

612300763

10612300769



सत्यमेव जयते

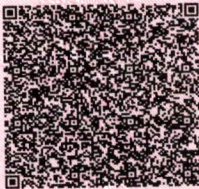
INDIA NON JUDICIAL Government of Odisha

e-Stamp

Certificate No. : IN-OD05485233052494V
Certificate Issued Date : 03-Feb-2023 02:05 PM
Account Reference : SHCIL (FI)/ odshcil01/ BERHAMPUR/ OD-GJM
Unique Doc. Reference : SUBIN-ODODSHCIL0107604725126103V
Purchased by : SUBHADRA RATH
Description of Document : Article IA-5(2) Agreement
Property Description : MOUZA-PATHARA
Consideration Price (Rs.) : 89,05,000
 (Eighty Nine Lakh Five Thousand only)
First Party : SUBHADRA RATH
Second Party : NANDIGHOSH ESTATES PRIVATE LIMITED
Stamp Duty Paid By : SUBHADRA RATH
Stamp Duty Amount(Rs.) : 1,78,100
 (One Lakh Seventy Eight Thousand One Hundred only)

-----Please write or type below this line-----

Subhadra Rath.



Sub-Registrar
Berhampur-I

PU 0004829512

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.

Pringshaad
03/02/23

Subhadra Rath.

SIGNATURE OF PURCHASER




Sub-Registrar
Berhampur-1

0000000000



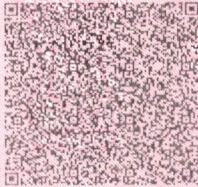
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Base Certificate No. : IN-OD05485233052494V
Certificate No. : IN-OD05491118208513V
Certificate Issued Date : 04-Feb-2023 12:45 PM
Account Reference : SHCIL (FI)/ odshcii01/ BERHAMPUR/ OD-GJM
Unique Doc. Reference : SUBIN-ODODSHCIL0107613470874748V
Purchased by : SUBHADRA RATH
Description of Document : Article IA-5(2) Agreement
Property Description : MOUZA-PATHARA
Consideration Price (Rs.) : 89,05,000
(Eighty Nine Lakh Five Thousand only)
First Party : SUBHADRA RATH
Second Party : NANDIGHOSH ESTATES PRIVATE LIMITED
Stamp Duty Paid By : SUBHADRA RATH
Stamp Duty Amount(Rs.) : 27,400
(Twenty Seven Thousand Four Hundred only)

-----Please write or type below this line-----



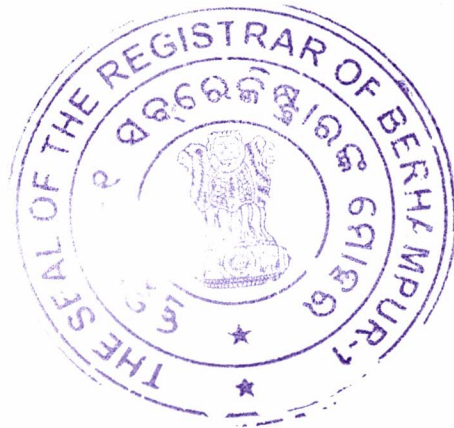
Sub-Registrar
Berhampur-I

PU 0004829869

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at www.shcilaodisha.com or using e-Stamping Mobile App of Stock Holding Corporation of India.
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.

Prigyanandya
04/02/23

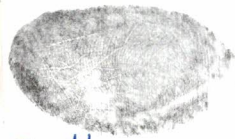



Sub Registrar
Berhampur-1

RECORDED



Subhadra Rath.



Fees Paid	Fee Paid
27550/-	205500/-
	U.C. 6250/-
	Ps. 60
178100/-	
250/-	205885/-
60/-	

Sub-Registrar
Berhampur-I



Jeshu Chandra Seli



DEVELOPMENT AGREEMENT

1) This development agreement is executed on this **26th January 2023**, at Berhampur in between **DR. SUBHADRA RATH**, Aged about 75 years, W/o. Sri Rama Chandra Rath, Brahmin by caste, Retired Mathematics professor from Berhampur University, Aadhar No.491197505770, Pan No.ABGPR7847H, Residing at Digmurty Street, Berhampur, Po: Berhampur, Ps: Berhampur town, in the District of Ganjam, Odisha, Pin – 760001, Ph. No.9861176555.

