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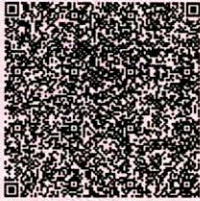


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INDIA NON JUDICIAL
Government of Odisha

e-Stamp

Certificate No. : IN-OD03751940254375U
Certificate Issued Date : 02-May-2022 12:18 PM
Account Reference : SHCIL (FI)/ odshcil01/ BHUBANESWAR/ OD-KRD
Unique Doc. Reference : SUBIN-ODODSHCIL0105087927609329U
Purchased by : MS STALWART PROJECTS PVT LTD
Description of Document : Article IA-5(2) Agreement
Property Description : MOUZA-PATIA
Consideration Price (Rs.) : 2,02,40,000
(Two Crore Two Lakh Forty Thousand only)
First Party : ABHISHEK MEHER
Second Party : MS STALWART PROJECTS PVT LTD
Stamp Duty Paid By : MS STALWART PROJECTS PVT LTD
Stamp Duty Amount(Rs.) : 4,04,900
(Four Lakh Four Thousand Nine Hundred only)



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Abhishek Meher

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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.



SIGNATURE OF PURCHASER



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Abhishek Meher

For Stalwart Projects (P) Ltd.
Managing Director

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 02nd day of May, 2022 (Two Thousand Twenty Two)**

2,02,40,000/-

BETWEEN

MR. ABHISHEK MEHER aged about 32 years, S/o.- Mr. Sankar Kumar Meher, resident at- Plot No.53/A, Kharvela Nagar, Bhubaneswar, Dist. Khorda, Odisha, by profession -Business, by caste - Bhulia, PAN-AVRPM2318P, Aadhar Card No.-2004-6261-9324, Mob-9937374759, 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.**

W-1 An mlu r lapan
W-2 Barada Prasanna Sahoo

AND

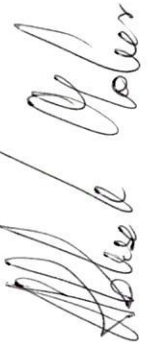
M/s STALWART PROJECTS PVT. LTD.; incorporated under the Indian Companies Act 1956, vide Registration No.U450010R2011PTCO13975, PAN: AAQCS1757F, having its registered office at Plot No.1, Tulasi Vihar Complex, Sailashree Vihar, P.O.: Sailashree Vihar, P.S.: Chandrasekharpur, Bhubaneswar, Dist. Khurda, 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 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 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



W-1 - Arunima Sahu
W-2 - Barada Prasanna 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 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 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

[Handwritten signature]

W-1 Anamika Xerox
W-2 Baxada Pasanna Swain



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)-404800 ,, User Charges-745 ,Total 405545

Date: 02/05/2022

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 02/05/2022 by ABHISEK MEHER, son/daughter/wife of SANKAR KUMAR MEHER, of AT- PLOT NO.53/A, KHARAVEL NAGAR, BBSR, DIST- KHORDHA, by caste General, profession Business and finger-prints affixed.

Abhisek Meher

Signature of Presenter / Date: 02/05/2022

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|--|-------|------------------|---------------|--------------------------------|
| ABHISEK MEHER | | 315345772 | Abhisek Meher | 02-May-2022 |
| SHARAT KUMAR SAHU MANAGING DIRECTOR OF MS STALWART PROJECTS PVT. LTD. | | 243209454 | | 02-May-2022 |

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

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|----------------|-------|------------------|-----------|--------------------------------|
| HIMANSHU NAYAK | | 42298604 | | 02-May-2022 |

Date: 02/05/2022

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 : 133

Document Number : 11082206512

For the year : 2022

Seal :

Date: 04/05/2022

Signature of Registering officer

- 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) **Conciliator** shall mean the principal architect-cum-project consultant appointed by the Developer for the proposed building complex.
- x) **Flats/units** mean a self-contained independent flat for residential accommodation only.
- xi) **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.

For Stalwart Projects (P) Ltd.

Managing Director

[Handwritten signature]

W-1 Himanshu Kumar
W-2 - Parvati Prasad Kumar

xii) **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.

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.
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. However there is a grace period of 6 (six) months for completion of project on special case. After the grace period if the project is not completed the party of the second part will pay a Rs.1,00,000/- Rupees One Lakh only per month till completion.

For Stalwart Projects (P) Ltd.



