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# INDIA NON JUDICIAL Government of Odisha

## e-Stamp

Base Certificate No. : IN-OD04840950226191U  
 Certificate No. : IN-OD04847247775839U  
 Certificate Issued Date : 28-Oct-2022 11:46 AM  
 Account Reference : SHCIL (FI)/ odshcil01/ ROURKELA/ OD-SDG  
 Unique Doc. Reference : SUBIN-ODODSHCIL0106673183977885U  
 Purchased by : GLORIAA PROJECTS  
 Description of Document : Article IA-5(2) Agreement  
 Property Description : MOUZA-RTU NO-40,PANPOSH,DIST-SNG  
 Consideration Price (Rs.) : 2,00,00,000  
 (Two Crore only)  
 First Party : HEMLATA AGARWAL  
 Second Party : GLORIAA PROJECTS  
 Stamp Duty Paid By : GLORIAA PROJECTS  
 Stamp Duty Amount(Rs.) : 2,00,000  
 (Two Lakh only)

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

2089  
400000/-



e-Registration  
 I.D. No. 1712202089  
 Document No. 11712202059  
 Bok No. 1/Volume/10-59  
 Dated 28 day of 10 20 22

Receipt  
 A1) 400000.00  
 A2) 700.00  
 Rs. 400700.00

Registering Officer  
Panposh

PU 0002793721

### 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.



*Anup Bansal*

**SIGNATURE OF THE PURCHASER**

**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)-400000 ,, User Charges-700 Total 400700

**Date: 28/10/2022**

*Anup Bansal*  
**Registering Officer**

**Signature of Registering officer**

**Endorsement under section 52**

Presented for registration in the office of the Sub-Registrar **Sub-Registrar PANPOSH** between the hours of 10:00 AM and 1:30 PM on the **28/10/2022** by **HEMLATA AGARWAL** , son/daughter/wife of **RAMOTAR AGARWAL** , of **PLOT NO-190/805 AND 189/806, NEAR SRI LAXMI NARAYAN COMPLEX, PANPOSH ROAD, PO-ROURKELA-4, PS-RAGHUNATHPALI,SUNDARGARH** , by caste **General** , profession **Business** and finger prints affixed.

*हेमला अग्रवाल*

*Anup Bansal*  
**Registering Officer**

**Panposh**

**Signature of Registering officer.**

**Signature of Presenter / Date: 28/10/2022**

**Endorsement under section 58**

**Execution is admitted by :**

| Name   | Photo | Thumb Impression | Signature            | Date of Admission of Execution |
|--|-------|------------------|----------------------|--------------------------------|
| HEMLATA AGARWAL                              |       | <br>315848610    | <i>हेमला अग्रवाल</i> | 28-Oct-2022                    |
| GLORIAA PROJECTS THROUGH PARTNER ANUP BANSAL |       | <br>243509502    | <i>Anup Bansal</i>   | 28-Oct-2022                    |



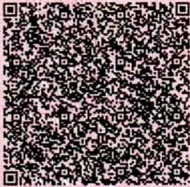
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Odisha

## e-Stamp

**Certificate No.** : IN-OD04840950226191U  
**Certificate Issued Date** : 27-Oct-2022 01:47 PM  
**Account Reference** : SHCIL (FI)/ odshcil01/ ROURKELA/ OD-SDG  
**Unique Doc. Reference** : SUBIN-ODODSHCIL0106663408199109U  
**Purchased by** : GLORIAA PROJECTS  
**Description of Document** : Article IA-5(2) Agreement  
**Property Description** : MOUZA-RTU NO-40,PANPOSH,DIST-SNG  
**Consideration Price (Rs.)** : 2,00,00,000  
(Two Crore only)  
**First Party** : HEMLATA AGARWAL  
**Second Party** : GLORIAA PROJECTS  
**Stamp Duty Paid By** : GLORIAA PROJECTS  
**Stamp Duty Amount(Rs.)** : 2,00,000  
(Two Lakh only)

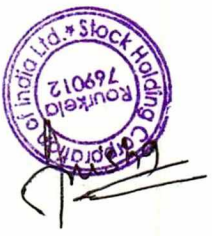
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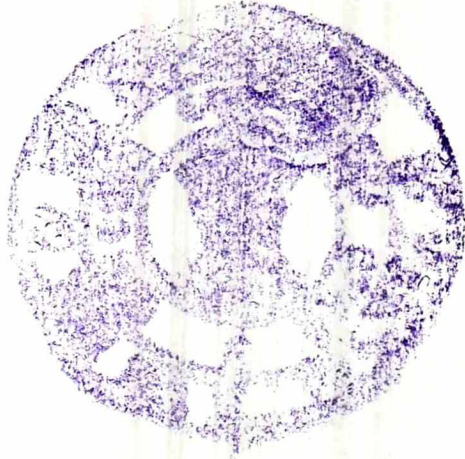
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Anup Basal

**SIGNATURE OF THE PURCHASER**



  
**Registering Officer  
Panposh**

8176273302

**DEVELOPMENT/CONSTRUCTION AGREEMENT**

**NAME AND L.T.I OF  
THE PARTIES**

**SIGNATURE OF  
THE PARTIES**

**PHOTOGRAPH OF  
THE PARTIES**



हेमलता अग्रवाल



**HEMLATA AGARWAL  
(First Party/Owner)**

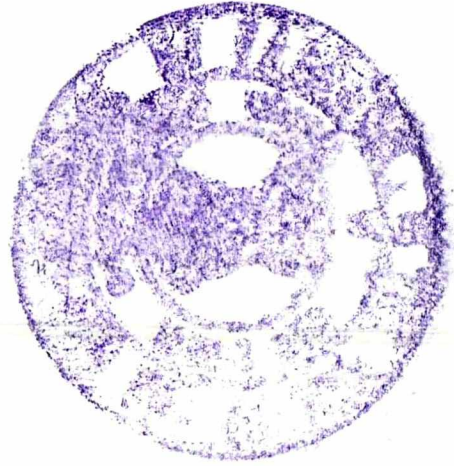
GLORIAA PROJECTS  
Anup Bansal  
PARTNER

GLORIAA PROJECTS  
Anup Bansal  
PARTNER



**GLORIAA PROJECTS (T)  
PARTNER, ANUP BANSAL  
(Second Party/Builder)**





Registered Officer  
Panposh

**This Development Agreement made on this the 28<sup>th</sup> day of  
October, 2022,**

**BETWEEN**

**SMT. HEMLATA AGARWAL**, aged about 64 years, W/O. Sri. Ramotar Agarwal, Resident of Plot No-190/805 & 189/806, Near Sri Laxmi Narayan Complex, Panposh Road, P.O- Rourkela-769004, P.S- Raghunathpali, Dist-Sundargarh, Odisha By Occupation- **Business**, By Caste- Bania (Non SC/ST), **PAN-AAVPA3769K**, **Aadhaar No- 2021 3513 6027**, **Mob. No- 9437052292**, hereinafter called and referred to as the LANDOWNER of the FIRST PART, which term would mean and include her heirs, successors, legal representatives, executors, administrators and assignees.

