

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100



ONE HUNDRED RUPEES



भारत INDIA INDIA NON JUDICIAL

सत्यमेव जयते

28/12/18



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Smt. Subhadra Behera. No attested 28/12/18

Gautam Kumar Behera. No attested 28/12/18

Pritam Kumar Behera. No attested 28/12/18

Shashi Kumar Mishra. No attested 28/12/18

Agreement for Development of Property

This Indenture of Agreement is executed in duplicate on this 28th day of December 2018 at Bhubaneswar.

Between

(1) SMT. SUBHADRA BEHERA, aged about 55 years, W/o Purna Chandra Behera, By Profession - Service, (2) GAUTAM KUMAR BEHERA, aged about 33 years, By profession - Service (3) PRITAM KUMAR BEHERA, aged about 29 years, By Profession - Service, both are sons of S/o Sri Purna Chandra Behera, all are by caste Teli and all are residents of Village - Padhuanpada, New Colony, Po/P.S./Dist - Balasore, Odisha - 756001 (hereinafter referred to as "Land Owners", which expression shall, unless repugnant to the context thereof, be deemed to include his/her/their respective

For Assotech Sungrowth Abode LLP

Shashi Kumar Mishra

Signature

Assotech Sun Growth Abode LLP

Shashi Kumar Mishra


Authorised Signatory

Sol. Subhadra Behera, Gautam Kumar Behera, Pritam Kumar Behera, Smt. Subhadra Behera, Gautam Kumar Behera, Pritam Kumar Behera, Shashi Kumar Mishra

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29/10/2018      Book  
Assteech Sengrowth  
Ahode LLP  
F.No. 203  
BJB merger  
8382

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
27 OCT 2018  
By  
ADDL. TREASURY OFFICER

shashi kishor mishra

  
Jagannath Mohapatra  
Stamp Vendor  
Bhubaneswar Court

Assteech Sengrowth Ahode LLP  
Shashi Kishor Mishra  
Authorized Signatory

legal heirs, administrators, executors, partners, successors and permitted assigns, as the case may be) **OF THE FIRST PART;**

**AND**

**M/S. ASSOTECH Sun Growth Abode LLP**, a limited liability partnership firm registered (No-AAA-8036, PAN no- ACBFS8671E) under the Limited Liability Partnership Act, 2008, and having its Corporate Office registered under the Limited Liability Partnership Act, 2008, and having its Corporate Office at H-127 Sector 63, Noida-201307, India and City office at Flat No. -203, Soumya Enclave, F-15, BJB Nagar, Bhubaneswar - 751014 (hereinafter referred to as the "**Developer**", which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns) acting through its Designated Authorised Signatory, Mr. Shashi Bhusan Mishra, aged about 38 years, S/o.- Sri Siba Prasad Mishra authorised by Board Resolution on behalf of the Company dated 17<sup>th</sup> November 2018, **OF THE SECOND PART.**

**AND WHEREAS**, the property mentioned in the schedule below was recorded originally in the name of Madan Sahoo, Jadumani Sahoo, Nilamani Sahoo and Pathani Sahoo jointly. After death of Madan Sahoo, Jadumani Sahoo and Nilamani Sahoo their legal heirs along with other recorded tenant Pathani Sahoo sold a part of the property to Smt. Subhadra Behera vide Sale deed no. 899 dated 14.01.2010 admeasuring area Ac0.046 Decimal and another part to Sri Lakshmi Kanta Sahoo Vide Sale deed no 902 dated 14.01.2010 admeasuring area Ac0.030.8. Subsequently Smt. Subhadra Behera recorded her name through mutation vide M.C. No. 4261/2010 and Laxmikanta Sahoo recorded his name through mutation vide M.C.No. 16953/11. Again Laxmikanta Sahoo sold his property to Sri Gautam Kumar Behera and Sri Pritam Kumar Behera vide Sale deed (Document no. 11081701522 dated 03.03.2017). and subsequently Gautam Kumar Behera and Pritam Kumar Behera got the aforesaid property recorded in their favour through mutation by M.C. No. 3108/17. Hence Smt. Subhadra Behera, Gautam Kumar Behera and Pritam Kumar Behera are the absolute owners of the aforesaid properties with right title interest and are in peaceful possession without any dispute.

For Assotech Sungrowth Abode LLP

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Shashi Bhusan Mishra

Authorised Signatory

Assotech Sun Growth Abode LLP

Shashi Bhusan Mishra

Authorised Signatory

*[Handwritten signature]*  
28-12-2018

Smt. Subhadra Behera. 28/12/18  
Gautam Kumar Behera. 28/12/18  
Pritam K. Behera

W/- Preetibet Sahoo  
W/- Sujichandra Sahoo

*Handwritten signature*

Hence the above principals are the absolute owner of the properties mentioned in the scheduled below and they are in peaceful possession with right title and interest without any dispute.

Further, the First Party Members have requested the Second Party for development of a Housing cum Residential complex which forms a part and parcel of "The Total Project Land", details of which are more particularly set forth in the Land Schedule enclosed in Part B of Schedule-1 ("Owners' Land") & marked in ORANGE colour in the map enclosed as Part A of Schedule-1. Pursuant to this Collaboration Agreement ("Said Agreement") between the Land Owners and Developer, the Land Owners hereby confer all rights in relation to development and commercial exploitation of the Scheduled Land upon the Developer (hereinafter referred to as "Development Rights").

*Subhadra Behera 28/12/18  
Ajay Kumar Behera 28/12/18  
Pratim K Behera*

A. WHEREAS, the scheduled property is being possessed by the First Party Members by virtue of raiyat land / purchase from land owners and from the date of ownership / purchase the First Party Members is/are possessing the scheduled property peacefully without having any dispute, lien, attachment, etc. and have absolute ownership with every right title and interest over the below mentioned schedule property.

B. AND WHEREAS the First Party Members with an intention to develop the above said lands have approached the Second Party to develop the said lands into Residential/housing project favoring into a compact shape, comprising of various types of units in and over the lands and the infrastructure that may be necessary for the said development on the said lands by plotting, subdividing, preparation and sanction of lay-out plans/ construction permissions by the Bhubaneswar Municipal Corporation (BMC) and the complete process of such development together with amenities is hereafter called the "PROJECT" and the property on which the project is intended to be carried out is hereafter collectively called the "PROJECT AREA".

*Sachin*

C. WHEREAS the Second Party has accepted the above offer of First Party Members and agreed to undertake the construction of proposed Residential

*W/- Praveen*

For Assotech Sun Growth Abode LLP

*Shashi Ghoson Mishra*

Authorised Signatory

*W/-*

*Shashi Ghoson Mishra*

2/20/18

Cum Housing Project comprising of various type of Residential / commercial units over the schedule property.

D. Accordingly a scheme will be prepared by the Developers (Second Party) where they will offer the First Party Members a share in the super built up area as per the base FAR permitted by Bhubaneswar Municipal Corporation (BMC) / BDA with proportionate number of open surface parking and the right to use of the common areas on a condition that the First Party Members agrees to assign upon the Developers (Second Party) the right to take the said land into their possession to develop the said land and the right to undertake construction of the Residential Cum Housing Project comprising of various type of Residential units and the right to enjoy the benefits by selling, transferring and leasing the apartment/commercial units, and the open surface parking that is allocated as their (the Developer's / Second Party's) share.

28/12/18  
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E. THAT the First Party member/s have agreed and constructed that the Second Party should prepare designs for the Residential Cum Housing Project and then apply to the Bhubaneswar Municipal Corporation (BMC) for the approval of construction of the proposed buildings on the said land.

Sudhansu Behera  
Sudam Kumar Behera  
Pratim Ka Behera

F. THAT, the developer (the Second Party) have agreed to prepare the scheme and designs for the Residential cum Housing Project and get the same approved by the concerned competent authority and construct the same entirely at their cost and several other terms and conditions have been mutually agreed upon by and between both the parties and in order to avoid any future complications, the terms so agreed upon are reduced to writing and enumerated in this agreement.

