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

**e-Stamp**

**Certificate No.** : IN-OD03328744530248U  
**Certificate Issued Date** : 22-Feb-2022 12:53 PM  
**Account Reference** : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD  
**Unique Doc. Reference** : SUBIN-ODODSHCIL0104494886314977U  
**Purchased by** : MS STALWART PROJECTS PVT LTD  
**Description of Document** : Article IA-5(2) Agreement  
**Property Description** : MOUZA-PATIA  
**Consideration Price (Rs.)** : 57,50,000  
(Fifty Seven Lakh Fifty Thousand only)  
**First Party** : SWAROOP SHEKHAR JEE  
**Second Party** : MS STALWART PROJECTS PVT LTD  
**Stamp Duty Paid By** : MS STALWART PROJECTS PVT LTD  
**Stamp Duty Amount(Rs.)** : 1,15,100  
(One Lakh Fifteen Thousand One Hundred only)



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

*Swaroop Shekhar Jee*

*Asm*

**PU 0000441233**

**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.



SACD



SIGNATURE OF PURCHASER

Asok



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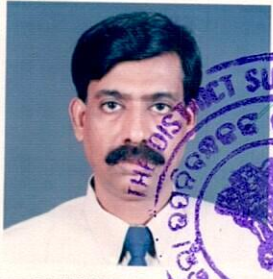
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PAID



OFFICE OF THE DISTRICT SUB-REGISTRAR  
KHURDA, BHUBANESWAR



OFFICE OF THE DISTRICT SUB-REGISTRAR  
KHURDA, BHUBANESWAR

Signature of Managing Director

For Stalwart Projects (P) Ltd.

Managing Director

22-02-2022

Swaroop Shekhar Jee

57,50,000/-

**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 22<sup>nd</sup> day of February, 2022 (Two Thousand Twenty Two).

**BETWEEN**

**SRI. SWAROOP SHEKHAR JEE**, aged about 68 years, S/o. Late Sreepai Jee, by occupation- Engineer, by caste- Khstriya, Aadhar Card No.6451-7750-3143, PAN: ACRPJ7799Q, Mob: 9937046674, resident at: Madhusudan Nagar, Tulasipur, Cuttack Sadar, PIN: 753008, Dist: Cuttack (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 Swaroop Shekhar Jee

Signature of Swaroop Shekhar Jee



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.: Chandrasekharapur, Bhubaneswar, Dist.-Khurda, represented through its Managing 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 she has been exercising various acts of ownership and possession over the land in question.

**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.

The first party have received an advance amount of Rs.1,000/-

As per bench mark valuation is Rs 57, 50, 000 ✓

For Stalwart Projects (P) Ltd.

Managing Director

Sharat Kumar Sahu  
Suresh Chandra Sahu  
Himanshu Nayak  
Saharaj



**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 60months 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 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.

For Stalwart Projects (P) Ltd.

  
Managing Director

  
Swaraj, Stalwart Projects

  
Anamika Nayak

  
Anand





### 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. 50  
Fees Paid : A(10)-115000 ,, User Charges-760 ,Total 115760

Date: 22/02/2022

*[Signature]*  
Signature of Registering officer

### Endorsement under section 52

presented for registration in the office of the Sub-Registrar District Sub-Registrar KHURDA(BBSR) between the hours of 10:00 AM and 1:30 PM, on the 22/02/2022 by SWAROOP SHEKHAR JEE, son/daughter/wife of LATE SREEPAL JEE, of AT-ADHUSUDAN NAGAR, TULASIPUR, CUTTACK SADAR, DIST. CUTTACK, by caste General, profession Others and finger impressions affixed



*[Signature]*  
Signature of Registering officer.

Signature of Presenter / Date: 22/02/2022

### Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb impression	Signature	Date of Admission of Execution
SWAROOP SHEKHAR JEE		 315145422	<i>[Signature]</i>	22-Feb-2022
ANIL KUMAR SAHU MANAGING DIRECTOR				22-Feb-2022



- 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 the new building structures on the schedule property along with other land meant for Residential/ Commercial Housing to be constructed/ developed by the Developer as per the terms of this agreement and the land appurtenant thereto and all passages the parking space, amenities provide thereto etc as provided in BDA/ BMC approved plan.

For Stalwart Projects (P) Ltd.