**AND**

**GLORIAA PROJECTS (PAN No.AAWFG8838Q)** a Partnership Firm having Registered Office At-Kailash Industries Complex, Brahmani Tarang, Vedvyas, P.O- Rourkela-769041, P.S- Brahmani Tarang, Dist- Sundargarh, Odisha and the Partners namely- **1) Sri Roshanlal Bansal**, S/O- Late. Jagdish Prasad Agarwal, **PAN-ACGPB0590A**, **Aadhaar No-4255 9190 0741**, **2) Sri Ashish Kumar Bansal**, S/O- Sri Roshanlal Bansal, **PAN- AIRPB4720D**, **Aadhaar No-3307 6906 8990**, **3) Sri Amit Kumar Bansal**, S/O- Sri Roshanlal Bansal, **PAN-AIOPB4725B**, **Aadhaar No-9181 0876 9615**, and **4) Sri Anup Bansal**, S/O- Sri Roshanlal Bansal, **PAN-AYJPB3727C Aadhaar No-3436 1988 5499**,

**REPRESENTED BY:**

**SRI ANUP BANSAL**, aged about-36 years, S/O- Sri Roshanlal Bansal, Resident of Plot No-CCC-20, Civil Township, P.O- Rourkela-769004, P.S-Raghunathpali, Dist- Sundargarh, By Caste- **Marwari** (Non SC/ST), By Occupation- **Business**, **PAN-AYJPB3727C**, **Aadhaar No 3436 1988 5499**, **Mob. No- 9861153000**, hereinafter called and referred to as the BUILDER/DEVELOPER of the SECOND PART, which term would mean and include its successors, legal representatives, executors, administrators and assignees.

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GLORIAA PROJECTS

Anup Bansal

PARTNER



Registering Officer  
Parposh



## **HISTORY OF LAND:**

WHEREAS, one Joharimal Agarwal, S/O- Redumal Agarwal had purchased the Sabik Plot No-216 under Sabik Khata No-18 of Mouza-Rourkela Town Unit No-40, Panposh, P.S- Raghunathpali, Tahasil- Rourkela, Dist- Sundargarh from one Smt. Pisto Devi Agarwal, W/O- Kundanmal Agarwal vide Regd. Sale Deed No-669 dt.31.10.1977, entered in Book No-I, Vol. No-16 from page-109 and mutated in his name in Mutation Case No-704/85 vide Khata No-96 bearing Plot No-802.

WHEREAS, the said Joharimal Agarwal had executed a WILL in favour of the First Party bequeathing an area Ac.0.420 res. out of Plot No-802, which was registered vide Document No-2 dt.04.03.1987, entered in Book No-III, Vol.-1 from pages 107 to 110 of SRO, Panposh and the First Party had mutated the same in her name in Mutation Case No-247/1988 and obtained ROR vide Khata No-192/12 bearing Plot No-802/1349 for an area Ac.0.400 res (Forty Decimals).

AND WHEREAS, the First Party has transferred an area Ac.0.086 res. out of Plot No-802/1349 in favour of Laxmi Devi Agarwal & others and received same extent of land from them out of Plot No-804 vide a Deed of Exchange being Document No-11711201381 dt.07.08.2012, registered & entered in Book No-I, Volume No-29 of SR, Panposh and has effected mutation of the same vide Mutation Case No-444/12 bearing Plot No-802/1349 measuring Ac.0.314 res and Plot No-804/2796 measuring Ac.0.086 res (Total- Ac.0.400 res) under Khata No-192/12 of Mouza- Rourkela Town Unit No-40, Panposh, P.S- Raghunathpali, Dist- Sundargarh.

AND WHEREAS, the First Party has converted an area measuring Ac.0.244 res out of Plot No.802/1349 and Plot No.804/2796, measuring an area Ac.0.086res from agricultural to non-agricultural i.e Gharbari vide Mutation Case No.1153/2021 and accordingly the Plot Nos. and Kisam of land has been corrected in the ROR which is more specifically described in the SCHEDULE-A below.

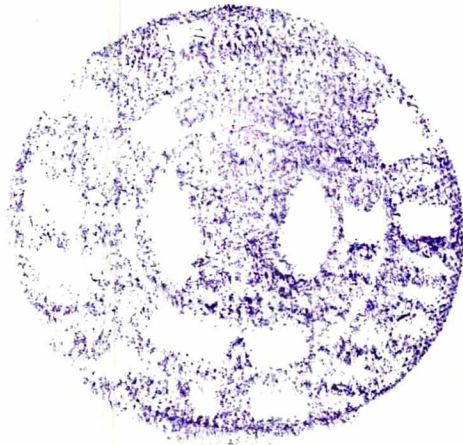
AND WHEREAS, the Second Party offered to develop the land and construct Multi Storied Building & individual Flats over the said land on a joint venture & sharing basis i.e. First Party with 45% share and Second party with 55% share and the First Party agreed to the said proposal and both the parties after mutual discussion and commitment entered into this agreement with the following terms and conditions.

