

019 MAR 2019

भारतीय धैर न्यायिक

दस  
रुपये

TEN  
RUPEES

रु. 10

RS. 10

INDIA

INDIA NON JUDICIAL

Jagyneswar Acharya  
Govt. Of India  
Notary  
Odisha BBS, Dist. Khurda  
Regd. No. 7791/2008  
Mob: 9861008174

ଓଡ଼ିଶା ओडिशा

40AA 731473



शुद्धी शुद्धी Shashi Shubamishra

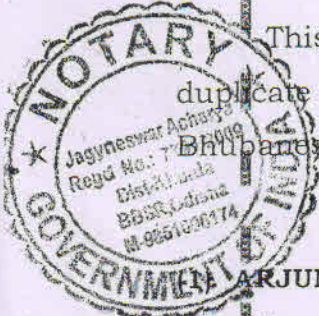
Agreement for Development of Property

This Indenture of Agreement is executed in duplicate on this 19th day of March 2019 at Bhubaneswar.

Between

1. **ARJUN PATRA**, aged about \_\_\_\_\_ years, S/o Late Bhagaban Patra, By Profession - Cultivation, (2) **BANSIDHAR PATRA**, aged about 58 years, S/o Late Harekrushna Patra, By Profession - Service, (3) **NIRAKAR PATRA**, aged about 56 Years S/o Late Balaram Patra, By Profession - Business (4) **CHAKRADHAR PATRA**, aged about 50 year S/o Late Balaram Patra, By Profession -

- 6 Abhayan Katre
- 7 Tejananda Patra
- 8 Anil Kumar Patra
- 9 Deepak K Patra
- 10 Birendra Kumar Patra
- 11 Nitakar Patra
- 12 Chakradhar Patra
- 13 Shashi Shubamishra



1 - Anandhan Patra

For Assotech Sungrowth Abode LLP

Assotech Sun Growth Abode LLP

Shashi Shubamishra  
Authorised Signatory

Authorised Signatory

587580919



N.K. SAHOO  
Stamp Vendor  
Bhubaneswar

Shri. Shyam Mishra  
S. B. Mishra

DISTRICT  
KHURDA, ODISHA  
29 JAN 2019  
Treasurer  
ADOL. TR. ASURY OFFICE

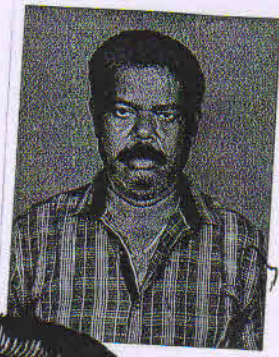
Handwritten signature

Handwritten signature

23/6  
Sikolis

Authorized Signatory  
Shri. Shyam Mishra





**NOTARY**  
 Jagyneshwar Acharya  
 J No.: 7791/2009  
 Dist-Khurda  
 BBSR, Odisha  
 M-9861006174

*Banshidhar Patra*

Jagyneshwar Acharya  
 Notary, Govt. Of India  
 Odisha, BBSR, Dist Khurda  
 Regd. No.-7791/2009  
 Mob:- 9861006174

Business (5) **CHITTARANJAN PATRA**, aged about 47 years S/o Late Balaram Patra By Profession - Business (6) **ABHIMANYU PATRA** aged about Years, S/o Arjun Patra by Profession Business (7) **JIBANANDA PATRA** aged about Years S/o - Arjun Patra, by Profession - Business (8) **ALOK PATRA** aged about Years, S/o Arjun Patra, By profession - Business (9) **DEEPAK PATRA** aged about Years, S/o Arjun Patra, By Profession - Business, all are residents of Village - Haridaspur, P.S. - Baliana, Bhubaneswar - 752101, Dist. - Khurdha, (Mobile No.9437024630) (hereinafter referred to as "**Land Owners**", which expression shall, unless repugnant to the context thereof, be deemed to include his/her/their respective legal heirs, administrators, executors, partners, successors and permitted assigns, as the case may be) **OF THE FIRST PART;**

**AND**

**M/S. ASSOTECH Sun Growth Abode LLP**, a limited liability partnership firm registered (No-AAA-8036, PAN no- ACBFS8671E) under the Limited Liability Partnership Act, 2008, and having its Corporate Office registered under the Limited Liability Partnership Act, 2008, and having its Corporate Office at H-127 Sector 63, Noida-201307, India and City office at Flat No. -203, Sournya Enclave, F-15, BJB

*Rajeshwar Debra*

**NOTARY**  
 Jagyneshwar Acharya  
 Regd No.: 7791/2009  
 Dist-Khurda  
 BBSR, Odisha  
 M-9861006174  
**GOVERNMENT OF INDIA**

- 1
- 2 *Banshidhar Patra*
- 3 *Neelesh Patra*
- 4 *Chhaleswar Patra*
- 5 *Deepak Patra*

For Assotech Sun Growth Abode LLP

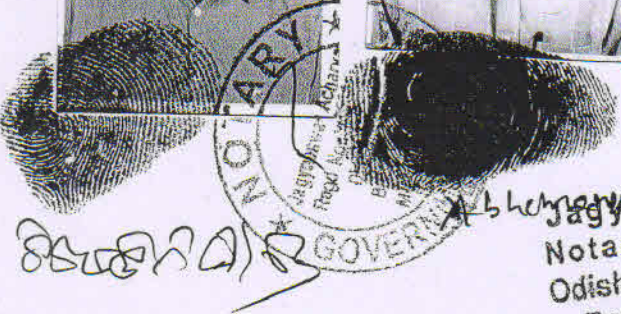
*Shashi Shivan Mishra*

Authorised Signatory

**Assotech Sun Growth Abode LLP**

*Shashi Shivan Mishra*  
 Authorised Signatory





Jagyneshwar Acharya  
Notary, Govt. of India  
Odisha, BBSR, Dist. Khurda  
Regd. No. 77912009  
Mob. - 9861006174

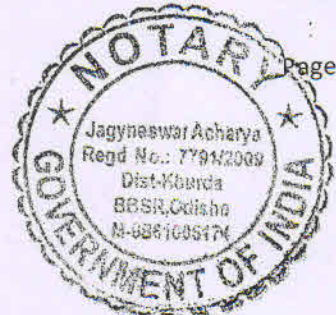
Sibananda Patra

Nagar, Bhubaneswar - 751014 (hereinafter referred to as the "Developer", which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns) acting through its Designated Authorised Signatory, Mr. Shashi Bhushan Mishra, aged about 38 years, S/o.- Sri Siba Prasad Mishra authorised by Board Resolution on behalf of the Company dated 17<sup>th</sup> November 2018, **OF THE SECOND PART.**

**AND WHEREAS,** the property mentioned in the schedule below had been recorded in the name of Harekrushna Patra, Balaram Patra and Arjun Patra under Mouza Rudrapur & Jayapur, P.S. - Baliaanta, Tahasil - Bhubaneswar, District - Khurda jointly in the ROR published in the year 1980. Harekrushna Patra died leaving behind Bansidhar Patra (Son), Urmila Patra (D1) and Padmabati Patra (D2) as legal heirs. Balaram Patra died leaving behind Nirakar Patra (Son1), Chakradhar Patra (Son2), Chittaranjan Patra (Son3), Kamala Mandal (D1) and Bhalu Prusty.

- 1 my wife 419
- 2 Sanshiksha Patra
- 3 Nirakar Patra
- 4 Chakradhar Patra
- 5 Bansidhar Patra
- 6 Abhimanyu Patra
- 7 Sibnanda Patra
- 8 Aroic Kumar Patra
- 9 Deepak KV Patra

Syedhan Dohre



For Assotech Sun Growth Abode LLP  
Shashi Bhushan Mishra  
Authorised Signatory

Assotech Sun Growth Abode LLP  
Shashi Bhushan Mishra  
Authorised Signatory





Jagyneshwar Acharya  
 Notary, Govt. Of India  
 Odisha, BBSR Dist-Khurda  
 Regd. No. 1791/2009  
 Mob: 9861906174

Deepak Kumar Patra

Daughters of Harekrushna Patra relinquished their rights over the scheduled properties (their part of share) infavour of Shri Bansidhar Patra by executing a deed of relinquishment vide deed no 1081814107 dated 26<sup>th</sup> December, 2018. Again daughters of Balaram Patra relinquished their rights over the scheduled properties (their part of share) in favour of Nirakar Patra, Chakardhar Patra and Chittaranjan Patra by executing a deed of relinquishment vide deed no. 11081900018 dated 2<sup>nd</sup> January, 2019.

Abhimanyu Katre

7 Jibunem Patra

8 Alok Kumar Patra

9 Deepak Kumar Patra

10 Anurag Kumar Patra

11 Saonidhar Patra

12 Nitakar Patra

13 Chhota Chhara Patra

14 BBSR Patra

Hence the above First Party Members are the absolute owner of the properties mentioned in the scheduled below of their respective shares

Bijodhan Dehwe



For Assotech Sun Growth Abode LLP  
 Shashi Shivan Mishra  
 Authorised Signatory

Assotech Sun Growth Abode LLP  
 Shashi Shivan Mishra  
 Authorised Signatory



title interest and are in peaceful possession without any dispute.

