



INDIA NON JUDICIAL

Government of Odisha

e-Stamp



Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-OD02778431046238T

12-Nov-2021 10:42 AM

NONACC (IV)/ od5006203/ BHUBANESWAR/ OD-KRD

SUBIN-ODOD500620303748312663258T

MAHADEV GRIHA NIRMAN PVT LTD

Article IA-5(2) Agreement

MOUZA - PADMALAVA NAGAR

5.92.00.000

(Five Crore Ninety Two Lakh only)

SAMBIT SAHOO

MAHADEV GRIHA NIRMAN PVT LTD

MAHADEV GRIHA NIRMAN PVT LTD

11.84.000

(Eleven Lakh Eighty Four Thousand only)



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12/11/2021



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- 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.
- The onus of checking the legitimacy is on the users of the certificate.
- 3. In case of any discrepancy please inform the Competent Authority.



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Sagarika Das, Bhubaneswar

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Signature of the Purchaser

No. A P A NGA

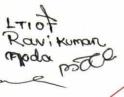
For Mahadev Griha Nirman Pvt. Ltu RARANG







BRING OFF



COLLABORATION AGREEMENT BETWEEN LAND OWNER AND BUILDER / DEVELOPER FOR CONSTRUCTION OF MULTI STORIED / HIGH RISE BUILDINGS COMPRISING OF **VARIOUS** INDEPENDENT FLATS **DUPLEXES** WITH **FACILITIES** FOR RESIDENTIAL/CUM-COMMERCIAL ACCOMMODATION OVER LAND AS DELINEATED IN THE SCHEDULE.

This Memorandum of Agreement executed on this the 12th day of November, 2021.

BETWEEN

SAMBIT SAHU aged about 54 years, son of Dr. Rabindra Nath Sahoo, Aadhar No. 2241 3905 6549, PAN: BEZPS3181L, presently resides At.: 407, Aspn Block, St. John Wood Apartment, "A" Block, Thavarekera, Koramangla, Bangalore-560034, By Caste :Teli, by Profession: Pvt. Service. Mob. 9980460666, herein after called and referred to as the Land Owner which expression unless excluded by or repugnant to the subject or context shall mean and include his legal heirs, successors, executors, administrators and assigns of the Party of the First Part.



AND

MAHADEV GRIHA NIRMAN PVT. LTD. a private limited company incorporated under the Indian companies Act 1956,as per the certificate of incorporation issued by the registrar of companies, Odisha; having its registered office at Plot No.S1/111, Sector-A, Zone-A, Mancheswar Industrial Estates, Cuttack, Dist.: Khurda (Odisha), PIN: 751010, PAN: AAGCM8600H; represent through its CEO, Ravi Kumar Moda, aged about 33 years, son of Deepak Kumar Moda; Aadhar No. 9056 5936 7786, by Caste: Vaisya, by Profession: Business; Mob.: 9938188320, herein after called as the Builder Developer which expression shall mean and include its directors, successor in interest, directors and assigns of the Party of the Second Part.

AND WHEREAS The First Party hereby declare that, he is the absolute owner of a compact and contiguous patch of land total Area: Ac.2.960 decimals, situated under Tahasil: Baranga, Vill: Padmalava Nagar, Dist.: Cuttack, more fully described in schedule blow, as per Mutation ROR issued by Tahasildar Baranga vide Mutation Case No. 853/2007, 852/2007, 1898/2016, 150/2011, 151/2011 and subsequently converted the same from Agricultural to Homestead vide OLR 8(A) Case No. 21/2009, 20/2009, 1028/2017, 843/2015 and 110/2012, which he had purchased from its rightful owners vide RSD No. 1329 dated 16/03/2007, **RSD** No. 5789 dated 22/11/2006, **RSD** No. 11831600910 dated 27/06/2016, RSD No. 6279 dated 25/11/2008, RSD No. 1088 dated 25/02/2009, RSD No. 2347 dated 31/03/2010, RSD No. 3470 dated 11/07/2007. Since the date of purchase, the first party is is peaceful possession over his purchased area without any dispute and having every, right, title and interest thereover.



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. <u>5©</u> Fees Paid : A(10)-1184040 ,, User Charges-1240 ,Total 1185280

Date: 12/11/2021

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar Sub-Registrar BARANGA between the hours of 10:00 AM and 1:30 PM on the 12/11/2021 by SAMBIT SAHU, son/daughter/wife of RABINDRA NATH SAHOO, of AT-407, ASPN BLOCK, ST. JOHN WOOD APARTMENT, A BLOCK, THAVAREKERA, KORAMANGLA, BANGALORE-560034, by caste General, profession Others and finger prints affixed.