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GLORIAA PROJECTS

Anup Bansal

PARTNER



Registering Officer  
Panposh

**NOW THIS AGREEMENT WITNESSES and it is hereby agreed by and between the parties as follows:-**

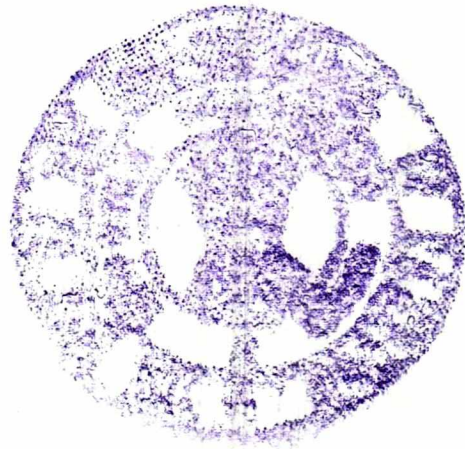
1. That, the First Party shall provide the **Schedule-A** Land to the Second Party as her share and the Second Party shall develop the land and construct the building as the share of the Builder on its own investment as per the specification mentioned in **SCHEDULE-B** and other Common Facilities mentioned in the **SCHEDULE-C**. After completion of the Project, the flats shall be distributed as per the Distribution Chart mentioned hereafter.
2. That, the name of the Housing Project shall be known as "**GLORIAA ENCLAVE**", which shall be displayed on the top of the Main Entrance Gate and shall be intimated to the Postal Dept. The Project shall have the provisions of Parking, Security, Lift, Community Hall, Approach Road, Sewerage, Drainage, Water Supply, Electrical supply with Transformer and Generator etc.
3. That, the share of the parties is mutually decided and described in the share distribution chart appended hereto. Each party shall receive the allotted flats along with undivided and proportionate land share as full and absolute owner.
4. That, the owner/First Party shall deliver the vacant possession of the scheduled land to the Second Party immediately after execution of this agreement free of encumbrance, attachment and lien.
5. The First Party/Land owner hereby grants exclusive right and license empowering/authorizing the Second Party to develop the land, effect conversion of land, get the building plan approved, get the Project registered with RERA and construct the building as per the plan approved by the Competent Authority with standard specification/s, elevation is using sound technology and technical guidelines, quality building materials, sanitary fittings and fixtures, electrical installations (including installation of Transformer & DG set), painting, colour washing, fire protection facilities and other safety measures for the building and as may be mutually decided by the parties. The standard specifications of the construction are annexed herewith, which shall form part of the Development Agreement.

GLORIAA PROJECTS

Anup Bansal

PARTNER

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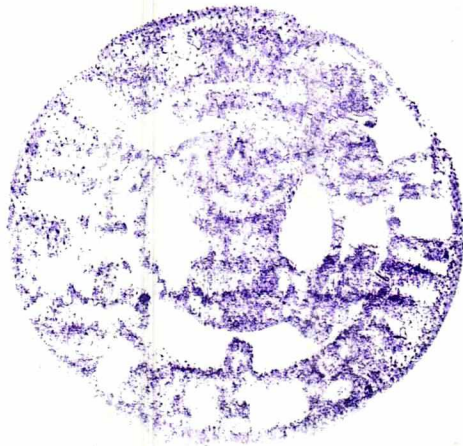


Registering Officer  
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6. That, the Second Party shall complete the Project within **3 (Three) years** from the date of approval of the Building Plan. Further grace period of, **six months** however may be permitted if the project is delayed due to force-majore or act of God or the reasons beyond the control of the Second Party/Builder. The Second Party after completion of the Project shall deliver the completed flats to the First Party as per the share chart with Possession Note.
7. That, the First Party/Landowner shall execute the **Regd. Power of Attorney** in favour of the Second Party by which the Second Party shall be entitled to dispose of the flats along with the undivided share in the land and other appurtenances falling under its share by way of absolute sale or as suited to it. The First Party shall be entitled either to hold her share of Flats personally or to dispose of as per her sweet will.
8. The Second Party/Builder with the written consent of the First Party/ Landowner shall apply to the Competent Authority for approval of the construction of additional floor/s. However, all fees, cost, charges and expenses relating to approval/sanction shall be borne by the Second Party/Builder.
9. That, the Second Party/Builder is entitled and vested with the power to make all corrections/alterations/revisions of the building plan as may be required by the Planning Authority and such corrections / alterations / revisions shall be intimated to the First Party/Owner.
10. That, the number of Flats and its floor area allotted to the Builder/Developer and the Owner shall be clearly depicted in the lay out sketch & Floor Plan and shall be signed/endorsed by both the parties. They shall be the rightful owners of their respective portions having exclusive right, title and interest with alienable right.
11. That, the Second Party / Builder shall be solely responsible for the quality of construction of the building. The Developer shall use standard building materials and ensure best quality of construction and shall use standard sanitary fittings, electrical fittings, wooden materials, door & window fittings and paints, colours etc of branded company.

21/10/2019  
21/10/19

GLORIAA PROJECTS  
Anoop Bansal  
PARTNER

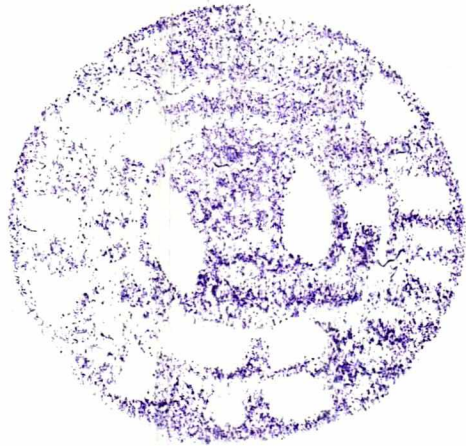


  
Registering Officer  
Panposh

12. That, the Second Party / Developer shall strictly adhere to the approved, structural & architectural designs, specifications, rules and Regulations of the Municipal Authorities and Planning Authorities and or any other Govt. Authorities having jurisdiction over the matter.
13. The Second Party/Developer shall install electric transformer and shall provide to the Complex the required Generator (sound less) for backup power supply, the cost of which shall be borne by the Flat Owners.
14. That, the First Party/Owner and the Second Party/Developer shall be entitled to their respective share of Flats including undivided, impartible proportionate land share and Parking to the prospective buyers. They shall be competent to fix consideration money and enter into agreement for sale with the prospective buyer/s and receive consideration in part or in full. Both the parties shall be obliged to endorse and confirm the act of the other and sign any or all documents required for the purpose.
15. That, the First Party shall hand over the original title documents of the scheduled land to the Second Party immediately after the execution of this agreement to avoid delay in starting the procedural work and for submission before the Planning Authority for approval of the plan. The Second Party/Developer shall be entitled to demolish any old structure if any existing over the scheduled land.
16. That, it is expressly agreed by and between the parties that, after completion of the project and after delivering possession of the Flats to the respective purchasers, the First Party/Owner and the Second Party/Builder shall form a Society to look after and maintain the project and both the parties shall control the management of the project till formation of the Society and handing over charge.
17. The Society shall be named as "**SOCIETY OF GLORIAA ENCLAVE**" which shall formulate and prepare by-law/s and shall create a **SOCIETY FUND** and all the Flat Owners shall contribute to the Fund proportionately for the annual maintenance of the Building, Drainage, Sewerage, Road, Over Head Tank, Electrical Installations, Plumbing Installations, Transformer, Security, Lift and other common areas and all other incidental expenses. The contribution amount shall be fixed by the First Party and the Second Party and/or the Society as per the requirement from time to time. The owner and the

