

27 FEB 2024

भारतीय गैर न्यायिक



Regd. No. 66AA 391297

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Affidavit-cum-Undertaking

I **Mr. SRIKANTA KUMAR MOHANTY**, aged about 40 years, Son of Ratnakar Mohanty, resident of Plot No.319, Nuagaon Municipality Road, Sisupalgarh, Bhubaneswar, District-Khordha, Odisha, do hereby solemnly affirm declare and clarify as under:-

1. That I am the Managing Director of M/s. GAJALAXMI CONSTRUCTION PVT LTD and authorised signatory in respect of the Project namely **GAJALAXMI DREAMS**, developed on Plot No.44 Khata No.377/926, Plot No.45 Khata No.377/817, Plot No.49 Khata No.377/265, Mouza-Kuha, Tahasil-Jatni, PS-Airfield, Dist-Khordha, PIN-751002. and the Bhubaneswar Development Authority BDA have approved a layout plan over the plots vide no-53409 on dated-05.12.2023.
2. That, as decided and ordered by the respected Authority in the Authority meeting held on dtd.26.02.2024 in ORERA Office, Bhubaneswar, the promoter M/s. GAJALAXMI CONSTRUCTION PVT LTD shall promote the project as Layout plan and sell only layout plots.
3. Further, as explained by the promoter before the Authority, the promoter shall not construct and sell duplex houses on his share of land.
4. That, the promoter shall construct duplex houses only over the land falling under Land Owner's share. The promoter shall construct 18Nos. of duplex houses in total (16 Nos. for PRAFULLA KUMAR SENAPATI & OTHERS and 2 Nos. for SABYASACHI SENAPATI) and handover to land owners.
5. Share of landowners:-

1. PRAFULLA KUMAR SENAPATI -4no of Duplexes over layout plot no-17,18,25,26
2. AKSHYA KUMAR SENAPATI -4no of Duplexes over layout plot no-15,16,27,28
3. BIJAYA KUMAR SENAPATI -4no of Duplexes over layout plot no -14,24,39,40
4. AJAYA KUMAR SENAPATI -4no of Duplexes over layout plot no -19,20,23,29

GAJALAXMI CONSTRUCTION PVT. LTD.
Srikanta Kumar Mohanty
Managing Director



5. SABYASACHI SENAPATI --2no of Duplexes over layout plot no 11.12

[Signature]
Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009

Above declaration clarifies that the share of the land owners complies with the approved plan, development agreement and share allocation agreement.

GAJALAXMI CONSTRUCTION PVT. LTD.

Sankanta K. Mohanty
Managing Director

Deponent

Verification

The contents of my above Affidavit cum-Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Bhubaneswar on this 27th day of February, 2024.

GAJALAXMI CONSTRUCTION PVT. LTD.

Sankanta K. Mohanty
Managing Director

Deponent

IDENTIFIED BY ME
[Signature]
ADVOCATE, BBSR

[Signature]

Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009



12 FEB 2024

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INDIA NON JUDICIAL

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Regd. No.-7791/2006
66AA 391294

AFFIDAVIT

I **Mr. SRIKANTA KUMAR MOHANTY**, aged about 40 years, Son of Ratnakar Mohanty, resident of Plot No.319, Nuagaon Municipality Road, Sisupalgarh, Bhubaneswar, District-Khordha, Odisha, do hereby solemnly affirm declare and clarify as under:-

1. That I am the Managing Director of M/s. GAJALAXMI CONSTRUCTION PVT LTD, having its office At- Nuagaon Municipality Road Nathapur, PS-Dhauri, PO- Sisupalagarh, Bhubaneswar, Odisha, India, 751002.
2. That I am the Authorised signatory in respect of the Project namely **GAJALAXMI DREAMS**, developed on Plot No.44 Khata No.377/926, Plot No.45 Khata No.377/817, Plot No.49 Khata No.377/265, Mouza-Kuha, Tahasil-Jatni, PS-Airfield, Dist-Khordha, PIN-751002.
3. That as per the development agreement executed on dtd.**23.08.2023** vide Document No.**11122305052**, the share of the land owner (**Sabyasachi Senapati**) is **2 Nos.** of **1200 Sqft** sub-plots with duplex houses constructed over those two sub-plots.
4. That, subsequently the land owner demanded 2 sub-plots with an area of **1513 Sq.ft. &1305 Sq.ft** instead of 2 sub-plots of 1200 Sq.ft. each. Further, the promoter and the land owner mutually agreed upon it and decided that 2 Nos. of sub-plots of **1513 Sq.ft. &1305 Sq.ft** will be given to the Land Owner and same has been mentioned in the Share Allocation Agreement.

