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Certificate No. : IN-OD04362999400946U
Certificate Issued Date : 03-Aug-2022 02:08 PM
Account Reference : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0105941086017301U
Purchased by : MS STALWART PROJECTS PVT LTD
Description of Document : Article IA-5(1) Memorandum of an Agreement
Property Description : MOUZA-PATIA
Consideration Price (Rs.) : 1,39,15,000
(One Crore Thirty Nine Lakh Fifteen Thousand only)
First Party : SUMAN SOURAV
Second Party : MS STALWART PROJECTS PVT LTD
Stamp Duty Paid By : MS STALWART PROJECTS PVT LTD
Stamp Duty Amount(Rs.) : 2,78,300
(Two Lakh Seventy Eight Thousand Three Hundred only)



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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.

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Signature of Suman Sourav



Signature of Anshu Nayak

Handwritten number: 1,39,15,000/-

MEMORANDUM OF AGREEMENT

Collaboration agreement for commercial exploitation of the land by construction of multi-storied building comprising independent units/Retail/Villas/Flat/Parking having the character of a joint venture scheme. **This Memorandum of Agreement is made and executed on this 03rd day of August, 2022 (Two Thousand Twenty Two)**

BETWEEN

MR. SUMAN SOURAV (Aadhar no-2991-8998-8332, PAN- BWGPS8787M) aged about 33 years, S/o. Pradipta Chandra Behera, by profession: Business, by caste: Chasa, Mob: 7381600000, residing At: Plot No.453/11, Mayanshi Residency, 3rd floor, Nuasahi, Lane-2, Near Mayanshi Residency, Nayapalli, Bhubaneswar, Dist: Khorda, PIN: 751012, Odisha, hereinafter referred to and called as the Principal/executant/the First Party which expression shall include his successors, executors, administrators and assigns of the party of FIRST PARTY.

Signature of Suman Sourav
For Stalwart Projects Pvt. Ltd.
Signature of Anshu Nayak
Director

Handwritten signature: Anshu Nayak

Handwritten signature: Santosh Sahu

3-08-2022

AND

M/S STALWART PROJECTS PVT. LTD.; incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975, PAN: AAQCS1757F, having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharpur, Bhubaneswar, Dist.-Khurda, represented through its Director **Sharat Kumar Sahu** aged about 55 years son of Late Narahari Sahu; By Profession: Business and By Caste: Sundhi, Mob: 9040042622, here in after called the Party of the Second Part, which expression unless excluded or repugnant to the context shall mean and includes its directors, successors in interest and assign of the party of the SECOND PART.

AND WHEREAS the first party here by declares that the schedule land in question which stands recorded in the name of the First Party is in peaceful possession over the as the exclusive, absolute and indefeasible owner of the land having every right, title and interest there over and he has been exercising various acts of ownership and possession over the land in question.

The land is purchased by the party of 1st part vide Regd sale deed 2d-108/22/11437 dt 03.08.2022

AND WHEREAS the Party of the First Part has been nourishing a desire to construct and execute multi-storied building over the land comprising independent units/flats in accordance with the composite and comprehensive building plans to be approved and sanctioned by the Bhubaneswar Development Authority / BMC. But since construction of a high rise building is a complicated job requiring special skills and expertise which are beyond the capabilities of the Party of the First Part, they have given an offer to the Party of the Second Part who are actively engaged in the field of real estate and having successfully constructed and executed several multi-storied/high rise buildings. The Party of the Second Part has accepted the offer and agreed to construct and execute the proposed multi-storied building at their own cost in accordance with the composite building plans to be approved and sanctioned by B.D.A./ BMC. Pursuant to this, several terms and conditions have been mutually agreed upon by and between the parties. To avoid future complications that may arise, the parties agreed to reduce such terms and conditions in writing.

Sharat Kumar
R Kumar
For Stalwart Projects Pvt. Ltd.
Director

Armsky Rajal
Sudhakar

Now this indenture witnesseth as follows:-

1. The Party of the First Part declares 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 what so ever. He further states 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 by construction of multi-storied apartment complex over the said land in accordance with the building plans to be sanctioned and approved by B.D.A./ BMC. Such building plans shall be prepared by Qualified Architects keeping in view the building norms, guidelines and parameters envisaged in the B.D.A./ BMC regulations. The entire cost of preparation of building plans shall be borne by the Party of the Second Part.
2. Both the parties agree that the construction of the building shall be completed in all respects within 60 months after obtaining the sanction and approval of the Bhubaneswar Development Authority /BMC and ORERA.
3. The Party of the Second Part or any of its associate or Sister Concern or joint venture Company shall construct the proposed multi-storied building in accordance with the building plans to be sanctioned by B.D.A /BMC. 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. Definitions

Unless in these presents there is anything inconsistent therewith:-

- i) **Land** shall mean the land as described in the schedule appended here to and more fully delineated in the attached rough sketch map forming a part of this document.
- ii) **Proposed building/complex** shall mean the multi-storied building to be constructed and executed over the said land along with other adjacent /surrounding land.