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GLORIAA PROJECTS  
Anoop Bansal  
PARTNER



Registering Officer  
Panposh

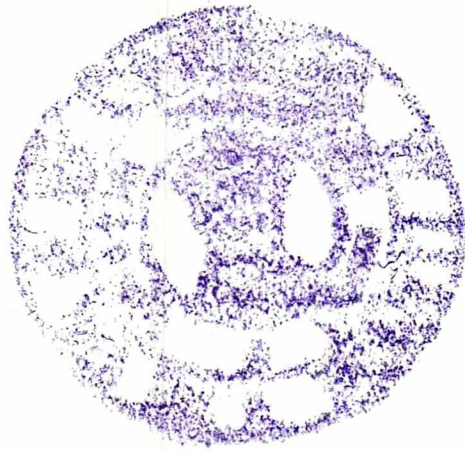


developer inter-alia the Society shall have the joint responsibility for the maintenance of the building.

18. That, the Second Party / Builder shall prepare/finalize a standard agreement for sale of the Flat/s and the terms and conditions of the said agreement shall be accepted by both the parties, which shall be binding on them.
19. That, the common areas/portions of the building as well as the open space including the setbacks shall always be the property in common for both the parties and also of the Flat Owners in future.
20. That, the Second Party/Builder shall appoint qualified and experienced technical person/s to look after/supervise the construction of the project.
21. That, the Second Party/Builder shall pay all taxes, rates, charges and out goings with respect to the scheduled land after taking over vacant possession and shall also pay any levy or future tax when imposed by the Govt., Development Authority or any other local authority.
22. That, the Second Party/Builder shall pay/deposit any penalty/fine, compounding fees (whole of the building or specific floor/s), which may be imposed on the building on account of deviation from the sanctioned plan.
23. That, the Deed of Conveyance/s in a standard format shall be prepared by the advocate entrusted on behalf of the Project. The purchaser/s of the individual Flat/s shall bear the cost of Stamp Duty, Registration fees and all incidental expenses at the time of execution of the Deed of Conveyance/s and shall not be allowed to engage advocate of their choice.
24. That, the Second Party/Builder shall start the construction work within three month from the date of approval of the building plan positively and complete the project in time.
25. The First Party/Owner shall not be responsible for any act or omission caused by the Second Party/Builder during the execution of the project, which is prejudicial to law. The Second Party/Builder shall strictly follow the provisions of Labour Law and/or any other laws enacted from time to time with respect to construction of multi storied building and shall only be liable for all consequences in violation of any provisions of law.

Gloriaa Projects  
Anup Bansal  
PARTNER

21/11/2017



*[Signature]*  
Registering Officer  
Panposh

26. COVENANTS OF THE OWNER/FIRST PARTY:

- i) The owner ensures that she has clear and absolute title over the scheduled land and she has not mortgaged or assigned the said land to any financial institutions or individual.
- ii) The owner has paid all taxes, charges and out goings with respect to the scheduled land free from encumbrance till its handing over vacant possession to the Second Party /Builder.
- iii) The owner or anybody claiming through or under her shall not obstruct in any manner, the construction work for any reason whatsoever.
- iv) The owner ensures that he has not entered into any agreement for sale, development with anybody prior to execution of this agreement nor has parted with possession of the property to anybody either whole or in part.

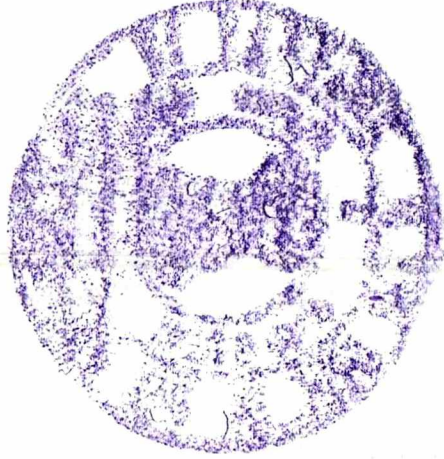
पुणे २०१३  
२३

COVENANTS OF THE BUILDER/SECOND PARTY:

- i. The builder shall not do any act or omission expressly or impliedly, directly or indirectly by which the right, title and interest of the owner is adversely affected.
- ii. The builder shall indemnified the owner and always keep her harmlessly indemnified in respect of all claims, damages, compensation or expenses payable consequent upon any injury or accident sustained by any workman or workmen during the course of the construction of the project or till its completion and whether in employment or not.
- iii. The builder shall not crate any charge or encumbrance over the scheduled property for its own benefit or profit except for the financial need of the purchasers for their individual flats subject to execution of Tripartite Agreement with the financier, Borrower and the builder.

GLORIAA PROJECTS  
Anup Barwal  
PARTNER

27. That, if the approved drawing needs to be changed for better prospective of the Project and/or any increase or decrease in plinth/floor area, the Second Party/Builder shall do so after consulting with the First Party/owner.

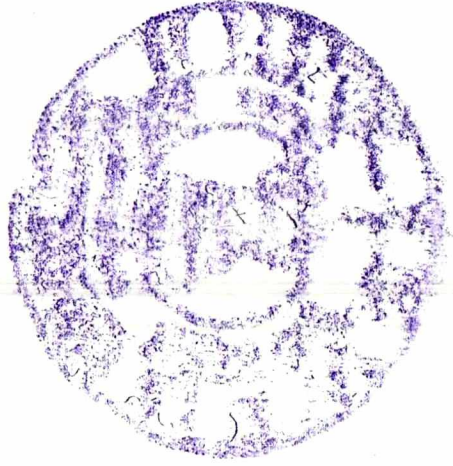


Registering Officer  
Panposh

28. That, the Second Party/Builder shall give to the First Party/Owner a structural drawing of the building for her reference and record.
29. That, the roof top of the building shall be Proportionately shared and utilized by the Landowner and the Builder on 45:55 ratio respectively.
30. That, the Second Party shall display Sign Board/s, Advertisement Board/s in the worksite and in other conspicuous place/s for marketing purposes and shall prepare and circulate Brochure depicting the details of lay out plan and floor plan with all specifications.
31. That, if any acquisition made by the Govt. out of the scheduled land, the compensation payable against the acquired land shall be received by the First Party.
32. That, in case of any dispute arises between the parties on the point of interpretation and implementation of various clauses of these presents, the same shall first be mutually resolved by amicable settlement or otherwise shall be referred to an Arbitrator appointed by the parties on mutual consent and the decision of the Arbitrator shall be final and binding on the parties.
33. That, the Competent Courts at Rourkela shall have the territorial jurisdiction over all dispute pertaining to the land and building and any ambiguity regarding the interpretation of various clauses of this agreement.
34. That, any matter or provisions not covered under this agreement or arises during the course of business, shall be mutually discussed and settled and added to this agreement as Addenda.