Above declaration clarifies that the share of the land owners complies with the approved plan, development agreement and share allocation agreement.

GAJALAXMI CONSTRUCTION PVT. LTD.

Srikanta K. Mohanty
Deponent
Managing Director



Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009

[Handwritten Signature]

Verification

The contents of my above Affidavit cum-Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Bhubaneswar on this 12th day of February, 2024.

GAJALAXMI CONSTRUCTION PVT. LTD.

[Handwritten Signature]

Managing Director

Deponent

Sabyasachi Sinapati

[Handwritten Signature]

erial has

IDENTIFIED BY ME

[Handwritten Signature]
ADVOCATE BBSR

Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009



5H11



Sabyasachi Suripati

SIGNATURE OF PURCHASER



EC VERIFIED & CLEARED



Sabyasachi Senapati

L.T.O. of
Sabyasachi Senapati
23.08.2023



Gajalaxmi Construction Pvt. Ltd.

Srikanth K. Mohanty

Managing Director

L.T.O. of
Srikanth K. Mohanty
23.08.2023



Sabyasachi Senapati

Gajalaxmi Construction Pvt. Ltd.
Srikanth K. Mohanty
Managing Director

AGREEMENT FOR DEVELOPMENT OF LAND

This Agreement is made on this 23rd day of August 2023 at Jatni.

BETWEEN

SRI SBYASACHI SENAPATI, aged about 38 years Son of Sri Sarangadhar Senapati, by Profession-Business, by Caste-Brahmin, resident of At/P.O-Kuha, P.S-Air Field, Bhubaneswar-751002, Dist-Khurda, Odisha, **PAN:DCMPS6492B, Aadhaar No.412682027498, Mobile No.9437925958** (hereinafter referred and called as the land owners/First party) which express unless repugnant to the subject or context shall mean and include his legal heirs, successors, executants, administrators & assigns of the **FIRST PART**.

AND

M/S GAJALAXMI CONSTRUCTION PVT. LTD, a Company, having CIN:U45200OR2012PTC015617 and Regd. Office at Plot

Sabyasachi Senapati

SRIKANTH MOHANTY

No.319, Nuagaon Municipality Road, Bhubaneswar-751002, Dist-Khurda, Odisha, PAN:AAECG7941B, represented through its Managing Director **SRI SRIKANTA KUMAR MOHANTY**, aged about 43 years, Son of Sri Ratnakar Mohanty, by Profession-Business, Aadhaar No:965396839095, Mobile No.9338216998. (hereinafter referred to as the Builder/Developer/Second Party) which express unless repugnant to the subject or context shall mean and include its Executors/Directors/legal representatives, heirs, successors, executants, administrators & assignees of the SECOND PART.

WHEREAS, the above named 1st Party is the absolute owner of the property mentioned in the Schedule below, having purchased the same from Smt Manorama Acharya through Regd. Sale Deed No.11122200898 dt.15.02.2022 and from Sri Baishnab Charan Senapati through Regd. Sale Deed No.11122300621 dt.30.01.2023, both are registered in the office of Sub-Registrar, Jatni and since then the 1st Party is in peaceful possession of the same with all right, title, interest thereon and except the 1st Party, there are no other claimants in respect of the Property.

AND WHEREAS, the 1st Party is in possession in respect of his purchased property, got his purchased property mutated/recorded in his name vide Mutation Case No.1878/2022 and Mutation Case No.1685/2023 and obtained "PATTA" thereof vide Khata No.377/817, Plot No.45, Area Ac0.230 decimals, Kisam-Gharabari, Status-Stitiban and Khata No.377/926, Chaka No.28, Plot No.44, Area Ac0.105 decimals of Mouza-Kuha and got the property under Khata No.377/926 from Agricultural use to Residential use vide OLR 8(A) Case No.5315/2023.