  
Managing Director

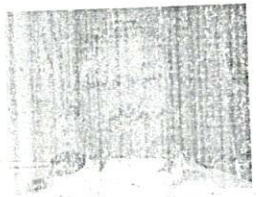
  
Swarnjit Shenhra

  
Himanshu Nagay

  
[Signature]



MS STALWART  
OBJECTS PVT. LTD.



243088087

*[Signature]*

entitled 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
HIMANSHU NAYAK			<i>[Signature]</i>	22-Feb-2022

42202587

*[Signature]*  
Signature of Registering officer

Date: 22/02/2022

**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 : 49

Document Number : 11082202580

of the year : 2022

Serial :

Date: 23/02/2022



*[Signature]*  
Signature of Registering officer



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 agree 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.

Further it is clarify that the owners shall not in any manner will be liable and/or responsible to any persons/ third parties/ buyers of the Developer towards any obligations/ commitments under taken by the Developer.

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.

For Stalwart Projects (P) Ltd.

  
Managing Director

  
Saurabh Shekhar Jha

  
Himanshu Rajpurohit






**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.

For Stalwart Projects (P) Ltd.  
  
Managing Director

  
Himanshu Nigam  
  
Suresh Shekhar Jee  
  
Sanku 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 on dated.22/02/2022 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/ carpet area/ super built up area to be constructed over the area as per the specifications mentioned in the brochure, in favour of the intending purchasers of the flats/units together with proportionate undivided interest in the land, **except the 3 no.s of 3BHK flat with super built of area of 1350-1400 sq.ft each** as 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.

For Stalwart Projects (P) Ltd.

*[Signature]*  
Managing Director

*[Signature]*  
Sudharaj P. Shikhar J.

*[Signature]*  
Ajay

*[Signature]*  
Sudharaj

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. 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 under Homestead Zone.
- (iv) He is 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.
- (vi) He has 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 has 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.

For Stalwart Projects (P) Ltd.



Managing Director





- (viii) He 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) 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 over the schedule land.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) 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.

**19 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.

For Stalwart Projects (P) Ltd.

*[Signature]*  
Managing Director

*[Signature]*  
Swaroop Shekhar Jai

*[Signature]*  
Himanshu K. Loyal  
*[Signature]*

- 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) The Owner shall have the right to choose his shares of Flats situated over in the proposed Project to be constructed over the schedule property spread over all the floors evenly, in proportion of constructions to be made as per approved plan.
- f) It is further agreed that after execution of this agreement and till completion of the building the Developer will pay the revenue rent of the land, which shall be inclusive of taxes.

For Stalwart Projects (P) Ltd.

*[Signature]*

Managing Director

*[Signature]*

*[Signature]*

*[Signature]*



- g) In case the construction of residential flat is not commenced within 60 months from the date of execution of this agreement for any of the faults of the Developer, then the security deposit paid by the Developer to the Owner shall be forfeited and this agreement shall be terminated with all the costs and consequences being borne by the Developer.

**20. 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 1<sup>st</sup> Part (Land owner) will be allocated the 3 no.s of 3BHK flat with super built of area of 1350-1400 sq.ft each as the owner share, of proposed project together with proportionate undivided interest in the land and two dependent car parking space for the flat. This shall stand as the full & final settlement & entitlement of the Land Owner against his land of Ac.0.050 decimals as per ROR and the Land Owner i.e. party of the 1<sup>st</sup> 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 2<sup>nd</sup> 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

For Stewart Projects (P) Ltd.  
*[Signature]*  
Managing Director

*[Signature]*  
*[Signature]*  
*[Signature]*

as per choice of 1st Party .

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 give his decision within 10 days. The decision of CONCILIATOR, shall be binding on both parties. ~~(Conciliator - Architect)~~

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.

## 21. 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 and two coats of plastic emulsion paint. The external wall shall be of plaster finish with weather proof paint.

For Stalwart Projects (P) Ltd.

*[Signature]*  
Managing Director

*[Signature]*  
Shrihar Jai

*[Signature]*  
Suresh

*[Signature]*  
Anandhu Nagaraj

*[Signature]*  
Sudhakar



- (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 anodized Aluminum frames/ UPVC with 5mm thick smoke glass panels. The grills of the windows shall be mild steel flats of 19/5 mm / square bar fabricated as per the drawing of the consultant.
- (g) Kitchen : Vitrified tiles flooring with granite platform and stainless steel sink link 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/ROCA), 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 Granite/ Vitrified 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 or Polycab brand. The modular switches and accessories shall be of Havells/ Legrand/ Polycab or equivalent brand. 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 flat and one BDB at the main panel board.

