



The TOTAL STATE OF THE PROPERTY OF THE PROPERT

UUSASAN SAMANTARAY NOTARY, GOVT. OF ODISHA DIST-KHURDA, 885R, ODISHA REGO.No-88/2012 MOB-9439143015

aged about 38 years, D/o Late Prafulla Ch. Paikaray, (5) Sujata Paikaray, aged about 36 years, D/o Late Prafulla Ch. Paikaray, all are of Vill. - Botanda, P.O. - Kuha, P.S. - Airfield, Bhubaneswar, Dist. - Khurda, Odisha, (6) Smt. Upama Harichandan, aged about 53 years, D/o Late Priyanath Paikaray, W/o Malaya Harichandan, resident of Vill./P.O./P.S. Khurda. Navapalli, Bhubaneswar, Dist. Odisha, (7) Sri Debendra Paikaray, aged about 83 years, S/o Sri Jadumani Paikaray, (8) Sri Prahallad Paikaray, aged about 50 years, S/o Sri Debendra Paikaray, (9) Sri Binod Paikaray, aged about 45 years, S/o Sri Debendra Paikaray, (10) Sri Akshya Paikaray, aged about 43 years, S/o Sri Debendra Paikaray, (11) Sri Pranab Paikaray, aged about 40 years, S/o Sri Debendra Paikaray, (12) Susanti Pattnaik, aged about 58 years, D/o Sri Debendra Paikaray, (13) Suratama Mohanty, aged about 53 years, D/o Sri Debendra Paikaray, (14) Sri Nabaghana Paikaray, aged about 78 years,

web-9439143015 years, D/o Nabaghana Paikaray, (17)

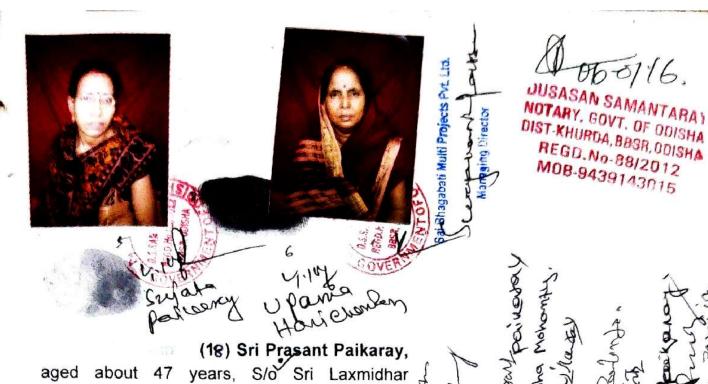
WEN Bigutarava Mohanty, aged about 40 years, D/o
Nabaghana Paikaray,

Makaray, aged about 53 years, S/o Sri

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Paikaray, (19) Sri Susanta Paikaray, aged about 44 years, S/8 Sri Laxmidhar Paikaray, 15 (20) Sri Basanta Paikaray, aged about 41 years, S/o Sri Laxmidhar Paikaray, (21) Susama Paikaray, aged about 60 years, D/o Sri Laxmidhar Paikaray, (22) USulochana Subudhi, aged about 50 years, D/o Sri Laxmidhar Paikaray, (23) Anupama Mohanty, Paikaray aged about 43 years, D/o Sri Laxmidhar Mohanty, all are of Vill. - Botanda, P.O. - Kuha, P.S. - Airfield, Bhubaneswar, Dist. - Khurda, Odisha, (hereinafter referred to as " LAND OWNERS", which expression shall, unless excluded by or repugnant to the subject or context, mean and include his respective heirs, successors, assignees and legal representatives) of the FIRST PART.

AND

M/s SAI BHAGABATI MULTI PROJECTS PVT. LTD.,
SAMA COMPANY registered under the Companies
DIST. KHACTA 1956 having its Certificate of Incorporation
BESR, ODISHAU 62010R2011PTC013872 and
having its office at Plot No.693, Braja Dham,
having its office at Plot No.693, Braja Dham,
Khurda, Odisha, represented through its
Managing Director SRI SURYAKANT PATTNAIK,

Asit he Bodovieres Tuya Prakash Fera

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Susanti Patanaik.
Susanti Patanaik.

