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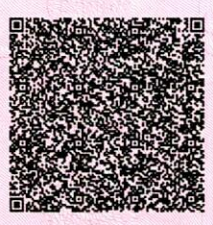


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**INDIA NON JUDICIAL**  
**Government of Odisha**

**e-Stamp**

**Certificate No.** : IN-OD03159219528535U  
**Certificate Issued Date** : 24-Jan-2022 12:27 PM  
**Account Reference** : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD  
**Unique Doc. Reference** : SUBIN-ODODSHCIL0104269021403702U  
**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** : AMARENDRA MOHAPATRA  
**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-----

*Amarendra Mohapatra*

*Am*

**QT 0006514287**

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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SIGNATURE OF PURCHASER



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Signature of Amarendra Mohapatra  
Amarendra Mohapatra

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Signature of Himanshu Nayak  
Himanshu Nayak

For Stalwart Projects (P) Ltd.  
Managing Director  
Amarendra Mohapatra

Amarendra Mohapatra  
24-1-2022

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 24<sup>th</sup> day of January, 2022 (Two Thousand Twenty Two)**

**BETWEEN**

**MR. AMARENDRA MOHAPATRA** aged about 54 years, S/o.-Akshaya Kumar Mohapatra, resident at- A-21, PPL Housing Colony, Balipada, Khandagiri, PIN: 751030, Dist. Khorda, Odisha, by profession –Chartered Accountant, by caste – Khandayat, PAN-ACEPM7345Q, Aadhar Card No.8145-9024-6696, Mob-9437064902, 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 PART.

Himanshu Nayak  
Sachin Sahu

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 Party of the First Part is in peaceful possession over the as the exclusive, absolute and indefeasible owner of the land having every right, title and interest there over and he has been exercising various acts of ownership and possession over the land in question.

**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.

For Stalwart Projects (P) Ltd.

Managing Director

Anarendra Mohapatra

Himanshu Nayak  
Sanjay Sahu

**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 whatsoever. He further states that he has the absolute authority and competency to confer and vest rights upon the Party of the Second Part to undertake development of the land by construction of multi-storied apartment complex over the said land in accordance with the building plans to be sanctioned and approved by B.D.A./ BMC. Such building plans shall be prepared by Qualified Architects keeping in view the building norms, guidelines and parameters envisaged in the B.D.A./ BMC regulations. The entire cost of preparation of building plans shall be borne by the Party of the Second Part.
2. Both the parties agree that the construction of the building shall be completed in all respects within 60 months after obtaining the sanction and approval of the Bhubaneswar Development Authority / BMC and ORERA.
3. The Party of the Second Part or any of its associate or Sister Concern or joint venture Company shall construct the proposed multi-storied building in accordance with the building plans to be sanctioned by B.D.A /BMC. The Party of the Second Part assures that the building shall be constructed in accordance with the approved plans and maintain the quality of construction as well as structural stability.

**4. Definitions**

**Unless in these presents there is anything inconsistent therewith:-**

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

For Stalwart Projects (P) Ltd.

Managing Director

Anarendra Mohapatra

Himanshu Nayak  
Scepter Sales



### 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. 5©  
Fees Paid : A(10)-115000 ,, User Charges-730 ,Total 115730

Date: 24/01/2022

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 24/01/2022 by AMARENDRA MOHAPATRA , son/daughter/wife of AKSHAYA KUMAR MOHAPATRA , of AT- A-21, PPL HOUSING COLONY, BALIPADA, KHANDAGIRI, BBSR, DIST- KHORDHA , by caste General , profession Others and finger prints affixed.



Signature of Presenter / Date: 24/01/2022

Signature of Registering officer.

### Endorsement under section 53

Execution is admitted by :

Name	Photo	Thumb impression	Signature	Date of Admission of Execution
AMARENDRA MOHAPATRA		 315065763		24-Jan-2022
SHARAT KUMAR SAHU MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD.		 243539160		24-Jan-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 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.
- xi) **Project** means that building and the land appurtenant thereto and all passages the parking space, amenities provide thereto etc at provided in BDA approved plan.

For Stalwart Projects (P) Ltd.