Hereinafter referred to as the "**Landowner/First Party**" which expression shall unless repugnant to the subject or context shall mean and include her heirs, successors, transferees, legal representatives, executors, administrators and assigns of the **One part**.


Subhadra Rath.

Dr. Subhadra Rath

For Nandighosh Estates Pvt.ltd

Jeshu Chandra Seli
Director.

Presented for registration at the private residency of
Dr. Subhadra Rath, w/o - Rama Chandra Rath, At - Digamunty
Street, PO - Benhampur, PS - Benhampur town between the
hour's of 03⁰⁰ day of Feb - 2023, by Dr. Subhadra Rath
w/o - Ramachandra Rath, retired mathematics professor
by professional by executant,


Registering Officer

Subhadra Rath.
(Presented)



Uti ok 71
Subhadra Rath.

Uti ok 72
Sandeep Kumar Pattnaik


Sub-Registrar
Benhampur-I

Execution is made by above
Dr. Subhadra Rath
w/o - Rama Ch. Rath
At - Digamunty street
Benhampur.

Identified by
Sandeep Kumar Pattnaik
S/o - Pratap Ch. Pattnaik
At - Radha Krishna street
(Dam)


Registering Officer

And

Nandighosh Estates Private Limited, a Private Limited Company incorporated under the Indian Companies Act, 1956 vide certificate of incorporation No.15-05117, Dt.01.12.1997 issued by the Registrar of Companies, Orissa, Cuttack having its Principal Office at Gandhi Nagar, Main Road, Berhampur, Dist. Ganjam (Orissa) represented by its Director – Sri Krushna Chandra Sahani, aged about 59 years, Son of Late Kamaraju Sahani, Aadhar No.532765383397, Dalua by Caste, Residing at Gangadhar Nagar, Berhampur, PO: Berhampur, PS: Bada Bazar, Dist. Ganjam, Odisha, Pin – 760001, Ph. No.9439422222.

Hereinafter referred to as the "**Builder/Developer/Promoter/Second party**", which expression shall unless repugnant to the subject or context shall mean and include its successors, legal representatives, executors, administrators and assigns of the **Other part**.

2) NATURE OF THE DOCUMENT :

Agreement for development of the schedule land morefully described below by way of sub-division of plots (Residential layout) belongs to the first party as approved by the Berhampur Development Authority vide its permission No.808, dtd.18/07/2022.

Whereas, the property morefully described in the schedule hereto is the self acquired property of the first part which she has purchased through three Nos. of registered sale deed bearing Nos.3495/1997, dtd.03.06.1997, duly recorded in book No.1, volume No.2008, from pages 1 to 28 of the office of the Sub-Registrar, Berhampur town, registered sale deed bearing No.5760/1997, dtd.02.12.1997, duly recorded in book No.1, volume No.2065, from pages 241 to 254 of the office of the Sub-Registrar, Berhampur town and registered sale deed bearing No.999/1998, dtd.04.04.1998, duly recorded in book No.1, volume No.2107, from pages 53 to 92 of the office of the Sub-Registrar, Berhampur town . The present R.O.R. stands recorded in the name of the first party which was duly mutated by the Tahasildar under khata No.849/1372 vide misc. case No.18/13 & C.R.P. No.173/12, under khata No.849/1377 vide misc. case No.23/13 & C.R.P. No.178/12, under khata No.849/1374 vide misc. case No.20/13 & C.R.P. No.175/12, under khata No.849/1373 vide misc. case No.19/13 & C.R.P. No.174/12 and under khata No.849/1378 vide misc. case No.24/13 & C.R.P. No.179/12.

Subhadra Rath.

Dr. Subhadra Rath

For Nandighosh Estates Pvt.ltd

Sri Krishna Chandra Sahani

Director.



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)-205500 ,, User Charges-625 ,Total 206125

Date: 04/02/2023

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar BERHAMPUR-I** between the hours of 10:00 AM and 1:30 PM on the **04/02/2023** by **SUBHADRA RATH**, son/daughter/wife of **RAMA CHANDRA RATH**, of **DIGAMURTY STREET, PO-BERHAMPUR, PS-BERHAMPUR TOWN**, by caste **General**, profession **Others** and finger prints affixed.

