOTAL EXTENT. Ac. 0.191 dec ie. 8320 Sq. ft.

Jointly Owned by Jagannath Properties & Services (P) Ltd.

(Signature)
 Managing Director

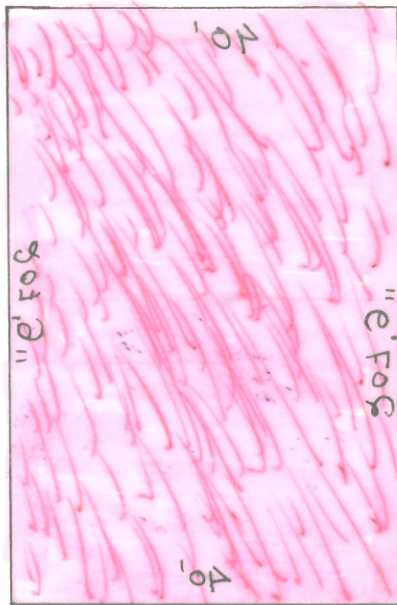
Sarajaxoxoxoximohanty.



Land and Building
of Mahendra Harichandan

Harshida Apartment

Land and Building
of Subash Rathi



ROAD



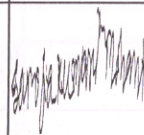
TOTAL EXTENT. Ac.0.191 dec in. 8350 sq. ft.
 EXTENT. Ac.0.117 dec + Ac.0.074 dec.
 Plot No. 251 & 254
 KATA No. 258/24
 MUSA. BMDPDMWOT 20909 Unit No. 33, THARADA

2024/01/10
 Director
 2024/01/10



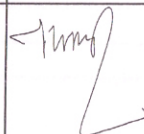
Registered Agreement Of Sale without Possession Deed

Nature of the Document : AGREEMENT OF SALE WITHOUT POSSESSION Volume Number : 211
 Date of Execution : 02/11/2015 Place of Execution : KHURDA(BBSR)
 Document Number : 11081510473 Registration Date : 02/12/2015

FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
SAROJA KUMARI MOHANTY			

SECOND PARTY DETAILS

Name	Photo	Thumb Impression	Signature
PRADIPTA KUMAR BISWASROY MANAGING DIRECTOR OF SRI JAGANNATH PROMOTERS AND BUILDERS PVT.LTD			



PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
2	KHURDA	JHARPADA-33	928/54	654	74Decimal	GHAR BARI	3833200	Not Available	Not Available

East	West	North	South	Property Transaction Details					
LAND OF MAHENDRA HARICHANDAN AND OTHERS	ROAD	LAND AND BUILDING OF S RATH	HARAPRIYA APARTMENT	AGREEMENT AREA AC.0.074DEC, TOTAL AREA AC.0.191DEC					
1	KHURDA	JHARPADA-33	928/54	294	117Decimal	GHAR BARI	6060600	Not Available	Not Available
East	West	North	South	Property Transaction Details					
LAND OF MAHENDRA HARICHANDAN AND OTHERS	ROAD	LAND AND BUILDING OF S RATH	HARAPRIYA APARTMENT	AGREEMENT AREA AC.0.117DEC					

IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession

PURUSOTTAM BARIK	LATE GOLEKHA BARIK	GARAGE CHHAK, BBSR, DIST-KHORDHA	Others
Name	Photo	Thumb Impression	Signature
PURUSOTTAM BARIK			<i>Purusottam Barik</i>
REMARK DETAILS			
Remark			
ok			

This is a Computer Generated Certificate

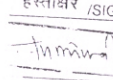



रशाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABEPB1418N

नाम /NAME
PRADIPTA KUMAR BISWASROY

पिता का नाम /FATHER'S NAME
BINOD BIHAR BISWASROY

जन्म तिथि /DATE OF BIRTH
20-09-1958

हस्ताक्षर /SIGNATURE



 आयकर आयुक्त, भुवनेश्वर
 COMMISSIONER OF INCOME-TAX, BHUBANESWAR

Pradipta

Pradipta


INDIAN UNION DRIVING LICENCE
ODISHA STATE FORM-7

Number : OD-0220130505747
 Name : PURUSOTTAMA BARIK
 S/D/W of : GOLAKHA BARIK
 Address : PLOT NO-143 NAGESWAR
 TANGI LEWIS ROAD
 BHUBANESWAR, KHURDA 0
 Issued on : 24-08-2013
 DoB : 01-06-1990 B.C. Oye

Is licence to drive

Vehicle Class	MCWG
Date of Issue	24-08-2013

Valid till (Transport)
 Valid till (Non-Transport) 23-08-2033

Signature of Licence Holder

Purusottama Barik
 F.K. Rout
 Issuing Authority
 OD-0220130000051

Purusottama Barik

Purush



ELECTION COMMISSION OF INDIA

ଭାରତୀୟ ନିର୍ବାଚନ କମିଶନ

IDENTITY CARD OR/09/050/280171

ପରିଚୟ ପତ୍ର



Elector's Name : Saroja Kumari Mahanti
ଭୋଟରଙ୍କ ନାମ : ସରୋଜା କୁମାରୀ ମହାନ୍ତି
Father's/Mother's/
Husband's Name : H - Rajanikant Mahanti
ପିତା/ମାତା/ସ୍ୱାମୀଙ୍କ ନାମ : ଶ୍ରୀ - ରଞ୍ଜନକାନ୍ତ ମହାନ୍ତି
Sex / ଲିଙ୍ଗ : Female ସ୍ତ୍ରୀ
Age as on 1.1.1994: 44
୧.୧.୧୯୯୪ ରେ ବୟସ : ୪୪