AND WHEREAS, the 1st Party has been paying the land revenue to the Govt. through Tahasildar, Jatni regularly and obtained receipts thereof.

AND WHEREAS, the 1st party, being the sole, lawful & absolute bonafide owner in possession with full right, title & interest over the property, which is fully described in the schedule below and referred to as the schedule of property and as such the 1st party is

Sahyadeo Sengupta

Gopalakand Construction Pvt. Ltd.

Srikantha K. Mohanty
Managing Director

Smt Manorama Acharya

JEETA MANORAMA Acharya

fully competent and has full and unfettered power to execute this Deed of Memorandum of Agreement.

AND WEHREAS, the party of the first part has been nourishing a desire to construct and execute a housing complex consisting of independent Simplex/duplex houses along with any other structures, over the land in accordance with the lay out/building plans to be approved and sanctioned by the concerned Development Authority. But due to financial difficulties, the party of the first part became unable to do the same and they has an offer to the second party, for development of the proposed housing project, who are engaged in the field of real estate. The party of the Second part has accepted the offer and agreed to construct and execute the proposed independent duplex houses at its own cost in accordance with the building plans to be approved and sanctioned by the concerned development authority and pursuant to this, several terms and conditions have been mutually agreed upon by and between the parties and with a view to avoid any future complications between the parties, the parties hereby agreed to reduce such terms and conditions in writing.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS: -

- 1) The party of the first part declares that he has an absolute and indefeasible rights, title and interest in respect of the land in question as set out in the schedule and he is competent to deal with the land without any restrictions whatsoever. He further state that he has the absolute authority and competency to confer and vest rights upon the party of the Second part to undertake development of the land in accordance with the building plans to be sanctioned and approved by the concerned development authority and such building plans shall be prepared by qualified Architects keeping in view the building norms, guidelines and parameters envisaged in the regulations of such development authority.
- 2) It is mutually agreed between both the parties, that the construction work of the proposed housing project shall

Sobhasachar Suresh

Galearml Construction Pvt. Ltd.

Sobhasachar Suresh
Managing Director

Saty Ranjan Sengupta

Saty Ranjan Sengupta

commence only after approval of the building plan and obtaining all the clearances/NOC's from the local authority/PHD and any other agencies required as per the conditions of the approval letter of the concerned development authority.

- 3) The party of the second part or any of its associate or sister concern or Joint Venture Company shall construct the proposed housing project, strictly in accordance with the building plans to be sanctioned by the development authority and shall not make any deviations from the approved plan or construct any unauthorized units. The party of the second part assures that the building shall be constructed in accordance with the approved plans and maintain the quality of construction as well as structural stability.

4) DEFINITONS:

Unless in these presents there is anything inconsistent therewith:

- i) Land shall mean the land as described in the scheduled appended here to and more fully delineated in the attached rough sketch map forming a part of this document.
- ii) Proposed housing project shall mean the duplex houses to be constructed and executed over the said land.
- iii) Land owner shall mean, the party of the first part mentioned above and includes his heirs, successors, legal representatives and assigns.
- iv) Developers shall mean **M/S GAJALAXMI CONSTRUCTION PVT LTD**, includes its Executors, Directors, the legal representatives and assignees.
- v) Common facilities shall mean and include all the common areas earmarked in the housing project as per the approved plans like passages, 24hours water supply with tanks, Community Hall, common utility areas, Transformer and other common facilities and amenities which may be provided by the developer in the duplex project.

Sobhaswadi Senapati

Gajalaxmi Construction Pvt. Ltd.

Representative by Mr. Chandy
Managing Director

Dr. Jyoti Kulkarni Senapati

Dr. Jyoti Kulkarni Senapati

- vi) Building plans shall mean the approved and sanctioned building plans, elevations, designs, specifications as sanctioned and approved by the development authority and also includes any revised plans modifying the original approved plan.
- vii) Architect shall mean the principal architect-cum-project consultant appointed by the Developer for the proposed Duplex project.
- viii) units mean a self contained duplex house for residential accommodation only.
- ix) super built up area shall mean the plinth area of the duplex, together with proportionate extent of common areas and service areas as may be decided and fixed by the developers and the determination of which is final.

