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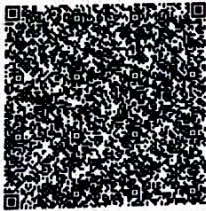
सत्यमेव जयते

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

**e-Stamp**

22

**Certificate No.** : IN-OD03921926857344U  
**Certificate Issued Date** : 27-May-2022 12:06 PM  
**Account Reference** : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD  
**Unique Doc. Reference** : SUBIN-ODODSHCIL0105323009284534U  
**Purchased by** : SAINATH EARTH MOVES P LTD MD ABHAY KU PANDA  
**Description of Document** : Article IA-5(2) Agreement  
**Property Description** : MOUZA-PATIA  
**Consideration Price (Rs.)** : 3,16,25,000  
(Three Crore Sixteen Lakh Twenty Five Thousand only)  
**First Party** : JOGENDRA KUMAR DAS  
**Second Party** : SAINATH EARTH MOVES P LTD MD ABHAY KU PANDA  
**Stamp Duty Paid By** : SAINATH EARTH MOVES P LTD MD ABHAY KU PANDA  
**Stamp Duty Amount(Rs.)** : 6,32,500  
(Six Lakh Thirty Two Thousand Five Hundred only)



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

Jogendra Kumar Das.  
Abhaya Kumar Panda

**PU** 0000458807

**Statutory Alert:**

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





SIGNATURE OF PURCHASER



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25/4

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Jogendra Kumar Das, Abheyananda Panda

Jogendra Kumar Das  
27.05.2022

Abheyananda Panda

Managing Director

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT on this the 18<sup>th</sup> day of April'2022 at Bhubaneswar.

**BETWEEN**

SRI JOGENDRA KUMAR DAS, aged about 68 years, Son of Late Duryodhan Das, resident of At-Balikuda, P.S.-Sadar, Dist.-Cuttack at present residing at Qr. No.-L/122, Baramunda Housing Board Colony, Baramunda, P.S.-Khandagiri, Bhubaneswar-751003, Dist.-Khordha, Odisha, Aadhaar No.-7867 5702 1238 is the party of the 1<sup>st</sup> Party which includes, legal heirs, successors, assignees and representatives etc.) of One Part.

3,16,25,000/-

1 - Baramunda Panda  
2 - from Pitangrahi K. Panda



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AND

SAINATH EARTH MOVERS PRIVATE LIMITED, of Plot No.-88/974, Purabi Complex, Jagannath Nagar, Road No.-8, Rasulgarh, Bhubaneswar-751010, Dist.-Khordha, Odisha represented through it's Managing Director, MR. ABHAY KUMAR PANDA, aged about 52 years, Son of Laxman Panda, resident of At-GGP Colony, Rasulgarh, Bhubaneswar, Dist.-Khordha, Odisha, Adhar No.2731 6325 6646, Mobile No.-8260478555 is the party of the 2<sup>nd</sup> Party which includes, legal heirs, successors, assignees and representatives etc.) of Other Part.

WHEREAS, the 1<sup>st</sup> party is the land owner of the below scheduled property having right, title, interest and possession over the same being the absolute owner and is paying rent to Govt. regularly.

AND WHEREAS, the 2<sup>nd</sup> Party is the Developer engaged in construction works involved in various apartment and duplex construction projects on sharing basis with different land owners.

AND WHEREAS, the 1<sup>st</sup> party being the land owner of a piece of land situated in Mouza-

Jogendra Kumar Das

Plot 88/974 Purabi Complex Bhubaneswar

Ramakanta Panda  
from Nitayak K. Panda





### 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)-632500 ,, User Charges-625 ,Total 633125

Date: 27/05/2022

*[Signature]*  
Signature of Registering officer

### Endorsement under section 52

Presented for registration in the office of the Sub-Registrar District Sub-Registrar KHURDA(BBSR) between the hours of 10:00 AM and 1:30 PM on the 27/05/2022 by SRI JOGENDRA KUMAR DAS, son/daughter/wife of LATE DURYODHAN DAS, of AT. QR NO. L/122, BARAMUNDA H.B. COLONY, BARAMUNDA, PS. KHANDAGIRI, BHUBANESWAR - 751003, DIST. KHORDHA, by caste General, profession Others and finger prints affixed.

*Jogendra Kumar Das*

Signature of Presenter / Date: 27/05/2022

*[Signature]*  
Signature of Registering officer.

### Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SRI JOGENDRA KUMAR DAS			<i>Jogendra Kumar Das</i>	27-May-2022
SAINATH EARTH MOVERS PVT LTD ITS MANAGING DIRECTOR MR. ABHAY KUMAR PANDA		 243259132	<i>Abhay Kumar Panda</i>	27-May-2022

Identified by RAMAKANTA PANDA Son/Wife of LATE KSHETRABASI PANDA of AT/PO- BARIMUNDA, PS. MANCHESWAR, DIST. KHURDA - 751031 by profession Others

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RAMAKANTA PANDA		 42338218	<i>Ramakanta Panda</i>	27-May-2022

Date: 27/05/2022

*[Signature]*  
Signature of Registering officer

### Endorsement of certificate of registration under section 60

Patia, became interested to dispossess the same to the 2<sup>nd</sup> Party through a General Power of Attorney with Development Power after getting permission U/s. 22 OLR Act. any transfer of property scheduled shall be made after getting permission U/s.22 OLR Act. to any general Caste person.