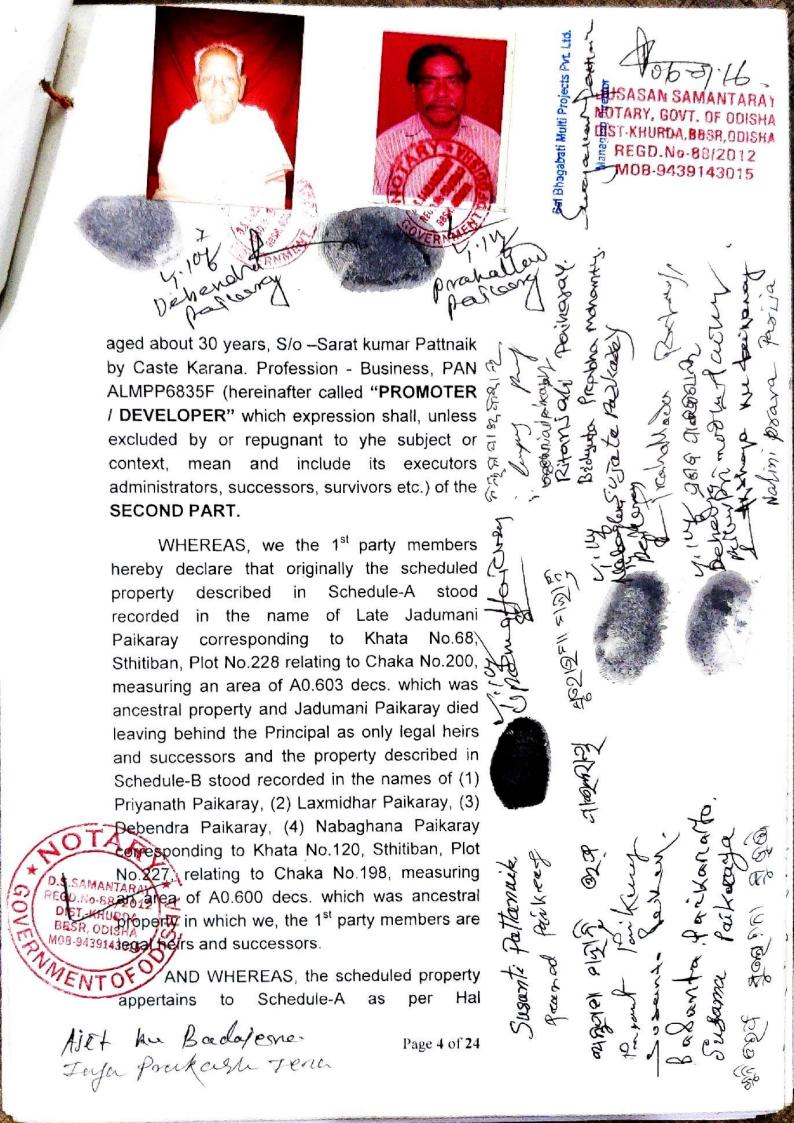
Peumad Paikrasy

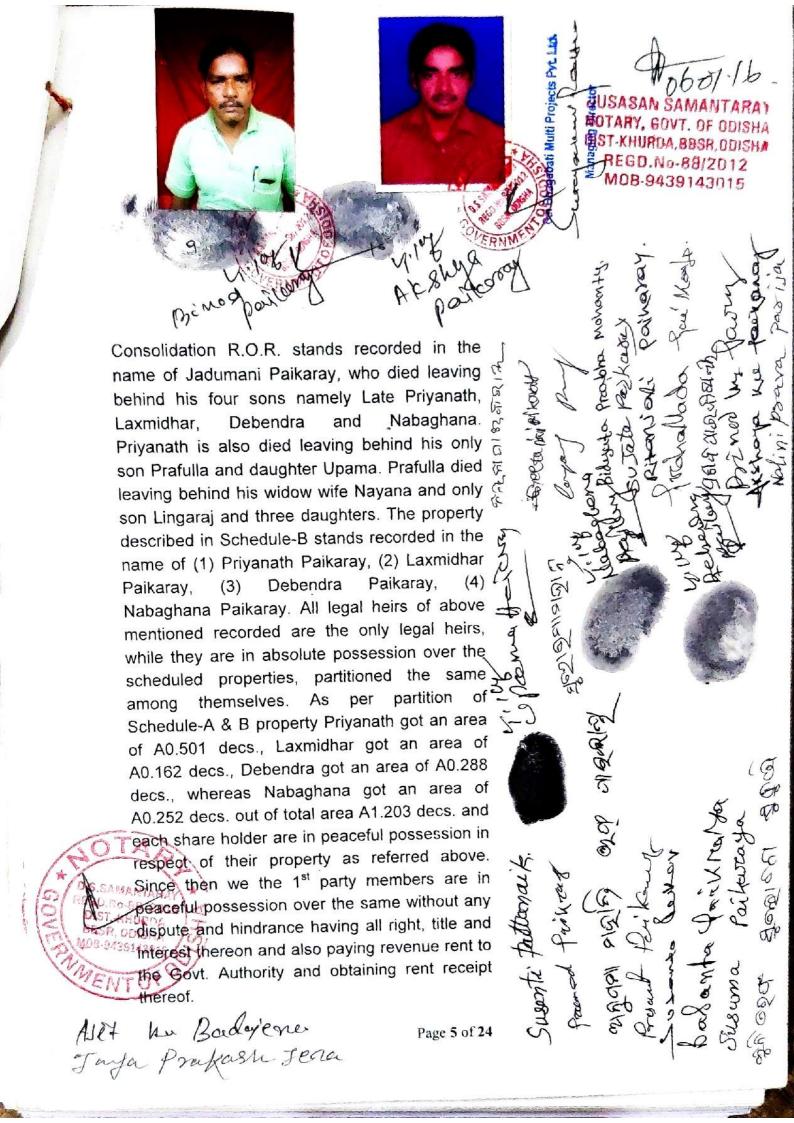
Raymut Paikrasy