Further, the First Party Members have requested the Second Party for development of a Housing cum Residential complex which forms a part and parcel of "The Total Project Land", details of which are more particularly set forth in the Land Schedule enclosed in Part B of Schedule-1 ("Owners' Land") & marked in ORANGE colour in the map enclosed as Part A of Schedule-1. Pursuant to this Collaboration Agreement ("Said Agreement") between the Land Owners and Developer, the Land Owners hereby confer all rights in relation to development and commercial exploitation of the Scheduled Land upon the Developer (hereinafter referred to as "Development Rights").

A. WHEREAS, the scheduled property is being possessed by the First Party Members by virtue of raiyat land / purchase from land owners and from the date of ownership / purchase the First Party Members is/are possessing the scheduled property peacefully without having any dispute, lien, attachment, etc. and have absolute ownership with every right title and interest over the below mentioned schedule property.

B. AND WHEREAS the First Party Members with an intention to develop the above said lands have approached the Second Party to develop the said lands into Residential/housing project favoring into a compact shape, comprising of various types of units in and over the lands and the

Jagyneshwar Acharya  
Notary, Govt. Of India  
Odisha, BBSR, Dist-Khurda  
Regd. No.-7791/2009  
Mob:-9861006174

6 Abhanaya Mishra

7 Jibanananda Patra

8 Anil Kumar Patra

9 Deepak K. Patra

1 my friend

2 Banashankar Patra

3 Narakant Patra

4 Chandra Shekhar Patra

5 Basant Patra

Shashi Sudan Mishra

Authorised Signatory

*Signature*



Assotech Sun Growth Abode LLP  
Shashi Sudan Mishra  
Authorised Signatory



infrastructure that may be necessary for the said development on the said lands by plotting, subdividing, preparation and sanction of lay-out plans/ construction permissions by the Bhubaneswar Municipal Corporation (BMC) and the complete process of such development together with amenities is hereafter called the "PROJECT" and the property on which the project is intended to be carried out is hereafter collectively called the "PROJECT AREA".

- C. WHEREAS the Second Party has accepted the above offer of First Party Members and agreed to undertake the construction of proposed Residential Cum Housing Project comprising of various type of Residential / commercial units over the schedule property.
- D. Accordingly a scheme will be prepared by the Developers (Second Party) where they will offer the First Party Members a share in the super built up area as per the base FAR permitted by Bhubaneswar Municipal Corporation (BMC) / BDA with proportionate number of open surface parking and the right to use of the common areas on a condition that the First Party Members agrees to assign upon the Developers (Second Party) the right to take the said land into their possession to develop the said land and the right to undertake construction of the Residential Cum Housing Project comprising of various type of Residential units and the right to enjoy the benefits by selling, transferring and leasing the apartment/commercial units, and the open

2  
 Jagmohan Acharya  
 Notary, Govt. Of India  
 Odisha, BBSR, Dist. Khurda  
 Regd. No. 779/2009  
 Mob: 98100174

Abhomenya Katre  
 7 Subhanda Patra  
 8 Alok Kumar Patra  
 7 Deepak KV Patra

1 Anurag R 919  
 2 Sanjiv dhan Patra  
 3 Nataraj Patra  
 4 Chhota Alia Patra

For Assotech Sun Growth Abode  
 Shashi Ghosan Mishra

58456789

Sayedhan Debra





9/1/2018

surface parking that is allocated as the Developer's / Second Party's share.

- E. THAT the First Party member/s have agreed and constructed that the Second Party should prepare designs for the Residential Cum Housing Project and then apply to the Bhubaneswar Municipal Corporation (BMC) for the approval of construction of the proposed buildings on the said land.
- F. THAT, the developer (the Second Party) have agreed to prepare the scheme and designs for the Residential cum Housing Project and get the same approved by the concerned competent authority and construct the same entirely at their cost and several other terms and conditions have been mutually agreed upon by and between both the parties and in order to avoid any future complications, the terms so agreed upon are reduced to writing and enumerated in this agreement.

- 6 Abhinav Katar
- 7 Tejananda Patra
- 8 Acel Katar Patra
- 9 Deepak Katar Patra

AND WHEREAS, the First Party Members and the Second Party have agreed to execute this AGREEMENT FOR THE DEVELOPMENT OF PROPERTY on the following terms and conditions:

- 1 Anuraj Katar
- 2 Sanjiv Kumar Patra
- 3 Nitin Kumar Patra
- 4 Chitra Anuraj Patra
- 5 Sushil Kumar Patra

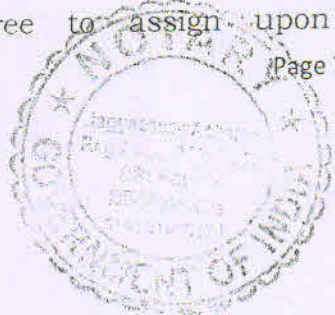
**Now this indenture witnesseth as follows:**

- 1. By virtues of the recital herein contained the Land owners i.e. the First Party Members represent and declare that he/she is in absolute possession of the said plots in question as set out in the schedule given below and is the permanent owners of his/her/their plot and that the land is not Bhudan property. That the Owners (the First Party Members) agree to assign upon the

For Assotech Sun Growth Abode

Shashi Gubson Mishra

Anuraj Katar



Assotech Sun Growth Abode LLP  
 Shashi Gubson Mishra  
 Authorised Signatory



Jagyneswar Acharya  
Notary, Govt. Of India

Odisha, BBSR, Dist-Khurda

Phone No-779112009

Mobile No-9861006174

19/10/11

Developers (the Second Party) the right to undertake construction of the proposed Residential / Housing Project over the below mentioned scheduled property & the right to sell, transfer & lease the Developer's share of the super built up area, land and proportionate number of open surface parking. The developer (the Second party) shall construct / build and erect the said building(s) over the said property in accordance with the plan as approved by the Bhubaneswar Municipal Corporation (BMC) / BDA and shall deal with various portions of the said building as per the terms and conditions contained herein. The entire cost of preparation of the building plans shall be borne by the Developers (the Second party).

6 Ashwanya Kothari

7 Sidhanta Patra

8 Alok Kumar Patra

9 Deepak K. Patra

2. THAT, the Developer/s (Second party) and the Owners (the First Party Members), both shall make sure that the construction of the Residential Cum Housing Project, are according to the plans and permissions(s) accorded by the Bhubaneswar Municipal Corporation(BMC) and shall not construct any illegal / unauthorized unit. The Developers (Second Party) will assure about the exclusive quality and standard of construction of the building both interior and exterior.

1 sm of neta

2 Baneshi shan Patra

3 Nageswar Patra.

4 Shub chandra

5 2008/10/19

3. THAT, if the Bhubaneswar Municipal Corporation (BMC) or any other statutory authorities refuse to give permission for the construction of the proposed Residential Cum Housing Project, but not later than 12 months from the signing of this agreement, for any reason whatsoever, the Second Party will inform the same to the First Party Members and

For Assotech Sun Growth

Shashi Baban Mishra



Sanjodhan Deka



3-019

in such an occasion, where the Second Party is unable to develop the below mentioned scheduled property and construct the proposed Residential / Housing Project, the First Party Members and the Developer (the second party) will come together and cancel this agreement within 15 (Fifteen) days from the date of the Second party informing the First Party Members regarding the rejection from the concerned authorities for the approval of construction of the proposed Residential complex and in case the above circumstance arises, the First Party Members will cancel the Power of attorney deed executed in favour of the Second Party on mutual consent only.

Abhinav Kumar

Sivananda Patra

Alok Kumar Patra

Deepak Kumar Patra

4. COMMENCEMENT:

THAT, the agreement shall commence on and from this day of February 2019.

5. VALIDITY:

THAT, the agreement shall remain valid till the Project is fully completed and the developers (Second Party) share is fully sold out and possession of various units is handed over to respective customers by the Developer (Second Party) and that the General Power Attorney (GPA) and agreement shall not be cancelled under any circumstance by the First Party Members or its nominee assigns/heirs till all formalities as per the stipulations of the agreement is completed in all respects.

Sanjay Kumar Patra

Sanjay Kumar Patra

Nivedita Patra

Chitra Kumar Patra

Shashi Kumar Patra

6. CONSTRUCTION:

Brijesh Kumar Patra



For Assuretech Sun Growth Abode LLP  
 Shashi Kumar Patra  
 Authorized Signatory



Jagyneswar Acharya  
 Notary, Govt. of India  
 Odisha, BSR, Dist. Khurda  
 Regd. No. 791/2009  
 Mob. 9861006174

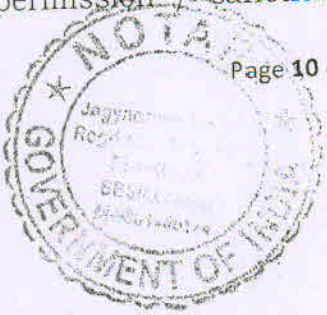
6.1.1 THAT, the developer (Second Party) agrees to develop the below mentioned property at their own cost / risk and expenses and with their own resources generated through the sale of its share of the proposed units / or finances raised as loan after the developers (Second Party) obtain the requisite permission sanction and approval from authorities concerned and thereafter to construct the proposed building(s). The owners (the First Party Members) agree in accordance with this agreement to place at the complete disposal of the developer (Second Party), the physical possession of the below mentioned scheduled property for development of the land and construction of the proposed Residential Cum Housing Project as per the sanctioned plans by the Bhubaneswar Municipal Corporation (BMC) and other authorities and authorize them (the Second Party) to prepare & submit building plans before the authorities and obtain requisite permission, sanction and approval.