AND WHEREAS, the First Party Members and the Second Party have agreed to execute this AGREEMENT FOR THE DEVELOPMENT OF PROPERTY on the following terms and conditions:

**Now this indenture witnesseth as follows:**

- 1. By virtues of the recital herein contained the Land owners i.e. the First Party Members represent and declare that he/she is in absolute possession of the said plots in question as set out in the schedule given below and is the

For Assotech Sungrowth Abode LLP

Shashi Sudan Mishra

Authorised Signatory

w1 - Anandesh Behera  
w2 - Sanjib Kumar Behera

Assotech Sun Growth Abode LLP

Shashi Sudan Mishra

Authorised Signatory

2/20/18

permanent owners of his/her/their plot and that the land is not Bhudan property. That the Owners (the First Party Members) agree to assign upon the Developers (the Second Party) the right to undertake construction of the proposed Residential / Housing Project over the below mentioned scheduled property & the right to sell, transfer & lease the Developer's share of the super built up area, land and proportionate number of open surface parking. The developer (the Second party) shall construct / build and erect the said building(s) over the said property in accordance with the plan as approved by the Bhubaneswar Municipal Corporation (BMC) / BDA and shall deal with various portions of the said building as per the terms and conditions contained herein. The entire cost of preparation of the building plans shall be borne by the Developers (the Second party).

Sond Subrodra Prerna 22/11/18  
Goutam Kumar Behera  
Pulok B. Debn 28/12/18

- 2. THAT, the Developer/s (Second party) and the Owners (the First Party Members), both shall make sure that the construction of the Residential Cum Housing Project, are according to the plans and permissions(s) accorded by the Bhubaneswar Municipal Corporation(BMC) and shall not construct any illegal / unauthorized unit. The Developers (Second Party) will assure about the exclusive quality and standard of construction of the building both interior and exterior.
- 3. THAT, if the Bhubaneswar Municipal Corporation (BMC) or any other statutory authorities refuse to give permission for the construction of the proposed Residential Cum Housing Project for any reason whatsoever, the Second Party will inform the same to the First Party Members. And in such an occasion, where the Second Party is unable to develop the below mentioned scheduled property and construct the proposed Residential / Housing Project, the First Party Members and the Developer (the second party) will come together and cancel this agreement within 15 (Fifteen) days from the date of the Second party informing the First Party Members regarding the rejection from the concerned authorities for the approval of construction of the proposed Residential complex and in case the above circumstance arises, the First Party Members will cancel the Power of attorney deed executed in favour of the Second Party on mutual consent only.
- 4. COMMENCEMENT:

W1 - Praveen Laksh  
W2 - Sanjib Chandra Laksh

For Assotech Sungrowth Abode LLP  
Shashi Gulson Mishra  
Authorised Signatory

Assotech Sun Growth Abode LLP  
Shashi Gulson Mishra  
Authorised Signatory

*[Handwritten signature]*

THAT, the agreement shall commence on and from this 28<sup>th</sup> day of December, 2018.

5. VALIDITY:

THAT, the agreement shall remain valid till the Project is fully completed and the developers (Second Party) share is fully sold out and possession of various units is handed over to respective customers by the Developer (Second Party) and that the General Power Attorney (GPA) and agreement shall not be cancelled under any circumstance by the First Party Members or its nominee assigns/heirs till all formalities as per the stipulations of the agreement is completed in all respects.

6. CONSTRUCTION:

6.1.1 THAT, the developer (Second Party) agrees to develop the below mentioned scheduled property at their own cost / risk and expenses and with their own resources generated through the sale if its share of the proposed units / or finances raised as loan after the developers (Second Party) obtain the requisite permission sanction and approval from authorities concerned and thereafter to construct the proposed building(s). The owners (the First Party Members) agrees in accordance with this agreement to place at the complete disposal of the developer (Second Party), the physical possession of the below mentioned scheduled property for development of the land and construction of the proposed Residential Cum Housing Project as per the sanctioned plans by the Bhubaneswar Municipal Corporation (BMC) and other authorities and authorize them (the Second Party) to prepare & submit building plans before the authorities and obtain requisite permission, sanction and approval.

*God. Subhadra Das  
Gyanam Kumar Das  
Pritham Kumar Das*

6.1.2 THAT, the building plans will be in accordance with the rules and regulations laid down by the Bhubaneswar Municipal Corporation (BMC). The building shall be of good quality construction. The owners (the First Party Members) shall have the right to inspect the construction at all reasonable times.

6.1.3 THAT, the developers (Second Party), at their own cost and expense shall apply to the Bhubaneswar Municipal Corporation (BMC) for requisite approval / permission / sanction of the building plans to enable them to

*Pradeep Das*

For Assotech Sun Growth Abode LLP

*Shubhi Shubon Mishra*

Authorised Signatory

*W1 -  
W2 -*

*Shubhi Shubon Mishra*

2/21/21

construct / erect the proposed Residential Cum Housing Project over the below mentioned scheduled property in accordance with the building bye laws and regulations enforced for the said area. The developer (Second Party), may make or agree to make such variation in the designs or plans as may be required considered by them desirable or necessary for approval of the concerned authorities.

6.1.4 THAT, it shall be the responsibility of the Developers (Second Party), to submit pursue and follow up the process of the approval of plans with the Bhubaneswar Municipal Corporation (BMC) and bear all the expenses / charges / fees for the same.

6.1.5 THAT, it shall be the responsibility of the Developer (Second Party), to carry out necessary construction of boundary walls, approach roads, sewerage system, STP and other construction works, as per the norms of the concerned authorities, wherein the First Party Members has/have to extend full co-operation as and when necessary.

6.1.6 THAT, the Developer (Second Party), shall construct the building(s) in an appropriate manner in accordance with the drawings and specification, sanctioned by the Bhubaneswar Municipal Corporation (BMC) including any amendment, modification or alteration to the said plans and specifications as are approved by the said authority.

6.1.7 THAT, the Developer/s (Second Party), undertake to do the same and ensure the best quality of materials and workmanship, to be used and supplied in the construction of both the owner's (the First Party Members), allocation as well as of the developer's (Second Party), allocation as per the specification.

6.1.8 THAT, the developer (Second Party), is free to change / alter and modify the sanctioned plan as required as per market condition for the betterment of the project within the sanctioned built-up area, after getting approval from the concerned authority.

6.1.9 THAT, developer will develop the Residential / Housing project as per the Building Bye Laws of the Bhubaneswar Municipal Corporation (BMC) / sanctioning authority.

6.1.10 THAT, the building over the below mentioned scheduled property shall be constructed under the direct control, supervision and guidance of the

For Assotech Sun Growth Abode LLP

Shashi Shyam Mishra

Authorised Signatory

Sd/- Subhadra Pachera  
Geetam Kumar Mishra  
Preeti Ka. Mishra

W/- Pradeep Mishra  
W/- Sanjay Chandra Sahoo

Assotech Sun Growth Abode LL

Shashi Shyam Mishra

Authorised Signatory



developer/s (Second Party), and or their agents, and the owners (the First Party Members) is free to inspect and supervise as mutually agreed upon but the First Party Members shall not interfere in the smooth function of the development of the project.

7. On completion of the project, the maintenance of the complex with all the facilities shall be handed over to a society to be constituted comprising of the flat owners of the complex and the First Party Members or its nominee / legal heirs / future purchasers will abide by the terms & conditions of the said society.

8. OWNERS' DECLARATION :

The owners (the First Party Members) hereby agrees and pledge with the developers (Second party) as;

8.1 That the First Party Members declares that his/her/their property as mentioned below in the Schedule of property is in the peaceful possession by him/her/their and is without any dispute and it is free from all encumbrances, attachments, charges, liens and there are no civil, criminal cases pending in respect to the below mentioned property and she/they is/are the absolute owner(s) of the plot.

8.2 Not to cause any interference or hindrance in the construction of the proposed buildings over the below mentioned scheduled property by the developers (Second party). And he/her/their will abide by the terms of this agreement in the letter and spirit

8.3 Not to enter into any agreement, transfer, convey, assign, encumber or deal with the below mentioned scheduled property or any portion thereof with any Third party during existence of the agreed period and shall duly convey and transfer the proportionate share of land to the developers (Second party) or its nominee in respect of the developers shares.

8.4 The owners (the First Party Members) will give permission to the developers (Second Party) to enter upon the said property and the developers (Second Party) shall have absolute authority to commence, carry on and complete the development of the land in accordance with the permission granted and after demolition and vacation of existing structure (if any) by the owners (the First

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For Assotech Sun Growth Abode LLP

Shashi Gulson Mishra

Authorized Signatory

Assotech Sun Growth Abode

Shashi Gulson Mishra

Authorized Signatory

W1 - Subhadra Behera  
W2 - Santosh Kumar Mishra  
W3 - Sanyachandra Sahoo

Party Members). The said permission to develop the property is personal and is not transferable.