SLET Satu

Signature of Presenter / Date: 12/11/2021

Signature of Registering officer.

Endorsement under section 58

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
SAMBIT SAHU		314877019	SLOT Solv	12-Nov-2021

MAHADEV GRIHA NIRMAN PVT. LTD REPRESENTED THROUGH ITS CEO RAVI KUMAR MODA





12-Nov-2021

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AND WHEREAS, the Landowner have been nourishing with the desire to develop/construct a Residential/ Commercial Building over the scheduled property in accordance with the plan to be sanctioned/approved by the Cuttack Development Authority and accordingly a scheme has been framed by the Landowner. But, since the Landowner has neither technical expertise nor financial resources, they have given offer to the Builder/Developer of the Second Part, who is engaged in developing building comprising of independent units. After negotiation, the Builder/Developer has agreed to develop the building entirely at their cost with the terms and conditions mutually agreed upon by and between the parties. In order to avoid any future complication, the terms so agreed upon are reduced to writing and enumerated in this agreement as under:-

- By virtue of the recitals herein contained the Landowner are competent and absolutely seized and possessed of all that piece and parcel of compact land described in the schedule given hereinafter and the Landowner have valid right, title and possession over the said land and except Landowner, no other person has any semblance of interest over the said land.
- The Builder/developer shall construct and erect the said Building over the said property strictly in accordance with the aforesaid plan to be sanctioned/approved by the, and shall deal with various portions of the said building on the terms and conditions hereinafter contained.
- C. The Builder/Developer shall construct the building according to the approved building plan and permission accorded and shall not construct any illegal or unauthorized area or unit or units and if they do so it would be entirely at their cost and risk and the Landowner shall not be held liable for the constructions made beyond the approved plan. The responsibility with regards to the quality and standard of construction of the aforesaid

Identified by DIPTI RANJAN SAHOO Son/Wife of BAIRAGI CHARAN SAHOO of SAME PLACE by profession

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
DIPTI RANJAN SAHOO		42076794	Lor su zu	12-Nov-2021

Date: 12/11/2021

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number: 1 || Volume Number: 59

Document Number : 11832102883

For the year : 2021

Seal :

Date: 12/11/2021

Signature of Registering officer

NEW NEW OFFICE OF FREE PANGA

Residential/ Commercial Building would be exclusively, that of the Builder/Developer, but it shall not below standard specification as specified by B.I.S.

NOW THIS AGREEMENT WITNESSTH and it is hereby agreed by and between the parties hereto as follows:-

DEFINITION

Unless in these presents there is something is in the subject or context inconsistent therewith.

- 'Property/Land' shall mean the entire land as described in the schedule appended hereto.
- 'Building' shall mean the building to be constructed/erected over the said property as per the sanction/approved plan by Cuttack Development Authority.
- 3. Architect: shall mean qualified person eligible under the Architects Act, to be engaged by the party of the second part in its judgment for conception, designing, and supervising constructions of the proposed multistoried buildings over the land who may take structural designs from a structural engineer.
- 4. **Planning Authority** shall mean the Planning Member of the Cuttack Development Authority and / or other Planning Officials of the said Authority or any other Competent Authority of the Cuttack Development Authority or other authorities / agencies.
- 5. **'Landowner'** shall mean **Mr. Sambit Sahoo**, which also includes his respective legal heirs, successors, assigns, representatives etc.
- 6. 'Builder/Developer' shall mean M/S.MAHADEV GRIHA NIRMAN PVT LTD, The party of the second part or any of its other associates, company/firm who will construct and execute the proposed building complex and includes its Directors, successors-in-office, administrators and assigns.



- 7. Prospective/ Intending purchasers: shall mean, purchasers of independent flats / duplexes / floor space / commercial units / shop rooms comprised in the proposed multistoried / high-rise buildings / duplexes to be constructed over the land in question and adjacent land
- 8. 'Building Plan' shall mean the plan to be sanctioned and approved by Cuttack Development Authority and/or such other revised plan or plans with such modification or alteration which may be made thereto from time to time with the approval of competent authority/authorities for the purpose of constructing the Residential/ Commercial building(s).
- 9. **'Units'** shall mean a portion of the floor space comprising of the Residential/ Commercial Building capable of being exclusively occupied and enjoyed.
- 10. 'Residential/ Commercial Building/Proposed Building/Project' shall mean and include the Duplexes, Flats, villas, shops, office spaces etc.. to be constructed and the land appurtenant thereto and all passages, the parking space, common facilities/amenities provided thereto etc.
- 11. **'Common Facilities/Amenities'** shall mean and include corridors, common passage, staircase-cum-landings, equipments and accessories provided in the building, lift, generator, motor pumps, electrical installations etc. and other facilities required whatsoever for maintenance and/or management of the said building and enjoyment of various portions of the said building.
- space: The party of the First part (Land Owner) will be allocated 32% built-up area together with proportionate undivided interest in the land and proportionate four wheeler parking space out from the total built-up area in case of apartment/ commercial units and 32% of independent units in Page 5 of 21