6.1.2 THAT, the building plans will be in accordance with the rules and regulations laid down by the Bhubaneswar Municipal Corporation (BMC). The building shall be of good quality construction. The owners (the First Party Members) shall have the right to inspect the construction at all reasonable times.

6.1.3 THAT, the developers (Second Party), at their own cost and expense shall apply to the Bhubaneswar Municipal Corporation (BMC) for requisite approval / permission / sanction of

- 6 Abhraman Mishra
- 7 Subhrendu Patra
- 8 Alok Kumar Patra
- 9 Deepak K. Patra
- 1. my n 2019
- 2 Baneshwar Patra
- 3 NITAIKAR PATRA
- 4 dhruv kumar
- 5 20190818

Shweta Goudan Mishra



*Signature*



the building plans to enable them to construct  
 erect the proposed Residential Cum Housing  
 Project over the below mentioned scheduled  
 property in accordance with the building bye  
 laws and regulations enforced for the said area.  
 The developer (Second Party), may make or  
 agree to make such variation in the designs or  
 plans as may be required considered by them  
 desirable or necessary for approval of the  
 concerned authorities.

6.1.4 THAT, it shall be the responsibility of the  
 Developers (Second Party), to submit pursue  
 and follow up the process of the approval of  
 plans with the Bhubaneswar Municipal  
 Corporation (BMC) and bear all the expenses /  
 charges / fees for the same.

6.1.5 THAT, it shall be the responsibility of the  
 Developer (Second Party), to carry out necessary  
 construction of boundary walls, approach roads,  
 sewerage system, STP and other construction  
 works, as per the norms of the concerned  
 authorities, wherein the First Party Members  
 has/have to extend full co-operation as and  
 when necessary.

6.1.6 THAT, the Developer (Second Party), shall  
 construct the building(s) in an appropriate  
 manner in accordance with the drawings and  
 specification, sanctioned by the Bhubaneswar  
 Municipal Corporation (BMC) including any  
 amendment, modification or alteration to the  
 said plans and specifications as are approved by  
 the said authority.

- 6 Abhinav Kumar Patra
- 7 Tribhuvan Chandra Patra
- 8 Anil Kumar Patra
- 9 Deepak Kumar Patra

- 10 Anil Kumar Patra
- 11 Anil Kumar Patra
- 12 Anil Kumar Patra
- 13 Anil Kumar Patra
- 14 Anil Kumar Patra

Shashi Susan Mishra

Dnyedhan Debnath





6.1.7 THAT, the Developer/s (Second Party), undertake to do the same and ensure the best quality of materials and workmanship, to be used and supplied in the construction of both the owner's (the First Party Members), allocation as well as of the developer's (Second Party), allocation as per the specification.

6.1.8 THAT, the developer (Second Party), is free to change / alter and modify the sanctioned plan as required as per market condition for the betterment of the project within the sanctioned built-up area, after getting approval from the concerned authority.

6.1.9 THAT, developer will develop the Residential / Housing project as per the Building Bye Laws of the Bhubaneswar Municipal Corporation (BMC) / sanctioning authority.

6.1.10 THAT, the building over the below mentioned scheduled property shall be constructed under the direct control, supervision and guidance of the developer/s (Second Party), and or their agents, and the owners (the First Party Members) is free to inspect and supervise as mutually agreed upon but the First Party Members shall not interfere in the smooth function of the development of the project.

6.2 On completion of the project, the maintenance of the complex with all the facilities shall be handed over to a society to be constituted comprising of the flat owners of the complex and the First Party Members or its nominee / legal heirs / future purchasers will abide by the terms & conditions of the said society.

**Jaykeshwar Acharya**  
 Notary, Govt. Of India  
 Odisha, Dist. Khurda  
 Regd. No. (781)2009  
 Mob: 9801006174

6 Abhimanyu Kaha

7 Subramande Patra

8 Avul Kumar Patra

9 Deepak K Patra

10 smy n...

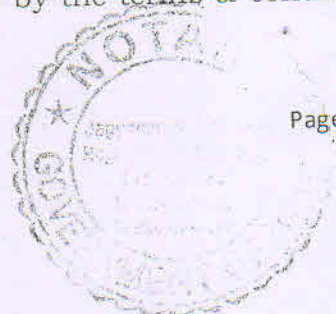
11 Santhi dha Patra

12 Nizakar Patra

13 chitra dha Patra

14

Shashi Gulan Mishra



*Sanjodhan Acharya*



7. OWNERS' DECLARATION :

The owners (the First Party Members) hereby agrees and pledge with the developers (Second party) as;

8.1 That the First Party Members declares that his/her/their property as mentioned below in the Schedule of property is in the peaceful possession by him/her/their and is without any dispute and it is free from all encumbrances, attachments, charges, liens and there are no civil, criminal cases pending in respect to the below mentioned property and she/they is/are the absolute owner(s) of the plot.

8.2 Not to cause any interference or hindrance in the construction of the proposed buildings over the below mentioned scheduled property by the developers (Second party). And he/her/their will abide by the terms of this agreement in the letter and spirit

8.3 Not to enter into any agreement, transfer, convey, assign, encumber or deal with the below mentioned scheduled property or any portion thereof with any Third party during existence of the agreed period and shall duly convey and transfer the proportionate share of land to the developers (Second party) or its nominee in respect of the developers shares.

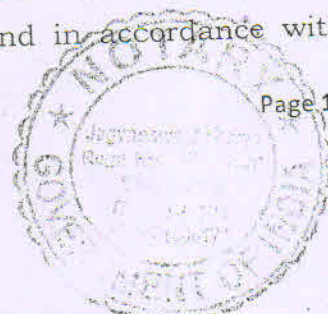
8.4 The owners (the First Party Members) will give permission to the developers (Second Party) to enter upon the said property and the developers (Second Party) shall have absolute authority to commence, carry on and complete the development of the land in accordance with the

Jagyneshwar Acharya  
Notary, Govt. Of India  
Odisha, BBSR, Dist- Khurda  
Regd. No. 27012909  
Mob:- 9821006174

- 6 Ashwamey Katre
- 7 Sibamanda Patra
- 8 Arooj Kumar Patra
- 9 Deepak KV Patra
- 10 Anshu Kishor Patra
- 11 Banchi Shekhar Patra
- 12 Neelam Patra.
- 13 Chhita Das Patra
- 14 Subodh Kishor Patra

For Assesstch Sungrwa  
Shanku Kuson Mishra

Bijaykumar Debnath





permission granted and after demolition and vacation of existing structure (if any) by owners (the First Party Members). The permission to develop the property is personal and is not transferable.

Jayneswar Acharya  
Notary, Govt. of India  
Odisha, BBSR, Cuttack  
Said  
Regd. No. 779/2005  
Mob: 9891095174

8.5 THE owners (the First Party Members) shall at the request and at the cost of the developers (Second party) sign and execute, documents as and if required for the applying for the approval of the building plans and any other necessities required for the smooth running of the project

8.6 The Owners shall execute all necessary documents, authorizations, including by way of power of attorney(s) authorizing the Developer who will by passing the required Board Resolution shall exercise the power confirmed in the General Power of Attorney (GPA).

8.6.1. To represent me/us before all government, Semi government offices, municipal authority or sanctioning authority in all respect.

8.6.2 To represent me/us in all courts, civil. Criminal, revenue to file plaint. Written Statement, swear affidavit, sign vakalatnama, to receive summons and other processes of law and to engage advocate and discharge or terminate their service.

8.6.3 To manage control. Supervise and look after all my right over the Property detailed above in all respects and to represent me/us before the concerned authorities in this behalf

8.6.4 To prepare, sign all documents and apply to the Municipal commissioner, Bhubaneswar / Competent Authority. Government / semi

6 Abhinav Ratra

7 Shibamanda Patra

8 Anil Kumar Patra

9 Deepak K. Patra

1 Mr. N. N. N.

2 Banshilal Patra

3 Nataraj Patra

4 chitra charitra

5

Jayeshwar Acharya



For Assent/Sign/Stamp  
Shushi Gulon Mishra  
Authorised Signatory

Assotech Sun Growth Abode LLP

Shushi Gulon Mishra  
Authorised Signatory



government offices or Sanctioning Authority for obtaining approval either by itself or in part conjunction with other land parcels as may be required, submit relevant documents deed of undertaking, schedule of land, all forms, applications, agreements or to give undertaking(s). Affidavit(s). Statements, Bank guarantee(s) etc. to pay scrutiny fee, approval fee. Service charges, conversion fees or other such fee etc. and to fulfill the other requirements of directions as may be desired by the Department in this regard necessary for obtaining sanction/approval from municipal Commissioner, Bhubaneswar/competent authority.

Jagyneshwar Acharya  
Notary, Govt. of India  
Odisha, BPSR, Dist-Khurda  
Regd. No.-779112009  
Mob:- 9861009174

- 6 Abhimanu Kelore
- 7 Subananda Patra
- 8 Avin Kumar Patra
- 9 Deepak K. Patra

8.6.5 To nominate, select and appoint Draftsman, Engineers, Architects, Contractors, Labour contractors, Masons, Labours, Advocates and any other person or persons, any other Company or Companies, Firm or Firms for the purpose of construction of Residential Cum Housing Complex.