रिजिस्ट्रार  
द्वारा प्राप्त  
अनुमति

GLORIAA PROJECTS  
Anup Bansal  
PARTNER



Registered Officer  
Panposh

**DISTRIBUTION OF SHARE OF FLATS & PARKING ALLOTTED TO THE PARTIES**

**FIRST PARTY/OWNER**

| Floor        | Flat No.            | No. of Flats    |
|--------------|---------------------|-----------------|
| 1st Floor    | 105, 106, 107 & 108 | 4 Flats         |
| 2nd Floor    | 201, 202, 203 & 204 | 4 Flats         |
| 3rd Floor    | 305, 306 & 307      | 3 Flats         |
| 4th Floor    | 402, 403, & 404     | 3 Flats         |
| <b>TOTAL</b> |                     | <b>14 Flats</b> |

**Parking: 14 Numbers of Parking** (as shown in the floor Plan)

**SECOND PARTY/BUILDER**

| Floor        | Flat No.                 | No. of Flats    |
|--------------|--------------------------|-----------------|
| 1st Floor    | 101, 102, 103 & 104      | 4 Flats         |
| 2nd Floor    | 205, 206, 207 & 208      | 4 Flats         |
| 3rd Floor    | 301, 302, 303, 304 & 308 | 5 Flats         |
| 4th Floor    | 401, 405, 406, 407 & 408 | 5 Flats         |
| <b>TOTAL</b> |                          | <b>18 Flats</b> |

**Parking: Rest of Parking area except allotted to the First Party**  
(as shown in the floor Plan)

**SCHEDULE-A**

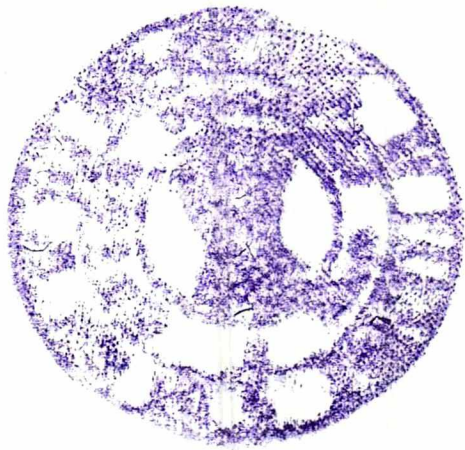
| Khata No.    | Plot No. | Kisam    | Area               |
|--------------|----------|----------|--------------------|
| 192/12       | 802/1349 | Ba. Sa.  | Ac.0.0700res       |
|              | 804/2796 | Gharbari | Ac.0.0860res       |
|              | 802/3383 | Gharbari | Ac.0.2440res       |
| <b>TOTAL</b> |          |          | <b>Ac.0.400res</b> |

**Mouza- Rourkela Town Unit No.40**, Panposh, PS: Raghunathpalli, Tahasil: Rourkela, Sub-Registry- Panposh at Uditnagar, Dist: Sundegarh, Odisha.

**Value of Property: Rs.2,00,00,000/- (Rupees Two Crore) Only**

2017/12/14

GLORIAA PROJECTS  
Anup Bansal  
PARTNER



  
Registering Officer  
Panposh



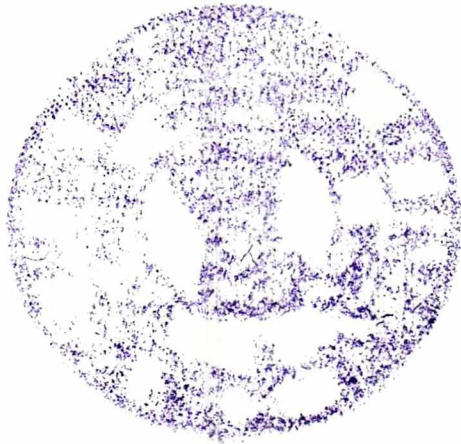
## SCHEDULE-B

### STANDARD SPECIFICATIONS

|                         |  |
|-------------------------|--|
| Foundation & Structure: | Isolated earthquake resistant foundation, RCC framed structure, KB/Ash Brick work with cement mortar as per approved design and drawing, Cement Plaster all sides with wall putty finish with a coat of cement primer & approved colour.   |
| Flooring:               | Flooring with vitrified tile, marble stone in other common area.   |
| Doors & windows:        | Door frames with wooden Frame (choukath), wooden flush doors with steel fittings. Window with aluminum frame & glass panel.  |
| Electrical:             | Concealed PVC Circuit, Fire resistant copper wiring, switches and accessories with standard make of Finolex/Cona/Anchor/Havels. AC points to bed room with connection for inverter.  |
| Kitchen:                | Granite Platform with glazed ceramic tiles up to 2' height above the platform, Stainless Steel Sink.   |
| Bath Room:              | Concealed PVC/CPVC hot & cold water supply pipe lines, Marble/Tile flooring with glazed tile in dado, Provision for Geyser and Exhaust fan point, Standard make Chrome plated CP fittings, White Glazed Sanitary Ware with acrylic fiber white Cistern, Indian/European style pan, one wall mixture, one Shower and one Wash Basin in each toilet. |

The Second Party /Builder agreed to add other architectural designs, interior designs and amenities to the Flats as may be required to enhance the beauty and strength of the Flats with due consultation with the First Party/Owner.