5) BEGINNING

- A) This agreement shall come into force from the date of its execution but the same is valid for a period of 3 (three) years from the date of project registration certificate issued by ORERA, Bhubaneswar.
- B) Possession-Physical possession of the vacant schedule land is handed over by the land owners on the date of execution of this agreement.
- C) All the Original documents relating to the title of the schedule land are also handed over to the developer today i.e. on the date of commencement of the agreement and execution of power of attorney.

6) CONSTRUCTION:

- a) That the Developer/builders agree to develop the said land at its own cost/risk and expenses and with its own resources as per the approved building plans. The owners agrees, in accordance with this agreement to place at the complete disposal of the builder the physical possession of the said land for construction of the Duplex house as per the approved plan of the concerned authorities and finish

Sabyasachi Suroyati
 Gayatri Construction Pvt. Ltd.
 Sr. Architect
 Managing Director

Lotje Ranim Senapati
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the same in schedule time period of 3 (Three) years, from the date of project Registration Certificate issued by ORERA, Bhubaneswar.

- b) That the building plans will be in accordance with rules and regulations laid down by the local development authority. The building(s) shall be of good construction as per approved plan of the local development authority.
- c) The builder at their own cost and expenses shall revise and apply to the local development authority for approval/permission/sanction of the building plan if required to enable them to construct/erect the Duplex houses over the said land in accordance with the zonal plans and regulation in force for the said area. The builder may make or agree to make such variation in the designs or plans as may be required or considered by them desirable or necessary subject to due approval of the concerned authorities.
- d) The developers shall construct the duplex houses in a substantial and workman like manner in accordance with the 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 approved by the said authority which may be made by the developers.
- e) The construction of the Duplex houses shall be based on the prescribed specification confirming to ISI code or civil engineering and shall be good of quality in all respect.
- f) That the developer is free to change/alter and modify the approved plan for the betterment of the project within the sanctioned built-up area, without changing/extending the period of completion.
- g) The Duplex project over the said land shall be constructed under the direct control, supervision and guidance of the developers and / or their agents.

Sabyasachi Senapati

Capitalaxmi Construction Pvt. Ltd.
Sabyasachi Senapati
Managing Director

Satyajit Ranjan Senapati

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that the land is not subjected to any sell, Gift, mortgage, equitable mortgage, charge or encumbrances.

- d) The party of the first part hereby confers and vests absolute right and authority upon the developer to commence, carry on and complete the construction of the duplex houses in accordance with the approval/sanction accorded by the concerned development authority. The land owners agreed and undertake to extend all cooperation and to sign necessary applications as may be required in connection with such submission of building plans for obtaining approval and sanction from the development authority.
- e) The party of the first part shall at the request of the developer undertake to sign and execute further documents, affidavits, applications as may be necessary from time to time for completion of the exercise.
- f) The land owner also executed an irrevocable power of attorney in favour of the Party of the Second Part for the purpose of giving effect to implement the various terms and conditions here in contained, more specifically to execute sale deeds in favour of the proposed purchasers in respect of the builders/Developers share and the same will not be revoked by the 1st Party.
- 8) The developer agreed and undertake as follows: -
 - a) The construction of the proposed duplex houses shall be commenced as soon as possible after obtaining the approval and sanction of the building plans from the concerned development authority as well as clearances from the statutory authorities to go ahead with the construction work.
 - b) To complete the construction of the entire duplex houses within a period of 3 (Three) years from the date of project registration certificate issued by ORERA, Bhubaneswar or within such extended period as may be mutually agreed upon, subject to the force major conditions.

