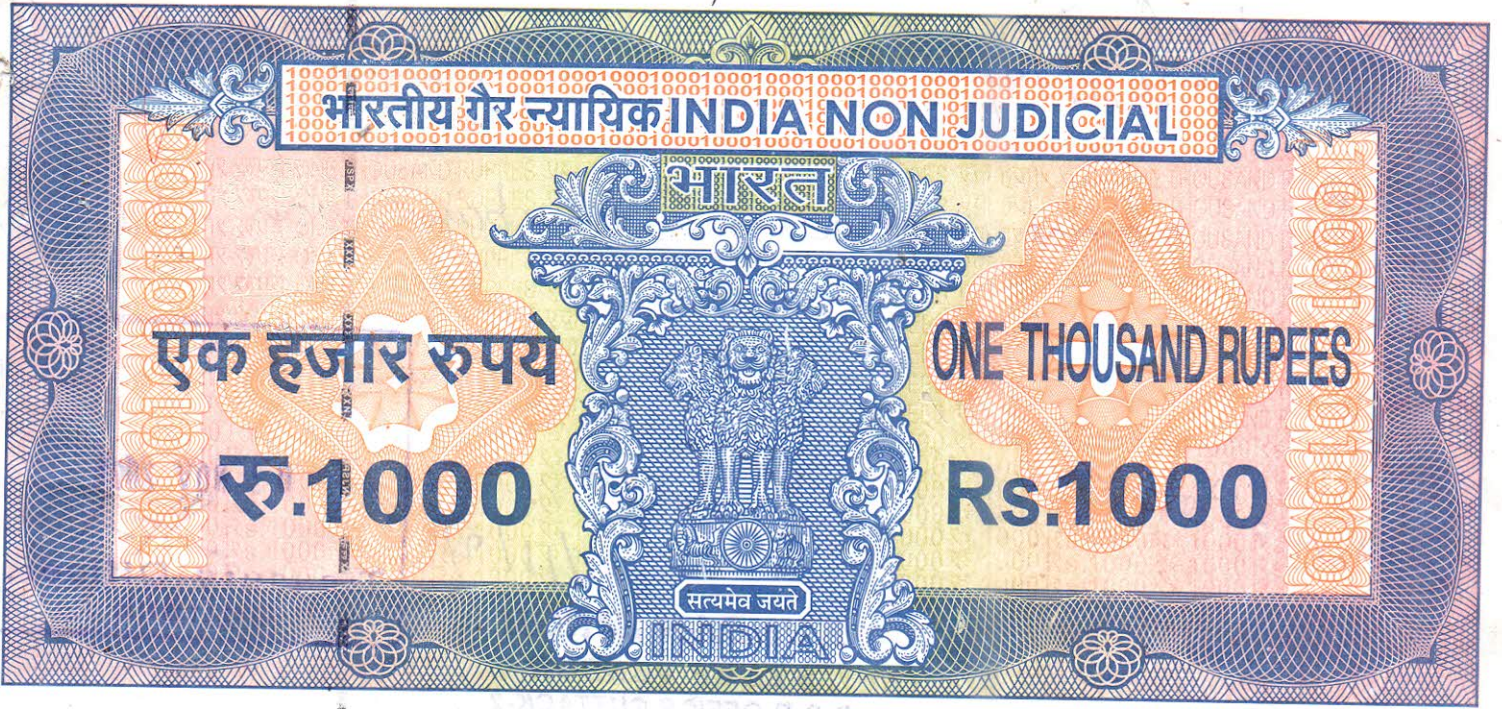


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1645

Registering Officer CUTTACK

DEVELOPMENT AGREEMENT

dt. 16.11.2021

For GM Infratech Ltd.

*[Signature]* 16.11.21  
Director

For Motwani Constructions Pvt. Ltd.

*[Signature]*  
DIRECTOR

16/11/2021

*[Signature]* 16/11/21

*[Signature]* 16.11.21



No. 6683  
of 16/11/21

Agreement

(P)

Manas Motwani Bhubaneswar Rs 1000

Manas Motwani

*[Handwritten Signature]*

16/11/21

**KUNDAN SINGH**  
**STAMP VENDOR**  
D.S.R OFFICE, CUTTACK-2

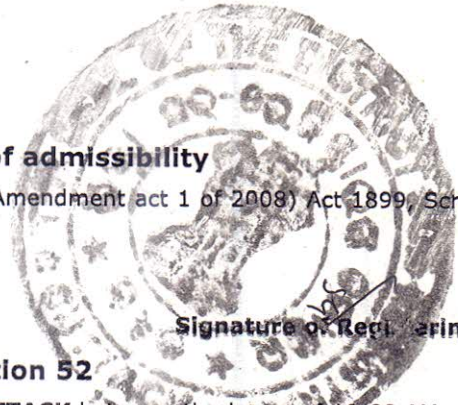
02 NOV 2021  
*[Handwritten Signature]*  
Treasury Officer,  
Cuttack



**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)-40 ,A(2)-500, User Charges-1105 ,Total 1645

Date: 16/11/2021



Signature of Registering officer

**Endorsement under section 52**

Presented for registration in the office of the District Sub-Registrar CUTTACK between the hours of 10:00 AM and 1:30 PM on the 16/11/2021 by G M INFRATECH LTD REPRESENTED THROUGH ITS DIRECTOR DR RAJ KUMAR MISRA , son/wife of LATE GHANSHYAM MISRA , of AT/PO/PS- GORUMAHISANI, DIST- MAYURBHANJ , by caste General , profession Business and finger prints affixed.

Registering Officer  
CUTTACK

Signature of Presenter / Date: 16/11/2021

Signature of Registering officer



*Ry Kumar*



*Manas Motwan*

For G.M. Infratech Ltd.

*Ry Kumar*

16.11.21

For Motwani Constructions Pvt. Ltd.

*Manas Motwan*  
DIRECTOR

16/11/2021

### DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this 15 day of NOVEMBER 2021.

BETWEEN

**G. M. Infratech Limited**, a company incorporated under the companies act having its, registration No.- 45400WB2011PLC167996 **PAN** - AECG4626M and having its registered office at 7, waterloo street, 2<sup>nd</sup> floor, Kolkata, West Bengal, pin-700069, represented through its Director

841-9937008989

w1 - *Dinabandhu Sanoo* 16.11.21  
w2 - *Rana* 16.11.21



*S. S. 11*  
Registering Officer  
CUTTACK



Sri. Raj Kumar Misra, aged about 55 years, S/o: Late Ghanshyam Misra, by Caste:- Brahmin, by Profession: Business, at: Gorumahisani, P.o: Gorumahisani, P.S: Gorumahisani, Dist: Mayurbhanj, AADHAR NO- 3742 7168 0716 hereinafter referred as **"THE OWNER"** (which expression unless by or repugnant to the subject or context shall deem to mean and include its successors in office, legal representatives, administrators, executers and assignees of the **FIRST PART/THE OWNER**.

PH: 7504022458

**AND**

**"M/s Motwani Constructions PVT LTD"**, a company incorporated under the companies act having its registration No.U70100OR2008PTC010136, PAN AAGCM2496K having its office at. Ground floor N/4 229 irc village nayapalli, Bhubaneswar, Pin- 751022, Dist.-Khurda represent through its Director Shri Manas Motwani, aged about 31 years, son of Shri Dillip Kumar Motwani, having AADHAR no- 3437 7938 0545 hereinafter referred as **"THE DEVELOPER/SECOND PARTY"** (which expression unless by or repugnant to the subject or context shall deem to mean and include its successors in office, legal representatives, administrators, executers and assignees of the **SECOND PART/ THE DEVELOPER**.

For GM Infratech Ltd.

Raj Kumar  
Director  
16.11.24

For Motwani Constructions Pvt. Ltd.