8.5 THE owners (the First Party Members) shall at the request and at the cost of the developers (Second party) sign and execute, documents as and if required for the applying for the approval of the building plans and any other necessities required for the smooth running of the project

8.6 The Owners shall execute all necessary documents, authorizations, including by way of power of attorney(s) authorizing the Developer who will by passing the required Board Resolution shall exercise the power confirmed in the General Power of Attorney (GPA).

8.6.1. To represent me/us before all government, Semi government offices, municipal authority or sanctioning authority in all respect.

8.6.2 To represent me/us in all courts, civil. Criminal, revenue to file plaint. Written Statement, swear affidavit, sign vakalatnama, to receive summons and other processes of law and to engage advocate and discharge or terminate their service.

8.6.3 To manage control. Supervise and look after all my right over the Property detailed above in all respects and to represent me/us before the concerned authorities in this behalf

8.6.4 To prepare, sign all documents and apply to the Municipal commissioner, Bhubaneswar / Competent Authority. Government /semi government offices or Sanctioning Authority for obtaining approval either by itself or in part or in conjunction with other land parcels as maybe required, submit relevant documents deed of undertaking, schedule of land, all forms, applications, agreements or to give undertaking(s). Affidavit(s). Statements, Bank guarantee(s) etc. to pay scrutiny fee, approval fee. Service charges, conversion fees or other such fee etc. and to fulfill the other requirements of directions as may be desired by the Department in this regard necessary for obtaining sanction/approval from municipal Commissioner, Bhubaneswar/ competent authority.

8.6.5 To nominate, select and appoint Draftsman, Engineers, Architects, Contractors, Labour contractors, Masons, Labours, Advocates and any other

Sand. Subrodo Behera.  
Santosh Kumar Behera  
Prabir B. Behera

Sahar

Pradeep

w1-  
w2-

For Assotech Sungrowth Abode LLP  
*Shashi Sudan Mishra*  
Authorized Signatory

Assotech Sun Growth Abode LLP  
*Shashi Sudan Mishra*  
Authorized Signatory

person or persons, any other Company or Companies, Firm or Firms for the purpose of construction of Residential Cum Housing Complex.

8.6.6 To prepare agreement/agreements, letters, applications, correspondences and sign the same with/or any Govt. authority, Undertaking Individuals, Firms, Company or any Govt. Deptt. for the development of schedule property.

8.6.7 To apply for and to obtain necessary Electric, Water, Telephone, Sewerage, Cable and other connections / facilities in or for the property mentioned in the schedule below.

8.6.8 To arrange for getting a separate electric transformer installed at the site.

8.6.9 To apply to the Municipal Commissioner. Bhubaneswar / Competent Authority, government / Semi government office or sanctioning authority for Cancellation / withdrawal of. Deed of Undertaking, all forms, Applications, agreements, Indemnity Bond(s), Bank Guarantee(s) etc. and apply for refund of any other related charges (if any), earlier paid as scrutiny fee. Approval fee, service charges, conversion fees. etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.

8.6.10 To receive the approval(s)/ sanction(s) with regard to this land on my/our behalf and to make sign and submit any documents, undertaking(s), Agreement(s), Affidavit(s). statement(s), etc. and to appear before the Municipal Commissioner, Bhubaneswar / other Gov. authority Department forgetting the layout plan approval and for any other purpose mentioned above.

8.6.11 To appear before Municipal Commissioner, Bhubaneswar / Competent Authority, government/ Semi government offices or sanctioning authority or other designated authority as may be required from time to time so as to carry out any of the purposes or powers mentioned in this present and to make. sign and submit any application reply. Affidavit, undertaking agreement. appeal, compromise, withdrawal, exchange with Municipal Commissioner. Bhubaneswar / Competent. Authority and partitioned as may be required in connection there with including the filing appropriate legal proceedings wherever necessary.

8.6.12 To represent me before the officers of President of India, Governor of Odisha, income tax department Municipal bodies Central / state Government offices or any representation and petition for the Approval required in

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For Assotech Sungrowth Abode LLP

Shashi Sunjan Mishra

Assotech Sun Growth Abode LL

Shashi Sunjan Mishra

Authorised Signatory

Sd/- Subhadra Behera  
Gautam Kumar Behera  
Pratim K Behera  
W1 - Prasad Sahu  
W2 - Sanjay Chandra Sahu

- connection with the land and for the purpose incidental thereto including for obtaining Approval, and making payment of any charges due and to take all necessary steps and to do or cause to be done all such act, matters and things for the purpose aforesaid
- 8.6.13 To obtain refund of all securities, amounts and other deposits made with the concerned departments in the name of the Land Owners or in the name of their nominee and to give receipt thereof;
- 8.6.14 To deposit all types of fee, charges, security deposits, demands, dues and taxes with regard to Project Land with any Authority to obtain the receipts to obtain No Objection Certificate(s) from the concerned Income Tax Department, to make appeal and contest the same against any demand or assessment etc. and to compromise the same before any court of Law;
- 8.6.15 To do all the act, deed any things necessary to be done in connection with the release of the Project Land, under the provision of the Land Acquisition Act including filing a Writ(s)/Suit(s) in any Court including High Court / Supreme Court
- 8.6.16 To engage or appoint a legal practitioner(s) to conduct the same and to sign power(s) attorney / vakalatnama in this behalf;
- 8.6.17 To sign. Verify and file any suits, plaint, complaints, written statements, petition, and application. Affidavit etc. in proper courts of law and offices and to proceed in all the proceeding filed in their name and on their behalf;
- 8.6.18 To appear before the court, tribunal, authority, department or body in the proceedings in connection therewith;
- 8.6.19 To produce or summon or receive back any documentary evidence
- 8.6.20 To make and present to the court, tribunal, authority department or body any application;
- 8.6.21 To take and file compromise or to refer such suit or claim to arbitration.
- 8.6.22 To deposit and withdraw any money(s) in connection with suit related to the land details above
- 8.6.23 To file application for execution of a decree or order passed in any suit or Proceedings as the case may be and to sign and verify such application;
- 8.6.24 To apply for inspection and inspect documents and records of any court;
- 8.6.25 To obtain copies of documents and papers;

Soul. Subhadra Dascher  
Geetam Kumar Dascher  
Prabhu K D, etc

W1 - Pradeep Senoo  
W2 - Sarojehandra Sahoo

8.6.26 To file application for review and /or revision and /or appeal against any order or judgment passed in such suit, petition, applications, inquiry or proceeding or in review or revision therefore or in appeal there from as the case may be and to sign, seal and execute all papers and documents and writings and to do and execute all act, deed and things as mentioned hereinbefore or as their said attorneys may deem fit connection with such application or appeal; and

8.6.27 To appoint arbitrators, to proceed in arbitration proceedings and to take every step necessary for the same.

8.6.28 To erect and /or to raise a multi-storied building comprising of independent flats /shops view parking spaces and /or to multi-storied building over the said plot as per the permission to be approved by BDA/BMC or any revised plan to be sanctioned /approved by BDA/BMC/Sanctioning Authority.

8.6.29 To arrange finance from any Bank or Financial institution for raising Home Loan for the flat/independent houses/commercial unit purchasers on the Schedule property.

8.6.30 To mortgage the Schedule property including the total built up area, for raising project development and construction finances, however before completion of the Project the Developer shall liquidate the loan amount to the bank/ financial institutions/ individuals;

8.6.31 To enter into any agreement with any person for booking and /or construction for flats /shops parking space of built up area in the proposed new building complex to be constructed and in respect thereof to receive any payment in the part or in full or such installments dues as your said attorney may fix and settle.

8.6.32 That my/our attorney is entitled to sell only their share of the super built up area of the proposed Residential Cum Housing Complex along with their share of land and also sell the proportionate numbers of the open surface parking on the schedule property to potential purchasers of flat/independent houses/commercial units, in terms of the above referred Agreement for Development of Property.

Sd/- Subodha Behera  
Gautam Kumar Behera  
Pratim K Behera  
W1 - Anand Sahoo  
W2 - Saraj Chandra Sahoo

For Assotech Sungrowth Abode LLP

Shashi Gubtan Mishra

Assotech Sun Growth Abode LL

Shashi Gubtan Mishra

Authorised Signatory

8.6.33 To purchase stamp papers, sign and execute sale deed or any other deed of conveyance, agreements etc., as required and present the same before the registering authority for registration and admit the execution thereof in our name and on our behalf.