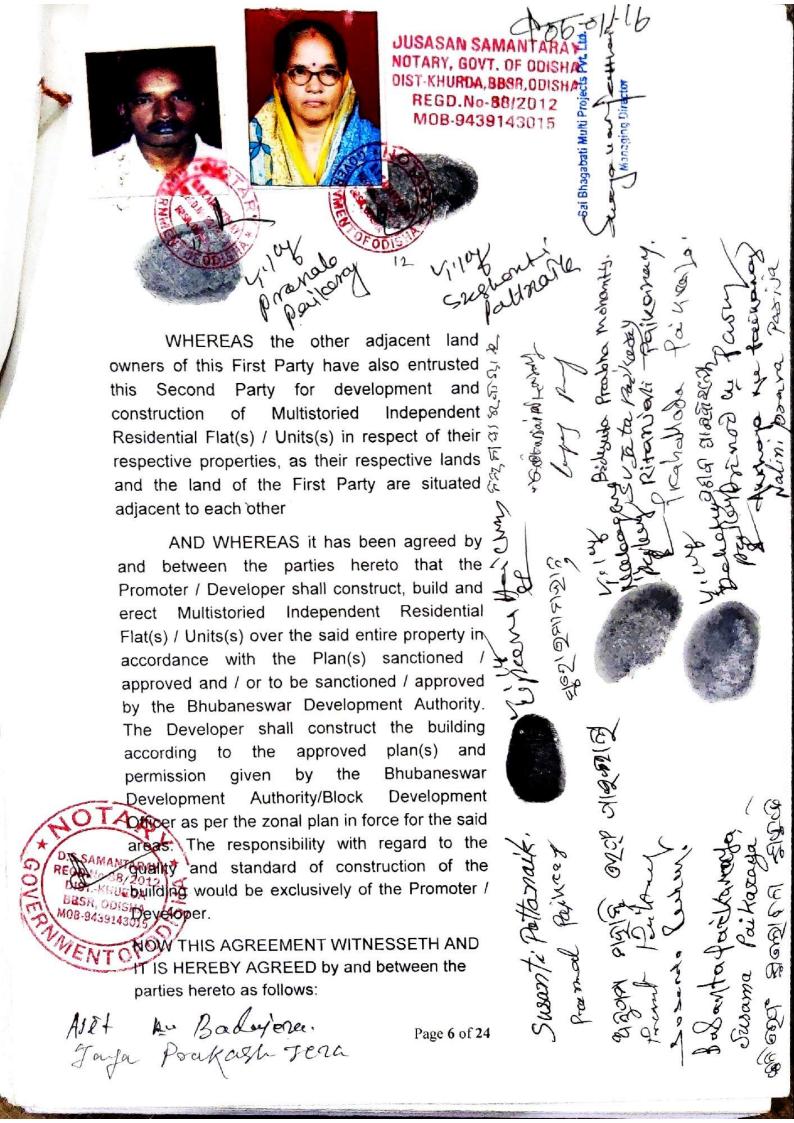
Susmant Paikray

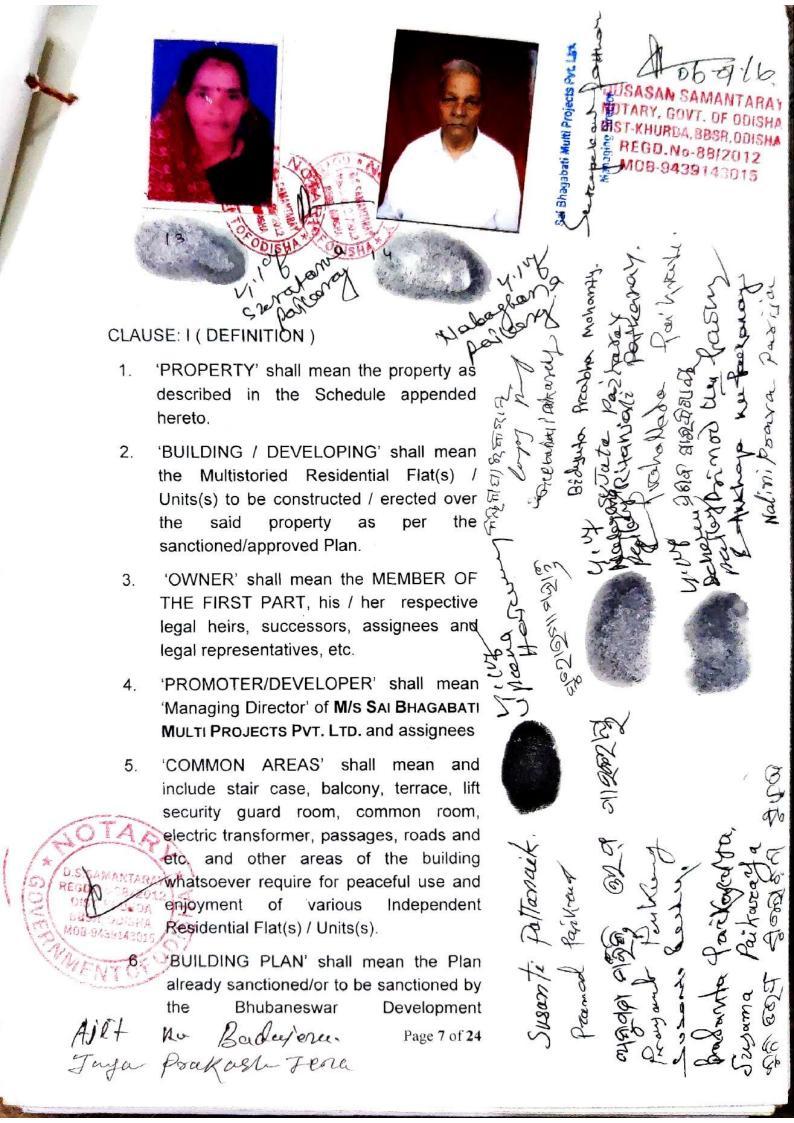
Susman Paikoraga.