- 10 Anil Kumar Patra
- 11 Basanti Ghosh Patra
- 12 Niranjan Patra

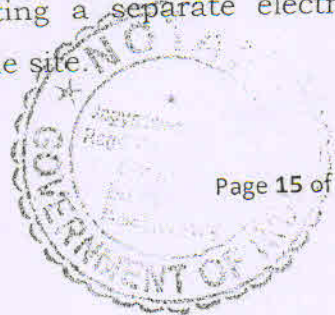
8.6.6 To prepare agreement/agreements, letters, applications, correspondences and sign the same with/or any Govt. authority, Undertaking Individuals, Firms, Company or any Govt. Deptt. for the development of schedule property.

- 13 Anil Kumar Patra
- 14 Shashi Ghosh Patra
- 15 Suresh Ghosh

8.6.7 To apply for and to obtain necessary Electric, Water, Telephone, Sewerage, Cable and other connections / facilities in or for the property mentioned in the schedule below.

8.6.8 To arrange for getting a separate electric transformer installed at the site.

For Assotech Sun Growth Abode LLP  
Shashi Ghosh Mishra  
Authorised Signatory





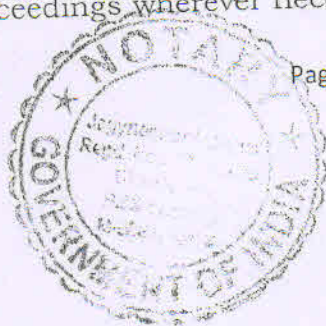
Jagyneshwar Acharya  
 Notary, Govt. of India  
 Odisha, BBSR, Dist-Khurda  
 Regd. No-7791/2009  
 Mob: 9861006174

8.6.9 To apply to the Municipal Commissioner, Bhubaneswar / Competent Authority, government / Semi government office or sanctioning authority for Cancellation / withdrawal of. Deed of Undertaking, all forms, Applications, agreements, Indemnity Bond(s), Bank Guarantee(s) etc. and apply for refund of any other related charges (if any), earlier paid as scrutiny fee. Approval fee, service charges, conversion fees. etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.

8.6.10 To receive the approval(s)/ sanction(s) with regard to this land on my/our behalf and to make sign and submit any documents, undertaking(s), Agreement(s), Affidavit(s). statement(s), etc. and to appear before the Municipal Commissioner, Bhubaneswar / other Gov. authority Department forgetting the layout plan approval and for any other purpose mentioned above.

8.6.11 To appear before Municipal Commissioner, Bhubaneswar / Competent Authority, government/ Semi government offices or sanctioning authority or other designated authority as may be required from time to time so as to carry out any of the purposes or powers mentioned in this present and to make. sign and submit any application reply. Affidavit, undertaking agreement. appeal, compromise, withdrawal, exchange with Municipal Commissioner. Bhubaneswar / Competent. Authority and partitioned as may be required in connection there with including the filing appropriate legal proceedings wherever necessary.

- 6 Ashwini Kumar
- 7 Subangada Patra
- 8 Alok Kumar Patra
- 9 Deepak Kumar Patra
- 1 Anshu Kishore
- 2 Banashi Shri Patra
- 3 NERA KR Patra
- 4 chha dea Mee
- 5 PAGES 7917





Jagyneshwar Acharya  
 Notary, Govt. Of India  
 Odisha, BBSR, Dist-Khurda  
 Regd. No.-2791/2009  
 Mob: 9861006132

8.6.12 To represent me before the officers of President of India, Governor of Odisha, income tax department Municipal bodies Central Government offices or any representation and petition for the Approval required in connection with the land and for the purpose incidental thereto including for obtaining Approval, and making payment of any charges due and to take all necessary steps and to do or cause to be done all such act, matters and things for the purpose aforesaid

1 Abhimanyu Khatua  
 2 T. Bamanulu Patra  
 3 Alok Kumar Patra  
 4 Deepak K. Patra

8.6.13 To obtain refund of all securities, amounts and other deposits made with the concerned departments in the name of the Land Owners or in the name of their nominee and to give receipt thereof;

8.6.14 To deposit all types of fee, charges, security deposits, demands, dues and taxes with regard to Project Land with any Authority to obtain the receipts to obtain No Objection Certificate(s) from the concerned Income Tax Department, to make appeal and contest the same against any demand or assessment etc. and to compromise the same before any court of Law;

5 Anurag Patra  
 6 Baneshi Kumar Patra  
 7 Neelesh Patra  
 8 Chhota Jee Patra  
 9 B. S. Patra

8.6.15 To do all the act, deed any things necessary to be done in connection with the release of the Project Land, under the provision of the Land Acquisition Act including filing a Writ(s)/Suit(s) in any Court including High Court / Supreme Court

8.6.16 To engage or appoint a legal practitioner(s) to conduct the same and to sign power(s) attorney / vakalatnama in this behalf.

For Assotech Sun Growth Abode  
 Shashi Shivan Mishra  
 Authorised Signatory





- 8.6.17 To sign. Verify and file any suits, complaints, written statements, petition and application. Affidavit etc. in proper courts of law and offices and to proceed in all the proceeding filed in their name and on their behalf;
- 8.6.18 To appear before the court, tribunal, authority, department or body in the proceedings in connection therewith;
- 8.6.19 To produce or summon or receive back any documentary evidence
- 8.6.20 To make and present to the court, tribunal, authority department or body any application;
- 8.6.21 To take and file compromise or to refer such suit or claim to arbitration.
- 8.6.22 To deposit and withdraw any money(s) connection with suit related to the land details above
- 8.6.23 To file application for execution of a decree or order passed in any suit or Proceedings as the case may be and to sign and verify such application;
- 8.6.24 To apply for inspection and inspect documents and records of any court:
- 8.6.25 To obtain copies of documents and papers;
- 8.6.26 To file application for review and /or revision and /or appeal against any order or judgment passed in such suit, petition, applications, inquiry or proceeding or in review or revision therefore or in appeal there from as the case may be and to sign, seal and execute all papers and documents and writings and to do and execute all act, deed and things as mentioned hereinbefore or as their

- 1 Abhinav Mishra
- 2 Banshi Dhar Patra
- 3 Niranjan Patra
- 4 Chhota Dhan Patra
- 5 86588119
- 6 Abhinav Mishra
- 7 Subananda Patra
- 8 Alok Kumar Patra
- 9 Deepak Kumar Patra

*Bijendra Kumar Acharya*





said attorneys may deem fit connection with such application or appeal; and

Jayneswar Acharya  
Notary, Govt. of India  
Odisha, BBSR, Dist-Khorda  
Regd. No.-7791/2009  
Mob:- 9961006174

*[Handwritten signature]*

8.6.27 To appoint arbitrators, to proceed in arbitration proceedings and to take every step necessary for the same.

8.6.28 To erect and /or to raise a multi-storied building comprising of independent flats /shops view parking spaces and /or to multi-storied building over the said plot as per the permission to be approved by BDA/BMC or any revised plan to be sanctioned /approved by BDA/BMC/Sanctioning Authority.

Abhimanu Patra

Tribhuvan Patra

Alok Kumar Patra

Deepak K Patra

8.6.29 To arrange finance from any Bank or Financial institution for raising Home Loan for the flat/independent houses/commercial unit purchasers on the Schedule property.

8.6.30 To mortgage the Schedule property including the total built up area, for raising project development and construction finances, however before completion of the Project the Developer shall liquidate the loan amount to the bank/ financial institutions/ individuals;

10/10/20

11/11/20

Banshidhar Patra

Neranjana Patra

Chhita Kumar Patra

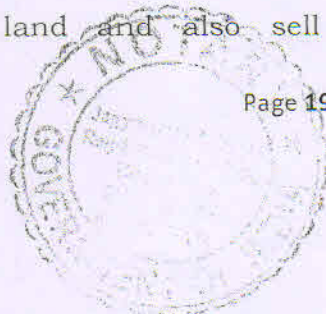
12/12/20

8.6.31 To enter into any agreement with any person for booking and /or construction for flats /shops parking space of built up area in the proposed new building complex to be constructed and in respect thereof to receive any payment in the part or in full or such installments dues as your said attorney may fix and settle.

8.6.32 That my/our attorney is entitled to sell only their share of the super built up area of the proposed Residential Cum Housing Complex along with their share of land and also sell the

Shashi Ghuman Mishra

*[Handwritten signature]*





proportionate numbers of the open surface parking on the schedule property to potential purchasers of flat/independent houses/commercial units, in terms of the above referred Agreement for Development of Property dated.

Jagyneshwar Mishra  
Notary, Govt. Of India  
Odisha, BBSR, Dist-Khurda  
Regd. No.-7791/2009  
Mob:- 9881006174

8.6.33 To purchase stamp papers, sign and execute sale deed or any other deed of conveyance, agreements etc., as required and present the same before the registering authority for registration and admit the execution thereof in our name and on our behalf.