Managing Director

Amarendra Mohapatra

Himanshu Nayak

Sanjay Saha

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

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
HIMANSHU NAYAK		 42165251		24-Jan-2022

Date: 24/01/2022

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 16

Document Number : 11082200930

For the year : 2022

Seal :

Date: 24/01/2022

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 on **dated.24.01.2022 vide GPA ID No. 1082200974**. Though the construction of the proposed multi-storied building is essentially a joint venture of the land owner and the developer it shall be the primary responsibility of the developers to prepare and submit the building plans before the B.D.A./ BMC and all expenses/charges incurred for obtaining approval/sanction of such building plans shall be borne by the developer. The land owner agrees and undertakes to extend all cooperation and to sign necessary applications as may be required in connection with such submission of building plans for obtaining approval and sanction from B.D.A./ BMC and ORERA.
6. The developer assures that the building plans shall be prepared strictly in accordance with the Rules, Regulations and bye laws in force. The proposed building shall be of a high quality construction.
7. The developer further states that the proposed building shall be constructed under their direct supervision and shall comply with all the stipulations made by BDA/ BMC and also shall confirm to all the rules and regulations of the local authorities as may be applicable.
8. The developer further states that they will make all efforts to complete the building within 60 months from the date of plan approval / clearance from ORERA as stated above unless prevented by any reason or circumstances beyond their control like acts of war or terrorism, civil or military disturbances, nuclear or natural catastrophes, mandated executive orders, Court Orders, etc. which may affect the completion of the building or any other unforeseen circumstances.

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

*Himanshu Nayak*  
*(Authorized Signatory)*

For Stalwart Projects (P) Ltd.

*[Signature]*  
Managing Director

*Anarendra Mohapatra*

**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 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) The Party of the First Part 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.
- 11.** Subject to the developer not violating the terms and conditions as agreed upon and stated in this agreement, 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. **24.01.2022** for the purpose of giving effect to implement the various terms and conditions herein contained, more

For Stalwart Projects (P) Ltd.



Managing Director

*Handwritten signature*

*Handwritten signature*

- specifically to execute on his/their behalf all sale deeds in favour of the proposed purchasers of the flats/units sponsored by the developers transferring the proportionate impartible undivided share in the land.
12. To furnish copies of any document pertaining to the title of the land or to establish that the land is free from any charge or lien before approval of the building plans.
  13. The Developer shall be entitled to carry out the development/construction on the Schedule Property either independently or by appointing contractors/sub-contractors or other agencies. The Developer shall alone be responsible for the payment of the cost of construction or labor and other charges payable to such contractors/sub-contractors and the owner shall in no way be responsible for any failure or default of the developer.
  14. The Party of the First Part further states that the developer, Party of the Second Part shall be entitled to dispose by way of absolute sale or otherwise the entire built-up area to be constructed over the area as per the specifications mentioned in the brochure/ agreement, in favour of the intending purchasers of the flats/units together with proportionate undivided interest in the land, except the owner share which is the entitlement of the land owner, party of the first part.
  15. It is agreed by and between the parties hereto that marketing of the entire area to be developed in the residential/ commercial complex is to be done, developed, branded and marketed by the developer. The developer shall decide the name of the complex/project/building, after sanction of the plan.
  16. That after getting approved plan, the developer will have absolute right and authority to advertise in any mode for sale of unit in the project related to its share and the developer shall be entitled to receive the earnest money and/or advance from the prospective purchaser(s) against booking of unit relating to its share in the project even before commencement of work of construction on the schedule land.
  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.

*Himanshu Nayak*  
*Ranjit Saha*

For Stalwart Projects (P) Ltd.

*[Signature]*

Managing Director

*Amanpreet Kaur*

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

**19. Owner's Warranties**


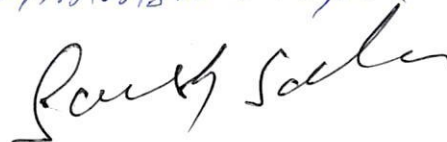
The Owner hereby declare, warrant and confirm that:

- (i) There are no encroachments or unauthorized constructions on the said schedule property.
- (ii) The title of the owner to the said property is clear and marketable and free from all encumbrances and that there are no covenants and /or restrictions prohibiting or impeding the development of the said property in terms of these presents.
- (iii) There are no reservations affecting the said property and the said property falls within the Gharbari kisam and there are no impediments in carrying out construction thereon as the schedule land is Homestead.
- (iv) He/She/They is/are in exclusive possession of the Schedule Property and no other person or party has any right, title, interest or possession therein;
- (v) The said property is free from mortgages, charges, lien, litigation, acquisitions, attachments or other encumbrances and that if at any time hereafter should any such encumbrances arise, the owner undertakes to remove and settle the same at his/her/they own cost to the satisfaction of the Developer.
- (vi) He/She/They has/have not received any notice of acquisition or requisition of the Schedule property or any part thereof from the Government/statutory or any other Authority or court.