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case of Duplex which to be constructed over the schedule land. This is the full and final entitlement/settlement of the land owner against land and the party of the First part shall not be entitled to any other settlements his entitlement. Rest all other built-up areas/commercial units/flats/duplex together with parking space is the entitlement of the party of the second part/Builder/Developer and party of the second part shall be free to deal with and dispose of these built-up areas as per their free will without any limitations or restrictions

COMMENCEMENT:

This Agreement shall commence on and from the 12th day of November, 2021 (two thousand twenty one).

VALIDITY:

THAT, the said agreement shall remain valid till the Project is fully completed and the Builder/Developer (Second Party) share is fully sold out and possession of various units is handed over to respective customers by the Builder/Developer (Second Party) and that the Irrevocable General Power Attorney (IGPA) to be executed by the 1st party member before obtaining the approved building plan and the agreement and the Irrevocable General Power Attorney (IGPA) shall not be cancelled under any circumstance by the First Party member or its nominees assigns/heirs till all formalities as per the stipulations of the agreement is completed in all respect.

CONSTRUCTION:

 That, the Builder/Developer agree to develop the said property at their own risk, cost and expenses and with their own resources after they obtain the requisite permission, sanction and approvals from authorities concerned and thereafter to construct thereon the said Building. The Landowner agrees, in



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accordance with this Agreement, to place at the complete disposal of the Builder/Developer, the physical and actual vacant possession of the said property and to irrevocably vest upon the Builder/Developer the unfettered right to prepare and submit building plans before the authorities and obtain requisite permission, sanction and approvals for developments, construction and completion of the said Residential/ Commercial Building with the signing of this Agreement.

- 2. It shall be the responsibility of the Builder/Developer to submit, pursue and follow-up to obtain all such required permission(s) as per the statutory law prevailing.
 - a. All expenses/charges (excluding Purchasable FAR fees) incurred in respect of approval/sanction or modification and/or alteration of the sanctioned plan and for any revised plan to be submitted for approval/sanction shall be on account of Builder/Developer(except the Shelter fees for EWS and EIDP fees which is to be deposited in CDA, Cuttack/Appropriate Authority shall be borne by both the parties as per their respective shares).
 - b. The Builder/Developer shall forthwith on obtaining all such required permissions from concerned Development Authority, start construction upon the said property in a substantial and workman like manner in accordance with the plans, specification and elevations as sanctioned/approved by the including any amendment, modification or variation or alteration to the said plans and specification which may be made by the Builder/Developer. The said building over the said landed properties shall be constructed under the direct control, supervision, guidance and liability of the Builder/Developer and/or their agents.
 - c.The Builder/Developer shall comply with the requirements and requisition of the C.D.A., and/or other local authorities as the case may be relating to the construction of the said building on the said property and shall obtain necessary approval from the authorities concerned as and when required.



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3.The Builder/Developer shall make their best endeavors to complete/finish the said building in all respects so as to befit for occupation/habitation within **48** (forty eight) months from the date of approval from the ORERA authority, unless prevented by reasons beyond the control of the Builder/Developer, including force majeure conditions, acts of God, any notice or notification of the Government and/or restraint order issued by any Court or Public Authority for stoppage of construction work etc. If there is any delay beyond the above schedule then the Builder/Developer will get a further extension of six months once only, which shall be mutually decided by both the parties.

LANDOWNER'/ PARTY OF THE FIRST PART'S DUTY AND OBLIGATIONS:

The Landowner hereby agrees and covenant with the Builder/Developer as follows:-

- 1. Not to cause any interference or hindrance in the construction of the said Residential/ Commercial Building over the said land unless the Builder/Developer act in a manner violating (a) the terms of this Agreement, (b) the sanctioned/approved plan of the concerned CDA Authority.
 - I. The Landowner hereby handover the vacant physical possession with demarcation of the said property to the Builder/Developer in a sketch map attached herewith. The delivery of vacant physical possession is handed over to the Builder/Developer in a separate sheet and the Builder/Developer took over physical possession from the Landowner, which shall form a part of this Agreement.
 - II. If, the Landowner needs any extra modifications within his allocated share, then he shall inform the Builder/Developer about the same prior to brick work and the cost of such modifications shall be borne by the Landowner.



