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Vol. L SL. No. 1039 / Date

INSTRUMENT NOTARISED

भारतीय गैर न्यायिक 2018



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TEN
RUPEES

Rs. 10

Handwritten signature and date: 11-6-2018



INDIA NON JUDICIAL

Jagyneshwar Acharya
Notary Public
Odisha, BBSR, Dist. Khordha
Regd. No. - 77912018
9861035174

दशा ODISHA

42AA 814083



Handwritten signature and date: 11-6-2018

Handwritten signature and date: 11-6-2018

Handwritten signature: Pradyumna Kumar Pradhan
SKYES INFRAHOME (PFC) PVT. LTD.
Handwritten signature: Jagannath Bhoi
Managing Director

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT MADE on this date of 20th April of 2018

BETWEEN

(1) RAJANIPRAVA PRADHAN, aged about 65 years , W/o Bairagi Pradhan, (2) PRADYUMNA PRADHAN, aged about 40 years S/o Bairagi Pradhan, resident of At/Po: Panchagoan , PS; Airfield, Bhubaneswar, Dist: Khordha, Odisha herein after called as **Land owner/ First Party** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, assign and representatives in interest) of the **FIRST PART.**

Handwritten signature and date: 11-6-2018

Handwritten signature: Pradyumna Kumar Pradhan
Handwritten signature: Jagannath Bhoi

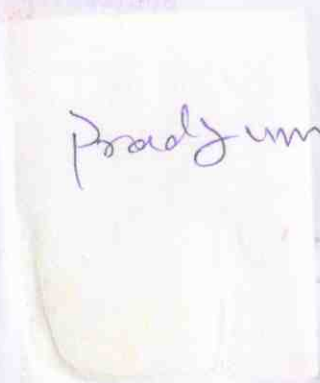
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11-6-18

Pradyumna Kumar Pradhan
Pradhan
Pradhan

DISTRICT TREASURY
KHURDA, BHUBANESHWAR
19 Apr

TREASURY OFFICER

J. Baral
Stamp Vendor
S.R. K. Lalitajin, BBSR



Pradyumna Kumar Pradhan

DEED SHARING AGREEMENT

THE DEED OF AGREEMENT MADE on the date of 20th April of

BETWEEN

(1) KANAKI DEVI PRADHAN, aged about 65 years, wife
of late Pradhan (2) PRADYUMNA PRADHAN, aged about 40 years
resident of At/Po: Panabagan, PS: Ahar, Khurda District, Odisha
State, India (which expression shall unless excluded by or
in the context be deemed to mean and include their
heirs, assigns and representatives in interest) of the
FIRST PART.



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Pradyumna Kumar Pradhan
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Pradyumna Kumar Pradhan
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भारतीय गैर न्यायिक

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RUPEES

Rs. 10



INDIA

JUDICIAL

Jagyneshwar Kumar Pradhan
Notary Public, Govt. of India
Odisha, BBSR, Dist. Khordha
Regd. No. - 77912009
Mob. : 9861006174

ଓଡ଼ିଶା ओडिशा ODISHA



42AA 814084

AND

SKYIES INFRAHOME (OPC) PVT. LTD. Represented by its **Managing DIRECTOR SRI ANIMESH SWAIN**, aged about 32 years, S/o Rajkishor Swain by caste-Khandayat by profession- Business, resident of HIG- 1/14, BDA Colony, Kapila Prasad, Near Lingaraj Station, PS; Airfield, Bhubaneswar, Dist khordha, odisha (herein after called as **Second Party**) the developers-promoters builders which expression shall deem to mean and include each of its directors in office and assign of the **SECOND PART**.

प्रदीप कुमार सिंह
Pradyumna Kumar Pradhan
SKYIES INFRAHOME (OPC) PVT. LTD.
Pranesh Swain
Managing Director

WHEREAS the property mentioned in the scheduled below, stands recorded in the name of Rajaniprava Pradhan, W/o- Late Bairagi Pradhan, Pradyumna Kumar Padhan who are the absolute owner of the property details of which mentioned below, without any dispute as stated by the 1st party. For the purpose of the development and construction of **INDIVIDUAL RESIDENTIAL DUPLEX HOUSES PROJECT** over the said land the owner have agreed to execute General Power of Attorney in favour of the developer of the 2nd party on sharing basis.

Pradyumna Kumar Singh
Jegannath Bhoi



11/6/28



ଓଡ଼ିଶା **AND WHEREAS** the Developer is engaged in the business of developing, promoting construction of housing projects from its own financial resources and from bank project finance to carry out any development scheme including construction of individual residential duplex houses, engage engineers, masons and laborers and also put resource for building and supervise of completing the construction of the proposed project as per the sanction plan of BDA/BMC and RERA.

WHEREAS the developer shall obtain the approved layout plan and the building plan from BDA/Concerned Authority for construction of individual residential duplex houses.

AND WHEREAS, it appears that, what has been stated herein before and both the parties have been agreed for construction and completion of the project and in this regard the owners have executed General Power of Attorney (GPA) in favour of the Developer and shall act in the strength of the said GPA for developing the land mention in the scheduled below over which the developer shall have full right to construct individual residential duplex houses and allot to the persons whom he/his construction company select (s) out of the developer's share to accept the advance money, make agreement with customer obtain project loan from his bank and all the act as mentioned in GPA.