Suman Kumar
For Stalwart Projects Pvt. Ltd.
[Signature]
Director

Amrita Dasgupta
Sutark Ch



Endorsement of the certificate of admissibility

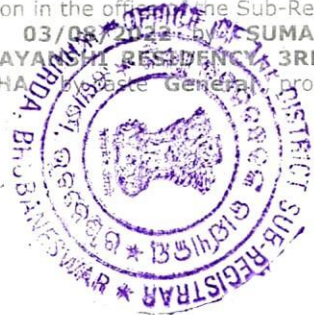
Admissible under rule 25: duly stamped under the Indian Stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 56
Fees Paid : A(10)-278300 ,, User Charges-745 ,Total 279045

Date: 03/08/2022

G
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 03/08/2022 by SUMAN SOURAV, son/daughter/wife of PRADIPTA CHANDRA BEHERA, of AT- PLOT NO.453/11, MAYANSHI RESIDENCY 3RD FLOOR, NUASAHI, LANE-2, NEAR MAYANSHI RESIDENCY, NAYAPALLI, BBSR, DIST- KHORDHA by profession General, profession business and finger prints affixed.



Signature of Presenter / Date: 03/08/2022

G
Signature of Registering officer

Endorsement under section 58

Execution is admitted by :

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|---|-------|------------------|---------------|--------------------------------|
| SUMAN SOURAV | | 315637844 | <i>Suman</i> | 03-Aug-2022 |
| MS STALWART PROJECTS PVT. LTD. THROUGH ITS DIRECTOR SHARAT KUMAR SAHU | | 43381619 | <i>Sharat</i> | 03-Aug-2022 |

Identified by HIMANSHU NAYAK Son/Wife of SAMBARU NAYAK of C.S. PUR, BBSR, DIST- KHORDHA by profession Others

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|------|-------|------------------|-----------|--------------------------------|
|------|-------|------------------|-----------|--------------------------------|

- iii) **Land owner** shall mean the Party of the First Part mentioned above and includes his successors, heirs, legal representatives and assigns.
- iv) **Developers** shall mean **M/s STALWART PROJECTS PVT. LTD.**, the Party of the Second Part or any of its associate or Sister Concern of Joint venture Company who will construct and execute the proposed building complex and includes its directors, successors-in-office, administrators and assigns.
- v) **Common facilities** shall mean and include all the common areas earmarked in the building as per the approved plans like passages, corridors, lobbies, staircases, lift, common utility areas, and other common facilities and amenities which may be provided by the developers in the complex.
- vi) **Building plans** shall mean the approved and sanctioned building plans, elevations, designs, specifications as sanctioned and approved by B.D.A./ BMC and also includes any revised plans modifying the original approved plan.
- vii) **Parking Space** shall mean the designated areas/units/spaces intended for parking of vehicles.
- viii) **Architect** shall mean the principal architect-cum-project consultant appointed by the Developer for the proposed building complex.
- ix) **Flats/units** mean a self-contained independent flats for residential accommodation only.
- x) **Super built up area** shall mean the plinth area of the flat together with proportionate extent of common areas and service areas as may be decided and fixed by the developers the determination of which is final.
- xi) **Project** means that building and the land appurtenant thereto and all passages the parking space, amenities provide thereto etc at provided in BDA approved plan.

Suman Kumar
For Stalwart Projects Pvt. Ltd.
Director

Himanshu Negi
Surbash Chak

HIMANSHU NAYAK



HIMANSHU NAYAK

03-Aug-2012

Date: 03/08/2022

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 239

Document Number : 11082210898

For the year : 2022

Seal :

Signature of Registering officer

Date: 04/08/2022



5. The land owner party of first part prior to execution of this agreement have already placed at the complete disposal of the developer party of the second part physical actual vacant possession of the land and irrevocably assign and vest upon the developer party of the second part the unfettered right to amalgamate the land parcel with their existing holding and suitably prepare and submit the building plans to the B.D.A./ BMC and obtain the requisite permission, sanction and approvals for development and construction of the proposed building complex, by executing a registered General Power of Attorney. Though the construction of the proposed multi-storied building is essentially a joint venture of the land owner and the developer it shall be the primary responsibility of the developers to prepare and submit the building plans before the B.D.A./ BMC and all expenses/charges incurred for obtaining approval/sanction of such building plans shall be borne by the developer. The land owner agrees 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 B.D.A./ BMC and ORERA.
6. The developer assures that the building plans shall be prepared strictly in accordance with the Rules, Regulations and bye laws in force. The proposed building shall be of a high-quality construction.
7. The developer further states that the proposed building shall be constructed under their direct supervision and shall comply with all the stipulations made by BDA/ BMC and also shall confirm to all the rules and regulations of the local authorities as may be applicable.
8. The developer further states that they will make all efforts to complete the building within 60 months from the date of plan approval / clearance from ORERA as stated above unless prevented by any reason or circumstances beyond their control like non-availability of labour force, building materials, Court Orders, change in building plans etc. which may affect the completion of the building or any other unforeseen circumstances.

That the said development of projects will be constructed over a number of plots of individual owner and/or multiple owners to make a compact patch of land and after approval the 1st party may be allocated his / her share in the same project which may be constructed any part of project land irrespective of the location of the aforesaid scheduled property.