श्री अरुण बंसल



Registering Officer  
Panposh

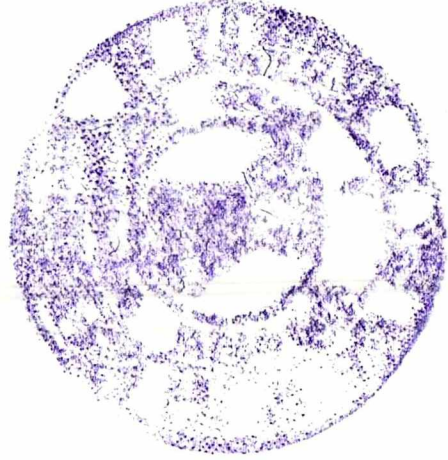
**SCHEDULE-C**

**PROVISION FOR COMMON PORTIONS/FACILITIES**

- a. Staircase & landing on all floors.
- b. Common Passage and Lobbies on all floors.
- c. Water-Pumps, Overhead Water-Tank, provision for water storage and all common plumbing installations.
- d. Common Electric Supply up to distribution point including transformer.
- e. Drainage and sewers.
- f. Pump House.
- g. Boundary wall and Main Gate.
- h. Elevator (Lift).
- i. Generators for Backup Power Supply.
- j. Common vacant area and other equipment, installations, fixtures, fittings for common use.

हनु मता डीएवले

GLORIAA PROJECTS  
Anup Bansal  
PARTNER



Registered Officer  
Panposh

IN WITNESSES WHEREOF the parties have put their signature in the agreement in presence of witnesses on this the day, month and year first above mentioned being present in the Court premises at Uditnagar, Rourkela.

**WITNESSESS**

1. Ramotar Agrawal  
S/o Late Laxmi Narayan Agrawal,  
Panposh Road  
Rourkela-769004

राम ठर अग्रवाल

**FIRST PARTY**

GLORIAA PROJECTS

Aneup Bansal  
PARTNER

**SECOND PARTY**

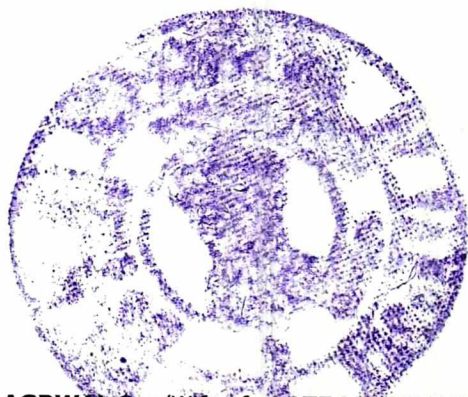
2. Anup Bansal  
Rochu Lal Bansal  
S/o Late Jagdish Bansal  
Civil Township,  
Rourkela, 769004

Drafted by me & typed to my dictation. Contents Read over and explained to the executants who admitted the same to be true and signed in my presence.



Sourabh Garg

**ADVOCATE**

**(SOURABH GARG)**  
**Regn. No.O-374/2009**



Identified by **RAMOTAR AGRWAL** Son/Wife of **LATE LAXMI NARAYAN AGRAWAL** of **PANPOSH ROAD, ROURKELA, SUNDARGARH** by profession **Cultivation**

| Name           | Photo   | Thumb Impression  | Signature             | Date of Admission of Execution |
|----------------|---|---|-----------------------|--------------------------------|
| RAMOTAR AGRWAL |  | <br>42530967 | <i>Ramotar Agrwal</i> | 28-Oct-2022                    |

*Ramotar Agrwal*  
**Registering Officer**  
Pannosh  
Signature of Registering officer

Date: 28/10/2022

**Endorsement of certificate of registration under section 60**

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

Book Number : 1 || Volume Number : 59

Document Number : 11712202059

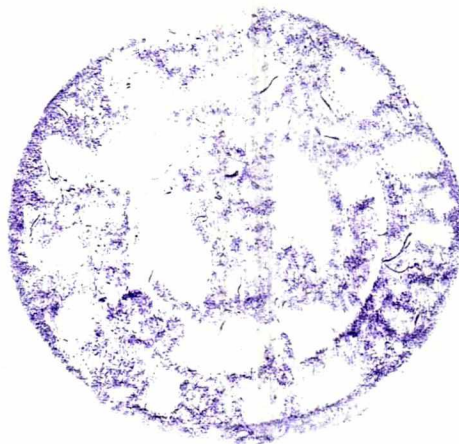
For the year : 2022

Seal :

Date: 29/10/2022

*Ramotar Agrwal*  
**Registering Officer**  
Pannosh  
Signature of Registering officer

Print



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ANUP BANSAL

ROSHANLAL BANSAL

20/04/1985

Permanent Account Number  
AYJPB3727C

*A Bansal*

Signature



10072012

*Anup Bansal*

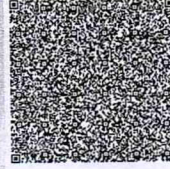
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAVPA3769K



नाम / Name  
HEMLATA AGARWAL

पिता का नाम / Father's Name  
PANNA LAL GOEL

जन्म की तारीख /  
Date of Birth  
13/11/1957

हस्ताक्षर / Signature

24052022

हेमलता अग्रवाल





भारत सरकार  
Government of India



Issue Date: 12/12/2011



Hemlata Agarwal  
DOB: 13/11/1957  
Female



2021 3513 6027



2021 3513 6027

मेरा आधार, मेरी पहचान

हेमलता अग्रवाल

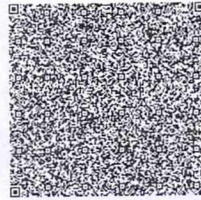


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Print Date: 30/12/2021

Address: C/O: Wo Ramotar Agrawal,  
VEDVYAS TRADING CO., PANPOSH  
ROAD, ROURKELA, RAGHUNATHPALI,  
Raghunathpali, Sundergarh, Odisha,  
769004