6 Abhinav Khatua  
7 Subandanda Patra  
8 Alok Kumar Patra  
Deepak Ku Patra

8.6.34 To advertise for sale of proportionate Land and the built-up area except the portion allotted to us/land owners.

8. THE owners (the First Party members) is fully competent and entitled and to enter into this agreement with the Developer (Second Party) and that he clearly confirms that has not agreed, committed, constructed, or entered into any other agreement for sale or lease with any other person, company /agencies and by which the development of the below mentioned scheduled property may be affected in any manner whatsoever.

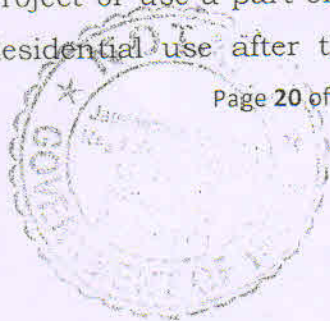
1 Anurag Mishra  
2 Barshidhar Patra  
3 Nitansu Patra  
4 Chhita dhar Patra  
5 Sagar Patra

9. That the First Party Members will hand over the original land documents, ROR and all the original documents relating to the below mentioned scheduled property to the developer (Second party) at the time of execution of this agreement.

10. THAT the First Party Members may choose to either sell or lease out his/her/their respective shares in the proposed Project or use a part of it for his/her/their own Residential use after the

For Assotech Signatory  
Shashi Gulwan Mishra  
Authorized Signatory

Darjodhan Dehna





completion of the project. However, he will be bound by the rules of the Apartments Owner's Association (AOA/RWA) guidelines that will be applicable after the formation of the Apartments Owner's Association (AOA/RWA) for this project.

Jagyneshwar  
Notary, Govt. of Ind.  
Odisha, BBSR, Dist-Khurda  
Regd. No.-7791/2009  
Mob:- 9861006174

11. SPECIFICATIONS:

As similar to the marketing brochure and as declared in Odisha Real Estate Regulatory Act. (ORERA).

12. DEVELOPERS OBLIGATION:

13.1 THE exercise relating to the development of the proposed Project shall commence with effect from the date of signing and execution of this agreement by the Developers (Second Party) as well as owners (the First Party Members).

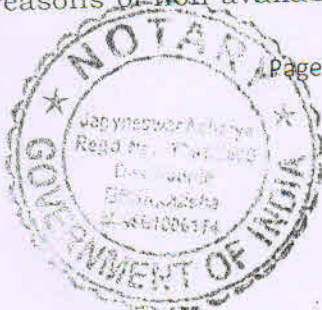
13.2 TO complete/finish the construction and erection of the proposed Residential complex within 36 (Thirty Six) months from the date of sanction of the building plan thereof and sanction from the ORERA authority whichever is later or such extended time as may be mutually agreed upon between the Parties.

13.3 THAT if the construction of the proposed building(s) shall be delayed by any order/clearance to be obtained from any local authority, in that event the owners (the First Party members) shall not claim any damage or compensation from the developer (Second party) in any way.

13.4 THAT in the event of delay in completion of the proposed project or in the delivery of possession of the said units, by reasons of non-availability of

- 1 Ashomenya Katre
- 2 Basanti Mishra
- 3 NERAKR PATRA
- 4 Anshu Kumar Patra
- 5 Deepak Kr Patra
- 6 Shashi Gaudan Mishra
- 7 Subhananda Patra
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32

Dyodhan Sakha





labor, steel, cement, water etc. or reason of war, civil commotion etc. or due to any natural calamity or due to any difficulty or impossibility arising from any Govt. ordinances, legislation or notification or order by the Govt. or local authority etc. the Second Party will not be held responsible in any manner and the First party members shall not claim any damage or compensation from the Second Party.

13.5 NOT to violate or contravene any statutory provisions rules, regulations, etc. applicable for the construction of the said project.

13.6 ANY consultant, labour or workmen engaged for the construction of the building by the developer (Second Party) will be employee of the developer (Second Party). The owners (the First Party Members) shall have no relationship with the aforesaid employee and any amount that may be paid under any agreement, labour dispute or under workmen's compensation of damage are the sole responsibilities / liabilities of the developers (Second Party) and the owners (the First Party members) shall not incur any liabilities for the same.

13.7 The owners (the First Party Members) will give permission to the developers (Second Party) to mortgage the total project land, including the Owners' Land and/or the built up areas for raising project development and construction finances, however before completion of the Project, the Developer shall liquidate the loan amount to the bank/ financial institutions/ individuals;

*Arjun Kumar*



*V. J. M.*  
 Jagyneshwar Acharya  
 Notary, Govt. Of India  
 Odisha, BSSR, Dist-Khorda  
 Regd. No. 79112/09  
 Mob:- 9831008774

- 6 Abhimanyu Patra
- 7 Subandanda Patra
- 8 Awik Kumar Patra
- 9 Deepak Ku Patra
- 1 SMV
- 2 Banashi dhan Patra
- 3 Narakr Patra.
- 4 chhisa dhan Patra
- 5 B. B. B. B. B.

For Assotech Sun Growth  
*Shashi Gulson Mishra*  
 Authorised Signatory  
 Assotech Sun Growth Abode LLP  
*Shashi Gulson Mishra*  
 Authorised Signatory



13.8 The compensation for the normal delay in the handover / construction of the Apartment of the share of the Party of First Part will be as per the regulation / condition mentioned in the ORERA and will be mentioned very clearly in the subsequent agreement to sale to be entered for individual allotted flats for the land owner's share.

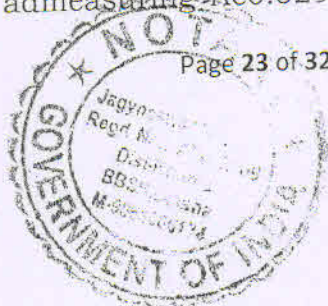
13. CONSIDERATION:

14.1 THAT in consideration and in lieu of the First Party Members having conferred and vested exclusive right of development of the said land with the Developer (second party) the former (First Party Members) shall be entitled to get free of cost and charge a percentage of the total super built-up area covering proportionately on all floors and types of the building complex with proportionate number of open surface parking. The owners (First Party Members) shall be entitled to get their share fully finished with fittings as per the specification mentioned in the agreement to sale to be entered for individual allotted flats.

14.2 The party of the 1<sup>st</sup> part (land owner's) will be allocated the relevant built up area together with proportionate surface car parking space, as following: -

- (i) For plot number 273 in Rudrapur Mouza, total land admeasuring Ac0.740 decimal (32234 sqft), 40% area equivalent to 25787.52 sq ft., which is as per permissible base FAR 2.0 of the Building Bye-Laws applicable currently.
- (ii) For plot number 77 & 78 in Mouza - Jayapur total land admeasuring Ac0.629

Dyodhan Dehwe



Jagyneshwar Acharya  
Notary, Govt. Of India  
Odisha, BBSR, Dist-Khorda  
Regd. No. 7791/2009  
Mob: 9851009774

Abhimanyu  
S. S. Banerjee  
Amit Kumar Patra  
Deepak K. Patra

M. N. S. Patra  
Sandeep Kumar Patra  
N. Venkatesh Patra  
Chitra Sheela Patra  
S. S. Patra

Shashi Shubam Mishra

Assotech Sun Growth Abode LLP

Shashi Shubam Mishra  
Authorised Signatory



decimal (27399 sq ft.) 35% area equivalent to 19179 sqft., which is as per permissible base FAR 2.0 of the Building Bye-Laws applicable currently.

Jagyneshwar Acharya  
Notary, Govt. Of India  
Odisha, BBSR, Dist/Khurda  
Regd. No. 77/2009  
Mole. 980108174

- (iii) For the 1<sup>st</sup> Party extent of land, as mentioned above, and contributed in the project, with respect to the total extent of project land and total approved built-up area sanctioned by Bhubaneswar Municipal Corporation (BMC) and this shall stand as the full and final settlement and entitlement of the land owner against their total land of Ac1.370 decimal, out of the total project land and the land owner that is party of the 1<sup>st</sup> Part shall not be entitled to any other kind of settlement.

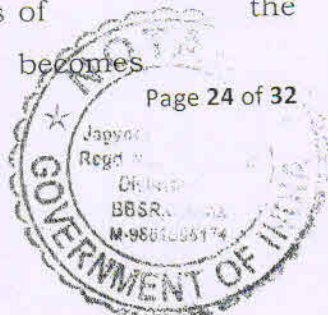
- 6 Ashwamegha Karmar
- 7 Jitendra Kumar Patra
- 8 Aloic Kumar Patra
- 9 Deepak Kumar Patra

14.3 (i) In regard to the allocation of percentage of super built up area entitlement of 1<sup>st</sup> Party and while converting the same in the form of completed units/flats, all together 41 flats of 2.5 BHK each measuring 1112 sqft., super built up area, equivalent to 44,966 sqft., together with surface car parking for each flat will be given.