8.6.34 To advertise for sale of proportionate Land and the built-up area except the portion allotted to us/land owners.

9. THE owners (the First Party members) is fully competent and entitled and to enter into this agreement with the Developer (Second Party) and that he clearly confirms that has not agreed, committed, constructed, or entered into any other agreement for sale or , lease with any other person, company /agencies and by which the development of the below mentioned scheduled property may be affected in any manner whatsoever.

10. That the First Party Members will hand over the original land documents, ROR and all the original documents relating to the below mentioned scheduled property to the developer (Second party) at the time of execution of this agreement.

11. THAT the First Party Members may choose to either sell or lease out his/her/their respective shares in the proposed Project or use a part of it for his/her/their own Residential use after the completion of the project. However, he will be bound by the rules of the Apartments Owner's Association (AOA/RWA) guidelines that will be applicable after the formation of the Apartments Owner's Association (AOA/RWA) for this project.

12. SPECIFICATIONS:

As similar to the marketing brochure and as declared in Odisha Real Estate Regulatory Act. (ORERA).

13. DEVELOPERS OBLIGATION:

13.1 THE exercise relating to the development of the proposed Project shall commence with effect from the date of signing and execution of this agreement by the Developers (Second Party) as well as owners (the First Party Members).

13.2 TO complete/finish the construction and erection of the proposed Residential complex within 36 (Thirty Six) months from the date of sanction of the

Sub. Subrodo Das  
Gentoo Kumar Das  
Preston K. B. Das  
Mr. Pradeep Sahu  
Mr. Saraj Chandra Sahu

For Assotech Sun Growth Abode LLP

Shashi Gulon Mishra

Authorised Signatory

Assotech Sun Growth Abode LL

Shashi Gulon Mishra

Authorised Signatory

building plan thereof and sanction from the ORERA authority whichever is later or such extended time as may be mutually agreed upon between the Parties.

13.3 THAT if the construction of the proposed building(s) shall be delayed by any order/clearance to be obtained from any local authority, in that event the owners (the First Party members) shall not claim any damage or compensation from the developer (Second party) in any way.

13.4 THAT in the event of delay in completion of the proposed project or in the delivery of possession of the said units, by reasons of non-availability of labor, steel, cement, water etc. or reason of war, civil commotion etc. or due to any natural calamity or due to any difficulty or impossibility arising from any Govt. ordinances, legislation or notification or order by the Govt. or local authority etc. the Second Party will not be held responsible in any manner and the First party members shall not claim any damage or compensation from the Second Party.

13.5 NOT to violate or contravene any statutory provisions rules, regulations, etc. applicable for the construction of the said project.

13.6 ANY consultant, labour or workmen engaged for the construction of the building by the developer (Second Party) will be employee of the developer (Second Party). The owners (the First Party Members) shall have no relationship with the aforesaid employee and any amount that may be paid under any agreement, labour dispute or under workmen's compensation of damage are the sole responsibilities / liabilities of the developers (Second Party) and the owners (the First Party members) shall not incur any liabilities for the same.

13.7 The owners (the First Party Members) will give permission to the developers (Second Party) to mortgage the total project land, including the Owners' Land and/or the built up areas for raising project development and construction finances, however before completion of the Project, the Developer shall liquidate the loan amount to the bank/ financial institutions/ individuals;

13.8 The compensation for the normal delay in the handover / construction of the Apartment of the share of the Party of First Part will be as per the regulation /

Soni, Subhadra Bacher  
Gautama Kumar Bacher  
Pratim K Bacher

W. - Pradeep Bacher  
W. - Sauraj Chandra Sahas

Assotech Sun Growth Abode LLP

Shushi Gudan Mishra

Authorised Signatory

For Assotech Sungrowth Abode LLP

Shushi Gudan Mishra

Authorised Signatory

condition mentioned in the ORERA and will be mentioned very clearly in the subsequent agreement to sale to be entered for individual allotted flats for the land owner's share.

14. CONSIDERATION:

14.1 THAT in consideration and in lieu of the First Party Members having conferred and vested exclusive right of development of the said land with the Developer (second party) the former (First Party Members) shall be entitled to get free of cost and charge a percentage of the total super built-up area covering proportionately on all floors and types of the building complex with proportionate number of open surface parking. The owners (First Party Members) shall be entitled to get their share fully finished with fittings as per the specification mentioned in the agreement to sale to be entered for individual allotted flats.

14.2 That 2<sup>st</sup> Party has agreed to give 3 flats of 2.5 BHK fully developed each admeasuring 1112 sqft built-up area. Agreement to sale for these allotted unit/units, will be issued in favour of First Party Members, as per the model agreement of Odisha Real Estate Regulatory Authority (ORERA). Hence this allotment is purely provisional and is subjected to minor modification after getting due approval from Bhubaneswar Municipal Corporation (BMC).

14.3 THAT the remaining part of the super built-up area and the proportionate number of open surface parking and the proportionate undivided, impartible and indivisible share in land are specified as the allocation of the Developers (Second party) share. The owners (First party members) also permit the developer (Second party) the right to sell and transfer the share from the developer's (Second party) share to prospective purchasers.

14.4 It is understood that the super built-up area shall form the part of outer to outer measurements of the unit/units and including the proportionate share of the common area of the tower Corridors, lifts, machine rooms, staircase, common stores, service rooms, entrance lobby, architectural projections and elements etc.

14.5 THAT, the share of the First Party Members will be clearly outlined in terms of Flat Nos, Floor nos., Block name and super built-up areas, Parking nos. after

Sd/- Subhoda Das  
Gentam Ramon Mishra  
Pratim B. Debn-

W1 - Prudhvi Sahoo  
W2 - Saroj Chandra Sahoo

For Assotech Sungrowth Abode LLP

*Shashi Bhushan Mishra*

Authorised Signatory

*Shashi Bhushan Mishra*

Authorised Signatory



receiving the final approval from the concerned authorities and before the commencement of construction of the proposed Residential Cum Housing Project, in the agreement to sale.

15. That except for the flats agreed to be given to the First Party Members under this Development Agreement; the First Party Members shall have no claim over any other flats/ any other area, common area, terraces, necessary equipments, security systems etc. to be constructed by the Second Party i.e. Developers share.
16. That the First Party Members and Second Party have agreed not to claim any specific demarcation of the land and agreed that said land agreed to be given for development shall remain indivisible and inseparable at all times and the persons holding any interest in the same shall always hold it in Undivided shares and only constructed area shall be shared.
17. THAT, in consideration of the terms hereby agreed upon the owners (First Party Members) convey, assign and absolutely vest upon the developers (Second party) the right of development and construction on the below mentioned scheduled property.
18. THAT, the Developers (Second party) shall have the right to enter into the agreement sale lease heir, with intending purchasers of flats and assign and let out the total constructed/built up area except the owners' (First Party Members) entitlement and the owners (First Party Members) shall not raise any objection to such assignment or negotiation. The owners (First Party Members) shall join as confirming party at the request of developer (Second party) for the execution of the relevant documents, whenever needed and called by the developer
19. THAT, it is hereby agreed by the First Party Members that the Developer/s (Second party) shall have the absolute right to finalize, settle and negotiate the terms of the, built-up area / units except landowners' share (First party members) of the proposed Project, at such rate and price as the developers (Second party) think proper.
20. THAT, it is hereby agreed by the First Party Members, that the Power of Attorney holder is fully authorized to execute necessary deed of conveyance in favor of intending flat purchasers. However, all costs charges and expenses

Sd/- Subhadra Behera  
Geetam Kumar Mishra  
Pallab K Behera  
  
Sd/- Pradeep Senoo  
W1 - Pradeep Senoo  
W2 - Sanyal Chandra Sheela

Assotech Sun Growth Abode LLP  
*Shashi Ghuman Mishra*  
Authorised Signatory

For Assotech Sungrowth Abode LLP  
*Shashi Ghuman Mishra*  
Authorised Signatory

in respect thereof shall be paid and discharged by the intending purchasers of the flats.

21. THAT, in the said project, land owners (First party members) will bear the cost for availing individual power supply & electrical meter connection for his/her/their share of units as per the rate and amount prescribed by the concerned Government Authorities. The ground rent and holding tax of his/her/their (First Party Members) share, if applicable, will also be paid by the First Party Members or its nominee/legal heirs/future buyers, for his share of units

22. THAT, the Developer (Second party) is allowed to construct and develop water supply including UG tank or overhead water tanks, sewerage system including STP, electrical distributions lines including sub-station, communication system including telephone exchange and any other installations which may be required for this Housing cum Residential complex. The Second Party will bear the cost for these works.