Managing Director



W-1 Aron Shetty

W-2 Barada Prasanna Swain

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 1st party may be allocated his share in the same project which may be constructed any part of project land irrespective of the location of the aforesaid scheduled property.

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.

For Stalwart Projects (P) Ltd.


Managing Director





W-1 - Amara Lakshmi
W-2 - Boreada Praganna Swain

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/unit purchasers pertaining to the developer share in the project, as and when necessary.
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 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 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.

For Stalwart Projects (P) Ltd.

Managing Director

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w-1 Anandha Lakshmi

w-2 Darshini Prasanna Quachy

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.
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 kism 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

For Stalwart Projects (P) Ltd.

 Managing Director

W-1 Anomshinagar

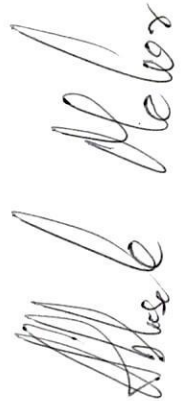
 W-2 Bareda Prasanna Swain


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.
- (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) He/She/They 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.

For Stalwart Projects (P) Ltd.

Managing Director



W-1 Anamika Lakshmi
W-2 - Barada Prasanna Swain

- (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.
- (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 Commercial 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 saledeed, 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 unit which is to be allotted in favour of party of the first part towards his/their share in that case the party of the 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).

For Stalwart Projects (P) Ltd.

Managing Director

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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.

w-1 Himanshu Narayn
w-2 Barada Prasanna Swain

- 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) **To indemnify** First Party against all the types of claims arising out from all parties due **to non-compliance 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 **First Party themselves** etc. The indicated items are indicative and not exhaustive.

For Stalwart Projects Pvt. Ltd.

Managing Director

W.1. Anamshankar
W.2. Basappa Prasanna Swamy

- 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.

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

- a. The Building, as per specifications laid down in ~~Annexure-1~~ ^{SL No. 22}, 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 1st Part (Land owner) will be allocated commercial space of 2750 sqft of built up area in each floor in G+6 commercial building (Block-A) of total 19250 sqft of built up area towards North Side of the building as mutually agreed. This will be treated as the owner share, of proposed project together with proportionate undivided interest in the land irrespective of percentage (%) of sharing and 5500sqft of built up area of parking space including Ramp & Driveway in basement for the commercial space. The roof of commercial space of first party will be independent from the roof of other commercial space and it will be exclusively used by owner. This shall stand as the full & final settlement & entitlement of the Land Owner against his land of Ac.0.160 decimals and the Land Owner i.e. party of the 1st Part shall not be entitled to any other kind of settlement although it is mentioned 50% share in GPA and the balance constructed of proposed project together with proportionate undivided interest in the land exclusively fall to the share & entitlement of the part of the 2nd 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).

The total commercial parking will be treated as one for all floors of owner (first party) & developer (second party) for giving rent to corporates. In case of dispute/ differences between the owner and developer with regard to parking space then the owner will get BUA 5500sqft of parking space including Ramp & Driveway in one unit, ²⁰⁷ Basement I (UB) Upper Basement.

For Stalwart Projects (P) Ltd.

 Managing Director



W-1 Anand Nayak
 W-2 Barada Prasanna Swain

- c. Based on the OWNERS SHARE mentioned above, the distribution of commercial space between the Parties, with exact identity number 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 (Project Architect), 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 give his decision within 10 days. The decision of CONCILIATOR, shall be binding on both parties.

- d. **On the basis of above, a supplementary Agreement shall be entered into between the parties for the distribution of commercial space, 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. The requirement lift, staircase, washroom & other amenities should be provided in owner share as per the of requirement party of the first part. The plan of commercial space with regard to lift and other amenities of owner share will be finalized on or before 30th June, 2022 with the help of Architect.
- f. **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.

For Stalwart Projects (P) Ltd.

 Managing Director

W-1 Anandhu Rajan
 W-2 Beekada Prasanna Swamy



- (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.
- (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 granite / tile flooring with ms/ stainless steel railing. The balcony shall be of vitrified tiles flooring with ms/ stainless steel railing.
- (j) Electricals : Concealed wiring of copper conductors with all essential fittings as per requirement i.e. wire of Finolex/ Polycab/ Havells/ equivalent brand. The

For Stalwart Projects (P) Ltd.