Signature of Presenter / Date: 04/02/2023

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SUBHADRA RATH	_____	_____	_____	_____

NANDIGHOSH ESTATES PVT LTD REPRESENTED BY ITS DIRECTOR KRUSHNA CHANDRA SAHANI		 243677037		04-Feb-2023
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Identified by **SANDEEP KUMAR PATNAIK** Son/Wife of **PRATAP CH. PATNAIK** of **RADHA KRISHNA STREET, BERHAMPUR** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SANDEEP KUMAR PATNAIK		 42660491		04-Feb-2023

Date: 04/02/2023

Sub-Registrar
Berhampur-I

Signature of Registering officer

Endorsement of certificate of registration under section 60

Registered and true copy filed in : Office of the Sub-Registrar, BERHAMPUR-I

Book Number : 1 || Volume Number : 16

Document Number : 10612300769

For the year : 2023

Seal :

Date: 04/02/2023

Signature of Registering officer

Whereas, the 1st part offered the 2nd part in respect of development of the schedule lands by making it into sub-division of plots at a large extent. The offer made and acceptance thereof by the parties namely the landowner and the promoter having crystallized & concluded into a contract, a memorandum of understanding had been executed by and between the parties on dtd.7th May 2019 be that as it may, the essential terms and conditions as well as the incidents of the progress of transaction has been agreed upon and settled by and between both parts. The recital of the aforesaid memorandum describe that the 2nd part shall develop the land at its own cost, expenses, efforts and responsibilities by making it into sub-division of plots with the agreed consideration. By virtue of the aforesaid negotiation, the 2nd party prepared the layout plan in accordance with the zonal plans in force for the said area, develop the 30' width WBM road, constructed the pucca drain on both side of the road and has performed and discharged its reciprocal obligations at its own cost, expenses, efforts and responsibilities.

Whereas, as agreed with the landowner, the 2nd part prepared the layout plan over part of the schedule land described in schedule below which contains 15 (fifteen) Nos. of sub-plots. The sub-plot No.15 of the approved layout plan was gifted to the BeDA vide registered Doc.No 10612203929, dtd.21/06/2022 for the purpose of open space and the land over which the WBM Road laid down gifted to the BDO, Rangeilunda Block vide registered Doc.No.10612203902, dtd.21/06/2022 of the office of the Sub-Registrar, Berhampur-1.

Whereas, the Planning Member, Berhampur Development Authority after causing due and appropriate enquiry as enjoined U/S.16 (3) of the O.D.A. act has approved the residential layout plan (Sub-division of plots) vide permission Letter No.808/BeDA, dtd.18/07/2022.

Whereas, the deal between both parties made on 7th May 2019 with an arrangement of mutual understanding and hence, this development agreement executed by both parts to avoid any future complication with several terms and conditions have been mutually agreed upon by and between both the parties. The terms so agreed upon are reduced to writing and enumerated in this agreement, which are as follows :

Subhadra Rath.

Dr. Subhadra Rath

For Nandighosh Estates Pvt.ltd

Debi Chandra Sanyal

Director.




Sub-Registrar
Berhampur-I

1. The second party has paid to the first party a sum of **Rs.1,00,000/- (Rupees One lakh only)** as a refundable interest free security deposit vide cheque No.651359, dtd.07/05/2019 drawn at State Bank of India, SME Branch, Berhampur. The first party herein acknowledges receipt of the same.
2. As agreed, the 2nd part get prepared the layout plans after substantial development of the land, road, drain and deposited all the statutory fees of different concerns and get approved the layout plans from the competent Authority (BeDA) vide its permission No.808, dtd.18/07/2022 at its own cost, expenses, efforts and responsibilities of the 2nd part.
3. Further, the 2nd part has to comply all the terms and conditions imposed by the approval authority in its permission letters at its cost and responsibilities.
4. That, both parties hereto above have mutually and unanimously decided and allotted amongst themselves that the approved layout plot Nos. **1, 2, 3, 4, 5, 6, 7 & 8** which are approved by BeDA vide its letter No.808, dtd.18/07/2022 shall allocated towards the landowner's share and the approved layout plot Nos. **9, 10, 11, 12, 13 & 14** are the share of the Promoter (2nd party).