Sabyasachi Senapati

Gokulnath Construction Pvt. Ltd.
Sabyasachi Senapati
Managing Director

Satyajit Parison Senapati

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- c) The developer further undertake 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 duplex houses.
- d) The developer further state that the proposed building shall be constructed under their direct supervision and shall comply with all the stipulations made by the development authorities/ORERA, Bhubaneswar 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 complete the duplex project within 3 (Three) years as stated above unless prevented by any reason or circumstances beyond their control like non-change in building or any other unforeseen circumstances.
9. Allocation of built-up space / constructed space.
 The party of the first part (land owners) will be allocated two numbers of duplex houses (having plot area of 1200 Sqft each and built up area of 1800 Sqft each) exclusively over Revenue Plot No.45 of Mouza-Kuha and the Developer, party of the 2nd part shall entitle to get all other duplex houses, in the said housing project, along with the land to be utilized for common purpose i.e. Road, transformer, soak pit, drainage etc, swimming pool, club houses etc,. The allotment of specific lay out plots/Sub plots/Duplex houses will be made on approval of lay out/sub plots/building plans by the concerned development authority, as applicable, on execution of an allocation agreement between the land owner and the Developer. It is also agreed by the Developer, that they shall construct the Duplex buildings in the housing project simultaneously including the Duplex houses earmarked against the share of the landowner.

Sabyasachi Samanta

Gajapati Construction Pvt. Ltd.
 Sr. Consultant for Property
 Managing Director

Srija Ranjan Senapati

GEETA RATNA DAS

- 10) That, it is agreed by the parties, that the 2nd party/Developer shall pay a sum of Rs.28,00,000/- (Rupees Twenty eight lakh only) as non refundable security money to the 1st Part/land owner i.e. Rs.1,00,000/- before the execution of this agreement and the balance amount of Rs.27,00,000/- to be paid by the 2nd Part to the 1st Part, within a period of one year from the date of execution of this agreement.
- 11) That it is agreed by the parties, if the builder/Developer will fails to deliver/handover the possession of the duplex houses, allotted against the land owners in due time (as per clause No.8 (sub Clause-b), then the builder/developer shall make payment the house rent of the allotted houses to the 1st Party/Land owner as per rent prevailed in the locality.
- 11) Residuary terms
- a) It is agreed upon that any labour force/workman/technician engaged in the construction of the proposed housing complex by the developers shall be treated and deemed to be the employees of the developers. It is explicitly made clear that under no circumstances the land owners shall be treated or considered to be the employers of the aforesaid labours/workmen/technician to be engaged by the developers for construction of the proposed housing complex. Consequently, the land owners shall not be liable to pay any compensation to any such workmen, labour or technician that may be engaged by the developer and 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 awards, if any, shall be the liability of the developers to pay such compensation or the amount quantified in the Award/order. The developers undertake to indemnify by the land owners from any such liability.

Sabyasachi Senapati

Gajapati Construction Pvt. Ltd.
Sabyasachi Senapati
Managing Director

Sabyasachi Senapati

Sabyasachi Senapati

paid by prospective purchasers/land owners against their respective duplex houses.

- f) That, the Developers shall have the right to receive any earnest money/full amount from the intending purchasers/buyers and / or to grant receipts, execute such deeds/documents as may be deemed necessary and present the same for registration before the concerned Registering authority.
- g) Without prejudice to the rights and interest of the Owner (party of the first part), the Owner hereby executed power of attorney in favour of the developer (party of the second part) and sign necessary documents, letters which may be required for carrying out the construction of the proposed housing project and to render all help and assistance to the Developer to facilitate the construction of the proposed housing project on the said plot of land mentioned in the schedule below.
- h) That the owner shall remain liable to Encumbrance/Liabilities arising after the date of agreement in relation to the land in question, over which the proposed housing project to be constructed.
- i) Both the owners and the Developers shall have the right to sue for specific performance of this contract / agreement or any supplementary contract for enforcement of this contract and suing party shall also have a right to recover cost and damages if any.
- j) That, the owner authorized the Builder/Developer as his/her/their attorney/attorneys by executing documents duly registered for submitting and pursuing applications to various authorities for requisite permission, approvals, sanctions of building plans, sale, transfer etc. in connection with the Development/Construction and completion of the purposed duplex project. All costs in this respect shall be borne by the Developer/Builder.

Sabyasachi Senapati

Sabyasachi Senapati
Sabyasachi Construction Pvt. Ltd.
Managing Director

Bitoye Ranjan Senapati

Bitoye Ranjan Senapati
Managing Director

- k) All letters, notices shall be issued to the parties and dispatched under registered post and the address furnished in this agreement will be sufficient proof of dispatch of the same to the other part.
- l) All accounts between the parties shall be settled at the office of the developer.

