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SPECIAL ADHESIVE

Sri Bhagabati Multi Projects Pvt. Ltd.
Managing Director

06-01-16

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

Nayana Paikaray

Lingaraj Paikaray

Geetanjali Paikaray

Ritanjali Paikaray

Sujata Paikaray

Bidyuta Prabha Mohanty

Prima Ku Panda

Pratibha Sahoo

Mahaghany Paikaray

Debendra Paikaray

Nalini Prava Pasila

AGREEMENT FOR SALE / CONSTRUCTION OF INDEPENDENT RESENDENTIAL UNIT (S) / FLAT (S)

THIS DEED OF AGREEMENT FOR SALE / CONSTRUCTION OF INDEPENDENT RESENDENTIAL UNIT (S) / FLAT (S) is made on this the 6th day of ~~December~~ January 2016 (Two Thousand ~~Fifteen~~ Sixteen)

BETWEEN

(1) **Smt. Nayana Paikaray**, aged about 56 years, W/o Late Prafulla Ch. Paikaray, **(2) Sri Lingaraj Paikaray**, aged about 34 years, S/o Late Prafulla Ch. Paikaray, **(3) Geetanjali Paikaray**, aged about 40 years, D/o Late Prafulla Ch. Paikaray, **(4) Reetanjali Paikaray**,

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Pramod Paikaray

Suganti Pattanaik

Pramod Paikaray

Sujata Paikaray

Basanta Paikaray

Subama Paikaray

Asit Ku Badaseth

Injapoukash Jena

Jai Bhagabati Multi Projects Pvt. Ltd.
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4.1.16 Geetanjali Paikaray

4.1.16 Reetanjali Paikaray

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. – Nayapalli, Bhubaneswar, Dist. – Khurda, 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, S/o Late Jadumani Paikaray, **(15) Sri Pramod Paikaray,** aged about 53 years, S/o Sri Nabaghana Paikaray, **(16) Nailini Parija,** aged about 44 years, D/o Nabaghana Paikaray, **(17) Bidutprava Mohanty,** aged about 40 years, D/o Nabaghana Paikaray,

Bidyuta Prabha Mohanty
Sujata Paikaray
Ritanjali Paikaray
Prahallada Paikaray
Nalini Parija

Susanti Pattanaik
Pramod Paikaray
Suratama Mohanty
Bidutprava Mohanty

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D. JUSASAN SAMANTARAY
REGD No-88/2012
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Advt Ku Baidyanath
Injna Prakash Jena

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5 Sujata Paikaray

6 Upama Harichandan

(18) Sri Prasant Paikaray, aged about 47 years, S/o Sri Laxmidhar Paikaray, **(19) Sri Susanta Paikaray,** aged about 44 years, S/o Sri Laxmidhar Paikaray, **(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) Sulochana Subudhi,** aged about 50 years, D/o Sri Laxmidhar Paikaray, **(23) Anupama Mohanty,** 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., a company registered under the Companies Act 1956 having its Certificate of Incorporation No. U46201OR2011PTC013872 and having its office at Plot No.693, Braja Dham, Behera Sahi, Nayapalli, Bhubaneswar, Dist. – Khurda, Odisha, represented through its Managing Director **SRI SURYAKANT PATTNAIK,**

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Ajit Kr Badajena
Jaya Prakash Jena

aged about 30 years, S/o –Sarat kumar Pattnaik by Caste Karana. Profession - Business, PAN ALMPP6835F (hereinafter called **"PROMOTER / DEVELOPER"** which expression shall, unless excluded by or repugnant to yhe subject or context, mean and include its executors administrators, successors, survivors etc.) of the **SECOND PART.**

WHEREAS, we the 1st party members hereby declare that originally the scheduled property described in Schedule-A stood recorded in the name of Late Jadumani Paikaray corresponding to Khata No.68, Sthitiban, Plot No.228 relating to Chaka No.200, measuring an area of A0.603 decs. which was ancestral property and Jadumani Paikaray died leaving behind the Principal as only legal heirs and successors and the property described in Schedule-B stood recorded in the names of (1) Priyanath Paikaray, (2) Laxmidhar Paikaray, (3) Debendra Paikaray, (4) Nabaghana Paikaray corresponding to Khata No.120, Sthitiban, Plot No.227, relating to Chaka No.198, measuring an area of A0.600 decs. which was ancestral property in which we, the 1st party members are legal heirs and successors.