Raman Kumar
For Stalwart Projects Pvt. Ltd.
Director

Amrta Neges
Sateh Chau

9. The party of the first part agrees and covenants with the developer as follows:

- (a) Not to interfere or obstruct the construction of the proposed building over the said land unless the developer violates the essential terms and conditions as agreed upon and stated in this agreement.
- (b) Not to prevent the developer from entering into negotiations with intending purchasers of flats/units for disposing or transferring the developer allocation/entitlement of the total built-up area of the building to be constructed and executed over the said land.
- (c) Not to enter into any agreement with any third party in respect of the land in Question or any portion thereof and shall ensure that the land is not subjected to any charge or encumbrance.
- (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 multi-storied building in accordance with the approval/sanction accorded by the Authority.
- (e) To bear, pay and discharge all outgoings such as rates, cesses, charges and taxes, payable to anybody/ authority/ statutory authority relating to the said Schedule Property till the date of commencing construction work over the schedule land to the developer.
- (f) The first party shall not do any act, deed, matter or thing whereby or by means whereof the approvals, permissions and sanctions granted by the appropriate authority, for the development of the schedule property is or may be or likely to be cancelled terminated or otherwise made invalid and inoperative.

- 10.** 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 project. The Party of the First Part further undertakes to sign all required sale deeds/construction agreements etc. with the flat purchasers pertaining to the developer share in the project, as and when necessary.

Ruman Kumar
For Stalwart Projects Pvt. Ltd.
[Signature]
Director

Amresh Singh
Satish Ch

11. The land owner further undertakes not to cancel the Power of Attorney which has already been executed an irrevocable Power of Attorney in favour of the Second Party for the purpose of giving effect to implement the various terms and conditions herein contained, more specifically to execute on his/their behalf all sale deeds in favour of the proposed purchasers of the flats/units sponsored by the developers transferring the proportionate impartible undivided share in the land.
12. To furnish copies of any document pertaining to the title of the land or to establish that the land is free from any charge or lien before approval of the building plans.
13. The Developer shall be entitled to carry out the development/construction on the Schedule Property either independently or by appointing contractors/sub-contractors or other agencies. The Developer shall alone be responsible for the payment of the cost of construction or labor and other charges payable to such contractors/sub-contractors and the owner shall in no way be responsible for any failure or default of the developer.
14. The Party of the First Part further states that the developer, Party of the Second Part shall be entitled to dispose by way of absolute sale or otherwise the entire built-up area to be constructed over the area as per the specifications mentioned in the brochure/ agreement, in favour of the intending purchasers of the flats/units together with proportionate undivided interest in the land, except the owner share which is the entitlement of the land owner, party of the first part.
15. It is agreed by and between the parties hereto that marketing of the entire area to be developed in the residential/ commercial complex is to be done, developed, branded and marketed by the developer. The developer shall decide the name of the complex/project/building, after sanction of the plan.
16. That after getting approved plan, the developer will have absolute right and authority to advertise in any mode for sale of unit in the project related to its share and the developer shall be entitled to receive the earnest money and/or advance from the prospective purchaser(s) against booking of unit relating to its share in the project even before commencement of work of construction on the schedule land.

[Signature]
For Stalwart Projects Pvt. Ltd.
[Signature]
Director

[Signature]
[Signature]

17. That, both the developer and the land owner will have independent ownership and control over their respective shares of the notionally decided built up area/ super built up area/ carpet area allocable against his/their portions of the schedule land and will have full authorization to dispose of the same as per his/their own will.

18. That, if any portion of the (schedule property) land would be acquired by any authority for any purpose, the constructed area falling to the share of the land owner/s and the Developer will be proportionately reduced.

19. Owner's Warranties


The Owner hereby declare, warrant and confirm that:

- (i) There are no encroachments or unauthorized constructions on the said schedule property.
- (ii) The title of the owner to the said property is clear and marketable and free from all encumbrances and that there are no covenants and /or restrictions prohibiting or impeding the development of the said property in terms of these presents.
- (iii) There are no reservations affecting the said property and the said property falls within the Gharbari kisam and there are no impediments in carrying out construction thereon as the schedule land is Homestead.
- (iv) He/She/They is/are in exclusive possession of the Schedule Property and no other person or party has any right, title, interest or possession therein;
- (v) The said property is free from mortgages, charges, lien, litigation, acquisitions, attachments or other encumbrances and that if at any time hereafter should any such encumbrances arise, the owner undertakes to remove and settle the same at his/her/they own cost to the satisfaction of the Developer.

Ramesh Kumar
For Stalwart Projects Pvt. Ltd.
[Signature]
Director

A. M. N. N. 1995
Sheela

- (vi) He/She/They has/have not received any notice of acquisition or requisition of the Schedule property or any part thereof from the Government/statutory or any other Authority or court.
- (vii) He/She/They has/have not entered into any agreement for sale (whether verbal or in writing), transfer, ease, mortgage, license or any commitment of any nature in respect of the Schedule property or any part thereof nor has it entered into any agreement for sale of any premises in the proposed structures and buildings.
- (viii) He/She/They shall not hereafter create any third-party interest in respect of the schedule property and/or the proposed structures and buildings or any part thereof except with the prior written consent of the Developer.
- (ix) Neither the execution and delivery of this Agreement, nor the performance of the obligations by the Owner hereunder will result in the breach of, or default under any material agreements, to which the Owner is a party which violate or otherwise conflict with any law or any order, decree of any court or governmental instrumentality;
- (x) There are no tenants/licenses and occupants, authorized or unauthorized, on the Development Land and no other person has any claim in respect thereof, and there are no other structures on the Larger Land including the Development Land save as disclosed herein;
- (xi) There are no proceedings, pending or disposed of, against the Owner under the provisions of the Income Tax Act, 1961 or any other tax law in force in India for the time being and that no notice has been received or served on the Owner under Rules 2, 16, 21 and 51 of the Second Schedule to the Income Tax Act, 1961.
- (xii) The Owner confirms that relying on the aforesaid representations, and the Recitals, the Developers have entered into this Agreement and the same shall remain correct and binding on the Owner for the term of this Agreement.