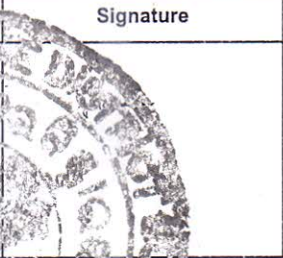


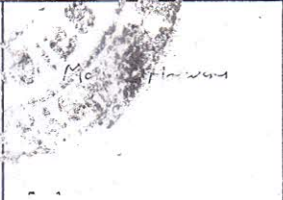
Manas Motwani  
DIRECTOR  
16.11.24

Dinababu Samra  
16.11.24

Rama  
16.11.24

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
G M INFRATECH LTD REPRESENTED THROUGH ITS DIRECTOR RAJ KUMAR MISRA		 314852443		16-Nov-2021
MS MCTWANI CONSTRUCUTION PVT LTD PRESENTED THROUGH ITS DIRECTOR MANAS MOTWANI		 242927612		16-Nov-2021

Identified by **DINABANDHU SAHOO** Son/Wife of **KATLASH CHANDRA SAHOO** of **AT/PO- TURINITRA BALIPATANA,**  
**TURNITRA** by profession **Other:**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DINABANDHU SAHOO		 42079960		16-Nov-2021

Date: 16/11/2021

  
 Signature of Registering officer



**WHEREAS:**

The First Part is the exclusive owner and absolutely seized and possessed of and / otherwise well and sufficiently entitled to ALL THAT piece of parcel of land measure Total Area Acres. 1.76.3 Kadi situated in , Dist- Cuttack, P.S: Sub Registrar office and Tahasil- Cuttack Sadar. P.S. No.45, Tahasil No. 273, Mouza: Nuahat, Kisam:-Gharabari, Status- Stithiban. 1. Mutation Khata No. 498/511, Plot No- 1250/2114, Mula Khata No.498/110 and mula plot no 1250, , Area Ac.1.09 decs, 2. Mutation Khata No.498/320, Plot No- 1247/1984, Mula Khata No.234, Area Ac. 0.08 decs. 3. Mutation Khata No.498/321, Plot No- 1259/1985, Area Ac. 0.03.3 Kadi and Plot No-1251/1986, Area Ac. 0.53 decs, Total Area Ac. 0.56.3 Kadi 4. Mutation Khata No.498/732, Plot No-1260/2326, Mula Khata No.498/61 and mula plot no 1260/1513, Area Ac. 0.03 decs, totalling to One Mouza, Four Khata and Five Plots, ad measuring a total area of Acres. 1.76.3 Kadi, together with all right of easements, common facilities and amenities annexed thereto (hereinafter, referred to as the **SCHEDULE PROPERTY**, much more precisely described in **Annexure A** annexed herewith forming a true and integral part of this agreement).

**WHEREAS** the Scheduled Property is free from all sorts of encumbrances, charges, despondence, attachments, trusts whatsoever or howsoever and the owners have full power and absolute authority to deal with the same in the manners as may think proper having right, title and interest.

**WHEREAS** the party of the Second Part approached the party of the First Part with a request to allow and develop multi storied residential building on the scheduled property in several blocks in accordance

For GM Infrotech Ltd.

By Kumar Director

16.11.21

For Motwani Constructions Pvt. Ltd.

By Manoj Motwani DIRECTOR

16.11.21

By Dinabandhu Sahoo 16/11/21

By Raja es Benera 16.11.21



h/16/11  
Registering Officer  
CUTTACK



with the sanctioned building plan to be sanctioned by CUTTACK DEVELOPMENT AUTHORITY (CDA) at its own arrangement cost and expenses.

**AND WHEREAS** on negotiation between the party of the First Part and the party of the Second Part have agreed to allow the party of the Second Part to build and develop at its own cost and expenses and arrangements, a residential building in several blocks as per the sanctioned building plan to be sanctioned by the competent municipal authority having jurisdiction.

GM Infratech Limited, the Party of the First Part and Motwani Constructions PVT LTD, the Party of the Second Part are herein after each referred to individually as a "Party" and collectively as "Parties"

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES HERETO** with the following terms and conditions.

#### ARTICLE-I: DEFINITIONS

**1.1 OWNER: - Shall mean G. M. Infratech Limited**, a company incorporated under the companies act having its, registration No.- **45400WB2011PLC167996** PAN - **AECG4626M** and having its registered office at 7, Waterloo street, 2<sup>nd</sup> floor, Kolkata, West Bengal, pin-700069, represented through its Director Sri. Raj Kumar Misra, aged about 55 years, S/o: Late Ghanshyam Misra, by Caste:- Brahmin, by Profession: Business, at: Gorumahisani, P.o: Gorumahisani, P.S: Gorumahisani, Dist: Mayurbhanj, AADHAR NO- 3742 7168 0716.

For GM Infratech Ltd.

Raj Kumar  
Director

16.11.24

For Motwani Constructions Pvt. Ltd.

Ramesh Motwani  
DIRECTOR

16.11.24



5/10/11  
Registering Officer  
CUTTACK







*hvm*  
Registering Officer  
CUTTACK



Ac1.09 decs, 2. Mutation Khata No.498/320, Plot No-1247/1984, Mula Khata No.234, Area Ac. 0.08 decs. 3. Mutation Khata No.498/321, Plot No- 1259/1985, Area Ac. 0.03.3 Kadi and Plot No-1251/1986, Area Ac. 0.53 decs, Total Area Ac. 0.56.3 Kadi 4. Mutation Khata No.498/732, Plot No-1260/2326, Mula Khata No.498/61 and mula plot no 1260/1513, Area Ac. 0.03 decs, totalling to One Mouza, Four Khata and Five Plots, ad measuring a **total area of Acres. 1.76.3 Kadi**, together with all right of easements, common facilities and amenities annexed thereto (hereinafter, referred to as the **SCHEDULE PROPERTY**, much more precisely described in **Annexure A** annexed herewith forming a true and integral part of this agreement).

**1.5 PROPOSED BUILDINGS/ BUILDINGS:** - Shall mean residential buildings in several blocks, to be constructed upon the said premises or part thereof after amalgamation and after demolishing the existing building, as per sanction plan to be sanctioned by the CUTTACK DEVELOPMENT AUTHORITY (CDA) and any further floors to be sanctioned by the said corporation in the proposed project to be named by the owners as per mutual discussion with Developer.

For GM Infatech Ltd.

*[Signature]*  
Director  
16.11.21

For Motwani Constructions Pvt. Ltd.

*[Signature]*  
DIRECTOR  
16.11.21

W1 Anand Kumar Sahoo  
16/11/21

W2 Ramesh Chandra  
16.11.21



*h*  
Registering Officer  
CUTTACK



**1.6 OWNERS' ALLOCATION:-** Shall mean 30% constructed area of the said proposed buildings, which has been specifically described in the **SCHEDULE-"B"** hereunder.

**1.7 DEVELOPER'S ALLOCATION:** Shall mean 70% constructed area of the said proposed buildings, which has been specifically mentioned in the **SCHEDULE-"C"** hereunder.

**1.8 COMMON FACILITIES & AMENITIES:** Shall include corridors, hall ways, stair ways, passage way, drive ways, common lavatories, watchman's room, electrical meter rooms, electrical sub-station, transformer, boundary wall, main gate, pump space, underground, water reservoir, overhead water tank, roof, lifts, lift wells, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/ or management of the building and land there under or mutually agreed upon by the Owners of units/ floors/flats/ car parking spaces hereunder.

**1.9 SALEABLE SPACE:** Shall mean units/floors/flats/car parking spaces/

For GM Infratech Ltd.

Raj Kumar  
Director  
16.11.24

For Motwani Constructions Pvt. Ltd.

Manas Motwani  
DIRECTOR  
16.11.24

w1 - Binubandhu Sanyal  
16.11.24  
w2 - Ranu  
16.11.24



*Handwritten signature*  
Registering Officer  
CUTTACK



spaces in the buildings available for independent use and occupation after making due provisions for common facilities and the space required thereof.