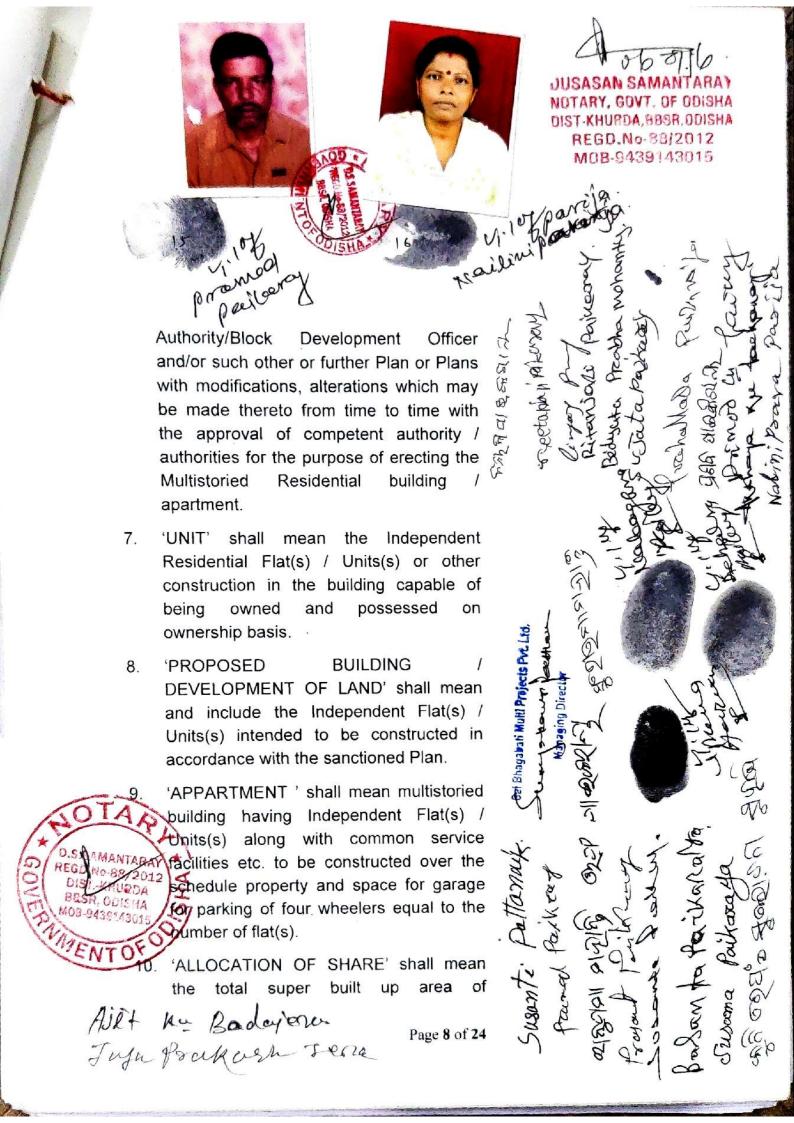
Balanna Paikoraga.













JUSASAN SAMANTARAY NOTARY, GOVT. OF ODISHA DIST-KHURDA, 88SR, ODISHA REGD. No-88/2012 MOB-9439143015

Independent Residential Flat(s)/Units(s), constructed over the schedule property as per the plan(s) approved by the B. D. A./B.D.O. along with proportionate share of land allocated between land owner and developer to be as follows:-

a. Owners' allocation shall mean the portion of Independent Residential flat(s) along with proportionate land, which is to be allocated to the Owner (i.e. 33 % of the super built up area as per B.D.A./B.D.O. approved Plan) as part of Owners' portion in accordance with the terms and conditions of these presents, towards consideration amount of his / her entire land offered for the project.

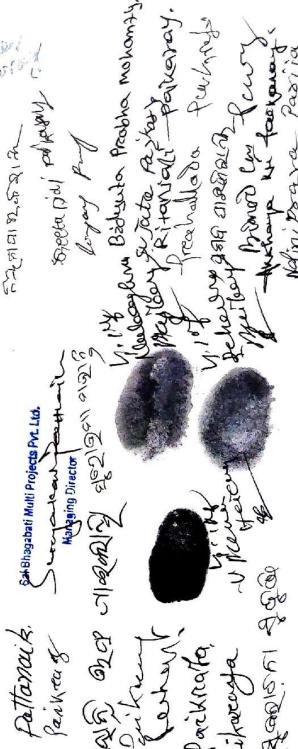
Developer's allocation shall mean the remaining portion of constructed areas over the scheduled property along with rest part of land towards their entire cost of development of land, labour, construction and investment whatsoever in the project.

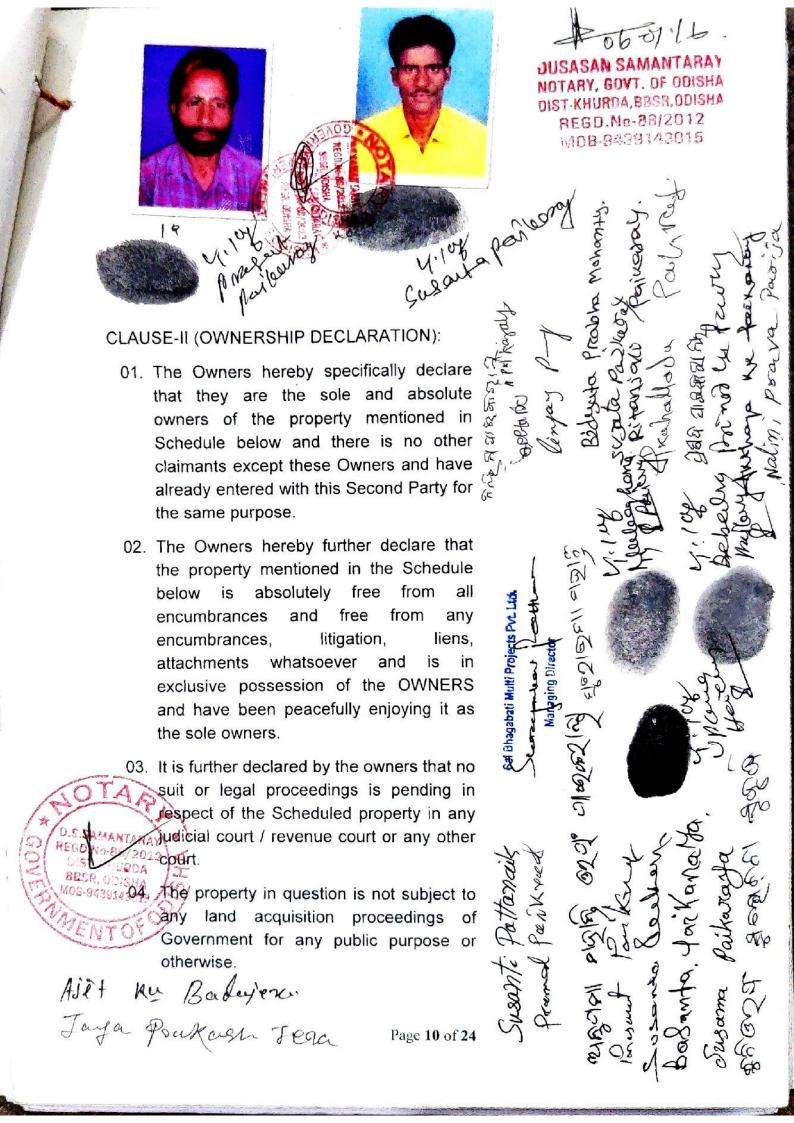
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BESR, ODISHA MOB-9439143015