For Stalwart Projects (P) Ltd.

  
Managing Director

  
Arman Khan  
  
Suman

**22. Cost and Expenses:-**

(a) The statutory fees, charges, expenses, internal development charges and external development charges as levied by the relevant Governmental Authorities (including any interest and penalty thereon) shall be borne and paid by the DEVELOPER.

(b) The entire cost of development/ construction of the Project on the Scheduled Residential Property shall be borne by and paid for by the DEVELOPER.

**23. Termination:-**

The parties recognize and acknowledge that DEVELOPER will be investing substantial sums of money for construction and development of the Project and has entered into this Agreement on the specific understanding that the OWNER shall not have a right to terminate this Agreement for any reason whatsoever (except for the reasons mentioned in clause 19(g)) with subjected to further negotiation of both party agrees.

**24. 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 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.

For Stalwart Projects (P) Ltd.



Managing Director

Amrinder Singh  
Swaroop Shukla  
Swaroop Shukla



- (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 flat owners.
- (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 natural calamities, 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 Cuttack and Bhubaneswar only.
- (h) Any notice required or permitted to be given hereunder shall be in writing and shall be effectively served (i) if delivered personally, upon receipt by the other DEVELOPER; (ii) if sent by prepaid courier service, airmail or registered mail, within five (5) days of being sent; or (iii) if sent by facsimile or e mail or whatsapp or other similar means of electronic communication (with confirmed receipt), upon receipt of transmission notice by the sender. Any notice required or permitted to be given hereunder shall be addressed to the address as given in the title to this Agreement.

For Stalwart Projects (P) Ltd.

*[Signature]*

Managing Director

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

Any communication shall be appropriately replied within 15 days of receipt.

- (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.: Chandrasekharpur, 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 intimation in writing of the Developer. The Developer shall also not assign its rights and obligations hereunder to its nominee without the prior intimation in writing to the First Part/ Owner.
- (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.
- (l) No Partnership: Nothing contained in this Agreement shall constitute or be deemed to constitute a partnership between the Parties, and no DEVELOPER shall hold himself out as an agent for the other DEVELOPER, except with the express prior written consent of the DEVELOPER.
- (m) Independent Rights: Each of the rights of the parties hereto under this agreement are independent, cumulative and without prejudice to all other rights shall not prejudice or constitute a waiver of any other right of the DEVELOPER, whether under this Agreement or otherwise.
- (n) Counterparts: This Agreement has been executed in duplicate as true copy. One of which is being kept by the OWNER and the second one by DEVELOPER. Each of the said agreement will be notarized and shall be referred for future reference before any court or authority.

For Stalwart Projects (P) Ltd.

Managing Director

Ammon Sahu Nayag  
Suresh Chandra Shukla Jee  
Santosh Kumar



- (o) Waiver: No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorized representative of the waiving DEVELOPER/ OWNER.
- (p) Supersession: Except as otherwise agreed between the Parties, this Agreement constitutes the entire agreement between the Parties as to its subject matter and super cedes any previous understanding or agreement on such subject matter between the Parties.
- (q) Government Approval: All the obligations of DEVELOPER under this Agreement is subject to applicable laws and receipt of the Approvals. The OWNER shall be cooperate for obtaining the Approvals.
- (r) Specific Performance: The Parties hereby acknowledge that compensation is not and shall not be an adequate relief in the event of breach of this Agreement by the DEVELOPER; therefore this Agreement shall be specifically enforceable at law at the instance of either of the Parties.
- (s) Stamp Duty and Other Charges: Stamp duty, registration charges and all other expenses relation to this Agreement, execution of power of attorney(s) in favour of DEVELOPER or in favour of the DEVELOOPER'S employee(s) and any other documents that may be entered into between the Parties in furtherance of this Agreement, shall be borne by DEVELOPER alone.

### SCHEDULE OF PROPERTY

Dist.: Khurda, Ps.: New Capital, .Ps. No.: 22, Tahasil.: Bhubaneswar, under District Sub-Registrar, Khurda at Bhubaneswar, Mouza. PATIA, Khata No.474/2331, corresponding to Sabik Khata No.474/22, Plot No.306/1712/3986, Area Ac.0.050 decimals out of Ac.0.100 decimals, Kissam: Gharabari in the Name of Sri. Swaroop Shekhar Jee.

For Stalwart Projects (P) Ltd.