Saroja Kumari Mahanti

Address :
Vill./Ward : Unit-2
G.P./Town : Bhubaneswar Municipality
P.S. : Capital
Dist. : Khurda

ଠିକଣା :
ଗ୍ରାମ/ଓର୍ଡ : ୟୁନିଟ୍-୨
ଗ୍ରାମ/ସହର : ଭୁବନେଶ୍ୱର ମୁନିସିପାଲିଟି
ଥାନା : କ୍ୟାପିଟାଲ
ଡିସ୍ଟ୍ରିକ୍ଟ : ଖୋର୍ଦ୍ଧା

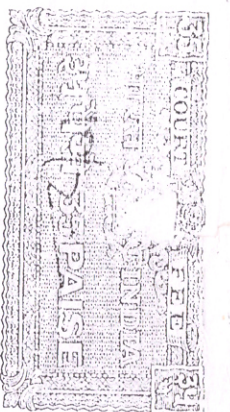
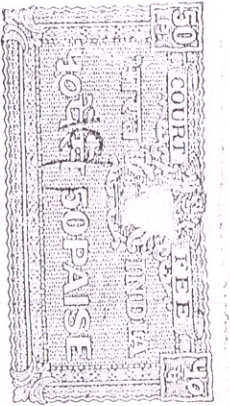
This card can be used as an Identity Card
under different Government Programmes.

ଏହି ପରିଚୟ ପତ୍ର ବିଭିନ୍ନ ସରକାରୀ ଯୋଜନାରେ
ପରିଚୟ ପତ୍ର ରୂପେ ବ୍ୟବହାର କରାଯାଇପାରିବ ।

Bhubaneswar
ଭୁବନେଶ୍ୱର
31/12/94
୩୧/୧୨/୯୪

Facsimile Signature of
Electoral Registration Officer
for Bhubaneswar A.C.
ଭୁବନେଶ୍ୱର
ବିଧାନସଭା ନିର୍ବାଚନ ମଣ୍ଡଳୀର ନିର୍ବାଚନ-
ଭେଟିଫିକ୍ସରଙ୍କ ଅଧିକାରୀଙ୍କ ଦସ୍ତଖତ

ଅଧିକାରୀଙ୍କ ଦସ୍ତଖତ



ମୌଜା ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ସୁମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ
 ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ
 ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ

ଜମାବନ୍ଦୀ ରେକର୍ଡର ବା କରବନ୍ଦି ନ ଥିବାର
 Jamabandi Register or continuous Khatain

କରବନ୍ଦି ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ
 କରବନ୍ଦି ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ
 କରବନ୍ଦି ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ

1	2	3	4		5	6	7	8	9	10	11	12	13	14	15	16	17
			ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ													
ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ	ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ

CERTIFIED TO BE TRUE COPY
 Mr. ...
 Head Clerk
 24/11/90

75, Act. I of 1972

ଖତିୟାନ

ମୌଜା : ଭୁବନେଶ୍ୱର ସହର ଯୁନିଟ ନଂ-33 ଝାରପଡ଼ା

ତହସିଲ : ଭୁବନେଶ୍ୱର

ଥାନା : ନିଉକ୍ୟାପିଟାଲ

ତହସିଲ ନମ୍ବର : 249

ଥାନା ନମ୍ବର : 77

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

କର୍ମିଦାରକ ନାମ ଓ ଖେତ୍ର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତ୍ର ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		928/54 ✓				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ସରୋଜ କୁମାରୀ ମହାନ୍ତି ସ୍ତ୍ରୀ :ରଜନୀକାନ୍ତ ମହାନ୍ତି ଜା: କରଣ ବା: କୁମାରପଡ଼ା ଥାନା: ନିମାପଡ଼ା				
3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		47.25	23.63		70.88	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ମୌଜା ର ନାମ : ଭୁବନେଶ୍ୱର ସହର ଯୁନିଟ ନମ୍ବର 33 ଝାରପଡ଼ା ।				
BLANK SPACE FOR STAMPING						
ଅତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଆର୍ଯ୍ୟ ତାରିଖ -						

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 02/11/2015 10:39:58 IP :10.172.0.71

Scan
only ✓

ଖତିୟାନର କ୍ରମିକ ନଂ : 928/54		ମୌଜା : ଭୁବନେଶ୍ୱର ସହର ଯୁକ୍ତିତ ନଂ-33 ଝାରପଡ଼ା			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
294	ଘରବାରୀ ଦୁଇ	ବାରୀ	0	117	ଦାଖଲ ଖାରଜ କେସ ନମ୍ବର, 4885/89 ହୁକୁମ ମୁତାବକ ଦାଖଲ, ଖାରଜ ଖାତା 81 ରୁ 1	
654	ଘରବାରୀ ଦୁଇ	ବାରୀ	0	074		
2 plots			0	191		

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 02/11/2015 10:40:21 IP :10.172.0.71