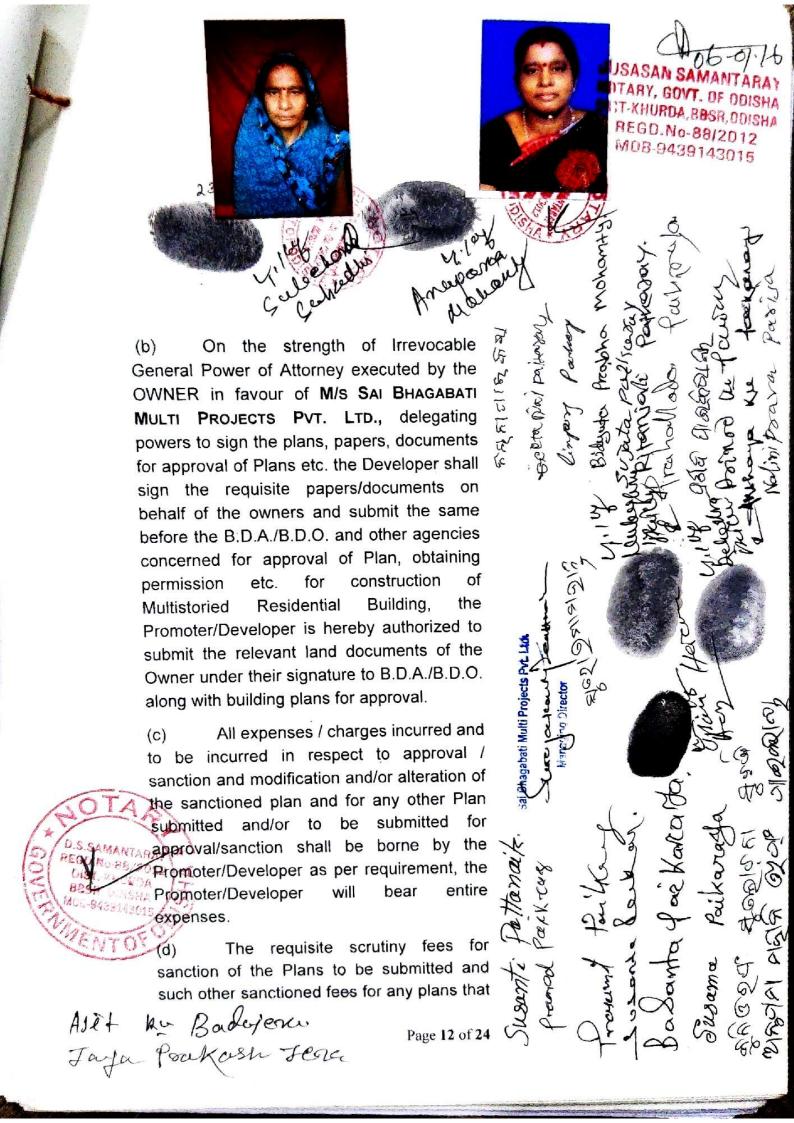
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JUSASAN SAMANTARAY NOTARY, GOVT. OF ODISHA DIST-KHURDA, BBSR, ODISHA REGD. No-88/2012 MOB-9439143015 05. The **Owners** hereby declare undertake that, they have never created any charge of encumbrances on the property or shall not enter into any Agreement with any other party so long as this Agreement shall be enforce and effective. CLAUSE-III (COMMENCEMENT): 01. This Agreement shall commence from the date of its execution and on the same date all original documents relating to the land at Schedule below shall be handed over by the First Party members/OWNERS to the Second Party member/DEVELOPER. CLAUSE-IV (CONSTRUCTION): It shall be the responsibility of the Promoter/ Developer to prepare, submit, pursue and follow up the building plans for approval by the B.D.A./B.D.O. or other agencies concerned. They are also > 88/201responsible to submit along with building plan the relevant land documents of the MOS-9439143015 where necessary for getting approval for Construction of the Multistoried Independent the the Residential Flat(s) / Units(s) over schedule property. Page 11 of 24





JUSASAN SAMANTAF NOTARY, GOVT. OF ODISHA DIST-KHURDA, BBSR, ODISHA REGD.No-88/2012 M08-9439143015

may be submitted in future shall be borne by the Promoter/Developer.

