

भारतीय गैर न्यायिक

भारत

TEN RUPEES

RS. 10



Jaayneswar Acharya
Notary Govt. of India
Odisha, BBSR, Dist. Bardo
Regd. No. 77912003
881096774

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SOAA 959803



Handwritten signature: Anjona Gurus...
Handwritten signature: Anjona Gurus...

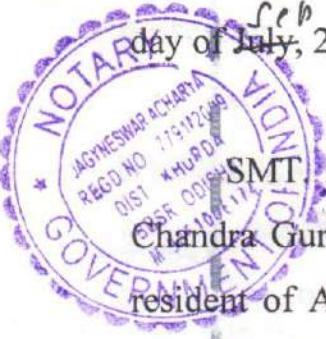
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AGREEMENT

THIS DEED OF AGREEMENT made on this the 2nd day of Sept, 2020 (Two thousand twenty)

BETWEEN

SMT ANJANA GURU, aged about 62 years, W/o. Sarat Chandra Guru, by caste - Brahmin, by profession - Housewife, resident of At. - Gurupada, P.O./District - Sambalpur (Odisha), PIN - 768001, having PAN - CGPPG6741P, Aadhaar No.3767 8046 1110, Mobile No.9437750450 (hereinafter called the "1ST PARTY") which expression shall mean and include her heirs, successors, assigns and representatives) of the ONE PART



Handwritten notes:
Anjana Guru
vs Babaji Sankar Sarak
vs Anjana Hish
Anjona Gurus
Anjona Gurus
Anjona Gurus

OMMBASTU BUILDCON SVT. LTD.
Handwritten signature: Anjona Gurus

Managing Director 2.9.20

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DISTRICT TREASURY
KHURDA, BHUBANESWAR
25 JUN 2000
ISSUE

B.K. Panda

B.K. PANDA
STAMP VENDOR
BHUBANESWAR

Shriy Kumar Patra



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Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009
Mob:- 9661006174

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AND

M/S. OMMBASTU BUILDCON PVT. LTD., a company incorporated under the Companies Act, 2013 having its registered office at Plot No.N5/170, I.R.C. Village, P.O. – I.R.C. Village, P.S. – Nayapalli, Bhubaneswar, District – Khurda (Odisha), having PAN – AADCO1672Q, represented by its Managing Director SRI BIJAY KUMAR PATRA, aged about 53 years, S/o. Late Satrughna Patra, by caste – Khandayat, by profession – Business, Aadhaar No.3869 7407 2340, Mobile No.9437034622 (hereinafter called the “2ND PARTY“ which expression shall mean and include its directors, successors, executors, administrators, assigns and representatives) of the OTHER PART

WHEREAS, the 1st party is the absolute owner of the property mentioned in the schedule below, which stands recorded in the name of 1st party as per Record of Rights finally published vide Mutation Case No.4728/11 and the 1st party is in peaceful possession over the same without any dispute.

AND WHEREAS, the 1st party hereby declares that the said property is free from all encumbrances, litigation, disputes, liens, attachments and charges etc. and the 1st party is in peaceful possession over the said property having all rights, titles and interests etc

AND WHEREAS, the 1st party is intended to construct a multi-storied building over the said property and due to lack of experience, the 1st party approached the 2nd party to construct the

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OMMBASTU BUILDCON PVT. LTD.

Arjun Kumar Patra
Managing Director

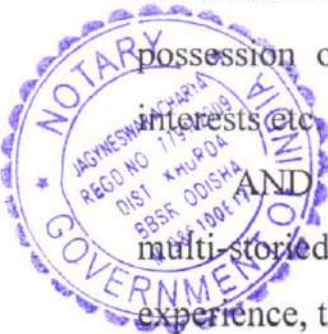
Arjana Gurte

OMMBASTU BUILDCON PVT. LTD.

Managing Director

Aranta Mishra

Mr. Bishoyi Lanka Soraish



2-9-02

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multi-storied building over the said property at his costs and expenses and give 38% of the total super built up area of the apartment to her and the 2nd party agreed on 62% of the total super built up area with the 1st party and the parties hereby agreed and bound by the following terms and conditions.