Managing Director

[Handwritten Signature]

W-1 Arman Singh x Laya

W-2 Barada Prasanna Sahoo

modular switches and accessories shall be of Cona/ Havells/ 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.
- (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 commercial space as owner share to the FIRST PARTY.
- (d) It is agreed by both the parties that all applicable expenditure for cost of transformer and generator and also electrification to respective commercial space shall be borne and paid by each of the parties proportionately.
- (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 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

For Stalwart Projects (P) Ltd.

Managing Director




W-1 Animesh Kumar
W-2 Beerada Prasanna Suresh

- 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 Bhubaneswar only.
- h) 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.
- 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.: Chandrasekharapur, 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 consent in writing of the Developer. The Developer can assign its rights and obligations hereunder to its nominee.
- 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.

SCHEDULE OF PROPERTY

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

For Stalwart Projects (P) Ltd

Managing Director



W-1 Aman Kumar Nayak
W-2 Barada Prasad Nayak

Mouza- PATIA, Khata No.-474/1628 and Plot No.306/1711 corresponding to Mutation Khata No.-474/5007, Mutation Plot No.-306/1711/5556, Area Ac.0.160 dcml, full plot, Kisam- Gharabari (Vacant Land), Rent Rs.5/-.

Benchmark Govt. Valuation is Rs. 2,02,40,000

Bounded by:

North – Abhilash Meher

South – Plot No.306/1712

East – Meher's Handloom Pvt. Ltd.

West – 200ft. wide Nadankanan Road

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

WITNESSES :

1. Himanshu Nayak
S/o Sanjay Nayak
C S M BSR
25/04

2. Barada Prasanna Swain
Sailashreevihar, BSR

Praveen B7 meher
[Signature]

[Signature]

Signature of First party

For Stalwart Projects (P) Ltd.

[Signature]
Managing Director

Signature of Second party



12.05.2022-160
1,00,000/-

26500/-
per cell

REGISTERED & TRUE COPY
FILED IN
BOOK NO.
Volume No.
Pages.....to.....
Being No
for the year 2022

1082206788

01/02/2022



ଖତିୟାନ

ମୌଜା : ପଟିଆ
 ଥାନା : ନିଉକ୍ୟାପିଟାଲ
 ଥାନା ନମ୍ବର : 22

ତହସିଲ : ଭୁବନେଶ୍ୱର
 ତହସିଲ ନମ୍ବର : 260
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ
 ଖେତ୍ତାଟ ବା ଖତିୟାନର
 କ୍ରମିକ ନମ୍ବର

ଓଡ଼ିଶା ସରକାର ଖେତ୍ତାଟ ନମ୍ବର 1

୧) ଖତିୟାନର କ୍ରମିକ ନଂ 474/5007

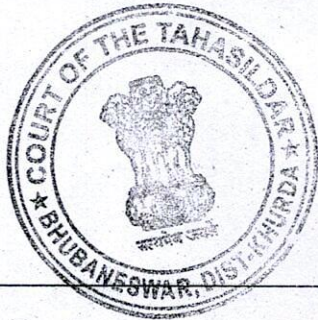
୨) ପ୍ରଜାର ନାମ, ପିତାର
 ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ

ଅଭିଷେକ ମେହେର ପି.ଶଙ୍କର କୁମାର ମେହେର ବା: ପୁତ୍ରନ- ୫୩/ଏ,
 ଖାରବେଳନଗର, ଭୁବନେଶ୍ୱର, ଜିଲ୍ଲା- ଖୋର୍ଦ୍ଧା

| ୩) ସ୍ୱଭାବ | ସ୍ଥିତିବାନ | | | | | |
|-----------|-----------|--------|--------|---|--------|--------------------------------|
| | ଜଳକର | ଖଜଣା | ସେସ | ନିସ୍ତାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ | ମୋଟ | ୫) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ |
| ୪) ବେୟ | 0.00 | 150.00 | 113.00 | 0.00 | 263.00 | |


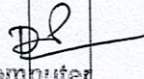
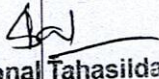
୬) ବିଶେଷ ଅନୁସଙ୍ଗ
 ଯଦି କିଛି ଥାଏ

ଠାଖଲ ଖାରଜ କେଶ ନଂ 18100/2019 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 306/1711/5556 ରକବା ଏ 0.1600 ହି
 କୁ ପୁରାତନ ଖାତା ନଂ 474/1628 ରୁ