**1.10 COMMON EXPENSES:** Shall mean and include the purpose of maintaining the said premises and the proposed buildings in particular the common parts as also meeting of the common expenses and matters relating to mutual right and obligations of the Developer, the Owners and their nominees including the intending Purchasers/ s and the common use and enjoyment thereof.

**1.11 THE ARCHITECT:** Shall mean a company or person who would appoint by the Developer and shall design and plan the buildings upon on the Schedule Property and obtain the required sanction for construction of such building from the appropriate authorities and supervise the construction work.

**1.12 BUILDING PLAN:** Shall mean such plans to be prepared by the Architect for the construction of the buildings and to be sanctioned by the CUTTACK DEVELOPMENT AUTHORITY (CDA) and/ or any other competent authorities as the case may be.

**1.13 BUILT UP AREA:** Shall mean and

For GM Inftratech Ltd.

R. Kumar  
DIRECTOR

16.11.24

For Motwani Constructions Pvt. Ltd.

Manoj Kumar  
DIRECTOR

16.11.24

w1 - Dimpal Khandu Sanoo  
18/11/24

w2 - Ramesh Kumar  
16.11.24



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Registering Officer  
CUTTACK



include the covered area of the flat, external and internal walls, stairs and stairs landing and columns and other spaces as specified in the sanction plan of the CUTTACK DEVELOPMENT AUTHORITY (CDA).

**1.14 TRANSFEROR:** Shall mean the Owners and the Developer who intends to sell units/ floors/ flats / car parking spaces allotted to them respectively, to the intending buyer / buyers together with undivided proportionate share of the land and right to use the common space in the proposed building.

**1.15 TRANSFEREE:** Shall mean the person, firm, limited company or an Association or persons to whom units/ floors/ flats / car parking spaces in the building has to be transferred.

**1.16 TRANSFER:** Shall mean with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is legally a transfer of the building to Purchasers thereof.

**1.17 ROOF/TERRACE:** Shall mean the ultimate roof of the said buildings as defined in the Orissa Apartment Ownership Act, 1982 and the Rules thereof as amended from time to time and it should be treated as one of

For GM Infratech Ltd.

*Rf Kewer t*  
DIRECTOR

16.11.21

For Motwan Constructions Pvt. Ltd.

*Manoj Motwan*  
DIRECTOR

16.11.21

*w.r. Subodh Sahoo*  
16.11.21

*Pandit Benera*  
16.11.21



2/11/11  
Registering Officer  
CUTTACK



the common areas and facilities

**1.18 NOTICE :-** Shall mean and include all notices to be served hereunder by either of the parties to the other shall be deemed to have been served on the 4th day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto. A notice to be served upon the Owner.

**1.19 SINGULAR:** Shall mean plural and vice versa, masculine shall include feminine and vice versa.

## ARTICLE-II COMMENCEMENT

2.1 This Agreement shall be deemed to have commenced with effect from the date of execution thereof

## ARTICLE-III: OWNER'S RIGHTS & REPRESENTATION

3.1 The Owner as aforesaid hereto absolutely seized and possessed of and/or well and sufficiently entitled to the property mentioned in **SCHEDULE-"A"** hereunder together with all right of easements, common facilities and amenities annexed thereto.

3.2 Save and except the Owner nobody else has any right, title, interest, claim and demand whatsoever or howsoever and in respect of the said premises.

For GM Infratech Ltd.

*R. K. Kewer*  
Director

16.11.24

For Motwani Constructions Pvt. Ltd.

*Manoj Motwani*  
DIRECTOR

16.11.24

*W1 - Anubhag Singh Sano*  
16/11/24

*W2 - Ramesh Chandra Sano*  
16.11.24



*h/2011*  
Registering Officer  
CUTTACK



- 3.3 The said premises is free from all encumbrances, charges, liens, attachments, mortgage, power of attorney, trusts whatsoever or howsoever.
- 3.4 The Owner does not hold excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- 3.5 Since execution of this agreement till completion of the building, if any person / s claiming to have any right, title and interest in respect of the Schedule Property, save and except the Owner, the Owner will make it clear and also make the Schedule Property marketable at its own cost, expenses and responsibility and if it fails to do so, then the Owner shall be liable for the same and pay the amount whatever expenses to be done by the Developer.
- 3.6 The Owner have not sold, entered into any agreement for sale and/ or development agreement or any other agreement whatsoever or howsoever in respect of the Schedule Property prior to this agreement. This agreement is irrevocable, subject to the other terms and conditions of this Agreement.
- 3.7 The said premise is not subject to any notice or acquisition or requisition.

For GM Infratech Ltd.

*Rf Kulkarni*  
Director

16.11.21

**ARTICLE-IV: DEVELOPER'S RIGHTS**

- 4.1 The Owner hereby grant exclusive right to the Developer to develop the Schedule Property by way of constructing residential buildings in several blocks thereon, in accordance with the building plan has been sanctioned by the CUTTACK DEVELOPMENT AUTHORITY (CDA) vide approval no-10651/CDA dated 03/11/2021 With or without any amendment and/ or modification thereto made or caused to be made by the parties thereto.
- 4.2 That the Developer shall pay and bear all expenses towards sanction plan, building material, lawyer, fees and all construction charges of the new building and to complete it in all respects at its own costs or at the cost of the intending Purchaser or Purchasers

For Motwani Constructions Pvt. Ltd.

*Manoj Motwani*  
DIRECTOR

16.11.21

*w1 Dinabandhu Sahoo*  
16/11/21

*w2 Rana Anand*  
16.11.21



*S. K. Mishra*

Registering Officer  
CUTTACK



including architect fees, charges and expenses required to be paid or deposited for the purpose of development of the Schedule Property.

- 4.3 It is made clear that save and except the share of the Owner in the proposed building as mentioned in **SCHEDULE-"B"**, hereunder, all other units/ floors/ flats/ car parking spaces will be the property of the Developer herein and if the Developer so desires, it could be disposed of by itself to the prospective buyers at any consideration or price at the sole discretion of the Developer, after delivery of possession of the Owner's allocation to the Owner.
- 4.4 The Developer shall construct the buildings upon the Schedule Property strictly as per sanction plan of the CUTTACK DEVELOPMENT AUTHORITY(CDA) vide approval no 10651/CDA dated 03/11/2021 and for any violation or deviation; the Developer will solely be liable and/or responsible.

For GM Infatech Ltd.

*[Signature]*  
Director

16.11.21

**ARTICLE-V: CONSIDERATION**

- 5.1 In consideration of the Agreement, the Owner have agreed to grant exclusive right of development of the Schedule Property to the Developer and in lieu of the land of the Schedule Property, the Owner is entitled to get 30% constructed area of the proposed buildings together with undivided proportionate share of land including all right of easements, facilities and amenities annexed to the proposed building particularly mentioned in the **SCHEDULE "B"** hereunder written.
- 5.2 Save and except the allocation of the Owner, the Developer would be entitled to get rest of the 70% constructed area of the units/ floors/flats/car parking spaces in the proposed buildings of several blocks together with all common areas easements rights, facilities and amenities annexed to the proposed buildings along with undivided impartible proportionate share of the land of the Scheduled Property, which has been particularly mentioned in the **SCHEDULE "C"** hereunder written.

For Motwani Constructors Pvt. Ltd.