23. THAT, the Developer (Second party) shall have the right to receive from the intending flat/duplex/commercial units purchasers any earnest money and / or booking amount and also the balance of cost of flats/duplex/commercial units in respect of their allocated share and to grant receipts and execute such conditions as may be deemed necessary and present the same for registration.

The owners (First Party Members) hereby agrees to ratify and confirm, all acts that the Developer (Second party) shall lawfully do and execute and perform in respect of his/her/their share without prejudice to the rights, and interest of the owners (First Party Members) and hereby agree to sign all necessary documents which may be required for carrying out the construction of the proposed Project and provide assistance to the developer (Second party) to facilitate the construction of the proposed Project on the below mentioned scheduled property.

24. THAT, the owners (First Party Members) shall remain liable to encumbrance, difficulties, disputes, cases if any in respect to his/her/their plots as mentioned in the schedule below. And the owners (First Party Members)

Sand. Subhedeo Bacher. 28/12/18  
Goutam Kumar Mishra 28/12/18.  
Pratik K. Bhatnagar

w. Pradeep Sahu  
w. Sanjay Chandra Sahoo

For Assotech Sungrowth Abode LLP

Shushi Ghoshan Mishra

Authorised Signatory

Assotech Sun Growth Abode LL

Shushi Ghoshan Mishra

Authorised Signatory

agrees that if any type of obstacle comes at the time of construction relating to encumbrance arising with respect to his/her/their plots, the members of the First Party Members will be responsible for the problems caused and that they will be liable to pay to the developer (Second party) a compensation amount for the damages incurred by the developer as ordered by the competent arbitrator or judicial authority.

25. THAT, both the owners (First Party Members) and the Developer (Second party) shall have the right to use for specific performance of this agreement or any supplementary contract for enforcement of this contract and issuing party shall also have a right to recover cost and damage if any with mutual agreement.

26. THAT, in case of non-compliance of terms and conditions of this agreement and supplementary agreement both parties have a right to recover cost and damage if any.

27. THAT, the owners (First Party Members) authorize the Developer (Second party) or their nominee/ nominees as its attorney / attorneys by executing documents duly registered for submitting and pursuing application to various authorities for requisite permission approvals, sanctions of the building plans etc. in connection with the development / construction and completion of the proposed Project. All costs in this respect shall be borne by the Developer (Second party).

28. HOWEVER, the developer (Second party) undertake in their capacity as builder not to do or cause to be done by any act which may in any manner, violate any law, rules, regulations etc. or which may amount to misuse of any terms hereby agreed upon or breach of provisions of law in case of non-performance or non-observance of such law, rules regulations or conditions of this agreement, the entire liability in the behalf shall be incurred or discharged by the developer (Second party) and further more the developer (Second party) undertakes to keep the owners (First Party Members) entirely harmless and indemnified against all claims or demands resulting from the aforesaid non-performance and non-observance.

29. THAT, in case the below mentioned scheduled property or any part thereof now declared or represented to be belonging to the owner(s) (the First Party

Page 18 of 20

Assotech Sun Growth Abode LLP

Shashi Gagan Mishra

Authorised Signatory

For Assotech Sungrowth Abode LLP

Shashi Gagan Mishra

Authorised Signatory

Enl. Subroto Das  
Gautam Kumar Das  
Pratim Das  
W1 - Pradeep Saha  
W2 - Saroj Chandra Saha

Members) is found to be lost and to be non-existent on account of defective title, the owner(s) (the First Party Members) shall be liable for the damage loss and the cost sustained by the developer (Second party). Accordingly the owner(s) (the First Party Members) agree and undertake to keep the developer (Second party) /and/or their nominee(s) harmless and indemnified against all the claims and expenses which the developer (Second party) and / or their nominee(s) may be made liable to pay or suffer.

30. MISCELLANEOUS: The name of the proposed complex shall be selected by the developer (Second party).
31. ARBITRATION:
- a) The Parties hereto shall endeavor to settle all disputes and differences relating to and / or arising out of the Agreement amicably.
- b) In the event of any dispute or differences arising from or in connection with this Agreement, the same shall be resolved amicably in good faith, failing which the dispute or differences shall be referred to Arbitration. Each Party shall nominate one arbitrator and two arbitrators so nominated shall nominate a third arbitrator. The arbitration shall be governed by the Indian Arbitration and Conciliation Act, 1996 as amended from time to time. The arbitrators shall give reasoned award. The venue of arbitration shall be at Bhubaneswar.
- c) The Parties further agree that any arbitration award shall be final and binding upon binding upon the Parties.

Dr. Subhadra Das 28/12/18  
Goutam Kumar Mehera 28/12/18  
Pratim K. Behera

THAT, the below mentioned scheduled property will remain under the disposal of the developer (Second Party) after giving the total agreed share to the owners (the First Party Members) till the formation of the society and till ultimate handing over the land and building to the society.

32. JURISDICTION: All disputes between the parties hereto shall be settled within the jurisdiction of the Bhubaneswar city.

**SCHEDULE OF PROPERTIES**

District: Khurda, Tahsil Bhubaneswar, Dist. Sub-Registrar: Khurda at Bhubaneswar, P.S.- Baliana, P.S. No.-13, Mouza - **RUDRAPUR**, Revenue Khata

Sanjay  
Anandeef  
w1  
w2

Assotech Sun Growth Abode LLP

Shashi Goutam Mishra

Authorised Signatory

For Assotech Sungrowth Abode LLP

Shashi Goutam Mishra

Authorised Signatory

No.412/437 (Four hundred twelve by four hundred thirty seven), Revenue Plot no 304/2200 (Three hundred four by two thousand two hundred) admeasuring area Ac0.046 decmil (forty six decmil as per one thousand decmil, one acre) Revenue Khata No - 412/1459 (Four hundred twelve by one thoudand four hundred fifty nine) Revenue Plot no. 304/2839 (Three hundred four by two thousand eight hundred thirty nine) admeasuring area Ac0.030 decmil (Thirty decmil as per one thousand decmil, one acre) Total two khatas two plots, total area Ac0.076 Satwa-shtitiban, Kisam - Gharabari, Rent - Rs.30.00.

*Subhadra Behera*  
(1) Subhadra Behera 28/12/18

*Gautam Kumar Behera*  
(2) Gautam Kumar Behera 28/12/18

*Pritam Kumar Behera*  
(3) Pritam Kumar Behera 28/12/18

**WITNESSES:**

1. *Purushottam Lenka*  
*S/o. G. C. Lenka*  
*At/Po/PS - Old Pura BBSR*
2. *Sanjay Choudhary*  
*S/o. Sanjay Choudhary*  
*At Sri Ram Nagar, Odisha*  
*At Sri Ram Nagar K.P.A*

**Signature of the First Party Members**

For Assotech Sungrowth Abode LLP

*Shushi Shivan Mishra*  
28/12/18  
Authorised Signatory

**Signature of the Second Party**

This agreement is made on date 28/12/18 in my office. The witnesses and both the parties put their signature / thumb impression in presence of me with taking the oath.

Identified by me.

*[Signature]* 28/12/18  
Advocate, Bhubaneswar.

Assotech Sun Growth Abode

*Shushi Shivan Mishra*  
Authorised Signatory

## Total Land Schedule

### Schedule - I part B

Dist - Khurda, Tahsil - Bhubaneswar, Mouza - Rudrapu, PS - Baliana

S.N.	Revenue Khata no	Revenue Plot no	Total Measuring Area	Remarks
1	142	261 (Part)	Ac0.620	
2	348	274 (Part)	Ac0.410	
3	409	273 (Part)	Ac0.740	
4	153	277	Ac1.100	
5	268	276 (Part)	Ac0.730	
6	175	282 (Part)	Ac1.160	
7	412/438	281/2201	Ac0.073	
8	200	281	Ac0.027	
9	303	283 (Part)	Ac0.560	
10	305	284	Ac0.740	
11	175	730	Ac0.150	
12	314	305	Ac0.160	
13	314	304	Ac0.410	
14	314	731	Ac0.150	
15	412/1614	286	Ac0.280	
16	412/1145	285 (Part)	Ac0.200	
17	412/632	287	Ac0.140	
18	412/704	288	Ac0.140	
19	412/1086	289	Ac0.260	
20	412/1419	290	Ac0.760	
21	234	306	Ac1.450	
22	131	278 (Part)	Ac0.750	
23	412/383	280 (Part)	Ac1.250	
24	412/234	308	Ac0.240	
25	47	309	Ac0.050	
26	412/604	269	Ac0.080	
27	412/928	270	Ac0.020	
28	412/878	271	Ac0.020	
29	412/878	272	Ac0.020	

Subhadra Behera  
 Govind Kumar Behera  
 Pradip K Behera

Assotech Sun Growth Abode LLP  
*Shashi Kishan Mishra*  
 Authorized Signatory

**Assotech Sun Growth Abode LLP**

Authorized Signatory



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF ASSOTECH SUN GROWTH ABODE LLP HELD ON NOVEMBER 17, 2018 AT 1.00 P.M. AT H-127, SECTOR-63, NOIDA-201301.