For Stalwart Projects (P) Ltd.

  
Managing Director

Anayendra Mehta



  


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

For Stalwart Projects (P) Ltd.

  
Managing Director

  
Anandendra Mohapatra

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

**20 The developers agree and undertake as follows:**

- a) The construction of the proposed multi-storied building shall be commenced as soon as possible after obtaining the approval and sanction of the building plans/revised plan (if any) from the B.D.A./BMC/ ORERA as well as clearances from BDA / BMC/ ORERA to go ahead with the construction work.
- b) To complete the construction of the entire building within a period of 60 months from the date of approval of the building plans by the B.D.A./BMC/ORERA and/or from the date of obtaining necessary clearances from BDA/BMC//ORERA or any other Agencies to go ahead with the construction work or within such extended period as may be mutually agreed upon, subject to the force major conditions.
- c) The developers further undertake not to violate the building plans, conditions given in the permission/approval/sanction letter

For Stalwart Projects (P) Ltd.

  
Managing Director

*Anavendra Maheshwari*

*Himanshu Singh*  
*Secretary*



or any rule, regulations framed by the appropriate authority in respect of the construction of the said building complex.

- d) It is agreed upon that any labour force/workman/technician engaged in the construction of the proposed multi-storied building by the developers shall be treated and deemed to be the employees of the developers. It is explicitly made clear that under no circumstances the land owner shall be treated or construed to be the employers of the aforesaid labourers/workmen/technicians to be engaged by the developers for construction of the proposed multi-storied building complex. Consequently, the land owner shall not be liable to pay any compensation to any such workmen, labourers or technician that may be engaged by the developer for construction of the complex. The developers shall be liable in respect of any dispute which may arise under the labour laws or under workmen compensation Act and if the Authority or the tribunal award, if any, shall be the liability of the developers to pay such compensation or the amount quantified in the Award/Order. The developers undertake to indemnify by the land owner from any such liability.
- e) **To indemnify** First Party against all the types of claims arising out from all parties due **to non-compliance of statutory norms & also defects if any in Proposed Residential/ Commercial cum Residential Complex.** To name a few such claims may arise from **Customers** of Proposed Complex, **agencies** engaged in construction including **Party of the First Part** etc. The indicated items are indicative and not exhaustive.
- f) The Second Party shall intimate the name and all other identity details of **Project Architect**, who would be acting as **Conciliator**, to First Party, as soon as they get appointed.

For Stalwart Projects (P) Ltd.

  
Managing Director

Anarendra Mohapatra

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

- a. The Building, as per specifications laid down in Annexure 1, shall be developed by the second party entirely at their cost over the property owned by First Party. In lieu of the development carried out over property owned by First Party, the developed Building EXCLUDING COMMON AREA AND FACILITIES shall be shared between the two parties in the ratio of owners share vis a vis Developers Share. COMMON AREA AND FACILITIES shall be dealt as per laws of Nation including Odisha Apartment Ownership Act 1982 and amendments therein.
- b. The party of the First Part (Land owner) will be allocated the 1 no. of 4BHK flat with super built of area of 1750 sq.ft (Approximately) in any floor as per owner's choice as the owner share, of proposed project together with proportionate undivided interest in the land and two covered car parking space (One is independent and other is dependent at place ) for the flat. This shall stand as the full & final settlement & entitlement of the Land Owner against his land of Ac.0.050 decimals and the Land Owner i.e. party of the First 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 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

For Stalwart Projects (P) Ltd.

Managing Director

Anandapada Mohapatra

Himanshu Khatua  
Sanjeev Saha



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

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

## 22. SPECIFICATION FOR RESIDENTIAL/ COMMERCIAL UNIT:

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

For Stalwart Projects (P) Ltd.