Land owner's share		
Layout plot No.	Approval letter No.	Dimension of the plots
01	808, 18/07/2022	38'.00" x 52'.6"
02	808, 18/07/2022	38'.00" x 52'.6"
03	808, 18/07/2022	38'.00" x 52'.6"
04	808, 18/07/2022	38'.00" x 52'.6"
05	808, 18/07/2022	38'.00" x 52'.6"
06	808, 18/07/2022	38'.00" x 52'.6"
07	808, 18/07/2022	38'.00" x 52'.6"
08	808, 18/07/2022	50'.00" x 52'.6"
Promoter's share		
Layout plot No.	Approval letter No.	Dimension of the plots
09	808, 18/07/2022	41'.6" x 52'.6"
10	808, 18/07/2022	38'.00" x 52'.6"
11	808, 18/07/2022	38'.00" x 52'.6"
12	808, 18/07/2022	38'.00" x 52'.6"
13	808, 18/07/2022	38'.00" x 52'.6"
14	808, 18/07/2022	58'.6" x 52'.6"

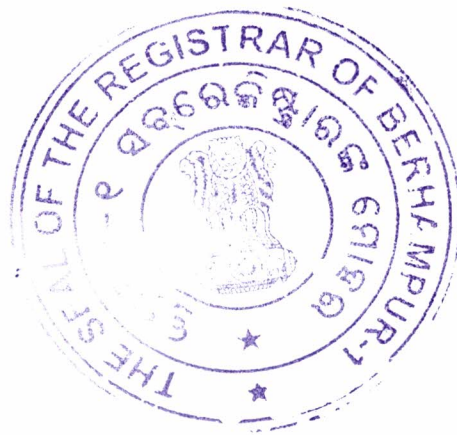
Subhadra Rath.

Dr. Subhadra Rath

For Nandighosh Estates Pvt.ltd

Debi Chandra Saha

Director.




Sub-Registrar
Berhampur-I

5. The first part has agreed to execute a Power of Attorney constituting and appointing the developer (2nd part) as her true and lawful attorney to deal with/sale the developer's share only as per the terms and conditions to be decided by the developer.
6. That the first part shall have no right, interest or claim whatsoever in the sale proceed thereof realized by second part regarding his aforementioned allocated share.
7. That incase of any further construction of super structure over the approved layout plots, the necessary approval shall be obtain by the 2nd part at its own cost, effort and expenses but in the name of the 1st part. The approval that to be obtained against each individual/independent plot only and maintain equal and identical size, design and specification for each and every units including the amenities provided thereon etc.
8. The entire construction of the all the units over the scheduled land shall be constructed by the second party in accordance to the plan approved/sanctioned at its cost and first party need not pass the said construction cost to the second party.
9. That both parts have unanimously agreed that, in case any prospective purchaser intends to purchase the plot alongwith a house, the appropriate sale proceeds thereof shall be received by both parts according to their respective share without any reference to each others.
10. That the first part is entitled to sell her allocated share to any intending purchasers and shall be entitled to receive the appropriate sale consideration amount of such units.
11. That the intending purchasers of units allocated to first party and second party of the layout shall enjoy the common facilities and amenities, road, passages, park with equal rights.
12. That, the first part shall pay extra amount for installation of electric transformer, sub-station, cabling, and street light for external electrification to the complex proportionately for her share specified and allocated. Further the First party shall have to install her own electrical meter and avail individual electrical connection after deposit of the security and service charges etc. as

Subhadra Rath.

Dr. Subhadra Rath

For Nandighosh Estates Pvt.ltd

Asst. Chro. Saly

Director.




Sub-Registrar
Berhampur-I

per the rules / guidelines fixed by the distribution agency for her specified and allocated share (units).