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"RESOLVED THAT Mr. Shashi Bhusan Mishra, aged about 38 years, S/o.- Sri Siba Prasad Mishra, an official of the Company, be and is hereby authorized to represent the Company before Registrar, Bhubaneswar, Distt. Khurda, Odisha and to sign and execute Sharing Agreement, General Power of Attorney and any others relevant documents with the land owners, as may be required, on behalf of the Company.

For Assotech Sun Growth Abode LLP

*Shivani*

Shivani Priyam  
Designated Partner

*Enakshi*

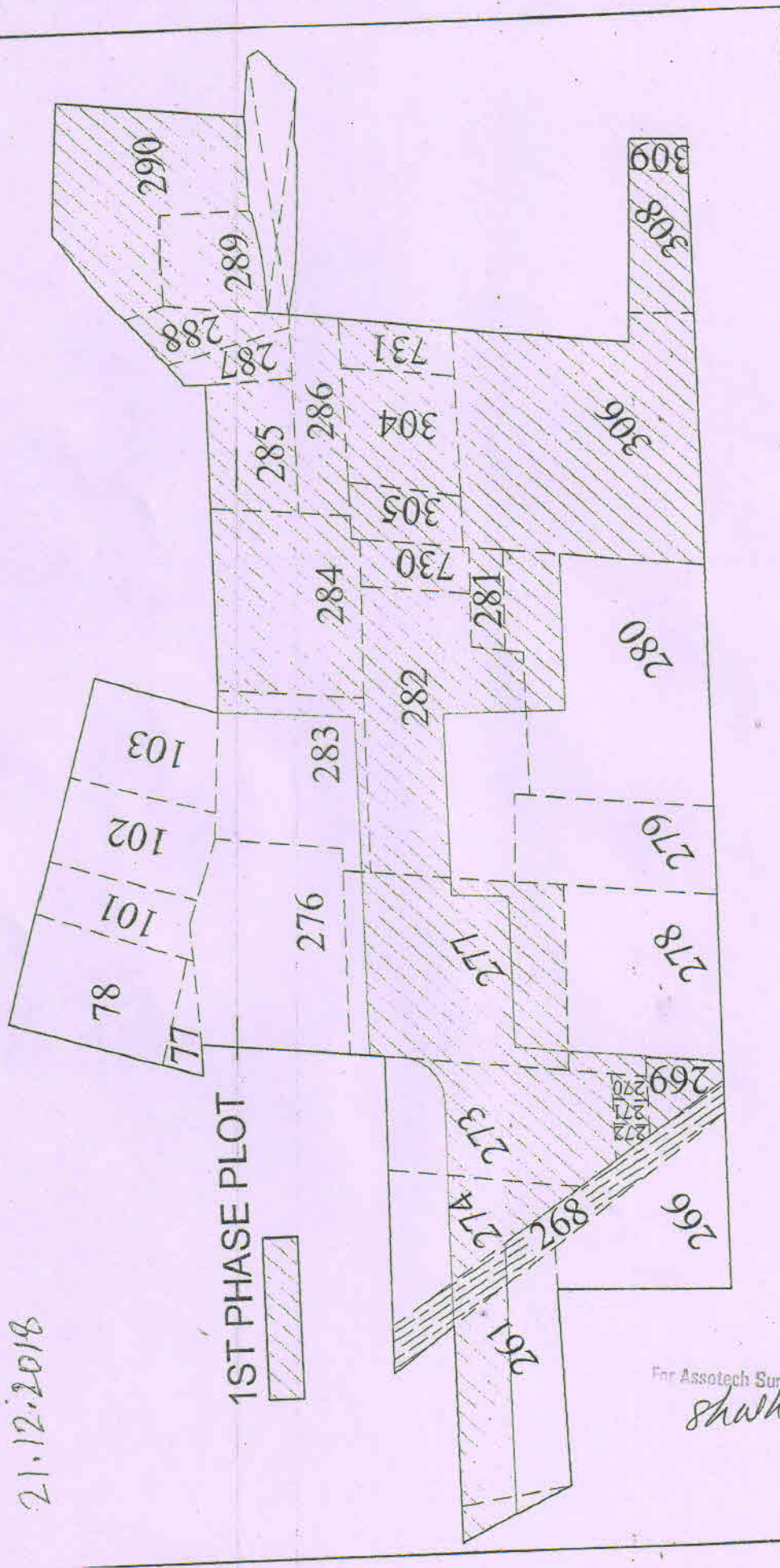
Enakshi Priyam  
Designated Partner

Assotech Sun Growth Abode LLP

Authorised Signatory

Dist - Khurda, Tahsil - Bhubaneswar, Mauza - Rudrapur, P.S. - Balianata

21.12.2018



Subhadra Dasheem.  
Geostam Karmach Dasheem  
Pattar ka Bura

For Assotech Sungrowth Abode LLP

Shalini Khatun Mishra

Signature





ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କର୍ତ୍ତୃପତ୍ର

ଭାରତ ସରକାର  
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Government of India

କାର୍ଯ୍ୟକ୍ରମ ସଂଖ୍ୟା / Enrollment No.: 2017/00744/02823

To  
ସୁଭଦ୍ରା ବେହେରା  
Subhadra Behera  
W/O Purnachandra Behera  
AT-Padhuanpada  
New Colony Balasore Balasore  
Balasore Baleshwar  
Orissa 756001  
9861307019



ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା/Your Aadhaar No. :

**7310 0117 4897**

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର

ସୂଚନା

- ଆଧାର ପରିଚୟ ପ୍ରମାଣ ଅଟେ, ନାଗରିକତାର ନୁହେଁ ।
- ପରିଚୟର ପ୍ରମାଣ ଅନୁଲୀଳନ ଅଧିକିକାରୀଙ୍କ ଦ୍ୱାରା ପ୍ରାପ୍ତ କରନ୍ତୁ ।

INFORMATION

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ସୁଭଦ୍ରା ବେହେରା  
Subhadra Behera  
ଜନ୍ମ ବର୍ଷ / Year of Birth : 1963  
ମହିଳା / Female



7310 0117 4897

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର

ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କର୍ତ୍ତୃପତ୍ର

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା:  
W/O ପୁର୍ଣ୍ଣଚନ୍ଦ୍ର ବେହେରା, ପଦ୍ମଆପଡା,  
ନିଉ କଲୋନି, ବାଲେଶ୍ୱର, ବାଲେଶ୍ୱର,  
ବାଲେଶ୍ୱର, ଓଡ଼ିଶା, 756001

Address:  
W/O Purnachandra Behera,  
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Balasore, Baleshwar, Orissa,  
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P.O. Box No.1947,  
Bengaluru-550 001

Subhadra Behera



आधार



Government of India



AADHAAR

ଭାରତ ସରକାର

Unique Identification Authority of India

ନାମାଙ୍କନ କ୍ରମ/Enrolment No.: 2017/46100/28750

To  
ଗୌତମ କୁମାର ବେହେରା  
Goutam Kumar Behera  
S/O: Purna Chandra Behera  
Padhuanpada, New colony  
Baleshwar Sadar  
Baleswar Balasore  
Odisha - 756001  
8763085894

Download Date: 23/02/2017

Generation Date: 20/12/2015

Signature Not Verified  
Digitally signed by Goutam Kumar Behera  
DN: cn=Goutam Kumar Behera, o=UAI, ou=UAI, email=Goutam Behera@uidai.gov.in, c=IN



ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :

**2328 6869 4651**

ମୋ ଆଧାର, ମୋ ପରିଚୟ



ଭାରତ ସରକାର

Government of India



ଗୌତମ କୁମାର ବେହେରା  
Goutam Kumar Behera  
ଜନ୍ମ ତାରିଖ / DOB: 23/01/1986  
ପୁରୁଷ / MALE



**2328 6869 4651**

ମୋ ଆଧାର, ମୋ ପରିଚୟ



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ ପ୍ରାପ୍ତକର୍ତ୍ତା

Unique Identification Authority of India

ଆଧାର

ପିତାଙ୍କ ନାମ / ମାତାଙ୍କ ନାମ: ପୂର୍ଣ୍ଣ ଚନ୍ଦ୍ର  
ବେହେରା, ପଦ୍ମଆପଦା, ନୂଆ କଲୋନି,  
ବାଲେଶ୍ଵର ସଦର, ବାଲେଶ୍ଵର,  
ଓଡିଶା - 756001

Address:  
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Padhuanpada, New colony,  
Baleshwar Sadar, Baleswar,  
Odisha - 756001

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Goutam Kumar Behera



ଭାରତୀୟ ଚିହ୍ନିତ ପରିଚୟ କର୍ତ୍ତୃପତ୍ର

ଭାରତ ସରକାର

Unique Identification Authority of India  
Government of India

ନାମାଙ୍କନ କ୍ରମ / Enrolment No.: 1055/75005/00240

To  
ପ୍ରିତମ କୁମାର ବେହେରା  
Pritam Kumar Behera  
S/O Purna Chandra Behera  
Padhuanpada  
New Colony Balasore Baleshwar Sadar  
Balasore Baleshwar  
Orissa 756001  
9090197566

11/12/2011



ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା/Your Aadhaar No. :

**5886 4581 2907**

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର



ଭାରତ ସରକାର  
GOVERNMENT OF INDIA

ପ୍ରିତମ କୁମାର ବେହେରା  
Pritam Kumar Behera  
ଜନ୍ମ ବର୍ଷ / Year of Birth : 1990  
ପୁରୁଷ / Male



**5886 4581 2907**

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର

ସୂଚନା

- ଆଧାର ପରିଚୟ ପ୍ରମାଣ ଅଟେ, ନାଗରିକତାର ନୁହେଁ ।
- ପରିଚୟର ପ୍ରମାଣ ଅନୁଭବିତ ଅଧିକାରୀଙ୍କୁ ଦ୍ୱାରା ପ୍ରାପ୍ତ କରନ୍ତୁ ।

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- ଭବିଷ୍ୟତରେ ଏହି ଆଧାର, ସମସ୍ତ ସରକାରୀ ଓ ବେସରକାରୀ ସେବା ପ୍ରାପ୍ତ କରିବାରେ ସହାୟକ ହେବ ।
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UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା:  
S/O ପୂର୍ଣ୍ଣ ଚନ୍ଦ୍ର ବେହେରା, ପଦ୍ମଆପଦା,  
ନିଉ କଲୋନୀ, ବାଲେଶ୍ୱର, ବାଲେଶ୍ୱର  
ସଦର, ବାଲେଶ୍ୱର, ବାଲେଶ୍ୱର, ଓଡ଼ିଶା,  
756001

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P.O. Box No.1947,  
Bengaluru-560 001

Pritam Kumar Behera

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHASHI BHUSAN MISHRA  
SIBA PRASAD MISHRA

10/10/1979  
Particulars Account Number  
AWSPM6596M

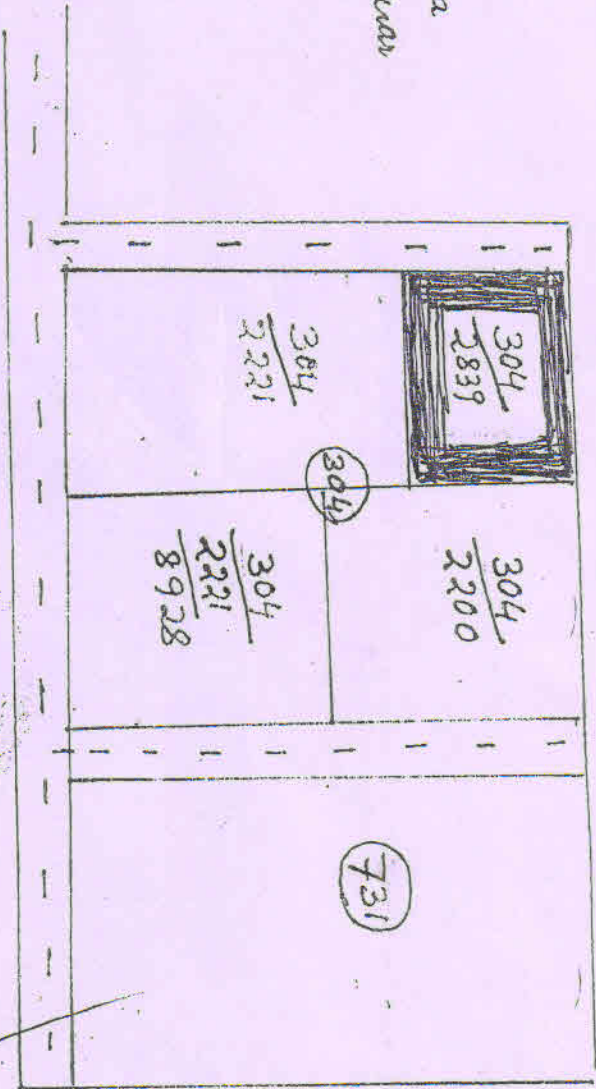
  
Signature



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Merua Rudhapur  
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Taluk - Bhuvanesar  
Dist - Khordha



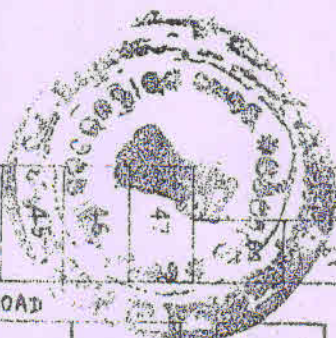
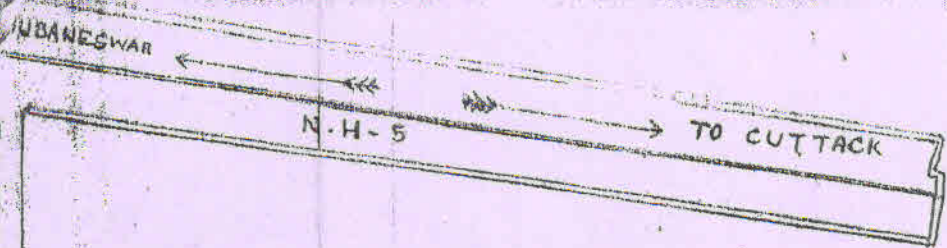
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731