  
Managing Director

Anandendra Mohan

Himanshu Nigam  
Randy Saha

- (h) Toilet :Anti-skid ceramic tile flooring and wall up to 7'0" height glazed tiles with commode (parry ware /cera), washbasin with face for mirror, towel rod ,towel ring, shop case, C.P. taps of jaguar/ Johnson brand or equivalent, Geyser provision and low level cistern.
- (i) Staircase & Balcony : The staircase shall be of Kota stone / tile flooring with stainless steel railing and stainless steel handrail on top. The balcony shall be of vitrified tiles flooring with stainless steel railing.
- (j) Electricals : Concealed wiring of copper conductors with all essential fittings as per requirement i.e. wire of Finolex or Havells brand. The modular switches and accessories shall be of Cona or Anchor brand. Telephone point, television point and A.C.point shall be provided as per the drawing. The electrical lines shall be fixed with one MCB box in each floor and one BDB at the main panel board.

### **23. Residuary terms:-**

- (a) If any provisions of this Agreement is invalid or unenforceable or prohibited by law, this Agreement shall be considered divisible as to such provisions and such provisions shall be inoperative and shall not be part of the consideration moving from either party to the other and the remainder of this Agreement shall be valid and binding and of like effect as though such provision was not included herein.
- (b) It is hereby expressly agreed and declared that the relation of both the parties do not create any partnership or joint venture or association or persons between the parties hereto; each of the parties hereto has undertaken obligations and has rights specified herein.

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

*Harish & Jayak*  
*Ravi Sathi*



responsibility of taxation for transfer or possession of flats as owner share to the FIRST PARTY.

- (c) The obligation of the Parties shall be deemed suspended and there shall be no liability for damages so long as and to the extent that the performance of this Agreement by any Party is prevented, hindered, delayed or otherwise rendered impracticable as a result of Acts of God, war, riot, insurrection, labor disputes, strikes, fires, embargoes or other governmental restrictions or for any other reason not within the reasonable control of the Party so affected (any such event, circumstance or condition being "Force Majeure Event"). The Party so affected by a Force Majeure Event shall be excused from its performance of this Agreement for so long as such event shall continue to prevent, hinder or delay such performance.
- d) The name of the building shall be as selected by the Developer.
- e) 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 a sole arbitrator jointly nominated by both parties from the list of panel arbitrators of the Orissa High Court and who shall resolve the dispute in accordance with the provision of the Arbitration and Conciliation Act 1996. The place of arbitration shall be the High Court of Orissa Arbitration Centre at Cuttack and the arbitration proceedings shall be governed by the High Court of Orissa Arbitration Centre Rules.
- f) All letters, notices shall be issued to the parties and dispatched under registered post with A/D to the address furnished in this agreement will be sufficient proof of dispatch of the same to the other party.
- g) 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.
- h) The benefits and obligations of this Agreement shall not be directly or indirectly assigned or dealt with by a party herein to anyone else without the prior consent in writing of the other party.

For Stalwart Projects (P) Ltd.

  
Managing Director

  
Anarendra Mohapatra

- i) 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 vide **GPA ID No. 1082200974** dated. **24.01.2022** hence no further delivery of possession is required by first party entered into this agreement with the second party/developer.

**SCHEDULE OF PROPERTY**

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

**Mouza— PATIA,** Khata No.-474/22 and Plot No.306/1712 corresponding to Mutation Khata No.-474/3700, Mutation Plot No.-306/1712/4256, Sthitiban, **Area-Ac.0.050** Decimals, Kisam- Gharabari., marked as Sub Plot No.105.

*AS PER GOVT VALUATION -  
RS - 57,50,000/-*

**BOUNDED BY:**

- North – Plot No.1711
- South – Samina Behera
- East – Sub Plot No.106
- West – Sub Plot No.104

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

**WITNESSES :**

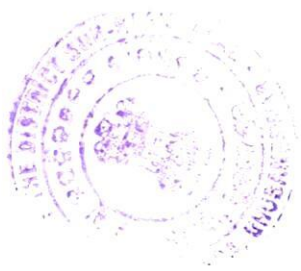
1. Himanshu Nayak  
S/o Samsan Nayak  
C-5 Pur BDR

*Amarindna Mohapatra*  
Signature of First party

2. *Bancessy Sahu*  
S/o - *Kantesh Sahu*  
*Vibek and Mr May*  
*Old Town*

For Stalwart Projects (P) Ltd.  
*[Signature]*  
Managing Director  
Signature of Second party