 For Stalwart Projects Pvt. Ltd.
 Director


 Animesh Anand
 Chartered Accountant

- (xiii) That the Owner / First party of the First part or his prospective purchaser, on completion of the apartment in all respect, will bear the proportionate cost of the maintenance expenses like electricity and water charges, sweepers salary, watchmen's salary and other common expenses, which will be decided by all the flat Owner's, on forming a society or as decided by them. Society charges will be borne by the each purchaser equivalent to other dwellers of the apartment.
- (xiv) The Owner / First party shall submit original documents relating to ownership title like sale deed, Record of Right and all other relevant documents to the Developer and take receipt thereof.
- (xv) The party of the first part hereby also agreed that, if registration required in order to passing clear title in respect of allotted flat which is to be allotted in favour of party of the first part towards his/their share in that case the party of the first part shall bear all taxes and registration expenses including stamp duties and registration fees. Further, the party of the First Part shall pay ongoing charges towards maintenance and club membership etc. Also, any taxes/levies imposed by the Govt. agencies presently in force or to be applicable in future purporting to this Development Agreement or otherwise shall be borne by the Land owner (Party of first part).


For Stalwart Projects Pvt. Ltd.
Director

20 The developers agree and undertake as follows:

- a) The construction of the proposed multi-storied building shall be commenced as soon as possible after obtaining the approval and sanction of the building plans/revised plan (if any) from the B.D.A./BMC/ ORERA as well as clearances from BDA / BMC/ ORERA to go ahead with the construction work.
- b) To complete the construction of the entire building within a period of 60 months from the date of approval of the building plans by the B.D.A./BMC/ORERA and/or from the date of obtaining necessary clearances from BDA/BMC//ORERA or any other Agencies to go ahead with the construction work or within such extended period as may be mutually agreed upon, subject to the force major conditions.




- c) The developers 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 building complex.
- d) It is agreed upon that any labour force/workman/technician engaged in the construction of the proposed multi-storied building 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 owner shall be treated or construed to be the employers of the aforesaid labourers/workmen/technicians to be engaged by the developers for construction of the proposed multi-storied building complex. Consequently, the land owner shall not be liable to pay any compensation to any such workmen, labourers or technician that may be engaged by the developer for construction of the complex. The developers shall be liable in respect of any dispute which may arise under the labour laws or under workmen compensation Act and if the Authority or the tribunal award, if any, shall be the liability of the developers to pay such compensation or the amount quantified in the Award/Order. The developers undertake to indemnify by the land owner from any such liability.
- e) **To indemnify** First Party against all the types of claims arising out from all parties due **to non-compliance statutory norms & also defects if any in Proposed Residential/ Commercial cum Residential Complex**. To name a few such claims may arise from **Customers** of Proposed Complex, **agencies** engaged in construction including **First Party themselves** etc. The indicated items are indicative and not exhaustive.
- f) The Second Party shall intimate the name and all other identity details of **Project Architect**, who would be acting as **Conciliator**, to First Party, as soon as they get appointed.

Shuman
Shuman
 For Stalwart Projects Pvt. Ltd.
 Director

Amrinder Singh
Shubh Singh

21. Allocation of built-up space/constructed space/ consideration:

- a. The Building, as per specifications laid down in Annexure 1, shall be developed by the second party entirely at their cost over the property owned by First Party. In lieu of the development carried out over property owned by First Party, the developed Building EXCLUDING COMMON AREA AND FACILITIES shall be shared between the two parties in the ratio of owners share vis a vis Developers Share. COMMON AREA AND FACILITIES shall be dealt as per laws of Nation including Odisha Apartment Ownership Act 1982 and amendments therein.
- b. The party of the 1st Part (Land owner) will be allocated four no.s of 3BHK flat with super built of area of 1450 sq.ft each as owner share. However, if the party of the 1st part is interested for 4BHK then the total sq.ft. of all 3BHK may be converted into no. of 4BHK flat as suitable to the party of 1st part in different floor as the owner share of proposed project together with proportionate undivided interest in the land and one car parking space for each flat. This shall stand as the full & final settlement & entitlement of the Land Owner against his land of Ac.0.110 decimals and the Land Owner i.e. party of the 1st Part shall not be entitled to any other kind of settlement and the balance constructed of proposed project together with proportionate undivided interest in the land and available parking space exclusively fall to the share & entitlement of the part of the 2nd Part/Developer, who shall always be free to deal with in any manner it so like including that of sale, pledge, Lease, Rent out etc).
- c. Based on the OWNERS SHARE mentioned above, the distribution of Flats between the Parties, with exact Flat No thereof, shall be done as under :
- Within fifteen days of approval of plan of proposed building from plan sanctioning Authorities second party shall communicate the first party, with a copy thereof to CONCILIATOR, exact distribution of units (Independent units) between first & second party as per the agreed conditions, on each floor. The distribution as proposed by the second party shall be final unless anything contrary is brought out by first party within ten days of issue of such distribution by second party. In case no comments of First party are received in the above time frame, the Second Party shall intimate the same to CONCILIATOR who would