AND WHEREAS, the 2<sup>nd</sup> Party will construct residential units after approval of plan from BDA and the 1<sup>st</sup> party land owner will cooperate and initiate in applying before BDA for approval of sale and also apply for road approval and the 2<sup>nd</sup> Party will bear all developmental expenses of road etc. thereon.

AND WHEREAS, the 2<sup>nd</sup> Party will enter into registered agreement & GPA before Sub-Registrar, Bhubaneswar, when the process will start regarding the paper work of the project and the 1<sup>st</sup> party will cooperate in applying before BDA and any authority as required for development of the apartment project which will

Jogendra Kumar Das  
Abhishek Kumar Panda

Ramakanta Panda  
Pran Pitumthi Panda



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

Book Number : 1 || Volume Number : 164

Document Number : 11082207618

For the year : 2022

Seal :

Signature of Registering officer

Date: 31/05/2022

Print





be required time to time by the developer to do the same.

AND WHEREAS, the 1<sup>st</sup> Party will get cost of four units of houses i.e. 3 BHK (2 nos.) and 2 BHK ( 2 nos.) totalling cost of Rs.2,30,00,000/- (Rupees Two Crore Thirty Lakh Only) which will be paid by the developer to the 1<sup>st</sup> party being the land owner as desired by land owner and separate letter of allotment regarding above said apartment units may be issued in favour of land owner if so desired by him after approval of plan in the BDA.

AND WHEREAS, the 2<sup>nd</sup> Party being developer has the responsibility to clear up the above said whole consideration amount of Rs.2,30,00,000/- (Rupees Two Crore Thirty Lakh Only) within 24 (Twenty four) months from the date of approval plan by the BDA/BMC and

Jogendra Kumar D.D.

Abhishek Kumar Randa

Ramanand Randa

Ranvir Rishabh K. Randa

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*Additional handwritten notes on the left side, below the first set of notes.*



getting all licenses from Fire, PHD, Electric Installation etc.

AND WHEREAS, the Land owner display and give land documents to the 2<sup>nd</sup> Party for approval purposes and shall cooperate in all respect.

AND WHEREAS, the 1<sup>st</sup> Party received an amount of Rs.10,00,000/- (Rupees Ten Lakh only) i.e. 5,00,000/- bearing cheque no.-086666 dtd.02.03.2022 and Rs.5,00,000/- bearing cheque no.-994038 dtd.15.04.2022 as a token money to ensure the agreement / MOU and accord for the project.

AND WHEREAS, time period in fixed for completion of construction of building is 24 (Twenty Four) months from the date of approval by the BDA permission and the units fallen in favour of the land owner shall be handed over immediately or the consideration money Rs.2,30,00,000/- (Rupees Two Crore Thirty Lakh Only) will be given to the 1<sup>st</sup> Party / Land Owner immediately within the stipulated period as will be required and desired by the land owner.

Jogendra Kumar Das.  
Address: Village Binda

Ramakanta Janda  
Pran Pritam, His Ky Land, It

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## SCHEDULE OF LAND

Dist.-Khordha, Tahasil-Bhubaneswar, P.S.-  
Chandrasekharapur, under MOUZA-PATIA, Khata  
No.-474/509, Plot No.-550/2323, Kissam-  
Gharabari, Area A0.250 decs. (Full Plot)

WHEREAS both the party put their  
signature today on dated      day of      '2022  
with sound mind and body in presence following

witnesses. *18 bar gait value = Rs. 3,16,2500*

### WITNESSES

1. *Ramakanta Panda*  
S/o - *H. Kshetrabasi Panda*  
A/Ho - *Barimund*  
Via - *Patia*  
*Khordha - 751031*

*Jogendra Kumar Das.*  
*27.05.2022*  
Signature of the 1<sup>st</sup> Party

2. *Prany Pityanthy K. Panda*  
S/o - *Raghu X Lath Pandit*  
At / Ho / Ps - *Anandapur.*  
Dist. - *Keonjhar 758021*

For Sainath Earthmovers (P) Ltd

*Abhaya Kumar Panda*  
Managing Director *27/05/22*  
Signature of the 2<sup>nd</sup> Party

Prepared by me

(P.K.Swain)

Advocate, Bhubaneswar

*P.K. Swain*  
*20/5/22*



ଅ. 250 ନମ୍ବର  
12,65,00,000/-  
+ 126,500/-  
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REGISTERED & TRUE  
FILED IN  
BOOK NO. ....  
Volume No. ....  
Pages.....10  
Serial No .....  
for the year 2022  
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15/11/22