2AA 814085

ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରଧାନ
 Pradyumn Kumar Pradhan
 SKYIES INFRA HOME (OPC) PVT. LTD.
 Managing Director

Pradeep Kumar Singh
 Jagannath Bhoi





NOW THEREFORE THIS AGGREMENT WITNESSETH AS 2AA 814086
FOLLOWS:-

1. That the Developer has agreed and undertake for development of the said property by raising and constructing individual duplex houses for residential purposes in the strength of GPA. The Developer shall obtain necessary layout plan and obtain approval from BDA at his own cost.
2. That it is the duty and responsibility of the Developer to arrange purchaser(s) and the Developer shall be free to execute similar agreement with them from time to time without any hindrance.
3. It is further agreed that the Developer shall have no objection to the owner share of 35% of the total Individual Residential Duplex Group Housing project Plan approved by BDA. If the owners intend to sell their share, then the Owners can do so at their free will and choice, not depending on the Builder after getting possession. It is further agreed that the Developer will have liberty to dispose by selling the rest 65% of the individual duplex project to be constructed by the Developer to which the Owners shall have no objection for such sale and Developer shall accept full amount of the consideration money paid by the intending purchaser towards expenditure incurred to the Developers.

2018-06-11
 Pradyumn Kumar Padhan
 SKYIES INFRAHOME (PCC) PVT. LTD.
 Managing Director

Pradeep Kumar Singh
 Jangannath Bhoi



11/6/18

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DISTRICT TREASURY
KHURDA, BHUBANESWAR
19 APR 2019
OFFICER
LADDI

J. Baral
Stamp Vendor
S.R. Khandayin, BBSR

THE AGREEMENT WITNESSETH AS A...

Pradhumna Kumar Pradhan

Pradhumna Kumar Pradhan
Pradhumna Kumar Pradhan

Pradhumna Kumar Pradhan
Pradhumna Kumar Pradhan

1. That the Developer has agreed and undertaken to develop the project for residential purposes in the strength of GPA. The Developer shall obtain necessary layout plan and obtain approval from BDA at his own cost. It is the duty and responsibility of the Developer to arrange purchase(s) and the Developer shall be free to execute similar agreement with them from time to time without any hindrance. It is further agreed that the Developer shall have no objection to the owner share of 35% of the total individual Residential Duplex Group Housing project plan approved by BDA if the owners intend to sell their share than the Owners can do so at their free will and choice, not depending on the builder after getting possession. It is further agreed that the Developer will have liberty to dispose by selling the rest 65% of the individual duplex project to be constructed by the Developer to which the Owners shall have no objection for such sale and Developer shall accept full amount of the collection money paid by the intending purchaser towards expenditures incurred to the Developer.



11/19



IT HAS BEEN FURTHER AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS: 42AA 814087

1. That in consideration of the aforesaid terms and conditions, the Developer has paid a sum of Rs. 2,00,000/- (two lakhs) only, vide cheque no-000008 on dated- .18 and Rs2,00,000/- shall be paid after getting project approval from RERA to the first party as an security amount which is interest free if the project is executed. And the total amount taken by the first party will be refunded to the second party and/or adjusted from the share of first party at the time of getting handover of possession from the 2nd party /builder.
2. That, the first party executed a Development General Power of Attorney in favor of the Second Party developer vide GPA ID NoRegistered in the office of Jatni.
3. The owners or any person claiming under them shall not interface with the peaceful construction of said premises by the Developer. But land owner can see directly or appoint or authorized supervisor to see for quality construction as per agreement for owner share only.
4. The Developer by virtue of the said GPA shall sign the map or plan and other papers that may be required and shall also sign all other paper and documents as may be required or be necessary for the Purpose of getting the said sanction/approval and also for obtaining the project loan if required for the timely construction and completion of the project.

प्रद्युम्न कुमार प्रोद्योगिकी प्राइवेट लिमिटेड
 Pradyumn Kumar Pradhyog
 SKYIES INFRAHOME (PCC) PVT. LTD.
 Jagvinswar Beharya
 Managing Director

प्रदीप कुमार सिन्हा
 Pradeep Kumar Singh
 जगन्मोक्ष भोई
 Jagannath Bhoi





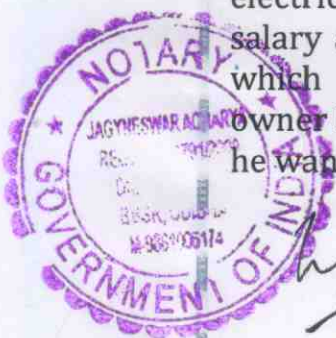
THE OWNERS HAVE FURTHER AGREED AS FOLLOWS:

42AA 814088

1. Not to enter any agreement, sale, mortgage, gift or lease for development in respect of the said property with anybody else, during this agreement period or in other word when this agreement is in force
2. Not to do any act, deed things thereby the Developers may be prevented selling assigning and/or disposing of any Developers allocated share in the proposed project on the said land.
3. It has been agreed by the Developer that he would complete construction of the all individual residential duplex houses as per the approved plan within 30 (thirty months from the approved plan from BDA and RERA as per General Power of Attorney or else the 1st party is at liberty to get non refundable surcharge from the 2nd party @ 1% per month over the considered allocation share of the 1st party towards loss and damages.
4. That the owners of the First part their prospective purchaser, on completion of the total individual duplex houses in all respect, will bear the cost of the maintenance expenses like electricity and water charges, sweepers salary, Watchman's salary and other common expenses and amminities charges which is filling in owner share proportionally only. The owner has also pays the GST amount through the developer if he wants to sell his share to anybody else.

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 Pradyuman Kumar Prachin
 SITES INFRAHOME (OPC) PVT. LTD.
 Pradyuman Kumar Prachin
 Managing Director

Pradyuman Kumar Singh
 Jaganmuth Bhoi



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Pradghumna Kumar Pradhan

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J. Baral
Stamp Vendor
S.R. K. landagiri, BBSR

ASAA 214088

Pradghumna Kumar Pradhan

Not to enter any agreement, sale, mortgage, gift or lease in respect of the said property with anybody during this agreement period or in other word when this agreement is in force.

Not to do any act, deed things whereby the Developers may be prevented with assigning and/or disposing of any Developer's allocated share in the proposed project on the said land.