*Prepared BY MR [Signature]*  
*24-1-2022*



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BOOK NO. ....  
Volume No. ....  
Pages..... 20.....  
Serial No. ....  
for the year 2022  
1082260973

AP. OSONEY  
11,50,00,000  
115,000



DR 24/1/22



# BHULEKH

## LAND RECORDS WEB PORTAL OF ODISHA



Schedule I Form No.39-A

### ଖତିୟାନ

ଫୌଜା : ପଟିଆ

ତହସିଲ : ଭୁବନେଶ୍ୱର

ଥାନା : ନିଉକ୍ୟାପିଟାଲ

ତହସିଲ ନମ୍ବର : 260

ଥାନା ନମ୍ବର : 22

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡିଶା ସରକାର ଖେତର ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		474/3700				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ଅମରେନ୍ଦ୍ର ମହାପାତ୍ର ପି:ଅକ୍ଷୟ କୁମାର ମହାପାତ୍ର ବା: ବି . ସି . ସେନ୍ ରୋଡ, ଥା - ବାଲେଶ୍ୱର ଜି - ବାଲେଶ୍ୱର				
3) ସ୍ୱତ୍ୱ	ଶ୍ରେଣୀ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେୟ	ନିଷ୍କାର ସେୟ ଓ ଅନ୍ୟାନ୍ୟ ସେୟ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		150.00	113.00		263.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ଦାଖା କେସ ନଂ 11206/08 ହୁମ୍ମା ଖା 474/2602 ଚାହୁ। OLR U/S 8(A) CASE NO-1891/2021 ହୁମ୍ମା ପ୍ଲଟ 306/1712/4256 ର କିସମ ଘରବାରା ଓ ଜମା ସଂଶୋଧନ କରାଗଲା।				
<b>BLANK SPACE FOR STAMPING</b>						
ଅଭିମତ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 04/01/2022 03:21:17 IP :117.201.121.7

[RoR Back Page](#)
[Khatiyen Page](#)
[Print](#)



# BHULEKH

## LAND RECORDS WEB PORTAL OF ODISHA



ଖତିୟାନର କ୍ରମିକ ନଂ : 474/3700		ମୌଜା : ପରିଆ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁରର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବ			ମତ୍ତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
306/1712/4256	ଘରବାରି		0	0500	0.0202	
1 plot			0	0500	0.0202	

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 04/01/2022 03:20:59 IP :117.201.121.7

[RoR Front Page](#)
[Khatiyar Page](#)
[Print](#)

PERMANENT ACCOUNT NUMBER  
ACEPM7345Q

NAME  
AMARENDRA MOHAPATRA

FATHER'S NAME  
AKSHAYA KUMAR MOHAPATRA

DATE OF BIRTH  
04-01-1967

SIGNATURE

COMMISSIONER OF INCOME TAX, Bhubaneswar

ACEPM7345Q

AMARENDRA MOHAPATRA





भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

ନିର୍ଦ୍ଦେଶ ସଂଖ୍ୟା/Enrolment No.: 1040/10992/00587

Date: 19/07/2015

AMARENDRA MOHAPATRA (ଅମରେନ୍ଦ୍ର ମହାପାତ୍ର)

PLOT NOA-21, PPL HOUSING COLONY,  
KHANDAGIRI, Balipada, Khorda,  
Odisha - 751030

ଆପଣଙ୍କ ଆଧାର ନଂ (ନମ୍ବର)/Your Aadhaar No.:

8145 9024 6696

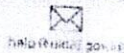


- ଆପଣଙ୍କ ପରିଚୟ ପ୍ରମାଣ ଅଟେ, ନାଗରିକତାର ବୁଝେଇ
- ଆପଣଙ୍କ ପରିଚୟ ପ୍ରମାଣ ଆନୁମୋଦିତ ହେବା ପାଇଁ ଆନୁମୋଦିତ ହେବାକୁ
- ଏହା ଇଲେକଟ୍ରୋନିକ୍ ପଦ୍ଧତିରେ ସୃଷ୍ଟି ହୋଇଛି ଏବଂ ଏହାକୁ ନକଲିପତ୍ର ଭାବରେ ଗ୍ରହଣ କରାଯିବା ଉଚିତ ନୁହେଁ

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

ଆଧାର-ସାଧାରଣ ଜନତାଙ୍କ ଅଧିକାର



Validity unknown  
Digitally signed by Unique Identification Authority of India  
Date: 2015.07.19 10:56:20 IST