- 1 Mr. N. N. Mishra
- 2 Shashi Ghulan Mishra
- 3 Nitesh Kumar Patra
- 4 Shobha Ghulan Mishra
- 5 S. S. Patra

(ii) The land owner's will have option to choose the bigger or smaller flat within this area (44,966 sqft.), after obtaining due approval of Building Plans from Bhubaneswar Municipal Corporation (BMC) and getting the project registered from ORERA. Agreement to sale for each of these allotted units/flats will be issued in favour of 1<sup>st</sup> Party members as per model agreement of ORERA. Hence the total number of units/flats allotment is provisional and is subject to minor modification after getting due approval from BMC. In case of the revision in the area due to summation of areas of the allocated unit/flat becomes

For Assent  
Shashi Ghulan Mishra  
Notary



*Sanjodhan Mishra*

Assotech Sun Growth Abode LLP  
*Shashi Ghulan Mishra*  
Authorised Signatory



more, it will be done to the nearest higher number only and 1<sup>st</sup> Party will not be required to pay anything. The area calculation and subsequent final allotment of the units/flats, will be based on approved building plans from BMC.

(iii) In case of any extension/reduction in the project land boundary due to any addition/deletion of the plots and any revision of plans in future either due to the land boundary, increase/ decrease of FAR and change in the scheme due to market conditions, the allocation of the 1<sup>st</sup> Party share remains same and will not change and the allocation of the units/flats to the 1<sup>st</sup> Party will be final and binding and acceptable to the first party.

14.4 It is understood that the super built-up area shall form the part of outer to outer measurements of the unit/units and including the proportionate share of the common area of the tower Corridors, lifts, machine rooms, staircase, common stores, service rooms, entrance lobby, architectural projections and elements etc.

(i) The party of the second part has paid an amount of Rs. 9,00,000/- (Rupees Nine Lacs only) as non-refundable security deposit. Details of the payment has been mentioned below in annexure 1 enclosed with.

14.5 In case due to any Government Policy or adverse order of any Authority, the proposed project could not be started over the schedule land, then the aforesaid amount will be refunded by the 1<sup>st</sup> Party to the 2<sup>nd</sup> Party without interest within 15 days of intimation in writing/notice to the 1<sup>st</sup> Party by the 2<sup>nd</sup> Party.

14. That except for the flats agreed to be given to the First Party Members under this Development Agreement; the First Party Members shall have no claim over any other flats/ any other area, common area, terraces, necessary equipments, security systems etc. to be constructed by the Second Party i.e. Developers share.

15. That the First Party Members and Second Party have agreed not to claim any specific demarcation of the land and agreed that said land agreed to be

*[Signature]*  
 Jagyeeswar Acharya  
 Notary, Govt. Of India  
 Odisha, BESR, Dist-Khurd  
 Regd. No.-7701/2009  
 Mob:- 867006174

1 Ashwari Ketur  
 2 Ibamander Patra  
 3 Alok Kumar Patra  
 4 Deepak K Patra

*[Signature]*

1 Shekhi Ghuman Mishra  
 2 Banchi dhar Patra  
 3 Nirakar Patra  
 4 chepu alu Patra  
 5 Sagarika

*Dnyodhan Das*



Assotech Sun Growth Abode LLP  
 Shekhi Ghuman Mishra  
 Authorised Signatory



given for development shall remain indivisible and inseparable at all times and the persons holding any interest in the same shall always hold it in Undivided shares and only constructed area shall be shared.

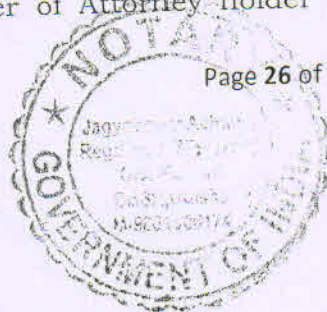
16. THAT, in consideration of the terms hereby agreed upon the owners (First Party Members) convey, assign and absolutely vest upon the developers (Second party) the right of development and construction on the below mentioned scheduled property.

17. THAT, the Developers (Second party) shall have the right to enter into the agreement sale lease heir, with intending purchasers of flats and assign and let out the total constructed/built up area except the owners' (First Party Members) entitlement and the owners (First Party Members) shall not raise any objection to such assignment or negotiation. The owners (First Party Members) shall join as confirming party at the request of developer (Second party) for the execution of the relevant documents, whenever needed and called by the developer

18. THAT, it is hereby agreed by the First Party Members that the Developer/s (Second party) shall have the absolute right to finalize, settle and negotiate the terms of the, built-up area / units except landowners' share (First party members) of the proposed Project, at such rate and price as the developers (Second party) think proper.

19. THAT, it is hereby agreed by the First Party Members, that the Power of Attorney holder is

*Dnyanesh Debnath*



*W/TPM*

Jagdishwar Acharya  
Notary, Govt. Of India  
Odisha, BESR, Cuttack  
Regd. No. 3791/2009  
Mob: 9841000074

6 Abhinav Kumar  
7 J2 bawender Patra  
8 Alok Kumar Patra  
9 Deepak K Patra

1 Anil Kumar  
2 Sanchi Khan Patra  
3 Niranjan Patra  
4 Chandra Kumar  
5 Suresh Kumar

Shashi Ghusan Mishra



fully authorized to execute necessary deed of conveyance in favor of intending flat purchasers. However, all costs charges and expenses in respect thereof shall be paid and discharged by the intending purchasers of the flats.

20. THAT, in the said project, land owners (First party members) will bear the cost for availing individual power supply & electrical meter connection for his/her/their share of units as per the rate and amount prescribed by the concerned Government Authorities. The ground rent and holding tax of his/her/their (First Party Members) share, if applicable, will also be paid by the First Party Members or its nominee/legal heirs/future buyers, for his share of units

21. THAT, the Developer (Second party) is allowed to construct and develop water supply including UG tank or overhead water tanks, sewerage system including STP, electrical distributions lines including sub-station, communication system including telephone exchange and any other installations which may be required for this Housing cum Residential complex. The Second Party will bear the cost for these works.

22. THAT, the Developer (Second party) shall have the right to receive from the intending flat/duplex/commercial units purchasers any earnest money and / or booking amount and also the balance of cost of flats/duplex/commercial units in respect of their allocated share and to grant receipts and execute such conditions as

*[Signature]*  
 Jagyneshwar  
 Notary, Govt. of India  
 Odisha, BBSR, Dist-Khordha  
 Regd. No.-7791/2099  
 Mob:- 9861006374

6 Abhinav Kumar  
 7 Jibranul Karim  
 8 Alok Kumar Patra  
 9 Deepak Kumar Patra

1 Anurag Kumar  
 2 Banesh Chandra Patra  
 3 Nitesh Kumar Patra  
 4 Abhishek Kumar Patra  
 5 [Signature]

For Assotech Sun Growth  
 Shashi Anand Mishra

*[Signature]*





may be deemed necessary and present the same for registration.

The owners (First Party Members) hereby agree to ratify and confirm, all acts that the Developer (Second party) shall lawfully do and execute and perform in respect of his/her/their share without prejudice to the rights, and interest of the owners (First Party Members) and hereby agree to sign all necessary documents which may be required for carrying out the construction of the proposed Project and provide assistance to the developer (Second party) to facilitate the construction of the proposed Project on the below mentioned scheduled property.

23. THAT, the owners (First Party Members) shall remain liable to encumbrance, difficulties, disputes, cases if any in respect to his/her/their plots as mentioned in the schedule below. And the owners (First Party Members) agrees that if any type of obstacle comes at the time of construction relating to encumbrance arising with respect to his/her/their plots, the members of the First Party Members will be responsible for the problems caused and that they will be liable to pay to the developer (Second party) a compensation amount for the damages incurred by the developer as ordered by the competent arbitrator or judicial authority.

24. THAT, both the owners (First Party Members) and the Developer (Second party) shall have the right to use for specific performance of this agreement or any supplementary contract for enforcement of this contract and issuing party shall also have a

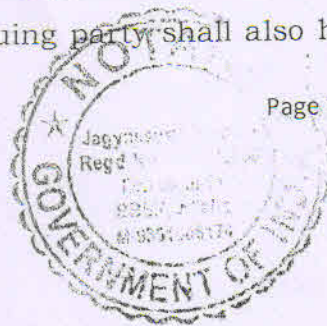
Jagdishwar Acharya  
Notary, Govt. of India  
Bilaha, BBSR, Dist. Khurda  
Regd. No. - 379112009  
MOR 8861006174

6 Abhinav Karm  
7 Subroto Patra  
8 Alok Kumar Patra  
9 Deepak K Patra

1 Sanjay Kumar  
2 Banabhai Patra  
3 Nitish Kumar  
4 Debi Debe Patra

Shashi Gulwan Mishra

Dnyaneshwar Datar





Jagyneswar Acharya  
 Notary, Govt. Of India  
 Bhubaneswar, BBSR, Dist-Khorda  
 Regd. No.-7791/2009  
 Mob:-8861506174

right to recover cost and damage if any without mutual agreement.

- 25. THAT, in case of non-compliance of terms and conditions of this agreement and supplementary agreement both parties have a right to recover cost and damage if any.
- 26. THAT, the owners (First Party Members) authorize the Developer (Second party) or their nominee/nominees as its attorney / attorneys by executing documents duly registered for submitting and pursuing application to various authorities for requisite permission approvals, sanctions of the building plans etc. in connection with the development / construction and completion of the proposed Project. All costs in this respect shall be borne by the Developer (Second party).
- 27. HOWEVER, the developer (Second party) undertake in their capacity as builder not to do or cause to be done by any act which may in any manner, violate any law, rules, regulations etc. or which may amount to misuse of any terms hereby agreed upon or breach of provisions of law in case of non-performance or non-observance of such law, rules regulations or conditions of this agreement, the entire liability in the behalf shall be incurred or discharged by the developer (Second party) and further more the developer (Second party) undertakes to keep the owners (First Party Members) entirely harmless and indemnified against all claims or demands resulting from the aforesaid non-performance and non-observance.