13) Miscellaneous

The name of the proposed housing project shall be selected later on mutually decided by both the parties.

14) ARBITRATION:

In case of any dispute or difference that arises between the parties during the progress of construction work, pertaining to the construction or any term or covenant spelt out in this contract or any clause thereof relating either to the said building work at any incident and ancillary disputes/difference arising out of this contract or any other supplementary contract disputes relating to payment/non-payment, entitlement/non entitlement, shall be referred to an Arbitrator to be nominated by the owners (1st party) and the Builder/Developer (2nd Party) jointly.

15) JURISDICTION

The parties agrees and undertake that any dispute between the parties relating to the interpretation of any of the terms and conditions and stipulated in this agreement, the rights, obligations and entitlements flowing from this agreement or any dispute connected with the construction of the proposed housing project and or any other incidental or ancillary dispute shall be subject to the jurisdiction of the competent Court at Bhubaneswar.

- 16) That this Agreement com MOU is prepared in duplicate (Two) copies and both copies will be treated as Original for all purpose.

Sabyasachi Suresh

Gopalnand Construction Pvt. Ltd.
Sreekanth K. Mohanty
Managing Director

Suby Ranjan Senapati

DEBA RAJAYAN DAS
DAS

SCHEDULE OF PROPERTY

Dist-Khurda, Tahasil-Jatni, P.S-Bhubaneswar, P.S.No.51,
Hal P.S-Air Field, under the Jurisdiction of Sub-Registrar, Jatni
MOUZA-KUHA, Khata No.377/817 (Three hundred seventy
seven/Eight hundred seventeen), Plot No.45 (Forty five), Area
Ac0.230 Decimals (Two hundred thirty decimals), Kisam-
Gharabari (Vacant land), Full Plot, Status-Stitiban. Annual rent
Rs.64.00 paisa.

AND

Khata No.377/926 (Three hundred seventy seven/Nine
hundred twenty six), Plot No.44 (Forty four), Area Ac0.105
Decimals (One hundred five decimals), Kisam-Gharabari
(Vacant land) Full Plot, Status-Stitiban. Annual rent Rs.32.00
paisa.

Total One Mouza, two Khata, two Plots and total Area Ac0.335
decimals (Three hundred thirty five decimals).

Stamp duty paid on Rs.63,65,000/- (Rupees Sixty three lakh
Sixty five thousand only) as per Bench mark value, for valuation
purpose.

SPECIFICATION

Structure:

- * RCC frame structure of M20 grade
- * Cement concrete using standard size metal in 1:4:8 Prop. for
base of the column footing and below the flooring.

Sabyasachi Sarapat.

Gajapati Construction Pvt. Ltd.
Subkanta K. Mohanty
Managing Director

Subkanta Sarapat

Subkanta Sarapat

- * All outside plastering in (1:6) prop. with good finish and all inside wall plastering in (1:6) prop and ceiling plastering (1:4) prop.
- * All Bricks walls with 1st class kiln/concrete bricks in cement mortar of 1:6 prop for 9" or 8" thickness all outside walls and 1:4 prop. for 5" thickness all internal walls.
- * Cement of the reputed make like Novuco, L & T, Konark, ACC/JSW etc. or other equivalent make.
- * Steel materials like rod etc. of the reputed make like sel/Vizag/Smc majboot/SRMB, Scan etc. or of any reputed company.

DOORS

- * Door frame: Sal/asan wood doors, flush doors of reputed make/wood frame decorative laminated.
- * Door fittings: standard hardware firings/main entrance door should be of teakwood.

WINDOWS

- * Aluminum / UPVC / MS of reputed make (NCL, Fenesta, Jindal, Poly wood) or equivalent with Ms grills.
- * Inclusive of pin headed / tinted glass.

FLOORING

- * Toilets : Antiskid tiles / marble of reputed make
- * Other rooms : Marbles / vitrified titles of reputed makes.