Raman Kumar
For Stalwart Projects Pvt. Ltd.
Director

Anamika Nayak
Sushil Kumar

give his decision within 10 days. The decision of CONCILIATOR, shall be binding on both parties.

d. **On the basis of above, a supplementary Agreement shall be entered into between the parties for the distribution of flats, as above, in presence of notary public.** In case First Party has not been able to attend the signing of supplementary Agreement, **Second Party shall execute document as affidavit**, giving reference to correspondences with First Party & **decision of CONCILIATOR** and shall send copy of same to First Party & CONCILIATOR.

e. **Taxation liabilities** of all types arising out of development of said property namely **Income Tax, Capital Gain Tax, GST, and any other Tax including Property Transfer costs applicable if any** over respective shares of two parties shall be borne by respective parties themselves

22. SPECIFICATION FOR RESIDENTIAL/ COMMERCIAL UNIT:

- (a) Foundation : Column Structure as per specification of BMC/BDA approved plan and structural Engineer.
- (b) Structure : R.C.C. Framed structure.
- (c) Walls : ACE bricks / concrete wall & Cement Plastering.
- (d) Flooring : Vitrified tiles flooring with 4" height dado all around the walls.
- (e) Paints : The internal walls with ceiling shall be with two coats of putty (J.K/ Birla/ any reputed brand) one coat of primer. The external wall shall be of plaster finish with weather proof paint.
- (f) Doors & Windows : The Main Door shall be of teak wood/teak veneer polished, panel door with Sal wood frames. The main door shall be fitted with Godrej/Door set ultra locking system. The other doors are Sal wood frames with water proof laminated (flush) doors. The windows shall be on UPVC Window with 5mm thick smoke glass panels.

Kumar
For Stalwart Projects Pvt. Ltd.
Director

Amanah nagesh
Sotah & Co

(g) Kitchen : Vitrified tiles flooring with granite platform and stainless-steel sink with C.P fittings, ceramic tiles up to 3'0" height above cooking platform, Provision for exhaust fan.

(h) Toilet : Anti-skid ceramic tile flooring and wall up to 7'0" height glazed tiles with commode (parry ware /cera), washbasin with face for mirror, towel rod, towel ring, shop case, C.P. taps of jaguar/ Johnson brand or equivalent, Geyser provision and low-level cistern.

(i) Staircase & Balcony : The staircase shall be of Kota stone / tile flooring with stainless steel railing and stainless-steel handrail on top. The balcony shall be of vitrified tiles flooring with stainless steel railing.

(j) Electricals : Concealed wiring of copper conductors with all essential fittings as per requirement i.e. wire of Finolex or Havells brand. The modular switches and accessories shall be of Cona or Anchor brand. Telephone point, television point and A.C. point shall be provided as per the drawing. The electrical lines shall be fixed with one MCB box in each floor and one BDB at the main panel board.

23. Residuary terms:-

(a) If any provisions of this Agreement is invalid or unenforceable or prohibited by law, this Agreement shall be considered divisible as to such provisions and such provisions shall be inoperative and shall not be part of the consideration moving from either party to the other and the remainder of this Agreement shall be valid and binding and of like effect as though such provision was not included herein.

(b) It is hereby expressly agreed and declared that the relation of both the parties do not create any partnership or joint venture or association or persons between the parties hereto; each of the

Ramesh Kumar
For Stalwart Projects Pvt. Ltd.
Director

Amresh Nayak
Sateesh Me

parties hereto has undertaken obligations and has rights specified herein.

- (c) It is agreed by both the parties that any liability on behalf of the FIRST PARTY member towards any income tax/ tax on capital gain/ GST/ any sort of taxes, consequent to any of the agreement entered into in relation to the schedule property is at FIRST PARTY member responsibility. The SECOND PARTY does not bear any responsibility of taxation for transfer or possession of flats as owner share to the FIRST PARTY.
- (d) It is agreed by both the parties that all applicable expenditure for cost of transformer and generator and also electrification to respective flats shall be borne and paid by each of the parties proportionately.
- (e) The obligation of the Parties shall be deemed suspended and there shall be no liability for damages so long as and to the extent that the performance of this Agreement by any Party is prevented, hindered, delayed or otherwise rendered impracticable as a result of Acts of God, war, riot, insurrection, labor disputes, strikes, fires, embargoes or other governmental restrictions or for any other reason not within the reasonable control of the Party so affected (any such event, circumstance or condition being "Force Majeure Event"). The Party so affected by a Force Majeure Event shall be excused from its performance of this Agreement for so long as such event shall continue to prevent, hinder or delay such performance.
- f) The name of the building shall be as selected by the Developer.
- g) All disputes and differences of the parties hereto touching the terms of this agreement and its consequential effect and/or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to two arbitrators selected by both the first and second party, who shall jointly appoint the third arbitrator and who shall collectively resolved the dispute in accordance with the provision of the Arbitration and Conciliation Act 1996. All matters/disputes concerning these presents and the development of the said property shall be subject to the jurisdiction of courts at Bhubaneswar only.
- h) All letters, notices shall be issued to the parties and dispatched under registered post with A/D to the address furnished in this

Ruman Kumar

For Stalwart Projects Pvt. Ltd.