BLANK SPACE FOR STAMPING

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ :
 ଖଜଣା ପାର୍ଯ୍ୟ ତାରିଖ :

| ଖତିୟାନର କ୍ରମିକ ନଂ : 474/5007 | | ମୌଜା : ପଟିଆ | | | ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା | | |
|--|-------------------|--------------------------------|---|-----|-------------------|---|--|
| ପୁଠା ନମ୍ବର ଓ ଚକର ନାମ | କିସମ ଓ ପୁଠାର ଖଜଣା | କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି | ରକବା | | | ମତ୍ତବ୍ୟ | |
| | | | ଏକର | ଡ଼ି | ହେକ୍ଟର | | |
| ୭ | ୮ | ୯ | ୧୦ | ୧୧ | ୧୨ | | |
| 306/1711/5556 | ଘରବାରି | | 0160 | | 0.0647 | | |
| 1 ପୁଠା | | | 0160 | | 0.0647 | | |
|  Amin | | |  Computer Assistant BBSR, Tahasil | | |  Additional Tahasiidar Bhubaneswar | |



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABHISEK MEHER
SANKAR KUMAR MEHER

11/05/1990
Permanent Account Number
AVRPM2318P

Abhishek Meher
Signature



Abhishek Meher



भारत सरकार
GOVERNMENT OF INDIA



ଅଭିଷେକ ମେହେର

Abhisek Meher

DOB: 11-05-1990

Gender: Male



2004 6261 9324

आधार - आम आदमी का अधिकार

Abhisek Meher



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O शंकर कुमार मेहर, प्लॉट नं-
५३/अ, खारवेल नगर, इकाई-३,
भुवनेश्वर, खोर्धा, ओरिस्सा, ७५१००१


Address:


S/o Shankar Kumar Meher, Plot
No-53/a, Kharvela Nagar, Unit-3,
Bhubaneswar, Khordha, Orissa,
751001




1947
1800 300 1947


help@uidai.gov.in


www.uidai.gov.in


P.O. Box No.1947,
Bengaluru-560 001



Form No.26

Certificate of Encumbrance on Property

Certificate No. : EC1082019008181

Application No : 2019108010268

Applicant Name : S RANASINGH

Owner Name(as per application) : DEEPTIMANI DAS

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 | 474/1628 | 306/1711 | 500 Decimal1000 D=1Acre | | | | |
| 2 | PATIA-22 | 474/21 | 306/1711 | 500 Decimal1000 D=1Acre | | | | |

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 25-APR-19 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 ARUNA
KUMAR DAS
Date: 2019.04.25 11:54:06
+05:30



Office : KHURDA(BBSR)

Date 25-APR-19

Signature of Registering Officer

| 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 | Second Party |
|-----|----------------------|---|---------------------|----------------|-----------------------------|----------------------|--|----------------------|
| 1 | KHURDA(BBSR) | PATIA-22 474/1628 306/1711 0.5acre PLOT NO-306 GOVT ROAD R K MOHAPATRA GOPALA SAHOO [AREA AC.0.500DECS FULL PLOT, SABIK KHATA NO-474/21.] | 11081407728 | 06-Sep-2014 | RELEASE - MORE THAN RS.1000 | 400,000.00 | 1-KABITA DAS 2-ANSUMAN DAS 3-NANDITA DAS ALIAS PARDIA 4-BINATA DAS ALIAS SENGUPTA | 1-DIPTIMAN DAS |
| 2 | KHURDA(BBSR) | PATIA-22 474/21 306/1711 24 Dismilacre PLOT NO 306 GOVT LAND THE REST PART OF THE SELLER R.K.MAHAAPATRA GOPAL SAHU | 6087/1998/1 | 27-Nov-1998 | SALE IMMOVABLE | 271,200.00 | 1-SUDHIRA CHANDRA JENA | 1-SARAT CHANDRA DAS |
| 3 | KHURDA(BBSR) | PATIA-22 474/21 306/1711 026 Dismilacre REST OF THE PLOT ROAD R.K.MOHAPATRA GOPAL SAHOO | 6201/1998/1 | 04-Dec-1998 | SALE IMMOVABLE | 293,800.00 | 1-SUDHIR CHANDRA JENA | 1-SARATA CHANDRA DAS |

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.