2021 3513 6027

1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AAWFG8838Q**



नाम / Name  
**GLORIAA PROJECTS**

19072021

निगमन/गठन की तारीख  
Date of Incorporation/Formation  
**06/07/2021**

GLORIAA PROJECTS  
*Aneef Bansal*  
PARTNER

Schedule I Form No.39-A

## ଖତିୟାନ

ମୌଜା : ରା ଟା ନୂ ନ40 ପା

ତହସିଲ : ରାଉରକେଲା

ଥାନା : ରଘୁନାଥ ପାଲି

ତହସିଲ ନମ୍ବର : 328

ଥାନା ନମ୍ବର : 5

ଜିଲ୍ଲା : ସୁନ୍ଦରଗଡ଼

|   |      |   |        |   |         |                                |
|---|------|---|--------|---|---------|--------------------------------|
| ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାଚ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର |      | ଓଡ଼ିଶା ସରକାର ଖେତାଚ ନମ୍ବର 1  |        |   |         |                                |
| 1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର                       |      | 192/12  |        |   |         |                                |
| 2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ     |      | ଶ୍ରୀମତୀ ହେମଲତା ଅଗ୍ରବାଲା ସ୍ତ୍ରୀ:ରାମୋତାର ଅଗ୍ରବାଲା ଜା: ବଣିଆ ବା: ପାନପୋଷ   |        |   |         |                                |
| 3) ସ୍ୱତ୍ୱ                                     | ରୟତି |   |        |   |         |                                |
| 4) ଦେୟ :                                      | ଜଳକର | ଖଜଣା  | ସେସ୍   | ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ | ମୋଟ     | 5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ |
|   |      | 991.00  | 443.00 | 80.00                                     | 1514.00 |                                |
| 6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ                 |      | ମ୍ୟୁଟେସନ କେଶ ନମ୍ବର- 247/88 ହୁକୁମ ମୁତାବକ ଜମି ଜମା ଖାତା ନମ୍ବର- 96 ରୁ ଆସିଲା । ( ଏହି ମୌଜାର ସମ୍ପୂର୍ଣ୍ଣ ନାମ- ରାଉରକେଲା ଟାଉନ ଯୁନିଟ୍ ନମ୍ବର- 40 ପାନପୋଷ ଅଟେ । ) ମ୍ୟୁ କେ ନଂ 444/12 ହୁ ମୁ ବା ଖା ନଂ 192/43 କୁ ଏବଂ ମ୍ୟୁ କେ ନଂ 444/12 ହୁ ମୁ ବା ଖା ନଂ 192/43 ରୁ ମ୍ୟୁ କେ ନଂ 1153/2021 ହୁ ମୁ ଖଜଣା କସୋଟ କରାଯାଇ କିସମ ପରିବରତନ କରାଗଲା |        |   |         |                                |
| <b>BLANK SPACE FOR STAMPING</b>               |      |   |        |   |         |                                |
| ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -                        |      |   |        |   |         |                                |
| ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -                          |      |   |        |   |         |                                |

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 24/02/2022 03:09:35 IP :157.41.76.216

| ଖତିୟାନର କ୍ରମିକ ନଂ : 192/12 |                  | ମୌଜା : ରା ଟା ମୁ ନ40 ପା                              |      |      | ଜିଲ୍ଲା : ସୁନ୍ଦରଗଡ଼ |                       |
|----------------------------|------------------|---|------|------|--------------------|-----------------------|
| ପୁର ନମ୍ବର ଓ ଚକର ନାମ        | କିସମ ଓ ପୁରର ଖଜଣା | କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି                      | ରକବା |      |                    | ମତ୍ତବ୍ୟ               |
|                            |                  |   | ଏ.   | ଡି.  | ହେକ୍ଟର             |                       |
| 7                          | 8                | 9   | 10   | 11   | 12                 |                       |
| 802/1349<br>ରାଷ୍ଟ୍ରାତଳ     | ବାହାଲ ସାଧାରଣ     | ଉ: ଚନ୍ଦ୍ରଭାନ୍ନୁ ଅଗ୍ରବାଲା<br>ଦ: ଶିବରାମ ଅଗ୍ରବାଲା ଓଗେର | 0    | 0700 | 0.0283             |                       |
| 804/2796                   | ଘରବାରି           |   | 0    | 0860 | 0.0348             | ଖା ଖା ନଂ 192/43<br>ରୁ |
| 802/3383                   | ଘରବାରି           | ଉ: ଚନ୍ଦ୍ରଭାନ୍ନୁ ଅଗ୍ରବାଲା<br>ଦ: ଶିବରାମ ଅଗ୍ରବାଲା ଓଗେର | 0    | 2440 | 0.0987             |                       |
| 3 plots                    |                  |   | 0    | 4000 | 0.1618             |                       |

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 24/02/2022 03:10:00 IP :157.41.76.216





**OFFICE OF THE INSPECTOR-GENERAL OF  
REGISTRATION-CUM-REGISTRAR OF FIRMS,  
ODISHA, CUTTACK**



**FORM-C**

[See Rule 10(a) of Orissa Partnership Rule, 1943]


**ACKNOWLEDGEMENT OF REGISTRATION OF FIRM**

The Registrar of Firms, Odisha hereby acknowledges the receipt of the statement prescribed by section 58(1) of the Indian Partnership Act, 1932. The statement has been filed and the name of the FIRM \* GLORIAA PROJECT has been entered in the Register of Firms as No. 3020202200897 of 2022.

Memo. Of fees received :---- Rs. 3/- (Rupees three) Only.

DR. SMITA MOHANTY  
Registrar of Firms, Odisha

No 3020202200897/ Regn. , Dated, Cuttack, the 22/Aug/2022  
Forwarded to : ROSHANLAL BANSAL C/O : GLORIAA PROJECT AT-  
OPP. PAHADI PALACE, BRAHMANI TARANG, VEDVYAS, ROURKELA ,  
Pin - 769041, Dist - SUNDARGARH, State - ODISHA. With reference  
to his/her letter No 3020220801472 dated, the 22/Aug/2022

 Digitally signed by SMITA  
MOHANTY  
Date: 2022.08.23 17:01:00  
+05:30

Registrar of Firms, Odisha

**OFFICE OF THE INSPECTOR-GENERAL OF  
REGISTRATION-CUM-REGISTRAR OF FIRMS, ODISHA, CUTTACK**




Volume Index Report of Registration No. : 3020202200897

Name of the firm : GLORIAA PROJECT

Date Of Registration : 23-Aug-2022

Duration Of Firm : At Will

| Name Of Partner     | Date Of Joining | Address   |
|---------------------|-----------------|---|
| ROSHANLAL BANSAL    | 06-Jul-2021     | CCC-20, CIVIL TOWNSHIP, P.S.<br>RAGHUNATHPALI, ROURKELA,<br>SUNDARGARH, ODISHA - 769004 |
| ASHISH KUMAR BANSAL | 06-Jul-2021     | CCC-20, CIVIL TOWNSHIP, P.S.<br>RAGHUNATHPALI, ROURKELA,<br>SUNDARGARH, ODISHA - 769004 |
| AMIT KUMAR BANSAL   | 06-Jul-2021     | CCC-20, CIVIL TOWNSHIP, P.S.<br>RAGHUNATHPALI, ROURKELA,<br>SUNDARGARH, ODISHA - 769004 |
| ANUP BANSAL         | 06-Jul-2021     | CCC-20, CIVIL TOWNSHIP, P.S.<br>RAGHUNATHPALI, ROURKELA,<br>SUNDARGARH, ODISHA - 769004 |

