

1082301512 (49)



सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Odisha**

**e-Stamp**

**Certificate No.** : IN-OD05408369656635V  
**Certificate Issued Date** : 24-Jan-2023 03:17 PM  
**Account Reference** : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD  
**Unique Doc. Reference** : SUBIN-ODODSHCIL0107492131466605V  
**Purchased by** : SAINATH EARTH MOVERS PVT LTD  
**Description of Document** : Article IA-5(2) Agreement  
**Property Description** : MOUZA-PATIA  
**Consideration Price (Rs.)** : 1,51,80,000  
(One Crore Fifty One Lakh Eighty Thousand only)  
**First Party** : SURYAKANTA MISHRA  
**Second Party** : SAINATH EARTH MOVERS PVT LTD  
**Stamp Duty Paid By** : SAINATH EARTH MOVERS PVT LTD  
**Stamp Duty Amount(Rs.)** : 3,03,600  
(Three Lakh Three Thousand Six Hundred only)

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



*Suryakanta Mishra*

**PU 0006502146**

**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.



For Salmath Earthmovers (P) Ltd.  
Abhaya Kumar Panda  
Managing Director

SIGNATURE OF PURCHASER



*Handwritten signature in green ink.*

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Suryakanta Mishra  
୧୨/୧୨/୨୩

Suryakanta Mishra

For Sainath Earthmovers (P) Ltd.  
Abha Kumar Panda  
Managing Director

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Abha Kumar Panda  
୧୨/୧୨/୨୩  
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Suryakanta Mishra  
For Sainath Earthmovers  
Abha Kumar Panda  
Managing Director

151,80,000

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT on this the 25<sup>th</sup> day of January'2023 at Bhubaneswar.

**BETWEEN**

SURYAKANTA MISHRA, aged about 58 years, Son of Dharanidhar Mishra, resident of At-Chatarasasan, PS/Dist.-Kendrapara, Odisha, Pin-754211, at present residing at Qr. No.-C/95, Nalco Nagar, Nalco, Angul, Dist.-Angul, Odisha, Pin-759145, Aadhaar No.-3321 4137 5031,

M. Suryakanta Mishra  
Suryakanta Mishra



*Handwritten signature in green ink.*

Mobile No.-9437029394 is the party of the 1<sup>st</sup> Party which includes, legal heirs, successors, assignees and representatives etc.) of One Part.

**AND**

SAINATH EARTH MOVERS PRIVATE LIMITED, of Plot No.-88/974, Purabi Complex, Jagannath Nagar, Road No.-8, Rasulgarh, Bhubaneswar-751010, Dist.-Khordha, Odisha represented through its Managing Director, MR. ABHAY KUMAR PANDA, aged about 52 years, Son of Laxman Panda, resident of At-GGP Colony, Rasulgarh, Bhubaneswar, Dist.-Khordha, Odisha, Adhar No.2731 6325 6646, PAN-AARCS6270J, Mobile No.-8260478555 is the party of the 2<sup>nd</sup> Party which includes, legal heirs, successors, assignees and representatives etc.) of Other Part.

VALUATION OF PROPERTY:- Rs.1,51,80,000/-  
(Rupees One Crore Fifty One Lakh Eighty Thousand Only)

WHEREAS, the 1<sup>st</sup> party is the land owner of the below scheduled property having right, title, interest and possession over the same

*Sudhakaranta Mishra.*

For Sainath Earthmovers (P) Ltd.  
*Abhaya Kumar Panda*  
Managing Director

*M - Sumananda Mishra*

*Narottam Sethi*



### Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 50 Fees Paid : A(10)-303600 ,, User Charges-625 ,Total 304225

Date: 25/01/2023

Signature of Registering officer

### Endorsement under section 52

Presented for registration in the office of the Sub-Registrar District Sub-Registrar KHURDA(BBSR) between the hours of 10:00 AM and 1:30 PM on the 25/01/2023 by SURYAKANTA MISHRA , son/daughter/wife of DHARANIDHAR MISHRA , of AT. QR NO. C/95, NALCO NAGAR, ANGUL, DIST. ANGUL , by caste General , profession Others and finger prints affixed.

*Suryakanta Mishra.*



Signature of Presenter / Date: 25/01/2023

Signature of Registering officer.

### Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SURYAKANTA MISHRA		 316094405	<i>Suryakanta Mishra.</i>	25-Jan-2023
SRINATH EARTH MOVERS PVT LTD ITS MANAGING DIRECTOR MR. ABHAY KUMAR PANDA		 243662031	<i>Abhay Kumar Panda</i>	25-Jan-2023

being the absolute owner and is paying rent to Govt. regularly.

AND WHEREAS, the 2<sup>nd</sup> Party is the Developer engaged in construction works involved in various apartment construction projects on sharing basis with different adjacent land owners.