6 Abhomenya Patra  
 7 Tizbander Patra  
 8 Alok Kumar Patra  
 9 Deepak KV Patra

1 Anshu Kumar Patra  
 2 Banerjee Anshu Patra  
 3 Neralw Patra  
 4 Deepika Anshu Patra  
 5 Anshu Patra

Shashi Sudan Mishra  
 Authorised Signatory

Anjedhan Patra



Assotech Sun Growth Abode LLP  
 Shashi Sudan Mishra  
 Authorised Signatory



Jagannathwar Acharya  
 Notary, Govt of India  
 PPS, Dist-Khurda  
 Regd. No. - 79712089  
 Mob. No. 9819061774

28. THAT, in case the below mentioned scheduled property or any part thereof now declared to be belonging to the owner(s) (the First Party Members) is found to be lost and to be non-existent on account of defective title, the owner(s) (the First Party Members) shall be liable for the damage loss and the cost sustained by the developer (Second party). Accordingly the owner(s) (the First Party Members) agree and undertake to keep the developer (Second party) /and/or their nominee(s) harmless and indemnified against all the claims and expenses which the developer (Second party) and / or their nominee(s) may be made liable to pay or suffer.

29. MISCELLANEOUS: The name of the proposed complex shall be selected by the developer (Second party) and owners (the First Party Members) mutually later on.

30. ARBITRATION:

- a) The Parties hereto shall endeavor to settle all disputes and differences relating to and / or arising out of the Agreement amicably.
- b) In the event of any dispute or differences arising from or in connection with this Agreement, the same shall be resolved amicably in good faith, failing which the dispute or differences shall be referred to Arbitration. Each Party shall nominate one arbitrator and two arbitrators so nominated shall nominate a third arbitrator. The arbitration shall be governed by the Indian Arbitration and Conciliation Act, 1996 as amended from time to time. The arbitrators shall give reasoned award. The venue of arbitration shall be at Bhubaneswar.
- c) The Parties further agree that any arbitration award shall be final and binding upon binding upon the Parties.

6 Abhomanya Kojari  
 7 Sibamanda Patra  
 8 Alok Kumar Patra  
 9 Deepak Kumar Patra

1 Sy V P U I O  
 2 Bandishwar Patra  
 3 Nataraj Patra  
 4 Chhale deo Patra  
 5 8808085

For Assotech Sun Growth  
 Shashi Gulson Mishra

Dyodhan Dake





Jagyneswar Acharya  
 Property, Govt. of India  
 Odisha, BBSR, Dist-Khurda  
 Regd. No. 77212209  
 9861006774

THAT, the below mentioned scheduled property will remain under the disposal of the developer (Party) after giving the total agreed share to the owners (the First Party Members) till the formation of the society and till ultimate handing over the land and building to the society.

31. JURISDICTION: All disputes between the parties hereto shall be settled within the jurisdiction of the Bhubaneswar city.

**SCHEDULE OF PROPERTIES**

District: Khurdha, Tahsil Bhubaneswar, Dist.  
 Sub-Registrar: Khurda at Bhubaneswar, P.S.-  
 Baliana, P.S. No.-13, **Mouza - RUDRAPUR**, Revenue  
**Khata No.409** (Four hundred nine), Satwa-sthitiban,  
 Chaka No.101 (One hundred one), Revenue **Plot No.-  
 273** (Two hundred Seventy Three), admeasuring  
 Power Area **Ac0.740** (Seven hundred forty decimals as  
 per one thousand decmil, one acre) full plot. and  
**Mouza - JAYAPUR**, **Khata no 587** (five hundred  
 eighty seven) revenue **plot no-78** (seventy eight),  
 Chaka no-37 (Thirty Seven) measuring are **Ac0.570**  
 (Five hundred seventy decimal) Full Plot and Khata  
 no. 104 (One hundred four) revenue **plot no. 77**  
 (Seventy Seven) chaka no 37 ( Thirty Seven)  
 measuring area **Ac0.060** (Sixty decimal) full plot.  
 Total two mouza, three revenue khatas, three revenue  
 plots, **total area Ac1.370** decimals Kissam- Chaka,  
 Sthitiban, Annual Rent- 100.00.

- 6 Abhomeny Patra
- 7 Jibangnder Patra
- 8 AOK KUMAR Patra
- 1 CM of 2019
- 2 Banashdhan Patra
- 3 Narayan Patra
- 4 Chhanda deer Patra
- 5 Shashi Bhushan Mishra

*Anyodhan Daku*





**WITNESSES:**

1. [Signature]
2. [Signature]
3. NERAKU PATRA
4. [Signature]
5. [Signature]
6. Abhimanu Patra
7. Subandanda Patra
8. [Signature]
9. Deepak K. Patra

Jagjneswar Acharya  
 Notary, Govt. of India  
 Odisha, BBSR, Dist. Khurda  
 Regd. No.-7791/2009  
 Mob:- 9861006174

**Signature of the First Party Members**

1. [Signature]  
 [Signature]  
 [Signature]  
 B.B.S.R. Shashi Gnan Mishra  
 Authorised Signatory

2.

**Signature of the Second Party**

This agreement is made on date  
 in my office. The witnesses and both the parties put  
 their signature / thumb impression in presence of me  
 with taking the oath.

Executed in  
 presence of witness

[Signature]

Identified by me.  
 Advocate, Bhubaneswar.

[Signature]

Jagjneswar Acharya  
 Notary, Govt. of India  
 Odisha, BBSR, Dist. Khurda  
 Regd. No.-7791/2009  
 Mob:- 9861006174







ଓଡ଼ିଶା ଆଞ୍ଚଳିକା ODISHA

51AA 502411

ACCEPTANCE LETTER

To,  
ASSOTECH SUNGROWTH ABODE LLP,  
Flat No-203, Soumya Enclave, BJB Nagar,  
BHUBANESWAR

**SUB:-** Consent and Acceptance of allotment of Flat No.B-3/0603 to Chakradhar Patra as per the Sharing Agreement dated 19-03-2019 and General Power of Attorney (GPA No. 11081903684), executed on Date 19-03-2019 for Rudrapur and (GPA No. 11081903683), executed on Date 19-03-2019 for Jaypur, in your project ASSOTECH PRIDE, NH-16, Rudrapur, Bhubaneswar.

Dear Madam/Sir,

I/We are the executant of Sharing Agreement and have also given General Power of Attorney (GPA) registered with Sub-Registrar, Khordha, Bhubaneswar where I/We are entitled for allotment of above flats.

*Chakradhar Patra*

Assotech Sun Growth Abode LLP

*Shashi Sun Growth*

Authorised Signatory

Photo-1

(4) 25/1/26



Jagamohan Mohapatra  
Stamp Vendor  
Bhubaneswar Court

*[Handwritten scribbles]*

1350

1351

Associate Sen Clerk  
Alpode Wf

32626  
09/12/2019

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
14 NOV 2019  
DISTRICT TREASURY OFFICE



As per our mutual discussion, I/We hereby give our consent and acceptance for Flat No. B-3/0603 in total carpet area admeasuring 104.65 Sqm (1126.45 Sqft) in Phase-I of your upcoming project ASSOTECH PRIDE, Bhubaneswar.

I/We are also aware that your project registration with ORERA is in process and the "Agreement to sale" for the aforesaid Flat/Flats will be executed after the Registration with ORERA.

This consent letter issued by me/us is final, irrevocable, binding and conclusive.

It is also clearly understood that with this letter the obligation of the company for the committed area in the sharing agreement stands fulfilled.

Thanking you

Yours faithfully,

*Chakradhar Patra*

Chakradhar Patra

Aadhar No.- 355874809932

Mobile No.-

Witness :

1 -

2 -

Accepted

For Assotech Sun Growth Abode LLP

Assotech Sun Growth Abode LLP

*Shashi Kishan Mishra*

Authorised Signatory

(Authorised Signatory)



11-11-11

11-11-11

11-11-11





ଓଡ଼ିଶା ओडिशा ODISHA

51AA 123691

**ACCEPTANCE LETTER**

To,  
ASSOTECH SUNGROWTH ABODE LLP,  
Flat No-203, Soumya Enclave, BJB Nagar,  
BHUBANESWAR

**SUB:-** Consent and Acceptance of allotment of Flat No.B-4/0207, B-6/0204, B-6/0207, B-6/0402, B6-0406, C-1/0601, C-1/0602, C-1/0603, C-1/0801, C-1/0802 & C-1/0803 to Bansidhar Patra as per the Sharing Agreement dated 19-03-2019 and General Power of Attorney (GPA No. 11081903684), executed on Date 19-03-2019 for Rudrapur and (GPA No. 11081903683), executed on Date 19-03-2019 for Jaypur , in your project ASSOTECH PRIDE, NH-16, Rudrapur, Bhubaneswar.

Dear Madam/Sir,

I/We are the executant of Sharing Agreement and have also given General Power of Attorney (GPA) registered with Sub-Registrar, Khordha, Bhubaneswar where I/We are entitled for allotment of above flats.