It has been agreed by the Developer that he would complete construction of the all individual residential duplex houses as per the approved plan within 30 (thirty) months from the approved plan from HDA and RERA as per General Power of Attorney or else the 1st party is at liberty to get non refundable surcharge from the 2nd party @ 1% per month over the considered allocation share of the 1st party towards loss and damages.

That the owners of the first part their prospective purchaser, on completion of the total individual duplex houses in all respect will bear the cost of the maintenance expenses like electricity and water charges, sweepers salary, Watchman's salary and other common expenses and amenities charges which is falling in owner share proportionally only. The 1st party has also pays the GST amount through the developer if he wants to sell his share to anybody else.

Pradghumna Kumar Pradhan
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Pradghumna Kumar Pradhan
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5. The owner will be no way responsible for construction of the individual duplex houses over the schedule land. Any illegal or unauthorized construction if any made by the developer, the Developer shall be held responsible for fine and punishment and shall compensate to the owner for such illegal and unauthorized construction.
6. The Owner shall deliver the peaceful and vacant lawful possession of the said premises to the Developer simultaneously upon execution of General Power of Attorney with all the original documents relating to the property.
7. The subject to be provision of this presets, the Owner hereby gives the Developer exclusive right to construct individual residential duplex houses on the portion of the land mention in the schedule and as per the approved plan of BDA/Concerned authority.
8. That notwithstanding any clause. The Developer shall not modify the plan of construction, until and unless, it is duly approved by the BDA/concerned authority.
9. This it is further agreed by and between the parties that in case acquisition of the said land or any part thereof by the public authority, the compensation receivable by the Owner, shall be apportioned among Owner, Developer or the Purchaser as the case may be, subject to condition, if the individual duplex houses are completed in all respect and divide between themselves as per proportion of 35% and

12AA 814089

Pradyumn Kumar Pradhan
SIVYA INFRAHOME (OPC) PVT. LTD.
Pranesh Sain
Managing Director

Per + deep Kumar Singh
Jagannath Bhoi



11/6/18
11/6/18

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DISTRICT TREASURY
KHURDA, BHUBANESHWAR
19/11/18
TREASURY OFFICER

J. Baral
Stamp Vendor
S.R. K. Mandagiri, BBSR

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Pradgunna Karm Pradhan

Pradgunna Karm Pradhan
11/6/18

Pradgunna Karm Pradhan
11/6/18

The Developer shall be held responsible for construction of the individual duplex houses over the schedule land and the Developer shall be held responsible for the and the Developer shall compensate to the owner for such and unauthorized construction.

The Owner shall deliver the peaceful and vacant lawful possession of the said premises to the Developer upon execution of General Power of Attorney with all the original documents relating to the property.

The subject to the provision of this deed, the Owner hereby gives the Developer exclusive right to construct individual residential duplex houses on the portion of the land mentioned in the schedule and as per the approved plan of BDA/Concerned authority.

That notwithstanding any clause, The Developer shall not modify the plan of construction, until and unless, it is duly approved by the BDA/Concerned authority.

This is further agreed by and between the parties that in case acquisition of the said land or any part thereof by the public authority, the compensation receivable by the Owner, shall be apportioned among Owner, Developer or the purchaser as the case may be, subject to condition, if the individual duplex houses are completed in all respect and share between themselves as per proportion of 35% and

11/6/18





ଓଡ଼ିଶା 65% ରେସ୍ପେକ୍ଟିଭ୍ଲି i.e. from total construction area plan approved by the BDA. 12AA 814090

10. That, the Owner shall also authorize to the Developer by the said proposed GPA in order to avoid the double registration expenses to do all other acts, deed and things at the instance of the Developer, whenever, necessary to obtain approval, permission or sanction of any public or statutory body, obtaining project loan as may be required for the construction of the proposed project.
11. That, at the time of allocation of the Owners share (i.e. 35% of total individual duplex houses to be constructed over the schedule property) the Owners share will be allocated on mutual understanding between both parties after getting plan approval.
12. That, incase of any natural calamities such as flood. Heavy rain, cyclone, earth quake, etc. or any other unrest, any Government Policy measures, enactment of any law, order of the Court etc. for which any situation arises, so as to make the situation beyond control of the Developer to continue the construction work the time period for completion of the work shall extend by that time period.
13. That the Court at Bhubaneswar alone shall have Jurisdiction to adjudicate dispute, suit and proceeding arising out of this agreement.

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 Pradyumna Kumar Pradhan
 SKYLINE INFRASTRUCTURE (OPC) PVT. LTD.
 Managing Director

Pradyup Kumar Singh
 Jagannath Bhoi



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DISTRICT TREASURY
KHURDA, BHUBANESWAR
19 APR 2018
TREASURY OFFICER

J. Baral
Stamp Vendor
S.R. K. Market, BBSR

Pradyumna Kumar Pradhan

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Pradyumna Kumar Pradhan
Pradyumna Kumar Pradhan

10. The Owner shall authorize to the Developer by the said proposed GFA in order to avoid the double registration expenses to do all other acts deed and things at the instance of the Developer, whenever necessary to obtain approval, permission or sanction of any public or statutory body, obtaining project loan as may be required for the construction of the proposed project.

11. That at the time of allocation of the Owners share (i.e. 32% of total individual duplex houses to be constructed over the schedule property) the Owners share will be allocated on mutual understanding between both parties after getting plan approval.

12. That in case of any natural calamities such as flood, heavy rain, cyclone, earth quake, etc. or any other unrest any Government Policy measures, enactment of any law, order of the Court etc. for which any situation arises, so as to make the attention beyond control of the Developer to continue the construction work the time period for completion of the work shall extend by that time period.

13. That the Court at Bhubaneswar alone shall have jurisdiction to adjudicate dispute, suit and proceeding arising out of this agreement.