AND WHEREAS, the scheduled property appertains to Schedule-A as per Hal

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Injya Prakash Jena

Bimod Paikaray

Akshya Paikaray

Consolidation R.O.R. stands recorded in the name of Jadumani Paikaray, who died leaving behind his four sons namely Late Priyanath, Laxmidhar, Debendra and Nabaghana. Priyanath is also died leaving behind his only son Prafulla and daughter Upama. Prafulla died leaving behind his widow wife Nayana and only son Lingaraj and three daughters. The property described in Schedule-B stands recorded in the name of (1) Priyanath Paikaray, (2) Laxmidhar Paikaray, (3) Debendra Paikaray, (4) Nabaghana Paikaray. All legal heirs of above mentioned recorded are the only legal heirs, while they are in absolute possession over the scheduled properties, partitioned the same among themselves. As per partition of Schedule-A & B property Priyanath got an area of A0.501 decs., Laxmidhar got an area of A0.162 decs., Debendra got an area of A0.288 decs., whereas Nabaghana got an area of A0.252 decs. out of total area A1.203 decs. and each share holder are in peaceful possession in respect of their property as referred above. Since then we the 1st party members are in peaceful possession over the same without any dispute and hindrance having all right, title and interest thereon and also paying revenue rent to the Govt. Authority and obtaining rent receipt thereof.

Ritanjali Paikaray

Prafulla Paikaray

Nalini Paikaray

Akshaya Ku Paikaray

Bibhuta Prabha Mohanty

Susanta Pattanaik

Pramod Paikaray

Prasant Paikaray

Lingaraj Paikaray

Nabaghana Paikaray

Usuma Paikaray

Alok Ku Badajena

Jaya Prakash Jena

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WHEREAS the other adjacent land owners of this First Party have also entrusted this Second Party for development and construction of Multistoried Independent Residential Flat(s) / Units(s) in respect of their respective properties, as their respective lands and the land of the First Party are situated adjacent to each other

AND WHEREAS it has been agreed by and between the parties hereto that the Promoter / Developer shall construct, build and erect Multistoried Independent Residential Flat(s) / Units(s) over the said entire property in accordance with the Plan(s) sanctioned / approved and / or to be sanctioned / approved by the Bhubaneswar Development Authority. The Developer shall construct the building according to the approved plan(s) and permission given by the Bhubaneswar Development Authority/Block Development Officer as per the zonal plan in force for the said areas. The responsibility with regard to the quality and standard of construction of the building would be exclusively of the Promoter / Developer.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED by and between the parties hereto as follows:

CLAUSE: I (DEFINITION)

1. 'PROPERTY' shall mean the property as described in the Schedule appended hereto.

2. 'BUILDING / DEVELOPING' shall mean the Multistoried Residential Flat(s) / Units(s) to be constructed / erected over the said property as per the sanctioned/approved Plan.

3. 'OWNER' shall mean the MEMBER OF THE FIRST PART, his / her respective legal heirs, successors, assignees and legal representatives, etc.

4. 'PROMOTER/DEVELOPER' shall mean 'Managing Director' of **M/S SAI BHAGABATI MULTI PROJECTS PVT. LTD.** and assignees

5. 'COMMON AREAS' shall mean and include stair case, balcony, terrace, lift security guard room, common room, electric transformer, passages, roads and etc. and other areas of the building whatsoever require for peaceful use and enjoyment of various Independent Residential Flat(s) / Units(s).

6. 'BUILDING PLAN' shall mean the Plan already sanctioned/or to be sanctioned by the Bhubaneswar Development

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Authority/Block Development Officer and/or such other or further Plan or Plans with modifications, alterations which may be made thereto from time to time with the approval of competent authority / authorities for the purpose of erecting the Multistoried Residential building / apartment.

7. 'UNIT' shall mean the Independent Residential Flat(s) / Units(s) or other construction in the building capable of being owned and possessed on ownership basis.

8. 'PROPOSED BUILDING / DEVELOPMENT OF LAND' shall mean and include the Independent Flat(s) / Units(s) intended to be constructed in accordance with the sanctioned Plan.

9. 'APPARTMENT ' shall mean multistoried building having Independent Flat(s) / Units(s) along with common service facilities etc. to be constructed over the schedule property and space for garage for parking of four wheelers equal to the number of flat(s).

10. 'ALLOCATION OF SHARE' shall mean the total super built up area of

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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.

b. 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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Bidyuta Prabha Mohanty
Ritanjali Parikray
Prasanta Pujhari
Nalini Prava Parija
Susanta Pattanaik
Pramod Parikray
Basanta Parikrata
Susama Parikrata

Ajit Ku Badajena
Jaya Poukesh Jena

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CLAUSE-II (OWNERSHIP DECLARATION):

01. The Owners hereby specifically declare that they are the sole and absolute owners of the property mentioned in Schedule below and there is no other claimants except these Owners and have already entered with this Second Party for the same purpose.