TOILETS

- * Wall : Ceramic files upto 7' height
- * Floor : Antiskid ceramic title of reputed makes.
- * Fittings : Sanitary and C.P. fittings or reputed make (CP firings are of Cera/hindware/Marc/equivalent)
- * Attached Toilet : European W.C. of (Hindware / parryware /cera equivalent)

Sabyasachi Sanyal

Gopalnand Construction Pvt. Ltd.
Sachin Kumar Singh
Managing Director

Satyajit Senapati

Debasmita Senapati



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)-127300 ,, User Charges-745 ,Total 128045

Date: 23/08/2023

[Signature]
Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar JATANI** between the hours of 10:00 AM and 1:30 PM on the **23/08/2023** by **SABYASACHI SENAPATI** , son/daughter/wife of **SARANGADHAR SENAPATI** , of **AT/PO-KUHA, PS- AIRFIELD, BBSR, DIST- KHORDHA** , by caste **General** , profession **Business** and finger prints affixed.

[Signature]

Signature of Presenter / Date: 23/08/2023

[Signature]
Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb impression	Signature	Date of Admission of Execution
SABYASACHI SENAPATI		 316794056	<i>[Signature]</i>	23-Aug-2023

MS CAJALAXMI CONSTRUCTION PVT LTD IT'S MANAGING DIRECTOR SRIKANTA KUMAR MOHANTY		 244124679	<i>[Signature]</i>	25-Aug-2023
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Identified by **SATYARANJAN SENAPATI** Son/Wife of **SHARAT KUMAR SENAPATI** of **AT KUHA, PS- AIRFIELD, DIST- KHORDHA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SATYARANJAN SENAPATI		 42948525	<i>[Signature]</i>	23-Aug-2023

Date: 23/08/2023

[Signature]
Signature of Registering officer

- * Common Toilet : Indian PAN of (Hindware / parryware /Cera equivalent)
- * Fixture : Towel Rod, Towel Ring, Soap Case etc.

KITCHEN:

- * Black granite platform/Green Marble
- * Stainless Steel sink
- * 2' dedo above platform in ceramic glazed tiles.
- * Provision for Aqua-guard, Microwave oven, Refrigerator electrical chimney's electrical point in Kitchen.

WATER SUPPLY:

- * 24 hours water supply with over head tank.

ELECTRICALS:

- * Concealed copper wiring shall be of reputed make (Finolex, Anchor / Polycab/ Great white/ equivalent)
- * Semi Modular electrical accessories shall be of reputed make (Finolex, Anchor/ Hevel / Great white/ equivalent). Necessary MCBs will be provided at the main distributors Box in each Duplex (Finolex, Anchor / Havels / equivalent)
- * TV points in Drawing room
- * Provision of A.C. points in bed rooms.
- * Necessary light and plug point will be given.

PAINTING

- * Internal Walls: Finished with putty
- * External Walls: Painted with weather coat of ICICI Dulux/Asian Paints / Berger equivalent)
- * Enamel Paint to steel work.

Sabyasachi Senapati

Satyajit Senapati

Gajalaxmi Construction Pvt. Ltd.
 Managing Director
 Gajalaxmi Construction Pvt. Ltd.

SEENA RAJAYAN BERSUK

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 102

Document Number : 11122305053

For the year : 2023

Seal :

Date: 23/08/2023

 Signature of Registering officer



IN WITNESSES WHEREOF the parties to this agreement have put their seal and signatures on this day month and year above mentioned in presence of the following witnesses.

WITNESSES :

1) Litya Ramlan Sanyal Sabyasachi Sinapat
S/O - Sanat K. Sanyal
At/PO - Kucha JS - Anand
Pin - 751002, Khondha
Mob - 9668545945
Signature of the First Party
(Land Owner)

2) Jega NAGAYAD SIKHA Rikanta K. Mohanty
S/O. KAPALAN SIKHA
S/O. N. ANAGMON
Managing Director
Gajalaxmi Construction Pvt. Ltd.
Signature of the Second Party
(Builder/Developer)



Litya Ramlan Sanyal



At home - 9552 4078 7856

Prepared By
[Signature]
23/08/2023
Muralidhar Pradhan
Deed Writer
S.R. Office, Jatni
L.No. 25/1997

Registration ID No. 1122005154
Registration Dist. No. 1122005052
Book No. 1
Date 23/8 and year 23

23/08/23

23/8/23