- ଆପଣଙ୍କ ଆଧାର ସେବାରେ ସାଧ୍ୟ
- ଆପଣଙ୍କ ଆଧାର ଅଟେ ଏକ ନାଗରିକତା ନିରୀକ୍ଷଣ ଆବଶ୍ୟକ
- କୌଣସି ଆଧାରକାରୀଙ୍କ ସମ୍ପର୍କରେ କୌଣସି ପ୍ରଶ୍ନ ଥିଲେ ତାହା ନିମ୍ନଲିଖିତ କ୍ରମରେ, ଏହା ଆପଣଙ୍କୁ ବିଭିନ୍ନ ସେବାରେ ଉପଯୁକ୍ତ ହେବା ପାଇଁ କରନ୍ତୁ

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
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भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



ଅମରେନ୍ଦ୍ର ମହାପାତ୍ର  
AMARENDRA MOHAPATRA  
ଜନ୍ମ ତାରିଖ / DOB:  
04/01/1967  
ଲିଙ୍ଗ / GENDER:  
ପୁରୁଷ / MALE



ଠିକଣା:  
ପ୍ଲଟ ନଂ-21, ପି.ପି.ଏଲ  
କୋଲୋନୀ, ବାଲିପାଡ଼ା,  
ଖର୍ଦ୍ଦା,  
ଓଡ଼ିଶା - 751030

Address:  
PLOT NOA-21, PPL HOUSING  
COLONY, KHANDAGIRI, Balipada,  
Khorda,  
Odisha - 751030

8145 9024 6696

8145 9024 6696

ଆଧାର-ସାଧାରଣ ଜନତାଙ୍କ ଅଧିକାର

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

STALWART PROJECTS PRIVATE  
LIMITED



01/08/2011

Permanent Account Number

AAQCS1757F

30082011

For Stalwart Projects (P) Ltd.

Managing Director



ଭାରତ ସରକାର  
Government of India



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



4675 2299 2428

ଆଧାର - ସାଧାରଣ ଲୋକର ଅଧିକାର



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କର୍ତ୍ତୃପକ୍ଷ  
Unique Identification Authority of India

ଠିକଣା: ପ୍ଲଟ ନ-1, ତୁଳସୀ ବିହାର କମ୍ପ୍ଲେକ୍ସ,  
ଏବଂ ଆଇ ଟି ଟୁର୍ଣ୍ଣ ମଣ୍ଡପ ପାଖ, ଶୈଳଶ୍ରୀ  
ବିହାର, ଭୁବନେଶ୍ୱର, ଶୈଳଶ୍ରୀ ବିହାର, ଖୋର୍ଦ୍ଧା,  
ଐକତ୍ୟ 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  
www.uidai.gov.in

*Signature*



# Form No.26

## Certificate of Encumbrance on Property

2400  
22.6.20

Certificate No. : EC1082020010133

Application No : 2020108012301

Applicant Name : SHARAT KUMAR SAHU

Owner Name(as per application) : GOPAL CHANDRA SAHU

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

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	PATIA-22	474/22	306/1712	1 Acre				

I hereby certify that a search has been made in book and in the indexes relating thereto for 26 years from 01-JAN-95 to 22-JUN-20 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances as detailed on the reverse appear.

I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances effecting the said property have been found.



Digitally signed by SAMAL  
PABITRA KUMAR  
Date: 2020.06.22 13:08:46  
+05:30

Office : KHURDA(BBSR)