Asst. Dir.
Director

Amasha Nayak

Stash Gh

agreement will be sufficient proof of dispatch of the same to the other party.

- i) All accounts between the parties shall be settled at the office of the developer at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharapur, Bhubaneswar, Dist.-Khurda.
- j) The benefits and obligations of this Agreement shall not be directly or indirectly assigned or dealt with by the Owner to anyone else without the prior consent in writing of the Developer. The Developer can assign its rights and obligations hereunder to its nominee.
- k) The second party has already been in possession over the schedule land by virtue of registered GPA executed by the first party/land owner in favour of the second party hence no further delivery of possession is required by first party entered into this agreement with the second party/developer.

[Signature]
For Stalwart Projects Pvt. Ltd.
[Signature]
Director

SCHEDULE OF PROPERTY

Dist. Khurda, Tahasil. Bhubaneswar, P.S. New Capital, Thana No.22, Hal P.S. Chandrasekharapur, under the jurisdiction of District Sub-Registrar, Khurda, Bhubaneswar.

Mouza- PATIA, ~~Plot No. 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800~~
Khata No.-474/2770, Mutation Plot No.-306/1712/4449, Sthitiban, Area-Ac.0.110 Decimals, Kisam- Gharabari, marked as Sub Plot No.1 & 2.

AS per bonv 1,39,15,000 /-

Bounded by:

North – Plot No.1711
South – Road
East – Sub Plot No.3
West – 200ft Nandankanana Road.

[Signature]
[Signature]

IN WITNESS WHEREOF, the parties above named signed this on the date, month and year first above mentioned.

WITNESSES:

1. *Amangsha Nayak*
O/S Sabau Nayak
CSPW 3102-21



Signature of First party

2. *Suteek Choudhary*
For Keesulika
Pranawa Prabhu
B. M. S.
15/08/2022

For Stalwart Projects Pvt. Ltd.


Director

Signature of Second party

Pranawa Prabhu
B. M. S.
31-8-2022



70.110 MAR.
12,65,00,000/-
1126,700/-
P.7

SILVERED & TRUE COPY
FILED IN
BOOK NO.
Volume No.
Pages.....10.....
Being No
for the year 2022
1082211438
3-8-22



2110202121903306



GOVERNMENT OF ODISHA

Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/8814 of 2021

CERTIFIED COPY OF ROR

Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ପଟିଆ
 ଥାନା : ନିଉକ୍ୟାପିଗାଳ
 ଥାନା ନମ୍ବର : 22

ତହସିଲ : ଭୁବନେଶ୍ୱର
 ତହସିଲ ନମ୍ବର : 260
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

| | |
|--|---|
| ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ରାଚାରୀ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର | ଓଡିଶା ସରକାର ଖେତ୍ରାଚ ନମ୍ବର 1 |
| ୧) ଖତିୟାନର କ୍ରମିକ ନଂ | 474/2770 |
| ୨) ପ୍ରକାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ | ପ୍ରତିମା ବେହେରା ସ୍ୱା:ରାଜକିଶୋର ମଲିକ ଜା: ଚଷା ବା: ଭରତପଡା, ଥା - ମାହାଙ୍ଗା, ଜି - କଟକ |

| ୩) ସବ୍ | ଭିତ୍ତିବାନ | | | | | |
|--------|-----------|------|--------|---|------|--------------------------------|
| ୪) ବେସ | ଜଳକର | ଖଜଣା | ସେସ | ନିଷ୍କାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ | ମୋଟ | ୫) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ |
| | | | 330.00 | 248.00 | 0.00 | |

| | |
|-------------------------------|--|
| ୬) ବିଶେଷ ଅନୁସୂଚୀ ଯଦି କିଛି ଥାଏ | ଦାଖାକେସ ନଂ 6738/05 ହୁମ୍ମୁ ଖା 474/22 ତାଲୁ । OLR u/s 8(A) କେସ ନଂ- 742/2020 ହୁମ୍ମୁ ପୁଟ 306/1712/4449 ର କିସମ ଘରବାରୀ କରାଯାଇ ଜମା ସଂଶୋଧନ କରାଗଲା । |
|-------------------------------|--|

BLANK SPACE FOR STAMPING

ଅତିରିକ୍ତ ପ୍ରକାଶନ ତାରିଖ :
 ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର, ଓଡିଶା

21/10/2021

CHITTARANJA
 N PILLA

Digitally signed by CHITTARANJA PILLA
 Date: 2021.10.21 16:54:17 +05:30
 Reason: e-District Orissa Portal
 Location: Orissa



Signature of the Revenue Officer

NOTE : - It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
 - For any query or verification, Agency/Department/Office may visit <http://edistrictodisha.gov.in>.
 - Tampering of this certificate will attract penal action



2110202121903306



GOVERNMENT OF ODISHA

Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/8814 of 2021

CERTIFIED COPY OF ROR

| ଖତିୟାନର କ୍ରମିକ ନଂ : 474/2770 | | ମୌଜା : ପଟିଆ | | | ବିଳା : ଖୋର୍ଦ୍ଧା | |
|------------------------------|------------------|--------------------------------|-------|--------|-----------------|----------|
| ପୁର ନମ୍ବର ଓ ଚକର ନାମ | କିସମ ଓ ପୁରର ଖଜଣା | କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଗୌହରି | ରକଦା | | | ମତ୍ରାଣ୍ୟ |
| | | | ଏକର | ବି | ଫେକ୍ଟର | |
| ୭ | ୮ | ୯ | ୧୦ | ୧୧ | ୧୨ | |
| 306/1712/4449 | ଘରବରି | | 0.110 | 0.0445 | | |
| 1 ପୁର | | | 0.110 | 0.0445 | | |