*[Signature]*  
Managing Director

*[Signature]*  
Swaroop Shekhar Jee

*[Signature]*  
Swaroop Shekhar Jee

*[Signature]*  
Swaroop Shekhar Jee

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

**WITNESSES :**

1. Himanshu Nayak  
Go Sombani Nayak  
P-3 Pur BBSR



Signature of First party

2.

Star Ch

Go Karan Singh  
BBSR

Chudh

For Stalwart Projects (P) Ltd.



Managing Director

Signature of Second party

Pamprabha  
ADU  
22-02-2022






*Handwritten notes in red ink:*  
11,70,000/-  
11,15,000/-  
for net



REGISTERED & TRUE  
FILED IN  
BOOK NO. ....  
Volume No. ....  
Pages.....to.....  
Being No .....  
for the year 2021  
1082202669  
Dt 22.2.22



**ଆଧାର**

**Pankaj Jee**

ପିତା : ଇସ୍ଵର ଚନ୍ଦ୍ର ପଟ୍ଟନାୟକ


Father : ISWAR CHANDRA  
PATTANAİK

ଜନ୍ମ ତାରିଖ / DOB : 01/08/1954

ଲିଙ୍ଗ / Female

**7423 2088 4728**

**ଆଧାର - ସାଧାରଣ ଲୋକର ଅଧିକାର**



**ଆଧାର**

**Address: MADHUSUDAN  
NAGAR, TULASIPUR, Cuttack  
Sadar, Cuttack, Tulasipur, Odisha,  
753008**

**7423 2088 4728**

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

*Pankaj Jee*





GOVERNMENT OF ODISHA

Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/8799 of 2021

CERTIFIED COPY OF ROR

Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ପଟିଆ  
ଥାନା : ନିଉକ୍ୟାପିଡାଲ  
ଥାନା ନମ୍ବର : 22

ତହସିଲ : ଭୁବନେଶ୍ୱର  
ତହସିଲ ନମ୍ବର : 260  
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ରାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	ଓଡିଶା ସରକାର ଖେତ୍ରାଟ ନମ୍ବର 1
୧) ଖତିୟାନର କ୍ରମିକ ନଂ	474/2331
୨) ପ୍ରକାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	ସ୍ୱରୂପ ଶୋଖର ଜୀ ପି:ଶ୍ରୀପାଲ ଜୀ ଜା: କ୍ଷତ୍ରୀୟ ବା: ମଧୁସୁଦନ ନଗର ଥା - ବିତାନାସୀ ଜି - କଟକ

୩) ସ୍ୱରୂପ	ସ୍ଥିତିବାନ					
୪) ବେଢ	ଜଳକର	ଖଜଣା	ସେସ	ନିତ୍ତାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ	ମୋଟ	୫) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
			300.00	225.00	0.00	525.00

୬) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ  
ବା ଖା କେଶ ନଂ 1073/02 ହୁମ୍ମୁ ଖା ବା ଖା 474/22 ତା ରୁ OL R U/S 8(A) CASE NO-1895/2021 ହୁମ୍ମୁ ମୁଟ 306/1712/3486 ର ଦିଆଯାଇଥିବା ଓ ଦିଆ ଶୁଣାଯିବ କରାଯାଏ

BLANK SPACE FOR STAMPING

ଅତିରିକ୍ତ ପ୍ରକାଶନ ତାରିଖ :  
ଖଜଣା ଆର୍ଯ୍ୟ ତାରିଖ :

CHITTARANJA N PILLA  
Digitally signed by CHITTARANJA N PILLA  
Date: 2021.10.21 16:06:08 +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.





2110202121903272



GOVERNMENT OF ODISHA

Office of the Tahasildar, Bhubaneswar, Khordha. Miscellaneous Certificate Case No: e-CCP/8799 of 2021

## CERTIFIED COPY OF ROR

ଖତିୟାନର କ୍ରମିକ ନଂ : 474/2331		ମୌଜା : ପଟିଆ			କିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପୁର ନମ୍ବର ଓ ବକର ନାମ	କିସମ ଓ ପୁରର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତବ୍ୟ
			ଏକର	ଡ଼ି	ହେକ୍ଟର	
୭	୮	୯	୧୦	୧୧	୧୨	
306/1712/3986	ଘରବାରି		0100		0.0405	
1 ପୁର			0100		0.0405	

ରାଷ୍ଟ୍ରୀୟ ପୁରନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର, ଓଡ଼ିଶା

21/10/2021

CHITTARANJAN  
N PILLADigitally signed by CHITTARANJAN  
PILLA  
Date: 2021.10.21 16:06:09 +05:30  
Reason: e-District Orissa Portal  
Location: Orissa

Signature of the Revenue Officer

**NOTE :**

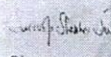
- It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
- For any query or verification, Agency/Department/Office may visit <http://edistrictodisha.gov.in>.
- Tampering of this certificate will attract penal action.