Date 22-JUN-20

Signature of Registering Officer

Registration Office.	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/-Chaka-Number/Flat Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Second Party
KHURDA(BBSR)	PATIA-22   474/22   306/1712   0.101decAcre SUB PLOT NO. 114, PRESENT BUYER PADA RAJ JI   NANDANKANAN ROAD   ROAD LEFT BY SELLER   PLOT NO. 306/1780     [SOLD AREA A0.10.1DEC OUT OF A1.00DEC RENT 0.40P SUB PLOT NO-114]	5177/2002/1	08-Jul-2002	SALE IMMOVABLE	212,100.00	1-SRI GOPAL CHANDRA SAHU 2-SRI HADU BANDHU SAHOO	1-SRI SWARUP SEKHAR JI
KHURDA(BBSR)	PATIA-22   474/22   306/1712   0.05.5decAcre PLOT NO. 306   SUB PLOT NO. 110   ROAD LEFT BY SELLER   PLOT NO. 306/1780     [SOLD AREA A00.5.5DEC OUT OF A1.00 DEC RENT 0.20P SUB PLOT NO-109]	5179/2002/1	08-Jul-2002	SALE IMMOVABLE	106,050.00	1-SRI GOPAL CHANDRA SAHU	1-SRI NALINI KUMAR MOHANTY
KHURDA(BBSR)	PATIA-22   474/22   306/1712   0.05.5 decAcre SUB PLOT NO. 113   SUB PLOT NO. 115, PRESENT BUYER SWARUP SEKHAR JI   ROAD LEFT BY SELLER   PLOT NO. 306/1780     [SOLD AREA A0.050.50DEC OUT OF A00.5.5 DEC RENT 0.20P SUB PLOT NO-114]	5178/2002/1	08-Jul-2002	SALE IMMOVABLE	106,050.00	1-GOPAL CHANDRA SAHU	1-SMT PANKAJ JI
KHURDA(BBSR)	PATIA-22   474/22   306/1712   0.05.5decAcre SUB PLOT 105   SUB PLOT 103   PLOT NO.1711   ROAD     [SOLD AREA A0.50.5DEC OUT OF A005.5DEC RENT 0.20P SUB PLOT NO-04]	8291/2002/1	11-Nov-2002	SALE IMMOVABLE	106,050.00	1-GOPAL CHANDRA SAHOO	1-SMT.PUSPA JEE
KHURDA(BBSR)	PATIA-22   474/22   306/1712   0.05.5 DecAcre SUB PLOT NO-112   SUB PLOT NO-114   SELLERS LEFT ROAD   PLOT NO-1780     [SOLD AREA A0.05.5 DEC OUT OF A1.00 DEC SUB PLOT NO-113 RENT 0.20P]	7849/2002/1	15-Nov-2002	SALE IMMOVABLE	106,050.00	1-GOPAL CHANDRA SAHOO	1-KALPATARU-BISWAL
KHURDA(BBSR)	PATIA-22   474/22   306/1712   0.50.5 DecAcre SUB PLOT NO. 111   SUB PLOT NO. 113   22&apos;FEET WIDE ROAD   REVENUE PLOT NO. 306/1780     [AREA SOLD A 0.50.5 DEC OUT OF AC 1.000DEC SUB PLOT NO 112, RENT RS.1.00 P]	8292/2002/1	10-Dec-2002	SALE IMMOVABLE	10,605.00	1-SRI GOPAL CHANDRA SAHOO	1-SMT.SUSHAMA SAHU <i>Sunil Kumar Mishra</i>

Digitally signed by SAMAL  
PABITRA KUMAR  
Date: 2020.06.22 13:08:47  
+05:30

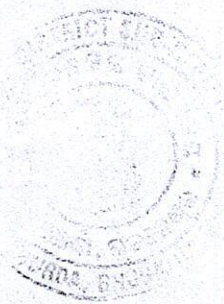


Signature of Registering Officer

e : KHURDA(BBSR)