02. The Owners hereby further declare that the property mentioned in the Schedule below is absolutely free from all encumbrances and free from any encumbrances, litigation, liens, attachments whatsoever and is in exclusive possession of the OWNERS and have been peacefully enjoying it as the sole owners.

03. It is further declared by the owners that no suit or legal proceedings is pending in respect of the Scheduled property in any judicial court / revenue court or any other court.

04. The property in question is not subject to any land acquisition proceedings of Government for any public purpose or otherwise.

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Jaya Prakash Jena

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05. The Owners hereby declare and 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) :

1. (a) 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 responsible to submit along with building plan, the relevant land documents of the owners necessary for getting approval for construction of the Multistoried Independent Residential Flat(s) / Units(s) over the schedule property.

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Taja Poukesh Jena

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(b) On the strength of Irrevocable General Power of Attorney executed by the OWNER in favour of **M/S SAI BHAGABATI MULTI PROJECTS PVT. LTD.**, delegating powers to sign the plans, papers, documents for approval of Plans etc. the Developer shall sign the requisite papers/documents on behalf of the owners and submit the same before the B.D.A./B.D.O. and other agencies concerned for approval of Plan, obtaining permission etc. for construction of Multistoried Residential Building, the Promoter/Developer is hereby authorized to submit the relevant land documents of the Owner under their signature to B.D.A./B.D.O. along with building plans for approval.

(c) All expenses / charges incurred and to be incurred in respect to approval / sanction and modification and/or alteration of the sanctioned plan and for any other Plan submitted and/or to be submitted for approval/sanction shall be borne by the Promoter/Developer as per requirement, the Promoter/Developer will bear entire expenses.

(d) The requisite scrutiny fees for sanction of the Plans to be submitted and such other sanctioned fees for any plans that

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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.

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 the prospective purchasers to sell, transfer and assign various constructed spaces or developed areas together with proportionate interest in the land comprised in the said property free from all encumbrances of any nature whatsoever and to sign and execute the Sale Deeds for the same relating to such entire complex in favour of the prospective buyers.

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

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a. The First Party Member /Owner has received a refundable / adjustable sum of Rs.20,00,000 /- (Rupees Twenty Lakhs) only from the Promoter/Developer, today at the time of execution of this Agreement and Irrevocable General Power of Attorney with development and sell of Developer's share clause and by receiving the same put his respective signature on this Agreement as a token of acknowledgement.

b. The First Party members have executed a Irrevocable General Power of Attorney in favour of the **M/S SAI BHAGABATI MULTI PROJECTS PVT. LTD.** by authorizing the Developer to negotiate and sell its share over the proposed independent / individual residential Flat(s) / Units(s), super built up / built up areas together with 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

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share, which shall be the exclusive domain of the Second Party member to deal with. The First Party members will extend all co-operations 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' OBLIGATION):

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

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02. 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.

03. 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)

01. The Developer at the site shall commence the construction work as soon as possible after approval of the Plan from Bhubaneswar Development Authority. Any labour or workman engaged for the construction of the building by the Promoter / Developer will be the employee of the Promoter / Developer and any amount that may be paid under any other agreement or labour dispute under workmen

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Jaya Prakash Pera

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Ritanjali Pattanayak
Liny Pattanayak
Babyata Prabha Mohanty
Jata Parikh
Prahlada Pa'nigra
Nalini Parara Pattnaik
Susanta Pattanaik
Pramod Pattnaik
Pramod Pattnaik
Susanta Pattanaik
Susama Pattanaik

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 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.

02. The Promoter / Developer shall be at liberty to appoint their own Contractors, Staffs, Supervisors, Managers, Engineers, Architects etc. to carry out the construction works and the owner shall have no objections to it. The Owner shall have no objection towards them also.

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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 obtain permission for such installation from the concerned authority/ies 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.

05. The Owner hereby agrees to execute Irrevocable General Power of Attorney which is / may be required in carrying out construction and sell of the proposed building by the Promoter / Developer.

06. That the Promoter / Developer shall have the right to allow the intending

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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.

07. 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.

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

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Jaya Prakash Jena

then the Owner / First Party member shall be responsible to solve the matter for the same. The delay cause in such litigation, will lead to stoppage of construction work by the Second Party and in that event time will be extended beyond the above said stipulated period. till the matter is solved.

09. In case any outsider creates any hindrance / problem and the Developer / Second Party fails to solve, then the First Party Members shall co-operate the Second Party to solve them.

10. The Developer and the Owners hereby declare and undertake that all the parties to this Agreement shall abide by all the terms and conditions of this Agreement and if any dispute concerning this Agreement arises, then both the parties are competent to redress the matter mutually through single arbitrator. If the same will not be decided through Arbitrator, the same will be agitated through proper legal proceeding.