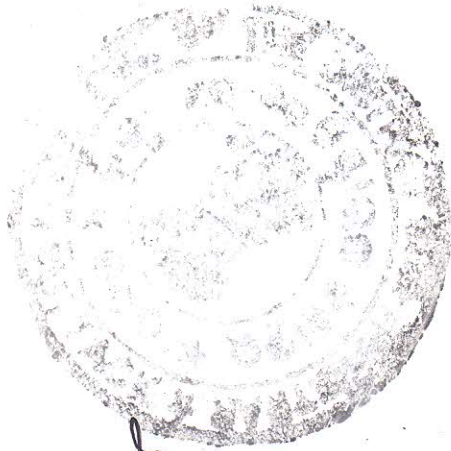
*[Signature]*  
DIRECTOR

16.11.21

*[Signature]*  
16.11.21

*[Signature]*  
16.11.21





2/10/11  
Registering Officer  
CUTTACK

- 5.4 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the Schedule Property or any part thereof to the Developer or in creating any right, title or interest in respect thereof to the Developer save and except to commercially explore the same in terms hereof by construction the building on the Schedule Property and to deal with the Developer's Allocation in the building in the manner herein stated, without creating any liability financial or otherwise whatsoever upon the Owner.
- 5.5 AS per the final plan approved from CUTTACK DEVELOPMENT AUTHORITY (CDA), in respect of the Schedule Property, the Owner and the Developer have mutually agreed up on the share at 30:70 ratio mentioned in Schedule B and Schedule C.

For GM Infotech Ltd.

R. Kulkarni  
Director

16.11.24

**ARTICLE-VI: POSSESSION**

- 6.1 Simultaneously on execution of this Agreement, the Owners have handed over vacant khas possession of ALL THAT piece and parcel of land measuring Ac. 1.76.3 Kadi, be the same a little more or less, out of the Schedule Property.
- 6.2 The Developer after obtaining full possession of the Schedule Property from the Owner shall issue a Certificate indicating therein that it has obtained full possession to the Schedule Property from the Owner in terms of this agreement and for the purpose mentioned herein.

For Motwani Constructions Pvt. Ltd.

Manoj Motwani  
DIRECTOR

16.11.24

**ARTICLE-VII: PROCEDURE**

- 7.1 Simultaneously on execution of this Agreement, the Owner is granting proper authority to the Developer by executing and registering a Development Power of Attorney to the Developer for the purpose of construction of the proposed buildings of several blocks as per sanction plan sanctioned by the CUTTACK DEVELOPMENT AUTHORITY (CDA) and for selling out 70% constructed area of the proposed

M1 Dhanabandhu Samal  
16/11/24

M2 Raja on Banerjee  
16.11.24



*S. K. S.*  
Registering Officer  
CUTTACK



buildings of several blocks mentioned in **SCHEDULE-"C"** hereunder together with undivided share of the land to the intending purchaser/s through Deed of Conveyance/ s and Agreement for Sale/ s. The Developer will also be empowered to sign and execute all necessary papers, deeds, documents, plans etc. for the purpose of construction of the buildings and selling out the Developer's Allocation only and represent the Owner for all purpose in connection with appropriate works before the appropriate authorities provided however the same shall not create financial liabilities upon the Owner.

- 7.2 Apart from the registered Development Power of Attorney, the Owner do hereby undertake that they shall execute as and when necessary all papers, deeds, documents, plans etc. for the purpose of development of the Schedule Property, if necessary.
- 7.3 The Developer shall keep original and certified copy of the sanctioned Architectural Plan and Structural Plan in its custody but the Developer shall handover photocopy of the same to the Owner.
- 7.4 The Owner shall also hand over the original title deeds, mutation certificate, paid tax receipts and other documents relating to the title of the Schedule Property to the Developer on executing this Agreement and the Developer acknowledging the same by the receipt of it and will hand over the original documents after construction of the proposed buildings to the society/owners association.
- 7.5 The Developer shall execute and register the Agreement for Sale and Deed of Conveyance/ Sale deed in respect of the allocated portion of the Developer mentioned in **SCHEDULE-"C"** hereunder in favor of the intending Purchaser / Nominee selected by the Developer, on the basis of the registered Power of Attorney.
- 7.6 The Developer shall keep the original Development Agreement and Power of Attorney in its custody and the Owner shall keep certified copy of the Development Agreement and Power of Attorney in their custody.

For GM Infratech Ltd.

*Rf Kemer*  
Director

16.11.21

For Motwani Constructions Pvt. Ltd.

*Manoj Patwari*  
DIRECTOR

16.11.21

*Mr Dinesh Babu Sane*  
16/11/21

*Mr Raja Kumar Behara*  
16.11.21



8/2/11  
Registering Officer  
CUTTACK



**ARTICLE-VIII: DEALINGS OF SPACES IN THE BUILDING**

- 8.1 The Developer shall on completion of the building/ s of several blocks handover the Owner's allocation before handing over possession of units/ floors/ flats / car parking spaces to the intending purchaser/ purchasers in the proposed buildings to be selected by the Developer.
- 8.2 The Owner will be entitled to transfer or otherwise deal with its allocated portions in the building and except its allocated portions, the Owner shall have no right, title interest and/ or authority to deal with any portion of the proposed building.
- 8.3 That saves and except allocation mentioned in the **SCHEDULES- "B" & "C"** hereunder, the common areas, facilities and amenities will be jointly possessed by the Owner and the Developer and their heirs and nominees and the Owner and the Developer shall have exclusive right to dispose of their portion in any manner whatsoever.
- 8.4 The Developer being the party of the Second Part shall be at liberty with exclusive right and authority to negotiate for sale of units/ floors/flats / car parking spaces together with proportionate share of land excluding the allocations provided for the Owner under Owner's allocation, as mentioned herein before, of the said proposed buildings on the Schedule Property with any prospective buyer/s in course of the construction work of the said buildings at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the consideration money for such transfer/ s as aforesaid, including earnest money or initial payments or part payment thereof shall be received by the Developer and the Owner herein will have no right and share and will not be entitled to any portion thereof.

For GM Infotech Ltd.

*[Signature]*  
Director  
16.11.24

For Motwani Constructions Pvt. Ltd.

*[Signature]*  
Director  
16.11.24

W1 *[Signature]*  
16.11.24

W2 *[Signature]*  
16.11.24





*hbl*  
Registering Officer  
CUTTACK

8.5 The Developer shall be entitled to enter into agreement for sale(s) or transfer in respect of Developer's allocation on the basis of the Development Agreement and entitled to sign all necessary documents on behalf of the Owner on the basis of registered Development Power of Attorney. However, that such dealing shall not in any manner fastens or creates any financial and legal liability upon the Owner.

8.6 The Developer shall execute the Agreement for sale/s, Deed of Conveyance/ s/ Sale Deed in favor of the intending Purchaser/ s of the Developer's allocation of the building on behalf of the Owner, save and except the Owner's allocation, on the strength of the Registered General Power of Attorney, the costs of conveyance or conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending Purchaser or Purchasers thereof.

For GM Infrotech Ltd.

KJ Kumar  
Director

16.11.24

**ARTICLE-IX: BUILDINGS**

9.1 The Developer shall at its own costs construct erect and complete the buildings at the Schedule Property in accordance with the sanction plans with such materials and with such specification as are mentioned in the **SCHEDULE-"D"** hereunder written and as may be recommended by the Architect from time to time.

9.2 Subject to as aforesaid, the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto provided which are inferior to the standard as mentioned in the Corporation Building rules and specification mentioned hereunder.

9.3 The Developer shall install erect in the said buildings at the Developer's own costs transformer, standard new pump set, water storage tanks, overhead reservoirs, lifts, electric wiring fittings and other facilities in each building as are required to be provided in a building having self-contained units/ floors/ flats/ car parking space and constructed for

For Motwani Constructions Pvt. Ltd.

Manas Motwani  
DIRECTOR

W Dhanabalan Sahoo  
16/11/24

W R. R. on Behalf  
W R



*[Handwritten signature]*  
Registering Officer  
CUTTACK



sale of units/ floors/ flats/ car parking space/ herein on Ownership basis and as mutually agreed.

- 9.4 The Developer shall at its own costs and expenses and without creating any financial or other liability to the Owner, construct and complete the said proposed buildings it various units/ floors/ flats/ car parking space therein in accordance with the sanction building plan.
- 9.5 All costs, charges and expenses including architect's fees shall be discharged and paid by the Developer and the Owner will have no responsibility or liability in this context.
- 9.6 The Developer shall start the buildings phase wise after obtaining sanction of the building plan.