ରାଷ୍ଟ୍ରୀୟ ପୁରନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର, ଓଡ଼ିଶା

21/10/2021

CHITTARANJAN
N PILLA

Digitally signed by CHITTARANJAN
PILLA
Date: 2021.10.21 16:54:18 +05:30
Reason: e-District Orissa Portal
Location: Orissa



Signature of the Revenue Officer

NOTE : - It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
- For any query or verification, Agency/Department/Office may visit <http://edistrictodisha.gov.in>

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMAN SOURAV
PRADIPTA CHANDRA BEHERA

24/11/1987
Permanent Account Number

BWGPS8787M

Suman Sourav
Signature

01042013

Suman Sourav



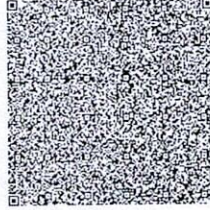
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0638/10856/01416

To
Suman Sourav
Pradipta Chandra Behera
Mayanshi Residency, Plot No. 453/11, 3rd Floor
Nuasahi, Lane-2
Near Mayanshi Residency
Nuasahi Nayapalli
Nayapalli
Khorda Odisha - 751012
7381666666

Validity: unknown
Digitally signed by Suman Sourav
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 04
Date: 2022.12.07 17:38
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

2991 8998 8332

VID : 9177 8445 6866 9105

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Suman Sourav
Date of Birth/DOB: 24/11/1987
Male/ MALE

Issue Date: 20/11/2011

2991 8998 8332

VID : 9177 8445 6866 9105

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

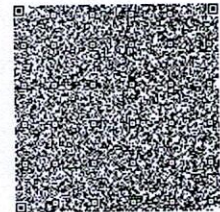


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
Pradipta Chandra Behera, Mayanshi
Residency, Plot No. 453/11, 3rd Floor,
Nuasahi, Lane-2, Near Mayanshi Residency,
Nuasahi Nayapalli, Nayapalli, Khorda,
Odisha - 751012

Download Date: 17/03/2022



2991 8998 8332

VID : 9177 8445 6866 9105



1947



help@uidai.gov.in



www.uidai.gov.in

Suman Sourav

ଭାରତ ସରକାର
Government of India






ନାମ / ନାମ
Sharat Kumar Sahu
ପିତା - ନାରାହରି ସାହୁ
Father - NARAHARI SAHU
ଜନ୍ମ ତାରିଖ / DOB - 24/08/1965
ପୁରୁଷ / Male




4675 2299 2428

ଆଧାର - ସାଧାରଣ ଲୋକର ଅଧିକାର

ଭାରତୀୟ ବିଭିନ୍ନ ସମ୍ପର୍କର କର୍ତ୍ତୃପକ୍ଷ
Unique Identification Authority of India







ଠିକଣା: ପ୍ଲଟ ନ-1, ତୁଳାସୀ
ବିହାର କମ୍ପ୍ଲେକ୍ସ ନିକଟ, ଚୈତ୍ରଶ୍ରୀ
ବିହାର, ଭୁବନେଶ୍ୱର, ଓଡ଼ିଶା ବିହାର, ଖୋର୍ଦ୍ଧା
ଚୈତ୍ରଶ୍ରୀ ବିହାର, ଓଡ଼ିଶା, 751021

Address: PLOT N-1, TULASI
VIHAR COMPLEX, NEAR HIG
OURGA MANDAP, SAILESHREE
VIHAR, BHUBANESWAR,
Sailashree Vihar, Khorda,
Sailashree Vihar, Odisha, 751021


4675 2299 2428



1800 300 1347



help@uidai.gov.in



www.uidai.gov.in

(Handwritten Signature)

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

SHARAT KUMAR SAHU
NARA HARI SAHU

24/08/1965
Permanent Account Number
AILPS2715B

Sahu
Signature

21042007



Sahu



प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45201OR2011PTC013975

2011 - 2012

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

STALWART PROJECTS PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक एक अगस्त दो हजार ग्यारह को कटक में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U45201OR2011PTC013975

2011 - 2012

I hereby certify that STALWART PROJECTS PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given at Cuttack this First day of August Two Thousand Eleven.

Signature Invalid
Digitally signed by Registrar of Companies, Orissa
Date: 2011.08.01 11:08:28
GMT+05:30

Registrar of Companies, Orissa
कम्पनी रजिस्ट्रार, उड़ीसा

*Note: The corresponding form has been approved by BIBEKANANDA MOHANTY, Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006.
The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :
Mailing Address as per record available in Registrar of Companies office:
STALWART PROJECTS PRIVATE LIMITED
TULASI VIHAR 1, SAILASHREE VIHAR,
BHUBANESWAR - 751021,
Orissa, INDIA



For Stalwart Projects Pvt. Ltd


Director



For Stalwart Projects Pvt. Ltd.