22-JUN-20

Sr. No.	Registration Office.	Description Of Property(Village/Khata Number/ Plot Number/Area/Boundary(East/West/North/South )/- Chaka-Number/Flat-Number)	Registration Number	Execution Date	Deed Type	Consideration Amount	First Party	Secor.
7	KHURDA(BBSR)	PATIA-22   474/22   306/1712   0.050.5 DismilAcre SUB PLOT NO.107   SUB PLOT NO.105   PLOT NO.306/1711   22FEET ROAD     [SOLD AREA AC.0.050.5 DEC OUT OF AC.1.000 DEC SUB PLOT NO.106 RENT RS.1.00P]	8679/2002/1	24-Dec-2002	SALE IMMOVABLE	106,050.00	1-GOPAL CHANDRA SAHOO	1-K. MANGALAXMI 2-DHANALAXMI
8	KHURDA(BBSR)	PATIA-22   474/22   306/1712   0.50.5 DismilAcre SUB PLOT NO.108   SUB PLOT NO.106   22 FEET ROAD   REVENUE PLOT NO.306/1711     [SOLD AREA AC.0.50.5 DEC OUT OF AC.1.000 DEC SUB PLOT NO.107 RENT RS.1.00P]	8681/2002/1	24-Dec-2002	SALE IMMOVABLE	106,050.00	1-GOPAL CHANDRA SAHOO	1-S. SRINIVAS NAIDU
9	KHURDA(BBSR)	PATIA-22   474/22   306/1712   0.050.5 DismilAcre REV. PLOT NO.306   SUB PLOT NO.107   PLOT NO.306/1711   22FEET ROAD     [SOLD AREA AC.0.050.5 DEC OUT OF AC.1.000 DEC SUB PLOT NO.108 RENT RS.1.00P]	8680/2002/1	27-Dec-2002	SALE IMMOVABLE	106,050.00	1-GOPAL CHANDRA SAHOO	1-S. SATYAM NAIDU
10	KHURDA(BBSR)	PATIA-22   474/22   306/1712   AC 0.063 DECAcre SUB PLOT NO-113   SUB PLOT NO-115   ROAD LEFT BY THE SELLER   PLOT NO-113     [SOLD AREA AC 0.063 DEC OUT OF AREA AC 1.000 DEC.RENT RS.0.30P]	3655/2003/1	16-May-2003	SALE IMMOVABLE	163,800.00	1-GOPAL CHANDRA SAHU	1-MANORANJAN SAHU
11	KHURDA(BBSR)	PATIA-22   474/22   306/1712   0.006.3 DecAcre SUB-PLOT NO.113   SUB-PLOT NO.115   ROAD   PLOT NO.1780     [0.006.3 DEC OUT OF AC.1.000 DEC.SUB PLOT 114,RENT 0.30 PS]	7585/2003/1	24-Oct-2003	SALE IMMOVABLE	217,400.00	1-MANORANJAN SAHOO	1-AKSHAYA KUMAR SATPATHY
12	KHURDA(BBSR)	PATIA-22   474/22   306/1712   0.05.5 decAcre SUB PLOT NO.112   SUB PLOT NO.114   22FT. WIDE ROAD   PLOT NO.1780     [ANNUAL RENT RS 0.20P]	7748/2006/1	21-Jul-2006	POA WITH POSSESSION	1,000.00	1-KALPATARU BISWAL	1-SRI-SHASHI KUMAR SAHOO
13	KHURDA(BBSR)	PATIA-22   474/22   306/1712   0.50 Dismil.50 KadiAcre PLOT NO 112   PLOT NO 114   22 FT WIDE ROAD   PLOT NO 1780     [AREA SOLD AC.0.05.5DEC, SUB PLOT NO 113, RENT 0.50P]	7772/2006/1	22-Jul-2006	SALE IMMOVABLE	200,000.00	1-KAIPATARU BISWAL 2-SRI SHASHI KUMAR SAHOO	1-SRI KISHORE KUMAR PRAHARAJ



Digitally signed by SAMAL  
PABITRA KUMAR  
Date: 2020.06.22 13:08:47  
+05:30

Office : KHURDA(BBSR)

Date 22-JUN-20

Signature of Registering Officer

**Note :**

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



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Signature of Registering Officer

**Valuation Report**Application No- **1082200973**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
1082200973	24-JAN-22	24-JAN-22	1	17		

**FEE DETAILS (In ₹.)**

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

Registration Fee : 0  
 A(10): 115000

Incidental Fee Details  
 User Charges : 730

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
AMARENDRA MOHAPATRA	FATHER	AKSHAYA KUMAR MOHAPATRA	MALE	54	CHARTERED ACCOUNTANT	General	FIRST PARTY/SELF	YES	YES	AT- A-21, PPL HOUSING COLONY, BALIPADA, KHANDAGIRI, BBSR, DIST- KHORDHA

**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	Market Value	Sabak Khata No.	Sabak Plot No.	
KHURDA	PATIA-22	474/3700	306/1712/4256	0.05 Acre ( 50Decimal )	GHARABARI	5750000	Not Available	Not Available	
East		West		North		South		Property Transaction Details	
SUB PLOT NO.106		SUB PLOT NO.104		PLOT NO.1711		SAMINA BEHERA		AGREEMENT AREA AC.0.050DEC., SUB PLOT NO.105, PREVIOUS KHATA NO.474/22, PLOT NO.306/1712	

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

APPLICATION ID CREATED BY : SUSHANTA KUMAR MAJHI

DOCUMENT ENTERED BY : SUSANTA KUMAR DAS