For GM Infratech Ltd.  
Raj Kumar

Director

16.11.24

#### ARTICLE-X: COMMON FACILITIES

- 10.1 The Developer shall pay and bear all property taxes and other dues and out goings in respect of the buildings accruing due and as and from the date of execution of this Development Agreement subject to handing over peaceful khas possession of the Schedule Property to the Owner.
- 10.2 As soon as the buildings are completed, the Developer shall give written notice to the Owner requiring the Owner to take possession of the Owner's allocation in the building. Then after 30 (thirty) days from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all municipal and property taxes, rates, duties dues and other public out goings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Owner's allocations, the said rates to be apportioned pro-rata with reference to the saleable space in the building if any are levied on the building as a whole.
- 10.3 Any transfer or any part of the Owner's Allocation of the new buildings shall be subject to the other

For Motwani Constructions Pvt. Ltd.

Mohes Motwani

DIRECTOR

16.11.24

M 1 Dinababhai Sanoo  
16/11/24

M 2 Qus aur Benere  
16.11.24



*[Handwritten Signature]*  
Registering Officer  
CUTTACK



provisions hereof and the respective transferee shall have to be responsible in respect of the space transferred, to pay the said rates and service charges for the common facilities in accordance with law.

10.4 The Owner shall not do any acts deeds or things whereby the Developer shall be prevented from construction and completion of the said building, as per approved plan.

10.5 Both the Developer and Owner herein shall enjoy their respective allocations/ portions in the said building forever with absolute right of alienation, transfer, gift etc. and such rights of the parties in no way could be taken off or infringed by either of the parties under any circumstances.

For GM Infrotech Ltd.

*[Signature]*  
Director

16.11.24

**ARTICLE-XI: COMMON RESTRICTION**

11.1 The Owner's allocation in the proposed building shall be subject to the same restrictions and use as is applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the buildings which shall include as follows: -

11.2 Neither party shall use or permit to the use of the respective allocation in the buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity, not to use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the buildings.

11.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.

11.4 Neither party shall transfer or permit to transfer of their respective allocations or any portion thereof unless: -

For Motwani Constructions Pvt. Ltd.

*[Signature]*  
DIRECTOR

16.11.24

*[Signature]*  
16.11.24

*[Signature]*  
16.11.24





*S. M. S.*  
Registering Officer  
CUTTACK

- a. Such party shall have observed and performed all terms and conditions on their respective part to be observed and/ or performed.
  - b. The proposed transferee shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area of each of their respective possession.
- 11.5 Both parties shall abide by all law, bye-laws, rules and regulations of the Government, Statutory bodies and/ or local as the case may be and shall attend to answer and be responsible for any deviation violation and/ or breach of any of the said laws, bye laws, rules and regulations.
- 11.6 The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/ or the occupiers of the buildings indemnified from and against the consequence of any breach.
- 11.7 Neither party shall do or cause or permit to be done any act or thing which may render void and viable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any such act.
- 11.8 No goods or other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the buildings and no hindrance shall be caused in any manner in the free movement or users in the corridors and other places of common use in the building.

For GM Infotech Ltd.

*Raj Kumar*  
Director

16.11.21

For Motwani Constructions Pvt. Ltd.

*Mahesh Motwani*  
DIRECTOR

16.11.21

*Mr Dhanabalan Sano*  
16/11/21

*Mr Ramesh B. Sena* 16.11.21



11/10/11  
Registering Officer  
CUTTACK



11.9 Neither party shall throw or accumulate any dirt, rubbish, waster or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

11.10 Either of the parties shall permit other's agents with or without workmen and others at all reasonable times to enter into any portion of the each party's allocation and each party thereof for the purpose of maintenance or repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/ or for the purpose of pulling down maintaining repairing and testing drains gas and water pipes and electric wires and for any similar purpose.

For GM Infratech Ltd.

Raj Kumar  
Director

16.11.24

## ARTICLE-XII: OWNER'S OBLIGATIONS

12.1 The Owner do hereby agree and covenant with the Developer not to cause any interference or hindrance in the lawful construction of the said buildings at the Schedule Property by the Developer. If any unreasonable interference or hindrance is caused by the Owners or its agents servants representatives causing hindrance or impediment to such construction the Owner will be liable for damages.

12.2 The Owner do hereby agreed and covenant with the Developer not to let out, grant, lease mortgage and/ or charge or part with possession of the Schedule Property or any portion thereof before the construction is completed without the consent in writing of the Developer on and from the date of execution of this Agreement.

12.3 The Owner herein will have no right, authority and power to terminate and/ or determine this agreement within the stipulated period of

For Motwani Constructions Pvt. Ltd.

Mansu Motwani  
DIRECTOR

W1 Dhananayana Sanyal  
16/11/24  
W2 Sameer Motwani



*R. B. 11*  
Registering Officer  
CUTTACK



construction and sale of the said buildings, provided there is no violation of the terms and conditions of this agreement. It is recorded herein that the completion period of the proposed building in phase wise by the Developer shall be only 36(THIRTY SIX) months either from the date of obtaining Registration certificate from ORERA. The grace period for completion of project only for 6(Six) months there from.

- 12.4 The Owner and Developer herein undertake not to create any kind of chares or mortgages including that of equitable mortgage by depositing the title deeds of the Schedule Property/lands or any portion thereof at arty time during the subsistence of this agreement.

For GM Infatech Ltd.

*[Signature]*  
Director

16.11.24

### ARTICLE-XIII: DEVELOPER'S OBLIGATIONS

- 13.1 The Developer doth hereby agrees and covenants with the Owner to complete the construction of the building within 36(thirty six) months from the date of obtaining Registration certificate from ORERA. The grace period for completion of the proposed building is only for 6(six) months.
- 13.2 The Developer hereby agrees and covenants with the Owner not to do any act deed or things whereby the Owner are prevented from enjoying selling assigning and/or disposing of any of the Owner's allocations in the building/s at the Schedule Property.
- 13.3 The Developer do hereby agree and covenant with the Owner not to transfer and/ or assign the benefits of this agreement or any portion falling on the land owner share thereof to any party or parties without the consent in writing of the Owner.
- 13.4 The Developer hereby agrees covenants with the Owner not to violet or contravenes any of the

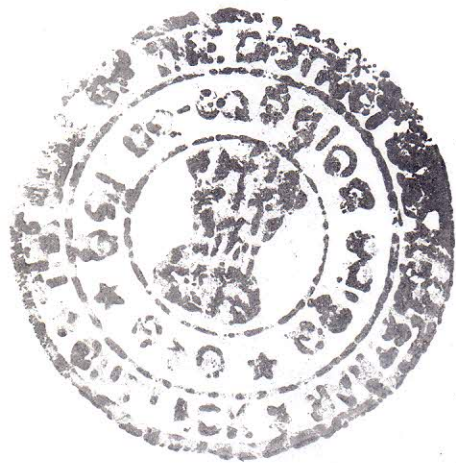
For Motwani Constructions Pvt. Ltd.

*[Signature]*  
DIRECTOR

16.11.24

*[Signature]*  
16.11.24





5/12/11  
Registering Officer  
CUTTACK

provisions or rules applicable to the construction of the said building.

13.5 The Developer hereby agrees and covenants with the Owner not to part with possession of the Owner's Allocation or any portion thereof to any third party as agreed upon but the Developer may deliver or part with possession of its allocated portion to any one, may enter into agreement with party or parties for transfer of any part of its allocated portion in the constructed buildings to be erected upon the Schedule Property.

13.6 The Developer hereby agrees and covenants with the Owner that the Developer shall procure the completion certificate from the concerned authority.

13.7 The Developer shall not take any loan from the bank or financial institution creating charge over the Schedule Property as equitable mortgage or in any manner whatsoever.

13.8 The Developer shall not in any matter whatsoever change its constitution, its registered office, its name during the persistence of the present agreement. The shareholders of the Developer shall not dilute/transfer/sell/encumber any of their personal shareholding of and in the Developer company, effecting thereby a substantial change in the management of the developer company during the persistence of this present agreement.