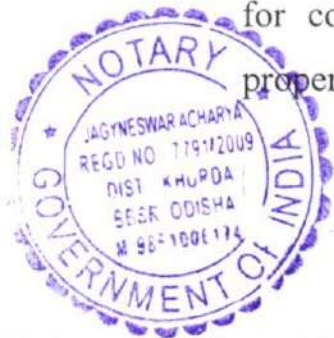
1. That, the 1st party has delivered the possession of the said property to the 2nd party for construction of multi-storied building over the said property at his (2nd party's) costs and expenses.
2. That, the 1st party has received a sum of Rs.1,00,000/- (Rupees one lakh) only as interest free refundable security deposit from the 2nd party, the receipt of which the 1st party has acknowledged and hereby admits and the said security will be refunded by the 1st party to the 2nd party at the time of delivery of possession of her 38% share to the 1st party.
3. That, the 2nd party shall construct the multi-storied building at his costs and expenses in accordance with the approved building plan by the B.D.A./B.M.C., within a period of 3 (three) years from the date of obtaining project registration certificate from ORERA.
4. That, the 1st party has executed a Regd. General Power of Attorney in favour of the 2nd party bearing I.D. No. 1082006544, dated 2-09-20 registered in the office of District Sub-Registrar, Khurda at Bhubaneswar, for construction of multi-storied building over the said property and to sell the different units of the said building,

Anjana Guwa

OMMBASTU BUILDING
Anjana Kumar Patra
Managing Director

Ananta Mishra
Prabha Senkan Senapati

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except 38% share of 1st party, which the 1st party shall not cancel or revoke the said Regd. General Power of Attorney in any manner whatsoever at any point of time, if the 2nd party abides by the terms and conditions of the agreement.

5. That, after approval of building plan, the 2nd party will issue a letter of allotment for 38% share of 1st party as per mutual understanding between the parties.
6. That, the 1st party shall receive her 38% share against the cost of the schedule property and the 1st party shall not claim any further money to the 2nd party in any manner whatsoever at any point of time.
7. That, after completion of the building in all respect, the 2nd party shall deliver the peaceful possession of 38% share of 1st party of the said apartment within the aforesaid stipulated period.
8. That, if any dispute is arises over the schedule property, the 1st party shall be held responsible for the same and shall solve the same immediately.
9. That the 1st party has no right to sell, mortgage, gift, will or enter into any agreement with anybody other than the 2nd party or his nominee (s).

IN WITNESS WHEREOF the parties signed this the day,
month and year first above mentioned .

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OMMBASTU BUILDCON PVT. LTD.
Bijoy Kumar Patra
Managing Director

Anjana Gupta
OMMBASTU BUILDCON PVT. LTD.
Bijoy Kumar Patra
Managing Director

Ajanta Mishra
Babaji Sunka Suresh

Jagyneswar Acharya
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SCHEDULE OF PROPERTY

District – Khurda, P.S. – Baliana, P.S. No.3, Tahasil –
Bhubaneswar, under the Jurisdiction of District Sub-Registrar,
Khurda at Bhubaneswar. Mouza – BANGUARI, Khata
No.330/267 (three hundred thirty / two hundred sixty seven),
Sthitiban, Plot No.272/1035 (two hundred seventy two / one
thousand thirty five) ,Kisam – Gharabari, area Ac.0.060 (sixty)
decimals, full plot. Rent Rs.2.00 paisa.

WITNESSES:

1 Ajanta Mish
W/o Atanu Prakaraj
20, Sahid Nagar
Bhubaneswar

Anjana Gurte
2.9.20

1st party

2 Babaji Sankar Sanyal
S/o V Brajbandhu Sanyal
W/o - Jayapal
P.S. Baliana
Khurda

OMMBASTU BUILDCON PVT. LTD.

Bijoy Kumar Patra
Managing Director 2.9.20

Executed in
Presence of Witness 2nd party

77120 by me 2/9/20
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Jagyneswar Acharya
Notary, Govt. Of India
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