11/6/18



IN WITNESSES WHEREOF, the parties to this agreement have put their seal and signature, on this day, month and year above mentioned in presence of the following witnesses:

CONSTRUCTION SPECIFICATION

FOUNDATION- RCC Frame structure with columns for the purpose of tow storied building.

STRUCTURE- All RCC works shall be M20 concrete and ISI Brand Steel.

WALLS- Walls will be made by Fly Ash bricks internal wall 5" & external wall 8'-9'.

FLOORING- 2x2 Vitrified tiles willbe provided in all area where it is required ,except bathroom tiles.

DOORS- All doors will be quality Flush door with Laminate fixing & ISI quality hardware's fittings. Bathroom doors will be PVC Make.

WINDOWS-Aluminium powder coated frame with color glass and protected with MS Grills.

KITCHEN- Granite platform with ceramic tile up to 2.5 ft. above platform with stainless steel sink with power plug for microwave, fridge, grinder, etc.

42AA 814091
 Pradyumn Kumar Pradhan,
 SKYLINE INFRAHOME (OPC) PVT. LTD.
 Director

Pradheep Kumar Singh
 Jagannath Bheji



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Prashanna Kumar Pradhan

11-6-19

Pradhan

Pradhan

Pradhan

J. Baral
Stamp Vendor
S.R. K. Jiri, BBSR

Prashanna Kumar Pradhan

Director

Prashanna Kumar Pradhan
Pradhan

Prashanna Kumar Pradhan
Pradhan



Pradhan



TOILETS CPVC Fittings of guaranteed quality, design tiles and ceramic fittings of parryware/Hindware/Cera& provision with mirror, basin, shower, towel rod, etc. provision for hot and cold water in master bed room bathroom only.

WALL FINISH - Interior wall finished with good quality putty and color and two coats of distemper and exterior wall will be painted with Weather Residential paint of ASIAN/DULUX.

ELECTRICAL- Concealed wiring network of Finolex make with Modular Switches of Cona/ Havellsmake.

WATER- Through deep bore well as per BDA norms with overhead tank.

TRANSFORMER- SEPARATE Transformer will be provided for the entire project.

BOUNDARY WALL - One common boundary wall of the entire independent housing project with MS grill Gates will be provided for common security purpose and also individual plot boundary wall shall be 4 ft in all sides of the house with designed fence of M.S Grill gate at the front side i.e. owner share only.

ROAD- Developed road for the common use both the parties and their customer for all times to come should be there.

42AA 814092

Pradip Kumar Pradhan
SKYLINE INFRAHOME (PFC) LTD.
Pranesh Swam
Managing Director

Pradip Kumar Singh
Jangannath Bhoi



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11-6-18

प्रधान मंत्री

पुस्तक

आर्य

श्री

DISTRICT TREASURY
KHURDA, BHUBANESWAR
19 APR 2018
ADDL. T. JUNY OFFICER

J. Baral
Stamp Vendor
S.R. K. BBSR

Pradhyumn Kumar Pradhan

प्रधान मंत्री
पुस्तक
आर्य

10/10/18
प्रधान मंत्री

TRANSFORMER - SEPARATE transformer will be provided for the entire project.
SECONDARY WALL - One common boundary wall of the entire independent housing project with MS fill gates will be provided for common security purpose and also individual plot boundary wall shall be 4 ft in all sides of the house with designed fence of MS fill gates at the front side i.e. owner share only.
WATER - Through deep bore well as per BDA norms with overhead tankular switches of Corax/Havelimark.
ELECTRICAL - Concealed wiring network of Finolex make with weather resistant pipe of ASIAN/DUKU.
WALL FINISH - Interior wall finished with good quality putty and one and two coats of distemper and exterior wall will painted with water master bed room bathroom only.
MIRROR, basin, shower, towel rack, provision for hot and cold water.

Page 20 of 21

Handwritten signature





ଓଡ଼ିଶା ODISHA **SCHEDULE OF PROPERTY** 42AA 814093

District - Khurdha PS- Airfield, Tahasil: Jatni, Mouza: PANCHAGAON, Khata No. 469/63, Plot No. 2057, Area 0.755 dec, Full plot 55 dec. Stitiban, Klsam-Gharabari, Rent Rs.2.00PS.

JAGYNESWAR ACHARYA
NOTARY, BBSR, KHURDA

ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରାଧରଣ
Pradyumna Kumar Pradhan

SIGNATURE OF THE FIRST PARTIES

WITNESSES:

1. Pradeep Kumar Singh
G/o. Late Bhimaben Singh
A/Ho. Patrapada
Dist - Khurdha (O)
75149

2. Jaganmoh Bhai
S/o: Dhenuodhaya Bhai
A/Ho: Panchagaon
P.S: Airfield
Dist: Khurdha
Pin: 752050

SKY'S INFRAHOME (OPC) PVT. LTD.

Premesh Swain
SIGNATURE OF THE SECOND PARTY
Managing Director

CERTIFICATE

Certificated that the executants of this deed is my client and the deed has been processed in computer by my computer operator according to my dictation and the contents of the deed was explained to the executants, who being satisfied about the correctness of the same put his signature in any presence and in presence of the witnesses.



Jagyneswar Acharya
Notary Govt. of India
Odisha, BBSR, Dist Khurda
Regd. No. - 1791/2009
Mob.: 9881006174

2/11/18
M.V. S.M.E

2/11/18

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Pradyan Kumar Pradhan

11-6-18

Pradyan

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Pradyan

J. Baral
Stamp Vendor
S.R. K. Road, In. BBSR

Pradyan Kumar Pradhan

4544 B14092

REGISTRY OF PROPERTY

District - Khordha P-2, Atni, Taluk - Janti, Muz: PANCHAGAN, Khata No. 1000, Plot No. 2022, Area 0.238 dec, one of the 25 dec. Suban, Kham.