 Digitally signed by SMITA  
MOHANTY  
Date: 2022.08.23 17:01:00  
+05:30



Principal Place Of Business : OPP. PAHADI PALACE, BRAHMANI TARANG, VEDVYAS,  
ROURKELA, SUNDARGARH, ODISHA - 769041

Other Place Of Business :

Documents filled Statement u/s 58(1) of I.P. Act. 1932

Description of document

Date of filling : 22-Aug-2022

**Registrar of Firms, Odisha, Cuttack**



Digitally signed by SMITA  
MÖHANTY  
Date: 2022.08.23 17:01:00  
+05:30

# GLORIAA PROJECTS

Opp. Hotel Pahadi Palace, Brahmani Tarang,  
Vedvyas, Rourkela, Odisha- 769041

## Declaration for Authorised Signatory

### *Details of Person:*

| Name                | Designation |
|---------------------|-------------|
| Roshanlal Bansal    | Partner     |
| Ashish Kumar Bansal | Partner     |
| Amit Kumar Bansal   | Partner     |
| Anup Bansal         | Partner     |

We, Roshanlal Bansal, Ashish Kumar Bansal, Amit Kumar Bansal and Anup Bansal, being Partners of Gloriaa Projects, hereby solemnly affirm and declare that Amit Kumar Bansal, Partner is hereby authorised, to act as an authorised signatory for the business Gloriaa Projects for which application for registration is being filed under the Act. All his actions in relation to this business will be binding on us.

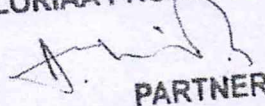
Signature of the person competent to sign.

GLORIAA PROJECTS

  
PARTNER

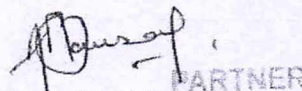
Name: Roshanlal Bansal  
Designation: Partner  
Gloriaa Projects

GLORIAA PROJECTS

  
PARTNER

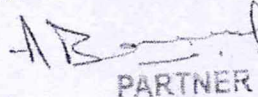
Name: Ashish Kumar Bansal  
Designation: Partner  
Gloriaa Projects

GLORIAA PROJECTS

  
PARTNER

Name: Amit Kumar Bansal  
Designation: Partner  
Gloriaa Projects

GLORIAA PROJECTS

  
PARTNER

Name: Anup Bansal  
Designation: Partner  
Gloriaa Projects

# CHECK LIST OF DOCUMENT

## PART-I

1. Name of the Office : Sub Register Panposh
2. Date of Presentation : } 28/10/22
3. Date of Admission : }
4. Document Number :
5. Date of Execution : 28/10/22
6. Date of Which 4 (four) Month Expired :
7. Classification of Documents : Development Agreement  
(a) According to Checking Clerk :  
(b) According to R.D. :
8. Consideration Money / Valuation Setforth : 20000000/-
9. Stamp duty payable : } 400000/-
10. Stamp duty paid : }
11. Fees payable : } 400325/- 400700/-
12. Fees paid : }
13. Name & dated signature of the Checking Clerk : P. Bnehone. W. A. S.
14. (a) Name & dated Signature of the Registering Officer who admitted the Document. } A. R. Panjwani,  
(b) Name & dated Signature of the Registering Officer who registered the Document. O.R.S.

Sub - Registrar, Panposh

PART-II

1. Description of Property :

| Name of Village | Khata No. | Plot No. | Area  | Classification |
|-----------------|-----------|----------|-------|----------------|
| R.T.U. No-40    | 192<br>12 | 802      | 0.07  | Ba. Sa         |
|                 |           | 1349     |       |                |
|                 |           | 804      | 0.086 | C<br>G.B.      |
|                 |           | 2796     |       |                |
|                 |           | 802      | 0.244 |                |
|                 |           | 2383     |       |                |

2. Preceding five sale instance of the same kisam of land :

| Village | Kisam | Khata No. | Plot No. | Area | Consideration Money |
|---------|-------|-----------|----------|------|---------------------|
|         |       |           |          |      |                     |
|         |       |           |          |      |                     |
|         |       |           |          |      |                     |
|         |       |           |          |      |                     |

3. Average market value per acre :

500000/-

4. Market value of land structure and frees etc. :

5. Whether the property mentioned in document is undervalued :

No

6. Letter No. & date of reference to the Collector :

7. Name & dated signature of the Clerk who examined the document and worked out the market value :

P. Buehau.  
K. Sin.

8. Name & dated signature of the Registering Officer supervising the referability :

A. R. Panjyahi?  
D. R. S.

9. Valuation Register Page No.

Sub - Registrar, Panposh



ଭାରତ ସରକାର

Government of India



ଅନୁପ ବଂଶଲ

Anup Bansal

ପିତା : ରୋଶନ ଲାଲ ବଂଶଲ

Father Roshan Lal Bansal

ଜନ୍ମ ତାରିଖ / DOB : 20/04/1985

ପୁରୁଷ / Male



3436 1988 5499

- ସାଧାରଣ ଲୋକର ଅଧିକାର

Anup Bansal



ଭାରତୀୟ ହିତାଧିକାର ଅନୁପ୍ରାପ୍ତି

Unique Identification Authority of India

ଠିକଣା:

ସିବିଟି/20, ସିଭିଲ ଟାଉନସିପ, ରାଗୁନାଥପାଲି,

ରାଉରକେଲା (ଏମ), ରାଉରକେଲା 4,

ସୁନ୍ଦରଗଡ଼, ଓଡ଼ିଶା, 769004

Address:

CCC/20, CIVIL TOWNSHIP,

RAGHUNATHPALI, Raurkela (m),

Rourkela - 4, Sundargarh, Odisha,

769004

3436 1988 5499



1947  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

ଭାରତ ସରକାର  
Government of India







ରୋଶନ ଲାଲ ବଂଶଲ  
Roshan Lal Bansal  
ପିତା : ପୂର୍ବତ ଜଗଦିଶ ପ୍ରାସାଦ ବଂଶଲ  
Father : LATE JAGADISH PRASAD BANSAL  
ଜନ୍ମ ତାରିଖ / DOB : 07/04/1953  
ପୁରୁଷ / Male

4255 9190 0741

ଆଧାର – ସାଧାରଣ ଲୋକର ଅଧିକାର

ଭାରତ ସରକାର  
Unique Identification Authority of India





ଠିକଣା:  
ସି.ସି.ଟି.ସି./20, ସିଭିଲ ଟାଉନସ୍‌ସିପ, ରାଉରକେଲା,  
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