- (e) The Promoter / Developer shall be held responsible to expedite the sanction of such plan or plans.
- म्यम् वा भ्रम् भागा 02. The owners hereby agree to assign / convey to the Promoter / Developer and the Promoter / Developer hereby agree and assure to acquire the development and sale right along with the benefits of Plans and permission. The Promoter / Developer has the right to enter into/with purchasers the prospective transfer and assign various constructed spaces or developed areas together with interest the proportionate in land comprised in the said property free from of all encumbrances any whatsoever and to sign and execute the Sale Deeds for the same relating to such entire complex in favour of the 👈 spective buyers.

bargain between the parties regarding the transaction, which shall be treated as commercial transaction shall be as follows:

Allt ku Bodejeru. Jarya Poukash Jerra

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Greedaniani Palkaday

JUSASAN SAMANTARAY NOTARY, GOVT. OF ODISHA DIST-KHURDA.BBSR, ODISHA REGD.No-88/2012 MOB-9439143015

- a. The First Party Member /Owner has received a refundable / adjustable sum of Rs.20,00,000 /- (Rupees Lakhs) only from the Twenty Promoter/Developer, today at the 📆 time of execution of this Agreement E and Irrevocable General Power of Attorney with development and sell of Developer's share clause and by his put same receiving the this on signature respective token of Agreement as a acknowledgement.
 - b. The First Party members have executed a Irrevocable General Power of Attorney in favour of the MULTI **BHAGABATI** M/s SAI PROJECTS PVT. LTD. by authorizing the Developer to negotiate and sell over the proposed share its independent / individual residential Flat(s) / Units(s), super built up / together with built up areas proportionate interest in the land comprised in the said property to the proposed buyers. The 'Owners' of the Parties of the First Part shall not claim any right over the builder's / developer's allocated

D. MARIANAY RELATIONS/2012 A REST. 0015 NA BRISR, 0015 NA MOB-9433143015 O

Aset hu Badayemin Jaya Poukasu Feren

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-centrall perhanaly ial Bhagabati Multi Projects Pvt. Ltd.

SASAN SAMANTARAY NOTARY, GOVT. OF ODISHA DIST-KHURDA, BASA, ODISHA REGD.No-88/2012 MOB-9439143015

share, which shall be the exclusive domain of the Second Party member to deal with. The First Party members will extend all cooperations to the Second Party in respect of the property given whenever necessary.

- c. The responsibility with regard to the quality and standard of construction of the aforesaid building would be exclusively of the Developer and the owner shall have no liability in the matter in any way.
- d. After execution of this Agreement and G P A, the Developer shall develop the Scheduled land as per the approved Plan and do all the needful for the same.

CALUSE-V (POSSESSION-OWNERS) GATION):

REGON 0-88/2012 DIST KHURDA Besr, Odisha MOB-9439143015

any interference Not to cause connection with the in construction of the said building on the said property by the Developer's act in manner violating the terms of this Agreement.

Ailt ku Badojeru. Juja foukash Irora

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MOTARY, GOVT. 9F DDISHA DIST-KHURDA ROSA, DDISHA REGD. No-R8/2012 MOB-9439143015

- O2. To sign and execute Irrevocable General Power of Attorney for sale in respect of the property in favour of the Promoter / Developer. This Irrevocable General Power of Attorney forms a part of this Agreement.
- o3. The Owner herby hand over the vacant physical possession with demarcation of the property given below to the Promoter / Developer in a Sketch Map. The delivery of vacant physical possession is handed over to the Promoter / Developer in a separate sheet and the Developer took over physical possession from the Owner, which shall form part of this Agreement.

CLAUSE-VI (DEVELOPER'S OBLIGATION)

Developer at the site commence the construction work as soon as possible after approval of the an from Bhubaneswar Development Any labour or workman Authority. No-88/2012 engaged for the construction of the DIST.-KHURDA building by the Promoter / Developer will BBSR, ODISHA the employee of the Promoter / Developer and any amount that may be paid under any other agreement or workmen under dispute labour

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Ajet ku Badojenu. Juya Prakush Fere मिन व्या भ्रक्ताय Bhagabati Multi Projects Pyr.

TARY, GOVT. OF ODISHA T-KHURDA, BOSR, ODISHA EGD.No-88/2012 MOB-9439143015 compensation Act or damage are to be the sole responsibility of the Promoter / Developer and the Owner of the land will have no liability in this regard. 02. The Developer shall allot to the Owner, 33% (Thirty Three percent) out of the super built up area towards owner's allocation share as per B.D.A. approved Plan, as well as the prevalent BDA Norms, and the said can be made through letter of allotment. CLAUSE-VII (GENERAL): 01. In consideration of terms hereby agreed to by and between the parties and spelt & out above, the Owner hereby agree to confirm and convey the development S and sole right in respect of the property together with the benefit of sanctioned Plan and permission accorded by B.D.A. to the Promoter / Developer. Promoter / Developer shall be at WTARANDERTy to appoint their own Contractors, Supervisors, Managers, Engineers, BBSR, ODISHI out etc. to carry rchitects construction works and the owner shall have no objections to it. The Owner shall have no objection towards them also. Ku Badejena. Page 17 of 24

ARY, GOVT. OF ODISHA T-KHURDA, BBSR, ODISHA REGD.No-88/2012 MOB-9439143015 03. After execution of this Agreement the Promoter / Developer will be allowed to construct Boundary Wall, Pump house, Overhead Water tank, Go down, Office and take all developmental works in the Scheduled property like sand filling etc. and electric connections in the said building / land and shall permission for such installation from the authority/ies concerned wherever necessary. The entire cost of such installation will be borne by the Promoter & / Developer, 04. That the Promoter / Developer shall have the right to receive any earnest money from the Prospective Buyers or take advance(s) and also the balance consideration money in regular installment to carry out the development work thereof and to grant receipt without involving the owner in any way. The Owner hereby agrees to execute rrevocable General Power of Attorney which is / may be required in carrying but construction and sell of the proposed ERSR, ODISHA Juilding by the Promoter / Developer. That the Promoter / Developer shall have the right to allow the intending Badajena. Out ash Fear Page 18 of 24