13.9 The Developer shall not assign the agreement to any other third party without the written consent of the Owner.

13.10 The Developer at its own cost and expenses do the following:

- a. To obtain sanction of the building plan from the CUTTACK DEVELOPMENT

For GM Infrotech Ltd.

Raj Kaur

Director

16.11.24

For Motwani Constructions Pvt. Ltd.

Manas Motwani

DIRECTOR

16.11.24

W1 Dindabandhu Sahoo  
16/11/24

W2 Raja Ch Bense  
16.11.24



8/10/11

Registering Officer  
CUTTACK



AUTHORITY(CDA) and complete the construction of project as per Sanction Plan of the CUTTACK DEVELOPMENT AUTHORITY(CDA)

- b. To obtain No Objection certificate from all the authorities as required.
- c. To bear all the government, local bodies, semi government bodies, local panchayats taxes levies and dues those will be imposed by such authorities time to time during persistence of this present agreement.
- d. The Goods & Service Tax (GST) as shall be payable towards construction and completion of all the buildings blocks and related facilities/amenities thereof in the Schedule Property.

**ARTICLE-XIV: OWNERS' INDEMNITY**

14.1 The Owner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances on the part of the Owner, provided the Developer performs and fulfills all the terms and conditions herein contained and/or in its part to be observed and performed.

For GM Infratech Ltd.

*[Signature]*  
Director

16.11.24

For Mitwani Constructions Pvt. Ltd.

*[Signature]*  
DIRECTOR

16.11.24

*[Signature]*  
16/11/24  
*[Signature]*  
16.11.24



Handwritten signature in blue ink, appearing to be 'S. K. Mohanty'.

Registering Officer  
CUTTACK

**ARTICLE-XV: DEVELOPER'S INDEMNITY**

- 15.1 The Developer hereby undertakes to keep the Owner indemnified against all third-party claims and actions arising out of any sort of act or accident or omission or commission of the Developer in relation to the making of construction of the said building and the Developer also fully responsible for any defective construction due to inferiority of the materials and other patent defects thereto.
- 15.2 The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the development of the Schedule Property and/ or in the matter of construction of the said building and/ or for any defect therein.

For GM Infratech Ltd.  
By Kaveri  
Director  
10.11.21

**ARTICLE-XVI: MISCELLANEOUS**

- 16.1 The Owner and the Developer have entered into the Agreement purely as a contract on the basis of this Development agreement and under any circumstances this shall not be treated as partnership and/ or Associations of persons in between the Owner and the Developer.
- 16.2 Immediately after possession of Property, be given by the Owner, the Developer shall be entitled to start construction of the said building at the Schedule Property in accordance with the sanctioned building plan.
- 16.3 The Owner shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's allocation and the Developer shall be liable to make payment of the same and keep the Owner indemnified against all actions suits proceedings costs charges and expenses in respect thereof.
- 16.4 The Developer and the Owner shall mutually frame scheme for the management and administration of

For Mowani Constructions Pvt. Ltd.  
Manoj Motwan  
DIRECTOR  
16.11.21

M1 Dinabandhu Senan  
16/11/21

M2 Rangana Behere  
16.11.21





*Handwritten signature*

Registering Officer  
CUTTACK

the said building and/ or common parts hereof, the Owner and the Developer hereby agree to abide by all the rules and regulations to be framed by any society/ association /holding/organization and/ or any other organization who will be in charge of such management of the affairs of the building and/ or common parts thereof and hereby give their consent to abide by such rules and regulations, it is made clear that the Owner of the respective units shall maintain the said building, after handover possession to the prospective buyers by the Developer.

16.5 As and from the date of completion of the buildings the Developer and/ or its transferees and the Owner and/ or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes and maintenance charges payable in respect of their respective spaces.

16.6 The proposed building to be constructed by the Developer and shall be made in accordance with the specifications more fully and particularly mentioned and described in the **SCHEDULE "D"** hereunder written.

**ARTICLE- XVII: FORCE MAJEURE**

17.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative objections prevented by the existence of the **"Force Majeure"** and shall be suspended from the obligation during the duration of the **"Force Majeure"**.

17.2 **"Force Majeure"** shall mean, flood, earthquake, riot, war, storm, tempest, civil commotion, strike, political disturbances and/ or any other act or commission beyond the control of the parties hereto.

**ARTICLE XVIII: PENAL CLAUSE**

18.1 If the Developer fails to complete the buildings within the stipulated period in terms of Clause

For GM Infratech Ltd.

*[Signature]*  
Director

16.11.24

For Motwani Constructions Pvt. Ltd.

*[Signature]*  
DIRECTOR  
16.11.24

w1 *[Signature]* 16.11.24  
w2 *[Signature]* 16.11.24



*Prasen*  
Registering Officer  
CUTTACK



No.13.1 then they will pay a sum of Rs. 2,50,000 / - per month as liquidated damages to the Owner till completion of the proposed building subject to the provisions as stated in clause 12.3 written hereinabove.

**ARTICLE XIX: JURISDICTION**

19.1 The Courts (Civil & Criminal) of Bhubaneswar shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto after failure of all mutual settlement among them.

For GM Infratech Ltd.  
*R. K. Kulkarni*  
 Director  
 16.11.24

**THE SCHEDULE "A" ABOVE REFERRED TO**  
**(Description of the Schedule Property)**

All that piece of parcel of land measure **Total Area Acres. 1.76.3 Kadi** situated in, Dist- Cuttack, P.S: Sub Registrar office and Tahasil-Cuttack Sadar. P.S. No.45, Tahasil No. 273, Mouza: Nuahat, Kisam:- Gharabari, Status- Stithiban. 1. Mutation Khata No. 498/511, Plot No-1250/2114, Mula Khata No.498/110 and mula plot no 1250, , Area Ac1.09 decs, 2. Mutation Khata No.498/320, Plot No-1247/1984, Mula Khata No.234, Area Ac. 0.08 decs. 3. Mutation Khata No.498/321, Plot No- 1259/1985, Area Ac. 0.03.3 Kadi and Plot No-1251/1986, Area Ac. 0.53 decs, Total Area Ac. 0.56.3 Kadi 4. Mutation Khata No.498/732, Plot No-1260/2326, Mula Khata No.498/61 and mula plot no 1260/1513, Area Ac. 0.03 decs, totalling to One Mouza, Four Khata and Five Plots, ad measuring a **total area of Acres. 1.76.3 Kadi**, together with all right of easements, common facilities and amenities annexed thereto, which is butted and bounded:-

For Mowani Constructions Pvt. Ltd.  
*Manoj Mafson*  
 DIRECTOR  
 16.11.24  
 16.11.24

**THE SCHEDULE "B" ABOVE REFERRED TO**  
**(Owner's Allocatin)**

Land Owner's Flats towards his 30% share

SI No	BLOCK NO	Floor	Flat	FLAT TYPE	CARPET AREA	Built up area in sqmtr	CONSTRUCTION AREA(INCLUDING COMMON AREA)