CLAUSE-VIII (MISCELLANEOUS):

01. The Owners has executed Irrevocable General Power of Attorney in favour of

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the Promoter / Developer vide I.G.P.A. Comp. Sl. No. dated 9-2015 for the purpose of giving effect to smoothly running of the project and to sell the share fallen in Developer's Allocation share. The so-called Irrevocable General Power of Attorney is the part of this Agreement.

02. Under any circumstances, the First Party members shall not cancel the Irrevocable General Power of Attorney. In case the First Party members do the same, the entire loss and damages caused to the Second Party shall be paid / borne by the First Party members to the Second Party.

CLAUSE-IX (JURISDICTION):

01. Both the parties are restricted to Bhubaneswar Court jurisdiction.

SCHEDULE OF PROPERTY

SCHEDULE-'A'

District – Khurda, Tahasil – Jatni, under the jurisdiction of Sub-Registrar Office, Jatni, P.S. – Airfield, **Mouza – BOTANDA,** Sabik Khata No.68, Sabik Plot No.228, Area A0.603 decs. corresponding to **Hal Khata No.68** (Sixty Eight), **Hal Plot No.228** (Two Hundred Twenty

Ajit Kr Badajena.
Jaya Poukash Jena

Sai Bhagabati Multi Projects Pvt. Ltd.
Managing Director

06-01-16
JUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
DIST-KHURDA, BBSR, ODISHA
REGD.No-88/2012
MOB-9439143015

Ritanjali Pattanaik
Bidyuta Prabha Mohanty
Nalini Prava Pattajoshi
Prasant Kumar Pattajoshi
Basanta Parikharaya
Sabuna Parikharaya

NOTARY
D.S. SAMANTARAY
REGD.No-88/2012
DIST.-KHURDA
BBSR, ODISHA
MOB-9439143015
GOVERNMENT OF ODISHA

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 :-

North : Udayanath Pattnaik & others (private chaka land).

South : Jadumani Paikaray.

East : Road/Lingaraj's property.

West : Canal.

NOTARY D.SAMANTARAY REGD.No-88/2012 DIST.-KHURDA BBSR, ODISHA MOB-9439143015 GOVERNMENT OF ODISA

Ajit Kr Badajena.
Jaya Prakash Jena

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

Sri Bhagabati Multi Projects Pvt. Ltd. Managing Director

Subrata Pattanaik
Pramod Pattnaik
Prayant Pattnaik
Basanta Paikaray
Subama Paikaray
Nalini Prava Parija

06-07-16
JUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
DIST-KHURDA, BBSR, 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. Ajit Kumar Badajena
   Kalish Ch Badajena
   At/po - Kantia
   Ps - Jatni
2. Jaya Prakash Jena
   At- Satya Sai Enclave HIG3/143
   Po- Khandagiri
   PS- Khandagiri

Ritanjali Paikaray
Liyang Pany
Bibujita Prabha Mohanty
Sujata Paikaray
Prahllada Paikaray
Pramod Paikaray
Nalini Prava Parija
Akshaya Ku Paikaray
Present Paikaray
Susanta Pattanaik
Basanta Paikaraya, Sasama Paikara

SIGNATURE OF FIRST PARTY MEMBERS

Sai Bhagabati Multi Projects Pvt. Ltd.

SIGNATURE OF SECOND PARTY MEMBER

NOTARY
D.S. SAMANTARAY
REGD.No-88/2012
DIST.-KHURDA
BBSR, ODISHA
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GOVERNMENT OF ODISHA

JUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
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REGD.No-88/2012
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List of amenities to be provided in the project of two bed rooms/ three bed rooms flat with necessary amenities.

a)	**Foundation:**	R.C.C footing with framed structure.
b)	**Super structure:**	R.C.C framed structure with sound.
c)	**Kitchen :**	Kitchen with Granite/ Marble platform with built in sink Flooring, glazed up to 2' height over Platform.
d)	**Doors :**	Flush door .
e)	**Windows :**	Aluminum sliding windows with M.S. grill
f)	**Lighting:**	Concealed wiring network.
g)	**Toilet Lintel** :	Marble Flooring Glazed tiles up to height& geyser points
h)	**Walls:**	**Fly Ash Bricks**
i)	**Electrical**:	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.
j)	**Flooring :**	Vitrified tiles .

Susanta Pattanik.

NOTARY
D.S.SAMANTARAY
REGD.No-88/2012
DIST.-KHURDA
BBSR, ODISHA
MOB-9439143015
GOVERNMENT OF ODISHA

JUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
DIST-KHURDA, BBSR, ODISHA
REGD.No-88/2012
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Sai Bhagabati Multi Projects Pvt. Ltd.
Managing Director