Office : KHURDA(BBSR)

Date 25-APR-19

Digitally signed by ARUNA KUMAR DAS
Date: 2019.04.25 11:54:24
+05:30

Signature of Registering Officer



12837
17.6.19

Form No.25

Nil Certificate Of Encumbrance On Property

Application No : 2019108013041

Applicant Name : ABHISEK MEHER

Owner Name(as per application) : DIPTIMAN DAS

Certificate No. : EC1082019010508

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 | 474/1628 | 306/1711 | 500 Decimal1000D =1Acre | | | | |
| 2 | PATIA-22 | 474/21 | 306/1711 | 500 Decimal1000D =1Acre | | | | |

I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for 1 years from 01-JAN-19 to 17-JUN-19 for acts and encumbrances affecting the said property and that on such search no acts or encumbrance affecting and said property has been found.

Note :

(1) If the properties have been described in registered documents in a manner different from the way in which the applicant has described them in the application the 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 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 Offices but the department will not, on any account, hold itself responsible for any errors in the results of the search embodied in this certificate.

Office : KHURDA(BBSR)

Date 17-JUN-19



Digitally signed by ARUNA
KUMAR DAS
Date: 2019.06.17 12:17:42
+05:30

Signature of Registering Officer



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 ଏକମିତ୍ର ପରିଚୟ କେନ୍ଦ୍ର
Unique Identification Authority of India

ଠିକଣା: ପ୍ଲଟ ନଂ-1,ତୁଳସୀ ବିହାରକମ୍ପ୍ଲେକ୍ସ,
ଏକ ଆଇ ଡି ଭୁବନୀ ନିକଟ ପାଖ, ସୈଲେଶ୍ରେ
ବିହାର, ଭୁବନେଶ୍ୱର, ଖୋର୍ଦ୍ଧା, ଖୋର୍ଦ୍ଧା,
ସୈଲେଶ୍ରେ 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

Handwritten signature

Valuation ReportApplication No- **1082206788**Registration Office- **KHURDA(BBSR)****DEED DETAILS**Application Type- **AGREEMENT OF SALE WITH POSSESSION**Status- **Fee Collected**

| Application No. | Execution Date | Presentation Date | Book No. | No. of Pages | Registration No | Registration Date |
|-----------------|----------------|-------------------|----------|--------------|-----------------|-------------------|
| 1082206788 | 02-MAY-22 | 02-MAY-22 | 1 | 18 | | |

FEE DETAILS (In ₹.)

| | | | |
|--------------------------------|----------------------------------|-----------------------------------|----------------------------------|
| Stamp Duty : | 404800 | Registration Fee : | 405545 |
| Consideration Amount : | 20240000 | A(10): | 404800 |
| Benchmark Value : | 20240000 | Incidental Fee Details | |
| <input type="checkbox"/> STAMP | <input type="checkbox"/> E-STAMP | <input type="checkbox"/> FRANKING | User Charges : 745 |
| <input type="checkbox"/> CASH | <input type="checkbox"/> CHEQUE | <input type="checkbox"/> DD | <input type="checkbox"/> CHALLAN |
| <input type="checkbox"/> NEFT | <input type="checkbox"/> RTGS | <input type="checkbox"/> IMPS | <input type="checkbox"/> IFMS |

FIRST PARTY DETAILS

| Name | Relation | Relation's Name | Gender | Age | Profession | Caste | Interest/Type | Presenter | Signed | Present Address |
|---------------|----------|--------------------|--------|-----|------------|---------|------------------|-----------|--------|---|
| ABHISEK MEHER | FATHER | SANKAR KUMAR MEHER | MALE | 36 | Business | General | FIRST PARTY/SELF | YES | YES | AT- PLOT NO.53/A, KHARAVEL NAGAR, 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 | GENERAL | SECONDPARTY/INSTITUTION | | | AT- PLOT NO.1, TULASI VIHAR COMPLEX, SAILASHREE VIHAR, PO- 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, PO- 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 | AT- 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 | 474/5007 | 306/1711/5556 | 0.16 Acre (160Decimal) | GHRABARI VACANT SITE | 20240000 | Not Available | Not Available |
| East | | West | | North | South | Property Transaction Details | | |
| MEHER'S HANDLOOM PVT. LTD. | | 200FT. WIDE NANDANKANAN ROAD | | ABHILASH MEHER | PLOT NO.306/1712 | AGREEMENT AREA AC.0.160DEC.(FULL PLOT), PREVIOUS KHATA NO.474/1628, PLOT NO.306/1711 | | |

The total transacted area is:0.16 acre(s).

APPLICATION ID CREATED BY : NARESH PRATAP Singh RAJKUMAR**DOCUMENT ENTERED BY :** SUSANTA KUMAR DAS