Khordha, Dist No. 750022

JAGYISWAR ACHARYA
NOTARY, BBSR, KHURDA
REGD. NO. 1512/18

Pradyan Kumar Pradhan

SIGNATURE OF THE FIRST PARTY

KEYS APPROVED FOR REGD. LTD.

SIGNATURE OF THE SECOND PARTY

CERTIFICATE

It is certified that the execution of this deed is my client and the deed has been processed in computer by my computer operator according to the dictation and the contents of the deed was explained to the executants who being satisfied about the correctness of the same, put his signature in my presence and in presence of the witness.

Pradyan Kumar Pradhan

Page 11 of 11

Notary Jagyiswar Acharya
Office: The District
Regd. No.: 1512/18
Date: 11-6-18



କ୍ଷେତ୍ର : ଗଞ୍ଜାମ

ପଞ୍ଚାୟତ : କୁଳଦେବପୁର

ପଞ୍ଚାୟତ ନମ୍ବର : 30

AUTHORISED U/S-76
ACT-1 OF 1872



କର୍ମଚାରୀ : ଜଣେ

କର୍ମଚାରୀ ନମ୍ବର :

କର୍ମଚାରୀ : ଜଣେ



କମିଶନର ନାମ
ଓ ଶେକାଟ ବା ଡିପ୍ୟୁଟିର
ନମ୍ବର

ଓଡ଼ିଶା ପରକାର ଶେକାଟ ନମ୍ବର 1

୧) ଡିପ୍ୟୁଟିର କ୍ରମିକ ନମ୍ବର

469/63

୨) ପ୍ରକାର ନାମ,
ପିତାଙ୍କ ନାମ,
ଜାତି ଓ ବସସ୍ଥାନ

ରଜନୀପ୍ରଭା ପ୍ରଧାନ ସ୍ତ୍ରୀ ବୈରାଗୀ ପ୍ରଧାନ, ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରଧାନ ପି. ବୈରାଗୀ ପ୍ରଧାନ ଜା. ଶତ୍ରୁଘ୍ନ ବା ନିକିରୀ

କ) ସ୍ୱତ୍ୱ ପ୍ରକାର

କ) ସ୍ୱତ୍ୱ	ପ୍ରକାର	ଖଜଣା	ସେସ୍	ନିୟାବ ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	୫) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
୪) ଭୋଗ୍ୟ		1.54	0.77	0.05	2.36	

୬) ବିଶେଷ ଅନୁସଙ୍ଗ
ଯଦି କିଛି ଥାଏ

ବା ଖା. ଭେସ୍ ନଂ 3152/08 ଦୁଇଜଣ ମୁତାବକ ଉକ୍ତ ଖାତାର ରାସ୍ତା କା ନାମ ଖାରଜ କରି ତତ୍ପରେ ରଜନୀପ୍ରଭା ପ୍ରଧାନ ଓ ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରଧାନ କା ନାମ ଦରଜ କରାଗଲା ଓ ଅନ୍ୟାନ୍ୟ ଇତ୍ୟାଦି କା-ଏମ ରଖାଗଲା ।

Certified to be true copy as generated from the computerised data of the Record - 1. Rights

(Signature)
8.7.09
ADDL, TAHASILDAR, JATNI

BLANK SPACE FOR STAMPING

ଅତିରିକ୍ତ ପ୍ରକାଶନ ଚାରିଟ

କଳାଶାଳା ଚାରିଟ

ଖତିୟାନର କ୍ରମିକ ନଂ: 469/63

ମୌଜା : ପାଞ୍ଚଗାଁ

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ପୁସ୍ତକ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁସ୍ତକ ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣ ଓ ଚୌହୁଦି	ରକଦା		ମନୁଷ୍ୟ
			ଏ.	ଡି.	
୭	୮	୯	୧୦	୧୧	୧୨
2057	ଶାରଦ ତିନି		0	755	0.3055
2056	ଶାରଦ ତିନି		0	270	0.1093
2055	ଶାରଦ ତିନି		0	100	0.0405
2054	ଶାରଦ ତିନି		0	060	0.0243
4 ପୁସ୍ତକ			1	185	0.4796

ବା ଖା ନଂ 791/73 ରୁ
ମୁ ବା ଖା 469 ବା ରୁ ।

C.A.No-1846 dt-08.07.09

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 08/07/09
 Assesd House

ଖତିୟାନ

ମୌଜା : ପାଞ୍ଚଗାଁ
ଥାନା : ଭୁବନେଶ୍ୱର
ଥାନା ନମ୍ବର : 30

ତହସିଲ : ଜଗଣା
ତହସିଲ ନମ୍ବର :
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତାଟ ନମ୍ବର ।				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		469/3056				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ଭୁବନେଶ୍ୱର ଡେଭଲପମେଣ୍ଟ ଅଥରେଟି ତରଫ ସେକ୍ରେଟାରି , ପି.: ବା: ଆକାଶ ସୋଭା ବିଲ୍ଡିଂ , ପଶ୍ଚିତ ଜବାହରଲାଲ ନେହେରୁ ମାର୍ଗ, ଭୁବନେଶ୍ୱର				
3) ସ୍ୱତ୍ୱ	ଛାଡ଼ିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		62.00	46.50	6.20	114.70	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ବାଖଲ ଖାରଜ କେଶ ନଂ- 10362/2019 ହୁକୁମ ମୁତାବକ ପୁରାତନ ଖାତା ନଂ 469/63 ରୁ ।				
BLANK SPACE FOR STAMPING						
ଅଦ୍ୱିତୀୟ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ଖତିୟାନର କ୍ରମିକ ନଂ : 469/3056		ମୌଜା : ପାଞ୍ଚଗାଁ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପୁର ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁରର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମନ୍ତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
2057/5367	ଘରବାରୀ		0	446	0.1805	କ୍ରମବୃତ୍ତି 0.446.3 ଡି.
2 2056/5369	ଘରବାରୀ		0	094	0.0380	
2055/5368	ଘରବାରୀ		0	018	0.0073	କ୍ରମବୃତ୍ତି 0.018.3 ଡି.
3 plots			0	558	0.2258	