AND WHEREAS, the 1<sup>st</sup> party being the land owner of a piece of land situated in Mouza-Patia, became interested to entrust the same to the 2<sup>nd</sup> Party through a Deed of Development Construction of different units / Flats.

AND WHEREAS, the 2<sup>nd</sup> Party will construct residential units after approval of plan from BDA and the 1<sup>st</sup> party land owner will cooperate and initiate in applying before BDA/BMC and other approving authorities as required from time to time for completion of the project.

*Srinivasan Srinivasan*

For Sainath Earthmovers (P) Ltd.



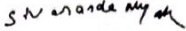
*Srinivasan Srinivasan*

Managing Director

*M. S. Venkatesh Narayana*

*Narayana Srinivasan*

Identified by **SIVANANDA NAYAK** Son/Wife of **N/A** of **ADVOCATE, BHUBANESWAR, KHORDHA** by profession  
**Advocate**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SIVANANDA NAYAK		 42648627		25-Jan-2023

Date: 25/01/2023

  
Signature of Registering officer

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

Registered and true copy filed in : Office of the District Sub-Registrar, KHURDA(BBSR)

Book Number : 1 || Volume Number : 21

Document Number : 11082301389

For the year : 2023

Seal :

Date: 27/01/2023

  
Signature of Registering officer





AND WHEREAS, the 2<sup>nd</sup> Party enters into registered agreement & GPA before Sub-Registrar, Bhubaneswar, when the process will start regarding the paper work of the project and the 1<sup>st</sup> party will cooperate in applying before BDA and any authority as required for development of the apartment project which will be required time to time by the developer to do the same.

AND WHEREAS, the 1<sup>st</sup> Party will get 3 BHK and 2 BHK in following manner in Block-A, 2 BHK bearing Flat No.-103 and 504 and in Block-B, 3 BHK bearing Flat No.-402 and 2 BHK bearing Flat No.-506, 507 and 508 with garage for each unit being the land owner of the below schedule property over which the construction is raised. That, the 2<sup>nd</sup> Party issues separate letter of <sup>possession</sup> ~~allotment~~ regarding above said apartment units with specific location of the Flats may be issued in favour of land owner after approval of plan in the BDA/BMC bearing File No.-MBP-BMC-02-

Srinjanikaanta Mishra.

For Sainath Earthmovers (P) Ltd.  
Sainath Earthmovers (P) Ltd.  
Managing Director

M. Sivarama Murthy

Narasimham SETHI



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0224/2022 vide Letter No.-1426/BMC  
dtd.11.01.2023.

AND WHEREAS, the 2<sup>nd</sup> Party being developer has the responsibility to give possession of above said three units of flats fully furnished with fire, water use, electricity etc. approval from concerned authorities.

AND WHEREAS, the Land owner display and give land documents to the 2<sup>nd</sup> Party for approval purposes and shall cooperate in all respect.

AND WHEREAS, the 1<sup>st</sup> Party received an amount of Rs.6,00,000/- (Rupees Six Lakh only) in shape of cheque bearing No.- on dtd. drawn on as a token money to ensure the development agreement.

AND WHEREAS, time period in fixed for completion of construction of building is 24 (Twenty Four) months from the date of approval by the BDA/BMC permission and the units fallen in favour of the land owner shall be handed over immediately within the stipulated period as will be required and desired by the land owner.

Surekshapanta Mishra,

For Seemath Earthmovers P. Ltd.  
Shri. J. S. Singh  
Managing Director

4) J. S. Singh  
Managing Director



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The possession letter will be issued in favour of the 1<sup>st</sup> Party (Land Owner) after approval of BDA/BMC Letter and completion of constructed unit.

### SCHEDULE OF LAND

Dist.-Khordha, Tahasil-Bhubaneswar, P.S.-  
Chandrasekharpur, under MOUZA-PATIA, Khata  
No.-474/3488, Plot No.-550, Kissam-Gharabari,  
Area A0.120 decs. (Full Plot)

WHEREAS both the party put their signature today on dated 25<sup>th</sup> day of January'2023 with sound mind and body in presence following witnesses:

### WITNESSES

1. Sivananda Nayak  
(Adv) BSR  
At 25/1/2023

Susijyansanta Mishra.  
Signature of the 1<sup>st</sup> Party

2. Naratham Sethi  
SP - Bisaya Kumar Sethi  
C-78, Nua mangla Bepi  
Unit-9, Road No. 8  
BBSR Piri-751022

For Sainath Earthmovers (P) Ltd.  
Abhaya Kumar Panda  
Managing Director

Signature of the 2<sup>nd</sup> Party

Prepared by me  
Adv. P. S. Mishra  
Advocate, Bhubaneswar  
Date: 01/4/23/2023



VERIFIED & TRUE COPY  
FILED IN  
BOOK NO. ....  
Volume No. ....  
Pages ..... to .....  
Serial No .....  
for the year 2023  
1082301512

27.5.23

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12.65,00,000

126,500/-



per DC