Director



23837
19.6.20

Form No.25
Nil Certificate Of Encumbrance On Property

Application No : 2020108012119
Applicant Name : RAJA KISHORE MALLIK
Owner Name(as per application) : RAJA KISHORE MALLICK
Certificate No. : EC1082020009931

Having applied to me for a certificate giving particulars of registered acts and encumbrances,if any in respect of undermentioned property :-

| Sr. No. | Village | Khata No. | Plot No. | Area | North Boundary | West Boundary | East Boundary | South Boundary |
|---------|----------|-----------|---------------|-------------------------------|----------------|---------------|---------------|----------------|
| 1 | PATIA-22 | 474/2771 | 306/1712/4450 | 50 Decimal1000D = 1Acre | | | | |

I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for 3 years from 01-JAN-18 to 19-JUN-20 for acts and encumbrances affecting the said property and that on such search no acts or encumbrance affecting and said property has been found.

Note :

- (1) If the properties have been described in registered documents in a manner different from the way in which the applicant has described them in the application the transactions evidenced by such documents will not be included in the certificate.
- (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificates of encumbrances on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.
- a) But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the Offices but the department will not, on any account, hold itself responsible for any errors in the results of the search embodied in this certificate.



Digitally signed by SAMAL
PABITRA KUMAR
Date: 2020.06.19 11:46:55
+05:30

Office : KHURDA(BBSR)

Date 19-JUN-20

Signature of Registering Officer

Valuation Report

Application No- 1082211438

Registration Office- KHURDA(BBSR)

DEED DETAILS

Application Type- AGREEMENT OF SALE WITH POSSESSION

Status- Pending for Fee collection

| Application No. | Execution Date | Presentation Date | Book No. | No. of Pages | Registration No | Registration Date |
|-----------------|----------------|-------------------|----------|--------------|-----------------|-------------------|
| 1082211438 | 03-AUG-22 | 03-AUG-22 | 1 | 18 | | |

FEE DETAILS (In ₹)

Stamp Duty : 278300
 Consideration Amount : 13915000
 Benchmark Value : 13915000

Registration Fee : 0
 A(10): 278300
 Incidental Fee Details
 User Charges : 745

STAMP E-STAMP FRANKING

CASH CHEQUE DD POS
 NEFT RTGS IMPS IFMS

CASH CHEQUE DD CHALLAN POS
 NEFT RTGS IMPS IFMS

FIRST PARTY DETAILS

| Name | Relation | Relation's Name | Gender | Age | Profession | Caste | Interest/Type | Presenter | Signed | Present Address |
|--------------|----------|-------------------------|--------|-----|------------|---------|------------------|-----------|--------|--|
| SUMAN SOURAV | FATHER | PRADIPTA CHANDRA BEHERA | MALE | 33 | Business | General | FIRST PARTY/SELF | YES | YES | AT- PLOT NO.453/11, MAYANSHI RESIDENCY, 3RD FLOOR, NUASAH, LANE-2, NEAR MAYANSHI RESIDENCY, NAYAPALLI, BBSR, DIST- KHORDHA |

SECOND PARTY DETAILS

| Name | Relation | Relation's Name | Gender | Age | Profession | Caste | Interest/Type | Presenter | Signed | Present Address |
|---|----------|-----------------|--------------------------------|-----|------------|--|-------------------------|-----------|----------------------------|--|
| MS STALWART PROJECTS PVT. LTD. THROUGH ITS DIRECTOR SHARAT KUMAR SAHU | | | | 55 | | GENERAL | SECONDPARTY/INSTITUTION | | | AT- PLOT NO.1, TULASI VIHAR COMPLEX, SAILASHREE VIHAR, PS- CHANDRASEKHARPUR, BBSR, DIST- KHORDHA |
| Representative Name | | | Institution Name | | | Representative Address | | | Representative Designation | |
| MS STALWART PROJECTS PVT. LTD. THROUGH ITS DIRECTOR SHARAT KUMAR SAHU | | | MS STALWART PROJECTS PVT. LTD. | | | AT- PLOT NO.1, TULASI VIHAR COMPLEX, SAILASHREE VIHAR, PS- CHANDRASEKHARPUR, BBSR, DIST- KHORDHA | | | DIRECTOR | |

IDENTIFIER DETAILS

| Name | Father/Husband's Name | Address | Gender | Age | Profession | ID Proof |
|----------------|-----------------------|-------------------------------|--------|-----|------------|----------|
| HIMANSHU NAYAK | SAMBARU NAYAK | C.S. PUR, BBSR, DIST- KHORDHA | MALE | 0 | Others | A |

PROPERTY DETAILS

| District | Village/Mouja-Thana | Khata | Plot | Area | Kisam Type | Market Value | Sabak Khata No. | Sabak Plot No. |
|---------------|---------------------|-------------------------|---------------|--------------------------|-----------------------|--|-----------------|----------------|
| KHURDA | PATIA-22 | 474/2770 | 306/1712/4449 | 0.11 Acre (110Decimal) | GHARABARI VACANT SITE | 13915000 | Not Available | Not Available |
| East | | West | | North | South | Property Transaction Details | | |
| SUB PLOT NO.3 | | 200FT. NANDANKANAN ROAD | | PLOT NO.1711 | ROAD | AGREEMENT AREA AC.0.110DEC., SUB PLOT NO.1 & 2 | | |

The total transacted area is:0.11 acre(s).

APPLICATION ID CREATED BY : NARESH PRATAP Singh RAJKUMAR

DOCUMENT ENTERED BY : SUSANTA KUMAR DAS