ଖତିୟାନ

ମୌଜା : ପାଞ୍ଚଗାଁ
 ଥାନା : ଭୁବନେଶ୍ୱର
 ଥାନା ନମ୍ବର : 30

ତହସିଲ : ଜଟଣୀ
 ତହସିଲ ନମ୍ବର : ..
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତାଟ ନମ୍ବର ।				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		469/63				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ରଜନୀପ୍ରଭା ପ୍ରଧାନ ସ୍ତ୍ରୀ: ବୈରାଗୀ ପ୍ରଧାନ, ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରଧାନ ପି: ବୈରାଗୀ ପ୍ରଧାନ ଜା: ଖଣ୍ଡାୟତ ବା: ନିଜିଗାଁ				
3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
4) ବେୟ:	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		70.00	52.50	7.00	129.50	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ଦା ଖା କେସ୍ ନଂ 3152/08 ହୁକୁମ୍ ପ୍ରତାବକ ଉକ୍ତ ଖାତାର ରୟତ କ ନାମ ଖାରଜ କରି ତହସିଲ ରଜନୀପ୍ରଭା ପ୍ରଧାନ ଓ ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରଧାନ କ ନାମ ବରଜ କରାଗଲା ଓ ଅନ୍ୟାନ୍ୟ ଇନ୍ଦ୍ରାଜି କାଏମ ରଖାଗଲା । OLR 8(A) Case No 4893/11 ହୁମ୍ ପୁଟ୍ ନଂ 2057 , 2056 , 2055 ଓ 2054 ର କିସମ ଘରବାରି କରାଗଲା । ଖଜଣା ଟ 132.00 କୁ ବୃଦ୍ଧି କରାଯାଇ ଅନ୍ୟାନ୍ୟ କାଏମ ରଖାଗଲା । ଦାଖଲ ଖାରଜ କେଶ ନଂ -10362/2019 ହୁକୁମ୍ ପ୍ରତାବକ ପୁଟ୍ ନଂ- 2055 ରକବା ଏ 0.018.3ଡ଼ି, 2057 ଏ 0.446.3, ପୁଟ୍ ନଂ - 2056 ଏ 0.094 କୁ ଜମା ଟ -62.00 ରୁଚନ ଖାତା ନଂ- 469/3056 କୁ .				
BLANK SPACE FOR STAMPING						
ଅତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ଖତିୟାନର କ୍ରମିକ ନଂ : 469/63		ମୌଜା : ପାଞ୍ଚଗାଁ			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତ୍ରବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10		11	12
1 2057	ଘରବାରି		0	309	0.1250	
2 2056	ଘରବାରି		0	176	0.0712	
3 2055	ଘରବାରି		0	082	0.0332	
2054 4	ଘରବାରି		0	060	0.0243	ବା ଖା ନଥା ନଂ 791/73 ହୁ. ପୁ. ବା ଖା 469 ଡା ରୁ ।
4 plots			0	627	0.2537	

182.1905141

SCANNED & UPLOADED



MSA 100 47AA 853976
02 250

GIFT DEED

THIS DEED OF GIFT made on this 16th day of NOV 2019

BETWEEN
(1) Smt. Rajani Prava Pradhan, aged about 63 years, Wife of Late- Bairagi Pradhan, by caste- Khandayat, by profession-house wife, At-Panchagaon, PS-Airfield, Dist-Khordha,Odisha at present residing at Panchagaon,Padhansahi,PS-Bhubaneswar.

(2) Sri Pradyumna Kumar Pradhan, aged about 41 years, son of Late Bairagi Pradhan, by caste-Khandayat,by profession- Business, at Panchagaon,PS-Airfield,Dist -Khordha at present residing at Panchagaon, Padhansahi,Bhubaneswar

AND
Registration ID No. 1121.905141
e-Registration Doct. No. 1124905025

16/11/19

1) Rajani prava pradha
AD.NO- 890624066750

2) Pradyumna Kumar Pradhan
AD.NO- 524053163667

3) Animesh Swain
ADNO-247873676063
PINO- 9337909110

Animesh Swain
Pradyumna Kumar Pradhan
Smita Pradhan
160
60

(3) M/s SKYIES INFRAHOME (OPC) Pvt. Ltd represented by its Managing Director Sri Animesh Swain, aged about 33 years, son of Rajkishore Swain, by caste-Khandayat, by profession-Business, resident of HIG-1/14, BDA Colony, Kapil Prasad, near Lingaraj Station, PS-Airfield, Bhubaneswar, Dist-Khordha, Odisha (GPA Holder of Sl.1 to 2 above vide GPA Document No.11121801707, dated-21.04.2018 and GPA Deed No.1121801737, dated-21.04.2018 and GPA Document No.11121802374, dated- 02.06.2018 and GPA Deed No.1121802451, dated- 2.6.2018 (hereinafter called the 'Donor's which expression shall mean and include its successors, executors, administrators, assignees and representative) of **ONE PART**

AND

Bhubaneswar Development Authority represented by its Secretary at Akash Sova Building, Pandit Jawaharlal Nehru Marg, Bhubaneswar (hereinafter called the 'Donee' which expression shall mean and include its official successors, assignees, and representatives, administrators) of the OTHER PART.

WHEREAS, the 'Donor's are the absolute owner of the property mentioned in the schedule below and is in peaceful and exclusive possession over the same without any dispute and to the knowledge of all concerned.