*Banshidhar Patra*

Assotech Sun Growth Abode L.  
*Shashi Khuman Mishra*  
Authorised Signatory



32397  
04.12.2019

→  
Asst. Commr Gen. Dutta  
ABO, Lt  
B513  
12/1300

REASURY  
ANESWAR  
30 NOV 2019  
INSURRY OFFICE

Jagannath Mohapatra  
Stamp Vendor  
Bhubaneswar Court



As per our mutual discussion, I/We hereby give our consent and acceptance for Flat No.B-4/0207, B-6/0204, B-6/0207, B-6/0402, B6-0406, C-1/0601, C-1/0602, C-1/0603, C-1/0801, C-1/0802 & C-1/0803 in total carpet area admeasuring 662.54 Sqm (7136 Sqft) in Phase-I of your upcoming project ASSOTECH PRIDE, Bhubaneswar.

I/We are also aware that your project registration with ORERA is in process and the "Agreement to sale" for the aforesaid Flat/Flats will be executed after the Registration with ORERA.

This consent letter issued by me/us is final, irrevocable, binding and conclusive.

It is also clearly understood that with this letter the obligation of the company for the committed area in the sharing agreement stands fulfilled.

Thanking you

Yours faithfully,

*Bansidhar Patra*

BANSIDHAR PATRA

Aadhar No. 884278305774

Mobile No.

Witness :

1 - *Sashwanta Sekhar Rout*  
*Attno:- C1, Utkal University Campus,*  
*vani vihar, Bhuban*

2 -

**Accepted**

For Assotech Sun Growth Abode LLP

Assotech Sun Growth Abode LLP

*Shashi Kishan Mishra*

Authorised Signatory

(Authorised Signatory)









ଓଡ଼ିଶା ओडिशा ODISHA

51AA 123688

**ACCEPTANCE LETTER**

To,  
ASSOTECH SUNGROWTH ABODE LLP,  
Flat No-203, Soumya Enclave, BJB Nagar,  
BHUBANESWAR

**SUB:-** Consent and Acceptance of allotment of Flat No. B-3/0303 to Chittaranjan Patra as per the Sharing Agreement dated 19-03-2019 and General Power of Attorney (GPA No. 11081903684), executed on Date 19-03-2019 for Rudrapur and (GPA No. 11081903683), executed on Date 19-03-2019 for Jaypur, in your project ASSOTECH PRIDE, NH-16, Rudrapur, Bhubaneswar.

Dear Madam/Sir,

I/We are the executant of Sharing Agreement and have also given General Power of Attorney (GPA) registered with Sub-Registrar, Khordha, Bhubaneswar where I/We are entitled for allotment of above flats.

*Shashi Kumar Mishra*  
Authorised Signatory

32394  
04.12.2019

₹10/-  
Assistant Secy Genl  
A/Bode HP  
BJB No  
13/38

Jagannath Mohapatra  
Stamp Vendor  
Bhubaneswar Court



As per our mutual discussion, I/We hereby give our consent and acceptance for Flat No. B-3/0303, in total carpet area admeasuring 104.65 sqmt. (1126.45 sqft.) in Phase-I of your upcoming project ASSOTECH PRIDE, Bhubaneswar.

I/We are also aware that your project registration with ORERA is in process and the "Agreement to sale" for the aforesaid Flat/Flats will be executed after the Registration with ORERA.

This consent letter issued by me/us is final, irrevocable, binding and conclusive.

It is also clearly understood that with this letter the obligation of the company for the committed area in the sharing agreement stands fulfilled.

Thanking you

Yours faithfully,

Chittaranjan Patra

Aadhar No- 758303867316

Witness :

- 1 - Sashanka Sekhar Raut  
Btrno- C1, Utkal University Campus,  
Vanichitra, Bhubaneswar
- 2 -

**Accepted**

For Assotech Sun Growth Abode LLP

Assotech Sun Growth Abode LLP

(Authorised Signatory)

Authorised Signatory







ଓଡ଼ିଶା ओडिशा ODISHA

51AA 123689

**ACCEPTANCE LETTER**

To,  
ASSOTECH SUNGROWTH ABODE LLP,  
Flat No-203, Soumya Enclave, BJB Nagar,  
BHUBANESWAR

**SUB:-** Consent and Acceptance of allotment of Flat No.C-1/0401, C-1/0406, C-1/0407, C-1/0501, C-1/0502, C-1/0504, C-1/0505 & C-1/0506 to Arjun Patra as per the Sharing Agreement dated 19-03-2019 and General Power of Attorney (GPA No. 11081903684), executed on Date 19-03-2019 for Rudrapur and (GPA No. 11081903683), executed on Date 19-03-2019 for Jaypur, in your project ASSOTECH PRIDE, NH-16, Rudrapur, Bhubaneswar.

Dear Madam/Sir,

I/We are the executant of Sharing Agreement and have also given General Power of Attorney (GPA) registered with Sub-Registrar, Khordha, Bhubaneswar where I/We are entitled for allotment of above flats.

*(Handwritten signature in blue ink)*

Assotech Sun Growth Abode LLP  
*(Handwritten signature: Shashi Shivan Mishra)*  
Authorised Signatory

32395  
04.12.2019

~~201~~

ASSATECH SENATH  
A/Bode 140

B J B noyed  
B B & D

TREASURY  
BHUBANESWAR  
30 NOV 2019  
T  
LOCAL TREASURY

~~Jagamath Mohapatra~~  
Stamp Vendor  
Bhubaneswar Court

Digitized by srujanika@gmail.com



As per our mutual discussion, I/We hereby give our consent and acceptance for Flat No.C-1/0401, C-1/0406, C-1/0407, C-1/0501, C-1/0502, C-1/0504, C-1/0505 & C-1/0506, in total carpet area admeasuring 419.6 Sqm (4520 sqft) in Phase-I of your upcoming project ASSOTECH PRIDE, Bhubaneswar.

I/We are also aware that your project registration with ORERA is in process and the "Agreement to sale" for the aforesaid Flat/Flats will be executed after the Registration with ORERA.

This consent letter issued by me/us is final, irrevocable, binding and conclusive.

It is also clearly understood that with this letter the obligation of the company for the committed area in the sharing agreement stands fulfilled.

Thanking you

Yours faithfully,



**ARJUN PATRA**

Aadhar No. 244362709491

Mobile No.

Witness :

- 1 - *Sa shanika Sekhar Raut*  
*Attno-C1, Utkal University Campus.*  
*Vani vihar, Bhubaneswar*
- 2 - *Rohit Kumar Pandey.*  
*BJB Nagar Soumiya chandev.*  
*2nd floor 203.*

**Accepted**

For Assotech Sun Growth Abode LLP

Assotech Sun Growth Abode LLP

*Shashi Sudan Mishra*

Authorised Signatory

(Authorised Signatory)







ଓଡ଼ିଶା ओडिशा ODISHA

51AA 123675

**ACCEPTANCE LETTER**

To,  
ASSOTECH SUNGROWTH ABODE LLP,  
Flat No-203, Soumya Enclave, BJB Nagar,  
BHUBANESWAR

**SUB:-** Consent and Acceptance of allotment of Flat No.B-4/0404 & B4/0407 to Nirakar Patra as per the Sharing Agreement dated 19-03-2019 and General Power of Attorney (GPA No. 11081903684), executed on Date 19-03-2019 for Rudrapur and (GPA No. 11081903683), executed on Date 19-03-2019 for Jaypur , in your project ASSOTECH PRIDE, NH-16, Rudrapur, Bhubaneswar.

Dear Madam/Sir,

I/We are the executant of Sharing Agreement and have also given General Power of Attorney (GPA) registered with Sub-Registrar, Khordha, Bhubaneswar where I/We are entitled for allotment of above flats.

x Nirakar Patra

Assotech Sun Growth Abode LLP

Shashi Bhuban Mishra

Authorised Signatory

32387  
04.12.2019

₹10  
Assotoch Sen Gupta  
A Bode LLP  
B J B Reddy  
B J B

~~Jagannath Mohapatra~~  
Stamp Vendor  
Bhubaneswar Court



As per our mutual discussion, I/We hereby give our consent and acceptance for Flat No. B-4/0404 & B4/0407, in total carpet area admeasuring 174.96 Sqm (1884 Sqft) in Phase-I of your upcoming project ASSOTECH PRIDE, Bhubaneswar.

I/We are also aware that your project registration with ORERA is in process and the "Agreement to sale" for the aforesaid Flat/Flats will be executed after the Registration with ORERA.

This consent letter issued by me/us is final, irrevocable, binding and conclusive.

It is also clearly understood that with this letter the obligation of the company for the committed area in the sharing agreement stands fulfilled.

Thanking you

Yours faithfully,

x *Nirakar Patra*

Nirakar Patra

Aadhar No.- 320862229533

Mobile No.-

Witness :

1 - *Sashwalia Senhar Rait*  
*Str no-C1, Utkal University Campus,*  
*Vani Vihar, Bhubaneswar*

2 -

**Accepted**

For Assotech Sun Growth Abode LLP

Assotech Sun Growth Abode LLP

*Shashi Susan Mishra*

Authorised Signatory

(Authorised Signatory)