13. The 1st part hereby gave authorization and permission to the 2nd part to enter upon the schedule land with full right and authority with man and material to commence carry on and complete development and construction thereon.
14. The 1st part owner has not entered into any sale agreement or development agreement in respect of the scheduled property thereof and has not created any adverse right in respect of the said property.
15. That the first part shall be indemnified by the second part from against all actions, suits, fines, fees and all other costs of damage suffered by the second part relating to the said land till the date of execution of agreement.
16. The 2nd party shall keep the 1st party fully indemnified against and harmless from all losses and damages cost, charges, expenses claims or the proceeding in relation to the scheduled land development thereof construction, completion, occupation and sale of units or the violation of any law or rules or regulations or due to accident, mishap and other calamities, malicious damage, riots, thefts, burglary, fine, death or injury to any worker or person who is engaged in the construction site from its own resource.
17. In the event of the second part paying any refundable deposit to any Government institution or Local Authority, the second part itself shall be entitled to obtain such refunds. The first part shall sign on such papers as may be necessary in that regard, if the signature of the first part required.
18. The first part shall at the request of the second part after fully satisfying herself make such applications or plans or revised plans or estimates as are required to be filed before the component authority from time to time. It is expressly understood between the parties here to the processing of such plans shall be the responsibility of the second part who shall pay all the expenses in this regard.
19. The 1st part hereby gave authorization and permission to the 2nd part to sign all documents for mortgage of the land/units of the promoter's share with any Nationalised Bank or Financial Institutions or any organisations for obtaining loan by the prospective purchasers or itself.

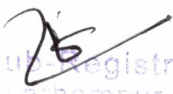
Subhadra Rath.

Dr. Subhadra Rath

For Nandighosh Estates Pvt.ltd

Joshi Chandra Sanyal.
Director.




Sub-Registrar
Berhampur-1

20. Sales Tax, Service Tax, GST or Income Tax regarding construction only (not on capital gains of first party) if payable, shall be borne by both parties for their shares respectively.

SCHEDULE OF THE PROPERTY

As per present ROR stands in the name of the 1st party :

- i. Land measuring **Ac.0.228 dec (Gharabari)** out of Ac.0.343 dec. covered by Revenue plot No.170/4372 of khata No.849/1372.
- ii. Land measuring **Ac.0.142 dec (Gharabari)** out of Ac.0.167 dec covered by Revenue plot No.173 (Gharabari) of khata No.849/1377.
- iii. Land measuring **Ac.0.050 dec (Gharabari)** out of Ac.0.088 dec covered by Revenue plot No.171/4373/5795 (Gharabari) of khata No.849/1374.
- iv. Land measuring **Ac.0.140 dec (Gharabari)** out of Ac.0.214 dec covered by Revenue plot No.169/5807 (Gharabari) of khata No.849/1373. And
- v. Land measuring **Ac.0.125 dec (Gharabari)** out of Ac.0.172 dec. covered by Revenue plot No.177/5808 (Gharabari) of khata No.849/1378.

Total Ac.0.685 dec. (Gharabari) of mouza - Pathara, under Kanishi Tahasil, Gopalpur Police Station within the registration of the Sub-Registrar, Berhampur -I, Dist. Ganjam. The terms and conditions of this agreement shall be binding to the present parties as well as their successors.

IN WITNESSES WHEREOF, the parties have here unto put, set and subscribe their respective hands and seal on the date, month and year first above written after understanding the contents thereof.

Subhadra Rath.

Dr. Subhadra Rath

Party of the 1st part

For Nandighosh Estates Pvt.Itd

Deba Chandra Saha

Director.

Party of the 2nd part .

Witness :

1. Sandeep Kumar Pattnaik. s/o. Sri Prastap ch Pattnaik
Radhakrishna Street Berhampur
8763581144
2. Jagannath Mohan, s/o. Krishna ch. Mohan,
Tilasi Nagar, Berhampur.

Drafted by : Simanchal Panigrahi, s/o. late Premananda Panigrahi
Siddharthnagar- 3rd lane, Berhampur, Ganjam
Ph. No. 9937186455.