AND WHEREAS the Donor's are desirous to make a gift of the said schedule property in favour of the Donee for the purpose of public road, Civic amenities, open space as envisaged in the CDP 2010 and lay out plans

Animesh Swain
21.04.2018
Pradyumna Kumar Pradhan

Pradyumna Kumar Pradhan
Sarmita Pradhan

for the development, planned growth of the Urban Area for the interest of general public.

HENCE, THIS DEED OF GIFT WITNESSETH AS UNDER;

- 1) The 'Donor's are hereby conveys, grants, transfers and assigns by way of this GIFT the said property scheduled below here under in favour of the 'Donee' for use of Public purpose as per convenience of Donee.
- 2) The 'Donor's are hereby delivers possession of the developed road, with other infrastructures as per CDP'2010/ lay out plan to the Donee over the schedule property for free access of general public
- 3) The 'Donee' shall mutate the land in its name and all other records and shall pay rent & taxes to which the 'Donor's or any of their successors, executors, administrators, assignees and representatives will have no objection whatsoever.
- 4) Neither the 'Donor's nor any of their successors, executors, administrators, assignees and representatives will have right to claim or demand the gifted property more fully described in the schedule at any point of time and in case, any such claim is raised shall be invalid and will stand extinguished, in view of operation of this clause of the deed. The donee shall exercise right, title, interest and possession over the scheduled property and the gift deed acts upon on and from the time and movement of execution of deed before Registering Authority.
- 5) The 'Donor's be fully satisfied with the contents of the deed executes this gift deed in favour of the Donee in free will and without practice of any fraud or coercion.

Arinmesh Sarin
20/11/2019
Pradyumna Kumar Pradhan

Bijaya Kumar Hanchandan
Sarmila Pradhan

11.11.2019



Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act I of 2008) Act 1899, Schedule 1-A No. 33 Fees Paid : -100 ,, User Charges-250 ,Total 350

Date: 16/11/2019

[Signature]
Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar JATANI** between the hours of 10:30 AM and 2:30 PM on the 16/11/2019 by **ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOME OPC PVT.LTD** , son/daughter/wife of , of **HIG-1/14,BDA COLONY, KAPILA PRASAD, NEAR LINGARAJ STATION PS-AIRFIELD, BBSR, DIST-KHORDHA** , by caste **GENERAL** , profession and finger prints affixed.

Animesh Swain

Signature of Presenter / Date: 16/11/2019

[Signature]
Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOME OPC PVT.LTD		 313474687	<i>Animesh Swain</i>	16-Nov-2019
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOMES OPC PVT LTD		 313474689	<i>Animesh Swain</i>	16-Nov-2019
RAJANI PRAVA PRADHAN		 313474948	<i>[Signature]</i>	16-Nov-2019
PRADYUNA KUMAR PRADHAN		 313474949	<i>[Signature]</i>	16-Nov-2019
SECRETARY BHUBANESWAR DEVELOPEMENT AUTHORITY	---	---	---	---



Identified by **BIJAY HARICHANDAN** Son/Wife of **PRANAKRUSHNA HARICHANDAN** of **AT- DUMDUMA HOUSING BOARD COLONY, KHANDAGIRI, DIST- KHURDA** by profession: **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution

SCHEDULE OF PROPERTY

District-Khordha PS-Bhubaneswar, PS No.30 ,Tahasil-Jatni under SR-Jatni, Mouza-Panchagaon Khata No.469/63, Plot No.2055, Area.Ac.0.018.34 out of Ac.0.100,(for road), Plot No.2056, area Ac.0.094 out of area Ac.0.270 (for road), and Plot No.2057, area Ac.0.241(for road),Ac.0.115.28(for civic amenities) Ac.0.090(for open space) out of area Ac.0.755 **admeasuring total area of Ac.0.558.62 decimal.** The kism of the plot is Gharabari. For better appreciation of schedule land, a sketch map of road (developed), civic amenities and open space area shown in coloured form is attached herewith. It forms part of the deed, Rent Rs. 100/-, approximate valuation Rs. 54,20,000/-

The land is not lease hold and it is not within the consolidated operation. The land is not situated within Jatni area. It is not an endowment land.

IN WITNESS HEREOF THE Donor's signed, this 16th day of NOV 2019 first above written in presence of following witnesses:

16.11.2019
SECRETARY
BHUBANESWAR DEVELOPMENT AUTHORITY
BHUBANESWAR
Donee

1. Animesh Sain
2. ଅନିମେଶ ସୈନ
3. Pradyumnakumar Pradhan

Donor's

WITNESSES:

1. Dibakar Dash
SECRETARY, BDA
2. Rameswar Singh
SO, BDA

WITNESSES:

1. Bijaya Kumar Anandaram
4/295, Pt II, Dumudumati B.Colony
2. Sasmita Pradhan M/SR-751019
At/Post-Panchagaon, P/S-Air field

BIJAY HARICHANDAN



41345512

[Signature]

16-Nov-2019

[Signature]

Signature of Registering officer

Date: 16/11/2019

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 100

Document Number : 11121905015

For the year : 2019

Seal :

[Signature]