*31 @ 100 sqmtr share  
 1000 sqmtr share  
 30% share  
 16.11.24*



*S. B. M.*

Registering Officer  
CUTTACK



1	A1	1ST	102	3BHK	95.75	115.35	157.09
2	A1	2ND	202	3BHK	95.75	115.35	157.09
3	A1	3RD	301	3BHK	95.75	115.35	157.09
4	A1	3RD	303	3BHK	95.75	115.35	157.09
5	A1	4TH	404	3BHK	95.75	115.35	157.09
6	A1	6TH	604	3BHK	95.75	115.35	157.09
7	A1	7TH	703	3BHK	95.75	115.35	157.09
8	A1	7TH	704	3BHK	95.75	115.35	157.09
9	A1	9TH	903	3BHK	95.75	115.35	157.09
10	A1	10TH	1002	3BHK	95.75	115.35	157.09
11	A1	10TH	1004	3BHK	95.75	115.35	157.09
12	A2	1ST	103	3BHK	95.75	115.35	157.09
13	A2	2ND	203	3BHK	95.75	115.35	157.09
14	A2	3RD	302	3BHK	95.75	115.35	157.09
15	A2	4TH	401	3BHK	95.75	115.35	157.09
16	A2	4TH	404	3BHK	95.75	115.35	157.09
17	A2	5TH	502	3BHK	95.75	115.35	157.09
18	A2	6TH	603	3BHK	95.75	115.35	157.09
19	A2	7TH	702	3BHK	95.75	115.35	157.09
20	A2	8TH	801	3BHK	95.75	115.35	157.09
21	A2	9TH	901	3BHK	95.75	115.35	157.09
22	A2	9TH	904	3BHK	95.75	115.35	157.09
23	A2	10TH	1004	3BHK	95.75	115.35	157.09
24	A3	1ST	101	3BHK	95.75	115.35	157.09
25	A3	2ND	202	3BHK	95.75	115.35	157.09
26	A3	3RD	303	3BHK	95.75	115.35	157.09
27	A3	4TH	404	3BHK	95.75	115.35	157.09
28	A3	5TH	503	3BHK	95.75	115.35	157.09
29	A3	6TH	601	3BHK	95.75	115.35	157.09
30	A3	6TH	604	3BHK	95.75	115.35	157.09
31	A3	7TH	704	3BHK	95.75	115.35	157.09
32	A3	8TH	803	3BHK	95.75	115.35	157.09

For GM Infratech Ltd.

For Mictwani Constructions Pvt. Ltd.

*R. K. Muneer*  
Director  
18.11.21

*M. Anas M. M. Muneer*  
DIRECTOR  
18.11.21

31 D'rajendrahu Sena  
18/11/21  
32 D'rajendrahu Sena  
18/11/21





8/10/11

Registering Officer  
CUTTACK

33	A3	9TH	902	3BHK	95.75	115.35	157.09
34	A3	10TH	1001	3BHK	95.75	115.35	157.09
35	A3	10TH	1002	3BHK	95.75	115.35	157.09
		<b>TOTAL</b>	<b>35 UNITS</b>		<b>3351.25</b>	<b>4037.25</b>	<b>5498.15</b>

That, the area shown in the above chart is the share of the land owner i.e 35 units out of 115 total units along with 35 nos of parking spaces. The carpet area is coming 3351.25 sq.mtr, Buildup area of 4037.25 sq.mtr and CONSTRUCTION AREA(INCLUDING COMMON AREA) of 5498.15 sq.mtr . Whereas the 30% of the approved carpet area is 3305.1 sq.mt i.e. the area allotted is more by 46.15 sq. mtr.

On completion of the proposed building in all respect by the Developer at its own cost and expenses, in lieu of the land of the Schedule Property, the Developer shall handover to the Owner 30% constructed area of the proposed buildings to be constructed upon the Schedule Property together with undivided proportionate share of land including all right of easements, facilities and amenities annexed to the proposed building.

**THE SCHEDULE "C" ABOVE REFERRED TO  
(Developer's Allocation)**

DEVELOPER Flats towards his 70% share

SI No	BLOCK NO	Floor	Flat	FLAT TYPE	CARPET AREA	Built up area in sqmtr	CONSTRUCTION AREA(INCLUDING COMMON AREA)
1	A1	1ST	103	3BHK	95.75	115.35	157.09

For GM Infrotech Ltd.

*Raj Kewat*  
Director

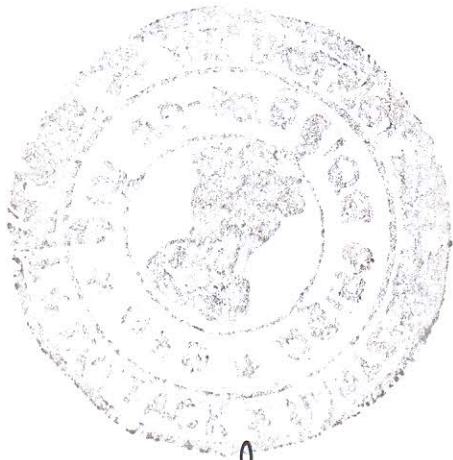
16.11.24

For Motwani Constructions Pvt. Ltd.

*Manoj Motwani*  
DIRECTOR

16.11.24

*M. Dindayal Singh*  
16/11/24  
*M. Ranga* as *Banera*  
16.11.24



*h/10/11*

Registering Officer  
CUTTACK



2	A1	2ND	201	3BHK	95.75	115.35	157.09
3	A1	2ND	203	3BHK	95.75	115.35	157.09
4	A1	2ND	204	3BHK	95.75	115.35	157.09
5	A1	3RD	302	3BHK	95.75	115.35	157.09
6	A1	3RD	304	3BHK	95.75	115.35	157.09
7	A1	4TH	401	3BHK	95.75	115.35	157.09
8	A1	4TH	402	3BHK	95.75	115.35	157.09
9	A1	4TH	403	3BHK	95.75	115.35	157.09
10	A1	5TH	501	3BHK	95.75	115.35	157.09
11	A1	5TH	502	3BHK	95.75	115.35	157.09
12	A1	5TH	503	3BHK	95.75	115.35	157.09
13	A1	5TH	504	3BHK	95.75	115.35	157.09
14	A1	6TH	601	3BHK	95.75	115.35	157.09
15	A1	6TH	602	3BHK	95.75	115.35	157.09
16	A1	6TH	603	3BHK	95.75	115.35	157.09
17	A1	7TH	701	3BHK	95.75	115.35	157.09
18	A1	7TH	702	3BHK	95.75	115.35	157.09
19	A1	8TH	801	3BHK	95.75	115.35	157.09
20	A1	8TH	802	3BHK	95.75	115.35	157.09
21	A1	8TH	803	3BHK	95.75	115.35	157.09
22	A1	8TH	804	3BHK	95.75	115.35	157.09
23	A1	9TH	901	3BHK	95.75	115.35	157.09
24	A1	9TH	902	3BHK	95.75	115.35	157.09
25	A1	9TH	904	3BHK	95.75	115.35	157.09
26	A1	10TH	1001	3BHK	95.75	115.35	157.09
27	A1	10TH	1003	3BHK	95.75	115.35	157.09
28	A2	1ST	101	3BHK	95.75	115.35	157.09
29	A2	1ST	102	3BHK	95.75	115.35	157.09
30	A2	2ND	201	3BHK	95.75	115.35	157.09
31	A2	2ND	202	3BHK	95.75	115.35	157.09
32	A2	2ND	204	3BHK	95.75	115.35	157.09
33	A2	3RD	301	3BHK	95.75	115.35	157.09

For GM Infratech Ltd.

Raj Kumar  
Director  
16.11.21

For Motwani Constructions Pvt. Ltd.