Sub-Registrar
Berhampur-I

RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)

Registration Office : BERHAMPUR

Year : 2023

Application id: 612300763

Book No : 1

Executant Name
SUBHADRA RATH

Presenter Name
SUBHADRA RATH

Claimant Name
NANDIGHOSH ESTATES PVT LTD
REPRESENTED BY ITS DIRECTOR KRUSHNA
CHANDRA SAHANI

Total Registration Fees Paid :
A(10) :

`206125
`2000

Incidental Fee Details

User Charges :

`625

Expected date of return of document :

04-Feb-2023

Date: 04-Feb-2023

Date:

Signature of the Registering Officer

Signature of the Receiver

Terms & Conditions :

- The Presenter should deposit this receipt duly signed by him.
- Documents other than WILL will be destroyed if not received within 2 years.
- If the document refused for registration, the registration fee shall be returned.

Back



Registered Deed Postal Fee Receipt

Duplicate Receipt

Date : 04-Feb-2023

Name : NANDIGHOSH ESTATES PVT LTD REPRESENTED BY
ITS DIRECTOR KRUSHNA CHANDRA SAHANI

Application Id. : 512300763

Head of item : Postal Fee For Delivery of Registered Deed

Registered Deed Delivery Fee : 60 (Sixty rupees only)

Registered Deed Postal Address : S/O LATE KAMARAJU SAHANI, GANGADHAR NAGAR,
PO-BERHAMPUR, PS-BADA BAZAR

Date :04-02-2023

Signature and Stamp of Registering Officer

Berhampur-I



Receipt For Visitor Information

FORM No.20.Original

Receipt for fees and travelling allowance under Section 31 for attendance at a private residence.

Visit application No. 612300003

03-02-2023

Received from. SUBHADRA RATH

At W/O- RAMA CHANDRA RATH, DIGAMURTY STREET, BERHAMPUR

**Travelling
allowance**

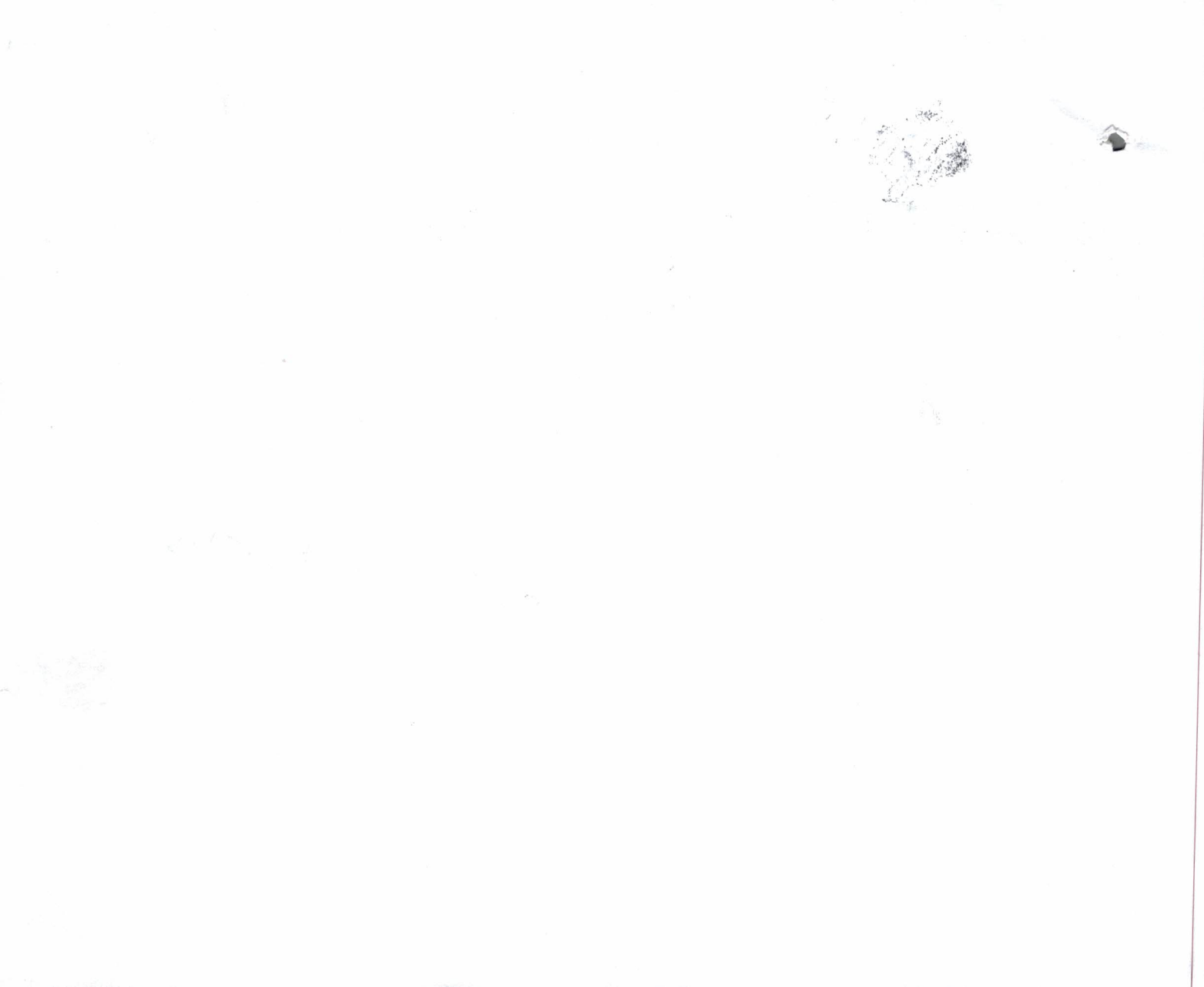
At W/O- RAMA CHANDRA RATH, DIGAMURTY STREET, BERHAMPUR