Signature of Registering officer

Date: 18/11/2019

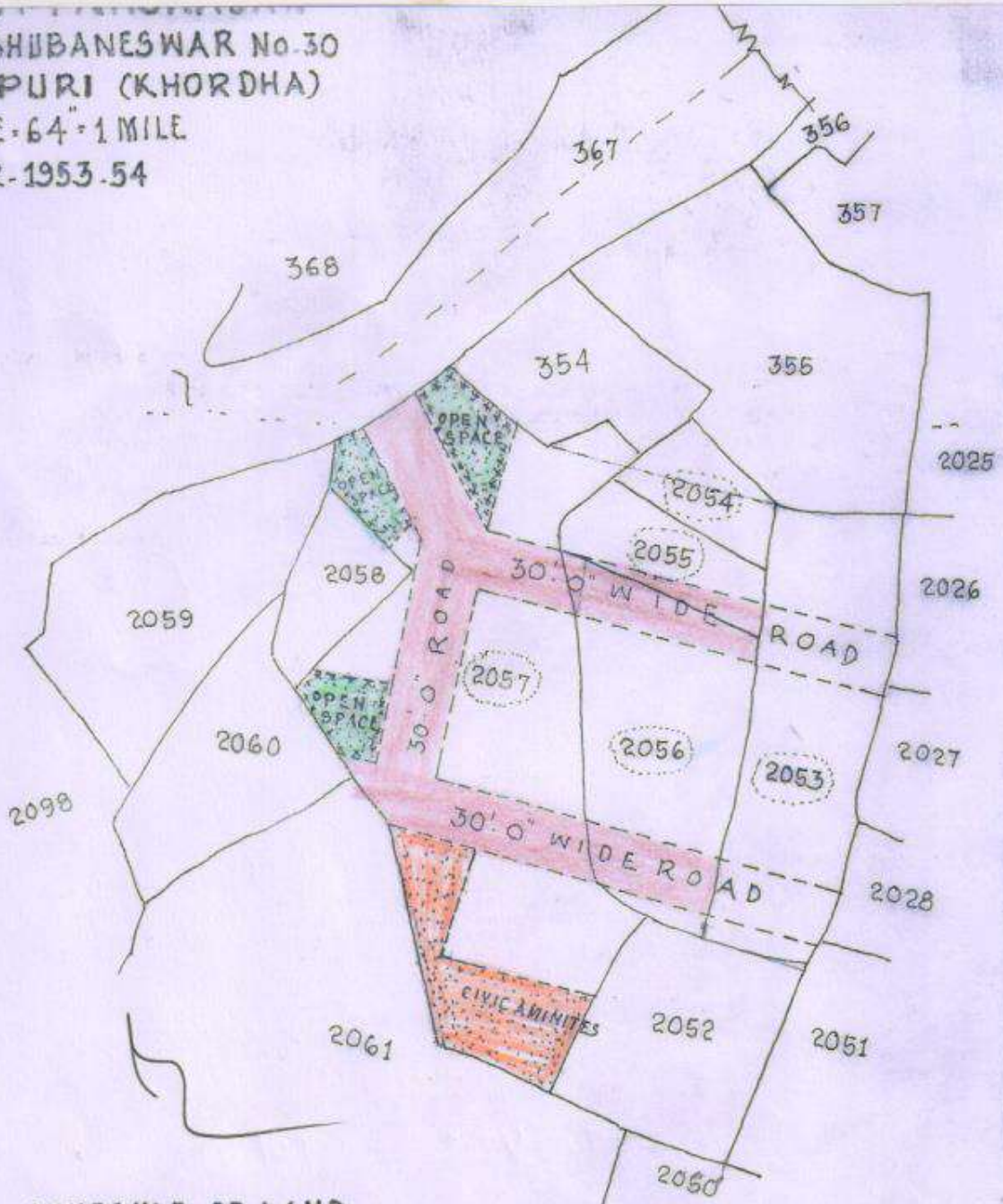
Print

Registration ID No. 117905141
Registration Dist. No. 117905015
Book No. 1
Date 16.11.19 and year 19



[Signature]
16.11.19
REGISTERING OFFICER
JATANI

P. S. BHUBANESWAR No. 30
 DIST. PURI (KHORDHA)
 SCALE - 64" = 1 MILE
 YEAR - 1953-54



SCHEDULE OF LAND

KHATA No	PLOT No	K I S A M	TOTAL AREA	PRO. AREA	R I M A R K S
469/63	2055	Gharabara	ACO. 100	ACO. 01834	ROAD
"	2056	-do-	ACO. 270	ACO. 094	-do-
"	2057	-do-	ACO. 755	ACO. 241	-do-
"	"	"	"	ACO. 115.28	CIVIC AMENITI
"	"	"	"	ACO. 090	OPENS SPACE
TOTAL AREA				ACO. 558.62	

B. Bahera
 (TS)

REFERENCE

SECRETARY
 BHUBANESWAR DEVELOPMENT AUTHORITY
 11.2.19 Animesh Swar.

FORM NO - A
DECLARATION

(Land / Property where there is no structure / House)

We the Executant/s and Claimant/s do here by declare that there is no structure / house on schedule property transacted in this document if existence of any structure / house is defected at later stage the document would be treated as invalid



Animesh Serais
ಎನಿಮೆಶ್ ಸರಿಸ್
Pradyumna Kumar Pradhan

SIGNATURE OF EXECUTANT/S SELLER

SIGNATURE OF CLAIMANT/S PURCHASER

CLARIFICATION FOR PLOT NO. -2057

To The Chairperson

ORERA , Bhubaneswar.

(Clarification regarding the mismatch of area in annexure-2 and GPA for plot No.-2057)

Sir,

I beg to say the following few lines for favour of your kind consideration for your favourable orders that the area of the plot having No. -2057 was area Ac. 0.755. As per approval plan area Ac. 0.446 was reserved for internal road, civic amenities and open space and this area has been gifted to BDA vide gift deed No-11121905015 Date-18/11/2019. As per this gift deed, area of this plot-2057, area Ac. 0.446 has been mutated in favour of BDA and ROR also has been corrected in the name of BDA vide mutation ROR No.469/3056 and mutation plot No. 2057/5387, area Ac. 0.446. After this mutation the remaining area Ac. 0.309 out of area Ac. 0.755 stands records in the name of Rajaniprava Pradhan and Pradyumna Pradhan. When the area of this plot -2057 was area Ac. 0.755 in the name of land owner, the GPA and development agreement was executed by the land owner in the favour of the promoter for an area of area Ac. 0.755.

It is submitted for your kind information and necessary action.

Yours Faithfully

SKYIES INFRAHOME (OPC) PVT. LTD.


Managing Director