GUSASAN NOTARY, GOVT. OF ODISHA DIST.KHUROA, BBGR, ODISHA REGO.No-80/2012 MOB-9439143015 H. Bhagabati Multi Proj 2008 मिल्ला वाष्ट्र सन्द्रा

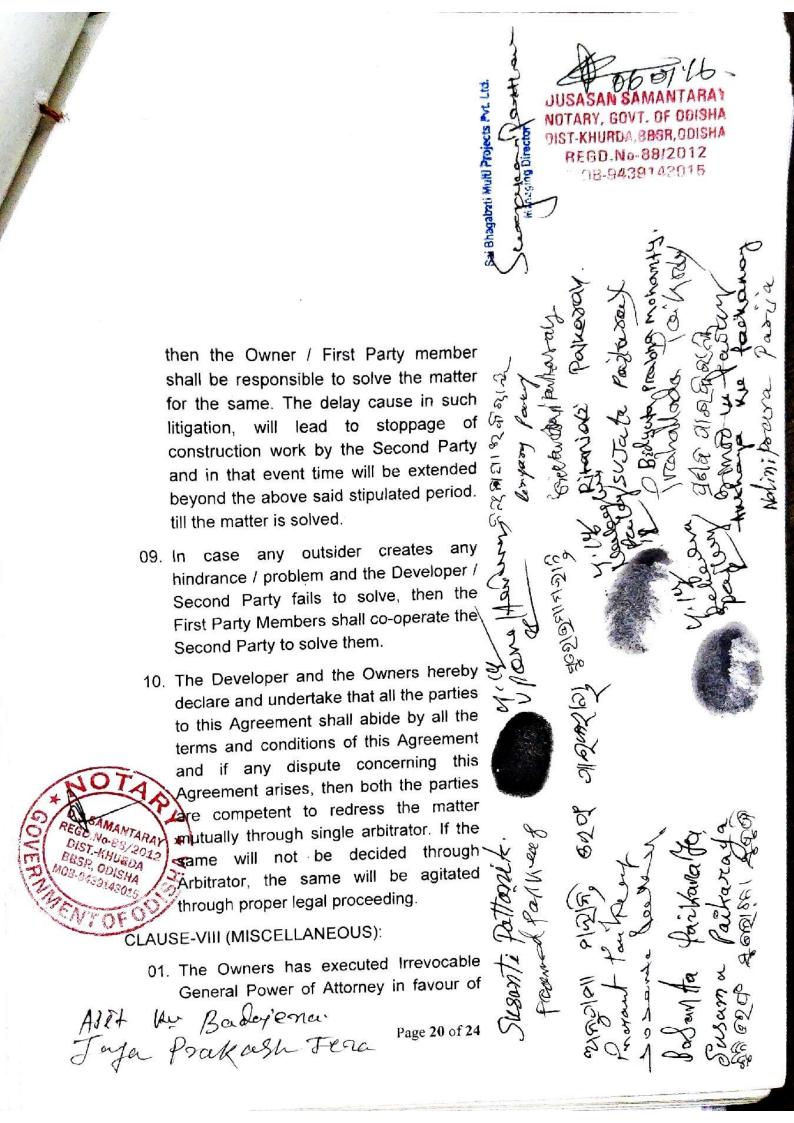
purchaser(s) / allottee(s) to mortgage the respective allotted individual flat(s) along with propionate land with any financial institution / bank in order to enable them to avail loan for purchasing the same during the period of construction or after completion of construction and Owner shall hand over all the original land papers to the Promoter / Developer to submit the same before the Bank(s) for verifying the same, if necessary.

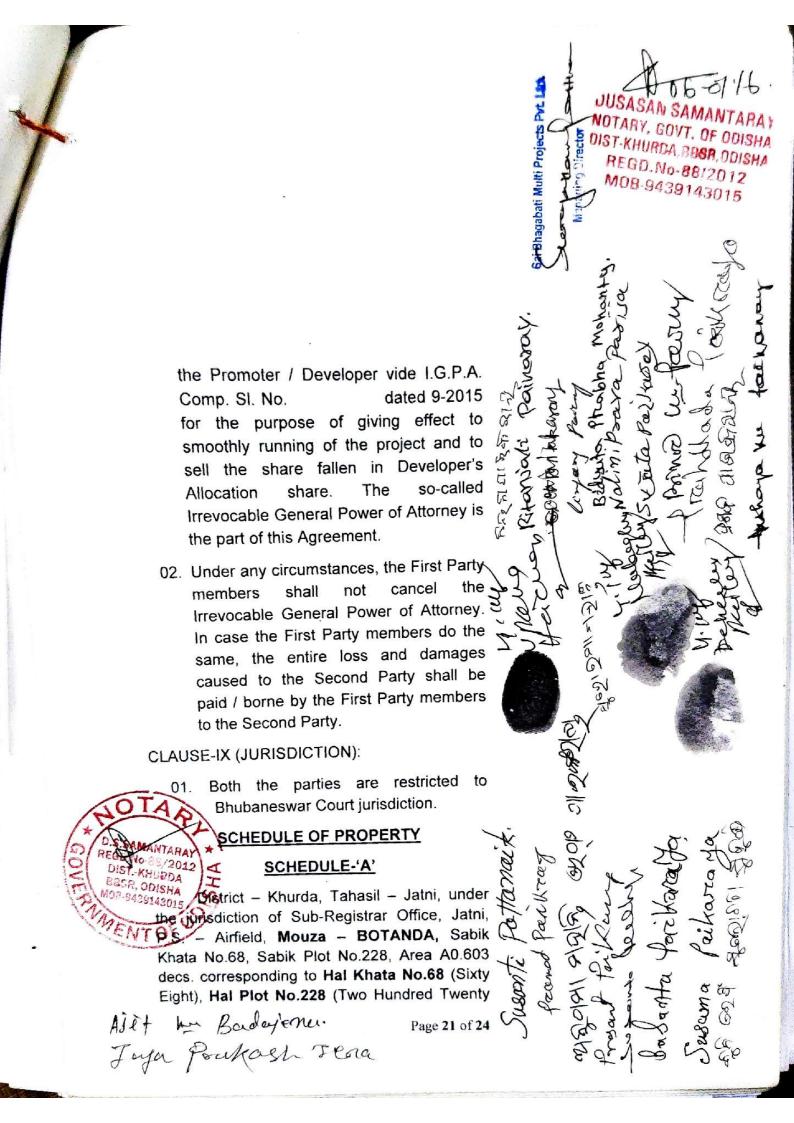
on the Developer shall make its best endeavors to complete the said building complex in all respects within 60 (Sixty) months from the date of approval of B D A Plan duly received by the Second Party Member and shall give delivery of the owner's share unless prevented by unavoidable situations or any notice or notification of the Govt. and/or public authority or restraint order passed by any competent court or authority for stoppage of construction work or in such unavoidable situations the period of completion shall be extended.