Mangesh Morhane  
DIRECTOR  
16.11.21

W1 Dinabandhu Sanoo  
(61/11/21)  
W2 Ramesh Chandra  
16.11.21



*h/lem*  
Registering Officer  
CUTTACK



34	A2	3RD	303	3BHK	95.75	115.35	157.09
35	A2	3RD	304	3BHK	95.75	115.35	157.09
36	A2	4TH	402	3BHK	95.75	115.35	157.09
37	A2	4TH	403	3BHK	95.75	115.35	157.09
38	A2	5TH	501	3BHK	95.75	115.35	157.09
39	A2	5TH	503	3BHK	95.75	115.35	157.09
40	A2	5TH	504	3BHK	95.75	115.35	157.09
41	A2	6TH	601	3BHK	95.75	115.35	157.09
42	A2	6TH	602	3BHK	95.75	115.35	157.09
43	A2	6TH	604	3BHK	95.75	115.35	157.09
44	A2	7TH	701	3BHK	95.75	115.35	157.09
45	A2	7TH	703	3BHK	95.75	115.35	157.09
46	A2	7TH	704	3BHK	95.75	115.35	157.09
47	A2	8TH	802	3BHK	95.75	115.35	157.09
48	A2	8TH	803	3BHK	95.75	115.35	157.09
49	A2	8TH	804	3BHK	95.75	115.35	157.09
50	A2	9TH	902	3BHK	95.75	115.35	157.09
51	A2	9TH	903	3BHK	95.75	115.35	157.09
52	A2	10TH	1001	3BHK	95.75	115.35	157.09
53	A2	10TH	1002	3BHK	95.75	115.35	157.09
54	A2	10TH	1003	3BHK	95.75	115.35	157.09
55	A3	1ST	102	3BHK	95.75	115.35	157.09
56	A3	2ND	201	3BHK	95.75	115.35	157.09
57	A3	2ND	203	3BHK	95.75	115.35	157.09
58	A3	2ND	204	3BHK	95.75	115.35	157.09
59	A3	3RD	301	3BHK	95.75	115.35	157.09
60	A3	3RD	302	3BHK	95.75	115.35	157.09
61	A3	3RD	304	3BHK	95.75	115.35	157.09
62	A3	4TH	401	3BHK	95.75	115.35	157.09
63	A3	4TH	402	3BHK	95.75	115.35	157.09
64	A3	4TH	403	3BHK	95.75	115.35	157.09
65	A3	5TH	501	3BHK	95.75	115.35	157.09

For GM Infratech Ltd.

*[Signature]*  
16 Director

For Motwani Constructions Pvt. Ltd.

*[Signature]*  
DIRECTOR

3 1 Dindabandhu Ganon  
16/11/21  
3 2 *[Signature]*  
3 enore





*[Handwritten signature]*  
Registering Officer  
CUTTACK

66	A3	5TH	502	3BHK	95.75	115.35	157.09
67	A3	5TH	504	3BHK	95.75	115.35	157.09
68	A3	6TH	602	3BHK	95.75	115.35	157.09
69	A3	6TH	603	3BHK	95.75	115.35	157.09
70	A3	7TH	701	3BHK	95.75	115.35	157.09
71	A3	7TH	702	3BHK	95.75	115.35	157.09
72	A3	7TH	703	3BHK	95.75	115.35	157.09
73	A3	8TH	801	3BHK	95.75	115.35	157.09
74	A3	8TH	802	3BHK	95.75	115.35	157.09
75	A3	8TH	804	3BHK	95.75	115.35	157.09
76	A3	9TH	901	3BHK	95.75	115.35	157.09
77	A3	9TH	903	3BHK	95.75	115.35	157.09
78	A3	9TH	904	3BHK	95.75	115.35	157.09
79	A3	10TH	1003	3BHK	95.75	115.35	157.09
80	A3	10TH	1004	3BHK	95.75	115.35	157.09
		<b>TOTAL</b>	<b>80 UNITS</b>		<b>7660</b>	<b>9228</b>	<b>12567.2</b>

For GM Infatech Ltd.

*R. Kumar*  
Director  
16.11.21

That, the area shown in the above chart is the share of the developer i.e **80 units out of total 115 units with 80 nos of parking space.** Whereas the **carpet area allotted as above is 7660 sq. mtr., Build up area Of 9228 sq.mtr and CONSTRUCTION AREA(INCLUDING COMMON AREA) of 5498.15 sq.mtr.**

Save and except Owner's Allocations mentioned in SCHEDULE-"B" herein above, the Developer is entitled to get the remaining 70% constructed area of the proposed buildings together with all easement rights, facilities and amenities annexed to the proposed building along with undivided impartible proportionate share of the land underneath as per sanction plan sanctioned by the CUTTACK DEVELOPMENT AUTHORITY (CDA) vide approval no-10651/CDA dated 03/11/2021 upon the land mentioned in the SCHEDULE "A" premises as hereinabove mentioned.

For Motwani Constructions Pvt. Ltd.

*W. Al no bandhu Sanjay Motwani*  
16/11/21  
*W. Raja on Behalf*  
Director  
16.11.21



*[Handwritten signature]*

Registering Officer  
CUTTACK



## THE SCHEDULE "D" ABOVE REFERRED TO (Specification)

### Amenities & Specifications:

- R.C.C. frame structure with columns & beams.  
Walls of 1<sup>st</sup>. class Bricks & plastering with rich cement mortar, interior wall finish with plaster of parish and external wall finish with attractive cement paint.
- **Flooring** : All floor will be fitted with verified floor tiles with 4" dado.
- **Kitchen** : Cooking platform with built-in sink of granite. Glazed tile up to 2 feet height above the cooking platform. One exhaust fan point and one grinder / water purifier point.
- **Bath -cum-Toilets** : Flooring of antiskid tiles, glazed wall tiles up to 7 feet height. C.P. fittings of reputed brand. Sanitary fittings of Hindware/American standard/Jaguar or equivalent.  
➤ One geyser point, will be given in all the toilets.
- **Doors & Windows** :
  - a. Main door with both side teak laminations with salwood choukath.
  - b. Inner doors of flush ply wood.
  - c. All windows of powder aluminium with glass along with safety grill.
  - d. Quality hardware fittings.
- **Electrical Works** : Concealed copper wiring network and electrical fittings of good quality, with MCB (Miniature circuit breaker) in each Flat / House.
- One telephone point, one cable T.V. point in master bed room and living rooms, T.V. point also in the hall or drawing and dining room & one calling bell point in each flat/house.

### Facilities:

For GM Infratech Ltd.

R. K. Kumar  
Director  
16.11.12

For Motwani Constructions Pvt. Ltd.

Manoj Motwani  
16/11/12  
DIRECTOR  
16.11.12  
W2 Rana on Behalf  
16.11.12



h/11

Registering Officer  
CUTTACK

- 24 hours water supply from deep bore well through overhead R.C.C. water reservoir.
- Stand-by generator for common area lighting & water supply.
- Community Room, Watchman Room, Common Toilet.
- Electricity connection with individual meters from the concerned department is availed.
- Sewerage & waste disposal will be done by septic tank & soak pit.

We the both parties Registration a development power of Attorney bearing No. 392106896 dt 16.11.2021.

For GM Infratech Ltd.  
*Raj Kumar*  
 Director

For Motwani Constructions  
*Manoj Motwan*  
 DIRECTOR

For GM Infratech Ltd.  
*Raj Kumar*  
 Director

16.11.21

For Motwani Constructions Pvt. Ltd.  
*Manoj Motwan*  
 DIRECTOR  
 16.11.21

3 1 Dinarbandhu Saneer  
 16/11/21  
 3 2 *Rajendra Bohere*  
 16.11.21





*M. B. D. S.*  
Registering Officer  
CUTTACK

**IN WITNESS WHEREOF** the **PARTIES** have put their respective hands on this day, month and year first above written

**Witnesses :**

1. Dinabandhu Sanoo  
S/O - Kailash Ch Sanoo  
AT/PO - Turintina, Bahipatana  
Khordha  
16/11/21

For GM Infratech Ltd.

*[Signature]*

Director

**SIGNATURE OF THE OWNER  
(First Part)**

16.11.21

For Motwani Constructions Pvt. Ltd.

*[Signature]*  
DIRECTOR

2. ~~Ravi Ch Behera~~  
~~Prakash Ch Behera~~  
Aode Ch Behera  
Ch  
16.11.21

**SIGNATURE OF THE  
DEVELOPER (Second Part)**

16.11.21

Drafted and prepared  
by me: Member of Ad

ENO-1942/94

16.11.21



7/11/11  
Registering Officer  
CUTTACK

**Endorsement of certificate of registration under section 60**

Registered and true copy filed in . Office of the Registrar, CUTTACK

Book Number : 1 || Volume Number : 144

Document Number : 10357/107207

For the year : 2011

Date :

Time : 03/11/2011

  
Registrar of Companies, CUTTACK