Total Rs. 100

(One hundred rupees only)

Date 03-02-2023

Registering Officer






Registered Agreement Of Sale with Possession Deed

Nature of the Document : AGREEMENT OF SALE WITH POSSESSION Volume Number : 16
 Date of Execution : 04/02/2023 Place of Execution : BERHAMPUR-I
 Document Number : 10612300769 Registration Date : 04/02/2023

FIRST PARTY DETAILS

Name	Photo	Thumb Impression	Signature
SUBHADRA RATH	---	---	---




SECOND PARTY DETAILS

Name	Photo	Thumb Impression	Signature
NANDIGHOSH ESTATES PVT LTD REPRESENTED BY ITS DIRECTOR KRUSHNA CHANDRA SAHANI			

PROPERTY DETAILS

Sl.No.	District	Village/Thana	Khata	Plot	Property Area	Kisam	MarketValue	Sabak Khata No.	Sabak Plot No.
2	GANJAM	PATHARA-98	849/1378	177/5808	125Decimal	GHARABARI	1875000	Not Available	Not Available
East	West	North	South	Property Transaction Details					
N/A	N/A	N/A	N/A	AC0.125DEC OUT OF AC0.172DEC.					
3	GANJAM	PATHARA-98	849/1373	169/5807	140Decimal	GHARABARI	2100000	Not Available	Not Available
East	West	North	South	Property Transaction Details					
N/A	N/A	N/A	N/A	AC0.140DEC OUT OF AC0.214DEC.					
1	GANJAM	PATHARA-98	849/1374	171/4373/5795	50Decimal	GHARABARI	750000	Not Available	Not Available
East	West	North	South	Property Transaction Details					
N/A	N/A	N/A	N/A	AC0.050DEC OUT OF AC0.088DEC.					
4	GANJAM	PATHARA-98	849/1377	173	142Decimal	GHARABARI	1846000	Not Available	Not Available
East	West	North	South	Property Transaction Details					
N/A	N/A	N/A	N/A	AC0.142DEC OUT OF AC0.167DEC.					
5	GANJAM	PATHARA-98	849/1372	170/4372	228Decimal	GHARABARI	2964000	Not Available	Not Available
East	West	North	South	Property Transaction Details					
N/A	N/A	N/A	N/A	AC0.228DEC OUT OF AC0.343DEC.					

IDENTIFIER DETAILS

Name	Father's / Husband's Name	Identifier Address	Profession
SANDEEP KUMAR PATNAIK	PRATAP CH. PATNAIK	RADHA KRISHNA STREET, BERHAMPUR	Others
Name	Photo	Thumb Impression	Signature
SANDEEP KUMAR PATNAIK			

REMARK DETAILS

Remark
REGD

00