In case the First Party Members / any legal heirs of the First Party Members create any hindrance / problem / dispute,

Asst by Badajena. Jaja frakosh Jera

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Eight), Area A0.603 decs., Kisam - Gharabari. BOUNDED BY :-North: Priyanath Paikaray & others South: Udayanath Paikaray & others (private chaka land) East : Govt. Road West : Canal. SCHEDULE - B

District – Khurda, Tahasil – Jatni, under the jurisdiction of Sub-Registrar Office, Jatni, P.S. – Airfield, Mouza – BOTANDA, Hal Khata No.120 (One Hundred Twenty), Hal Plot No.227 (Two Hundred Twenty Seven), Area A0.600 decs., Kisam – Gharabari.

BOUNDED BY :-

DIST. KHUED SOUTH BBSR, ODISHA

ENTOWest

: Udayanath Pattnaik & others (private

chaka land).

: Jadumani Paikaray.

: Road/Lingaraj's property.

: Canal.

Aiët hu Badey'eme. Inja Poukash Feora

JUSASAN SAMANTARA) NOTARY, GOVT. OF ODISHA DIST-KHURDA, BOSR, ODISHA REGD.No.88/2012 MOB-9439143015

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JUSASAN SAMANTARAY NOTARY, GOYT. OF ODISHA DIST-KHURDA, BOSR. ODISHA REGD. No-88/2012 MOB-9439143015

IN WITNESS WHEREOF, the parties have set and subscribed their respective hands and seal after going through the contents of the Agreement on the date, month and year first mentioned in the presence of the following witness.

WITNESSES:

1. Ailt Kumar Badajena.

kulish ch Badajena.

At/ps:- hantia

Ps:- Jotni.

2. Jega frakash Jere

At-Suf ya Sai Enetere Hig3/143-Pro

fo- Khandatini
ps- Khandatini

Biligida Probha Mohan Su Jata Poutooch Amod un Pentro

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Meller Malinitrava Parisa Meller Angololi 192 Pg 6201 011

Susantifattamik.

D.S.S.MANIARAY

D.S.S.MANIARAY

REGDING-88/2012

DIST.-KHUEDA

BBSR, ODISHA

MOB-9439143015

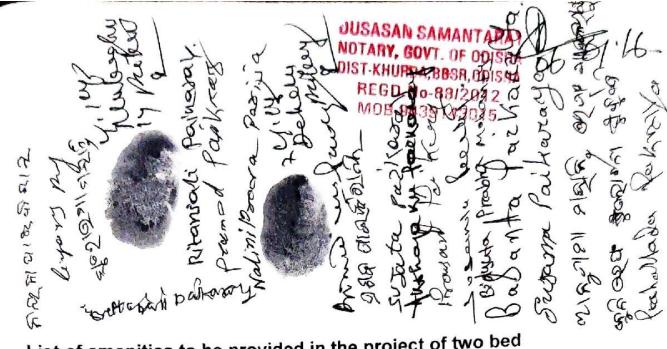
Leany Janiay Ala

Basanta Parkarata,

SIGNATURE OF FIRST PARTY MEMBERS

Gai Bhagabati Muhi Projects Pvt. Ltd.

SIGNATURE OF SECOND PARTY MEMBER



List of amenities to be provided in the project of two bed rooms/ three bed rooms flat with necessary amenities.

Foundation: a)

R.C.C footing with framed structure.

Super structure: b)

R.C.C framed structure with sound.

Kitchen: c)

Kitchen with Granite/ Marble platform with built in sink Flooring, glazed up to 2' height over Platform.

Doors: d)

Flush door .

Windows: e)

Aluminum sliding windows with M.S. grill

Lighting: f)

Concealed wiring network.

Toilet Lintel: g)

Marble Flooring Glazed tiles up to height& geyser points

Walls: h)

Fly Ash Bricks

Electrical: i)

A/C, Telephone and T.V point in each flat, modular Concealed copper wiring and switches of Adequate numbers of light, fan and plug points.

Vitrified tiles .

Flooring:

-KHURDA BESR, ODISHA 40B-943914301

JUSASAN SAMANTARAY NOTARY, GOVT. OF ODISHA DIST-KHURDA, BBSR, OD!SHA REGD. No-88/2014ge 24 of 24

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Bhagabati Multi Projects Pvt. Lick anaging Director