For and on behalf of  
Goutam Kumar Behara  
Pratan K. Behara

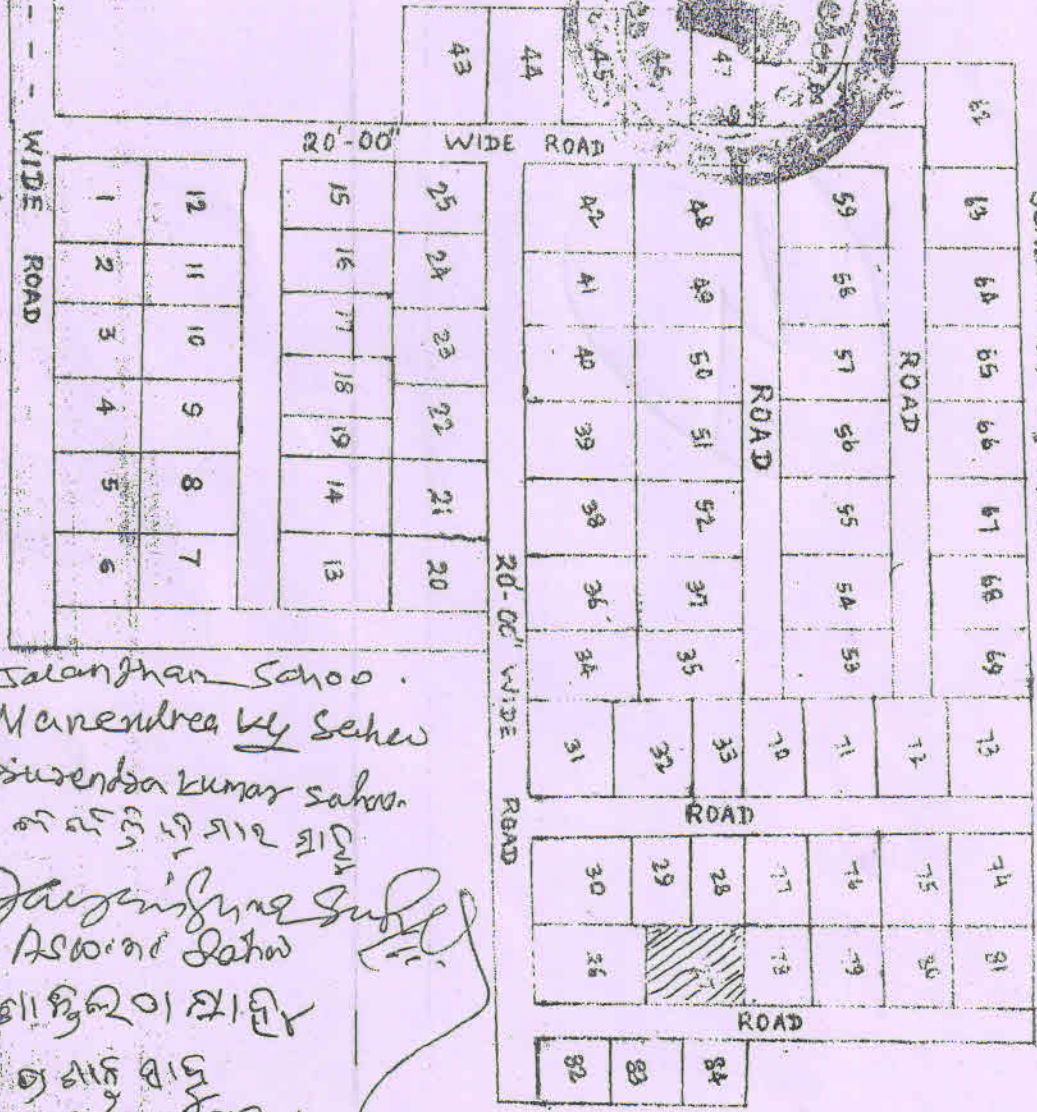
Subhedra Behara.  
Goutam Kumar Behara  
Pratan K. Behara

For Assotech Sungrowth Abode LLP:  
Shashi Shyam Mishra  
Authorised Signatory



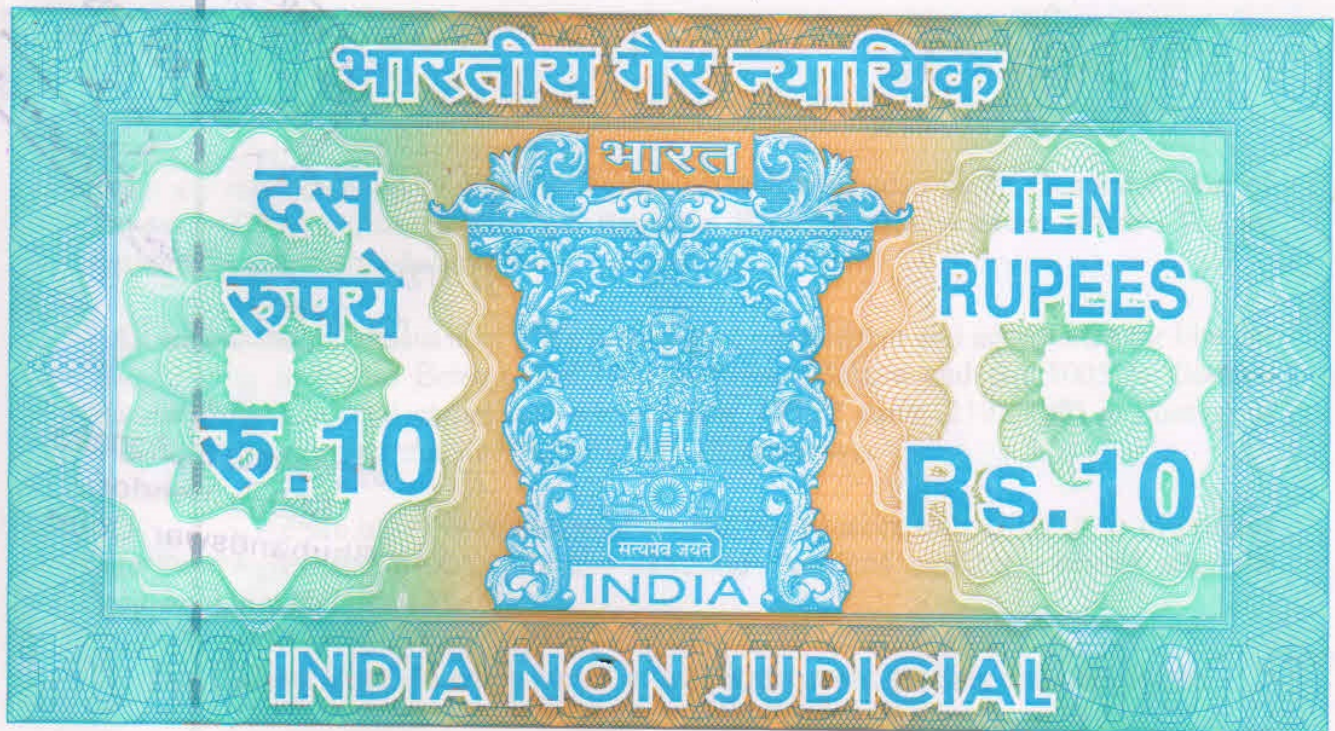
PROPOSED RESIDENTIAL LAY OUT OF

MOUZA - RUDDRAPUR  
 THANA - BALIANTA  
 TAHSIL - BHUBANESWAR  
 DIST - KHURDA  
 SCALE - 5/4" = 1 MILE



Jalanthan School.  
 Manendra kumar Sahoo  
 Suresh Kumar Sahoo  
 Jaganmohan Sahoo  
 Pradyumn Sahoo  
 Pradyumn Sahoo  
 Pradyumn Sahoo  
 Pradyumn Sahoo

Subhadra Dasari,  
 Geetam Kumar Sahoo  
 Pradyumn Kumar Sahoo  
 For Assotech Sungrowth, Abode LLP  
 Above LLP  
 Shakti Sahoo Mishra  
 Authorised Signatory



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**ACCEPTANCE LETTER**

To,  
ASSOTECH SUNGROWTH ABODE LLP,  
Flat No-203, Soumya Enclave, BJB Nagar,  
BHUBANESWAR

**SUB:-** Consent and Acceptance of allotment of Flat No B-6/0304 to Subhadra Behera, B-6/1003 to Pritam Behera and B-6/1005 to Goutam Kumar Behera as per the Sharing Agreement dated 28.12.2018 and General Power of Attorney (GPA No. 11081813619), executed on Date 28-12-2018 in your project ASSOTECH PRIDE, NH-16, Rudrapur, Bhubaneswar.

Subhadra Behera  
Goutam Kumar Behera  
Pritam Ka Behera

ssotech Sun Growth Abode LLP  
Shashi Kumar Mishra  
Authorised Signatory

Dear Madam/Sir,

I/We are the executant of Sharing Agreement and have also given General Power of Attorney (GPA) registered with Sub-Registrar, Khordha, Bhubaneswar where I/We are entitled for allotment of above flats.

As per our mutual discussion, I/We hereby give our consent and acceptance for Flat No B-6/0304 to Subhadra Behera, B-6/1003 to Pritam Behera and B-6/1005 to Goutam Kumar Behera in total carpet area admeasuring 195.27 sqmt (2103 sqft) in Phase-I of your upcoming project ASSOTECH PRIDE, Bhubaneswar.

I/We are also aware that your project registration with ORERA is in process and the "Agreement to sale" for the aforesaid Flat/Flats will be executed after the Registration with ORERA.

This consent letter issued by me/us is final, irrevocable, binding and conclusive.

It is also clearly understood that with this letter the obligation of the company for the committed area in the sharing agreement stands fulfilled.

Thanking you

Yours faithfully,

*Subhadra Behera*

**Subhadra Behera**

*Goutam Kumar Behera*

**Pritam Behera**

*Goutam Kumar Behera*

**Goutam Kumar Behera**

**Accepted**

For Assotech Sun Growth Abode LLP

*Shashi Shon Mishra*

**Authorised Signatory**  
(Authorised Signatory)