**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**SWAROOP SHEKHAR JEE**  
**SREEPAL JEE**  
**11/11/1952**  
 Permanent Account Number  
**ACRPJ7799Q**

  
 Signature



**भारत सरकार**  
**Government of India**



पुरुष / Male  
**Swaroop Shekhar Jee**  
 पिता : श्री पाल जी  
 Father : Sri Pal Jee  
 जन्म तिथि / DOB : 11/11/1952  
 पुरुष / Male



**6451 7750 3143**

**आधार - याचारी लोकर अचकार**


**आधार**

**भारतीय विश्व परिचय केंद्र**  
**Unique Identification Authority of India**

ठेका: मधुसूदन नगर, तुलसीपुर, कटक  
 Address: MADHUSUDAN  
 NAGAR, TULASIPUR, Cuttack  
 Sadar, Cuttack, Tulasipur, Odisha,  
 753008

**6451 7750 3143**

 1947  
 1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

*Swaroop Shekhar Jee*

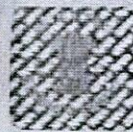


आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

STALWART PROJECTS PRIVATE  
LIMITED



01/08/2011

Permanent Account Number

AAQCS1757F

1438006

Asd





ଭାରତ ସରକାର  
Government of India



ଶରତ କୁମାର ସାହୁ  
Sharat Kumar Sahu  
ପିତା : ନରହରି ସାହୁ  
Father : NARAHARI SAHU  
ଜନ୍ମ ତାରିଖ / DOB : 24/08/1965  
ପୁରୁଷ / Male



4675 2299 2428

ଆଧାର - ସାଧାରଣ ଲୋକର ଅଧିକାର



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କେନ୍ଦ୍ର  
Unique Identification Authority of India

ଠିକଣା: ପ୍ଲଟ ନଂ-1, ତୁଲାସୀ ବିହାର କମ୍ପ୍ଲେକ୍ସ,  
ଏନ ଆଇ ଟି ଦୁର୍ଗା ମନ୍ଦପ ଚାଞ୍ଚ, ଶୈଳେଶ୍ରୀ  
ବିହାର, ବ୍ରହ୍ମନେତ୍ରୀ, ଶୈଳେଶ୍ରୀ ବିହାର, ଖୋର୍ଦ୍ଧା,  
ଶୈଳେଶ୍ରୀ ବିହାର, ଓଡିଶା, 751021

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

4675 2299 2428

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



## Valuation Report

Application No- 1082202669

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
1082202669	22-FEB-22	22-FEB-22	1	19		

## FEE DETAILS (In ₹.)

Stamp Duty : 115000  
 Consideration Amount : 5750000  
 Benchmark Value : 5750000

Registration Fee : 0  
 A(10): 115000  
 Incidental Fee Details  
 User Charges : 760

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
SWAROOP SHEKHAR JEE	FATHER	LATE SREEPAL JEE	MALE	68	ENGINEER	General	FIRST PARTY/SELF	YES	YES	AT- MADHUSUDAN NAGAR, TULASIPUR, CUTTACK SADAR, DIST- CUTTACK

## SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
SHARAT KUMAR SAHU MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD.				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
SHARAT KUMAR SAHU MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD.			MS STALWART PROJECTS PVT. LTD.				AT- PLOT NO.1, TULASI VIHAR COMPLEX, SAILASHREE VIHAR, PS- CHANDRASEKHARPUR, BBSR, DIST- KHORDHA			MANAGING 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	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	PATIA-22	474/2331	306/1712/3986	0.05 Acre ( 50Decimal )	GHARABARI	5750000	Not Available	Not Available
East NM	West NM	North NM	South NM	Property Transaction Details				

AGREEMENT AREA AC.0.050DEC. OUT OF AC.0.100DEC., SABIK KHATA NO.474/22

The total transacted area is:0.05 acre(s).

APPLICATION ID CREATED BY : PRAKASH RANJAN ACHARYA  
 DOCUMENT ENTERED BY : SUSANTA KUMAR DAS