- 2. Not to prevent the Builder/Developer from negotiating with intending purchasers of flats/units for assigning, disposing or letting out any portion of the building except 32% of the total carpet area/built-up area/super built up area/parking space more-fully specified as allocation of the Landowner.
- 3. Not to enter into any agreement or transfer, convey or assign or encumber or deal with the said land or any portion thereof with any Third Party and shall duly convey and transfer the proportionate impartible undivided share i.e.68% in the land to the Builder/Developer or its nominees any time after substantial progress of construction.
- 4. The Landowner give license and express permission to the Builder/Developer for entering upon the said property having absolute authority henceforth and also competency to commence, carryon and complete the development of the land in accordance with the permission granted. The said license to develop the property is personal and is not assignable without the consent of the Landowner.
- 5. The Landowner shall at the request and cost of the Builder/Developer sign and execute papers, documents, applications for approval of the building plans from any authorities or departments.
- 6. The Landowner declare that, he is entitled to enter into this agreement with the Builder/Developer and that he has not agreed, committed, contracted or entered into any agreement with any other person in respect of the property and that he has not created any mortgage, charge or encumbrance on the said property nor has done any act, deed or thing by reasons whereof, the development of the said property may be affected in any manner.
- 7. That the Landowner will hand over the original land documents, ROR and all the original documents relating to the below mentioned scheduled property to the builder/developer (Second Party) at the time of execution of this agreement.



For Mahadev Griha Nirman Pvt. Ltd.

Authorised Signator

- 8. That the Landowner may choose to either sell or lease out his respective share in the proposed complex or use a part of it for his own Residential/ Commercial use after the completion of the building. However, the land owner and his subsequent purchasers shall be required to join as member in the Society / Association of the owner of the said project and also exercise all acts of ownership over his/her / their allotted / purchased area in consonance with the rules, regulations in force as well as bye-laws to be framed by all the co-owners of the project and pay applicable charges & other monthly charges as fixed by owner's association for maintenance of the common areas and common amenities in the said project.
- 9. The Landowner further undertakes not to raise any complaint or objection in case the Builder/Developer contacted other adjacent plot owners for jointly entering into this complex/project.

BUILDER / DEVELOPER'S OBLIGATION:

- 1. The project work shall be commenced with effect from the date of signing and execution of this agreement and construction from the date of the approval of the Building Plan by the Cuttack Development Authority.
- 2. To complete/finish the construction and erections of the said buildings within 48 (Forty Eight) months from the date of approval of the ORERA authority.
- 3. That if the construction of the proposed building shall be delayed by any order/clearance to be obtained from any local authority, in that event the owner (the First Party member) shall damage or compensation from not claim any the builder/developer (second party) in any way.
- 4. The property including the land over which construction of the Residential/ Commercial Building shall be undertaken can be mortgaged by the developer in favour of any financial institution



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for availing construction finance by way of bridge loan. The Parties have agreed that the Builder/Developer shall be entitled to create mortgage, construction loan (CF) on their ratio (68%) Builder/Developer's ratio) for project land for the purpose of availing loan, provided that, the developer / building shall liable to repay the aforesaid loan amount from its own source without making liable to the land owner and keep indemnify to the land owner for any loss and damage arising out of such loan. The land owner may grant of permission to the purchasers of flats/units in the complex to avail any finance from any bank or other housing finance institutions for payment of the consideration amount in respect of the flats/units as fixed and settled. The developer as the constituted attorney of the land owner may sign the relevant documents, memorandum of deposits of title deeds for creation of equitable mortgage.

- Not to violate or contravene any statutory provisions, rules, regulations etc. applicable for construction of the said building.
- 6. The Builder/Developer shall appoint architects, engineers, contractors and other staffs necessary to develop the project at its own cost and all liabilities in respect of such architects, engineers, contractors and other staffs under the provision of any statute such as labour laws, P.F., E.S.I., workmen compensation etc.. shall be exclusively borne by the Builder/ Developer.

CONSIDERATION:

1. That, the Builder/Developer shall pay an amount of Rs.50,000,00/-(Rupees Fifty Lakhs) only to the Landowner as refundable/ adjustable security deposit out of which the Builder/Developer hereby paid an amount of Rs.10,00,000/-(Rupees Ten lakhs) only through RTGS vide UTR No. UTIBR5201082300352702 dated 23/08/2021 prior to

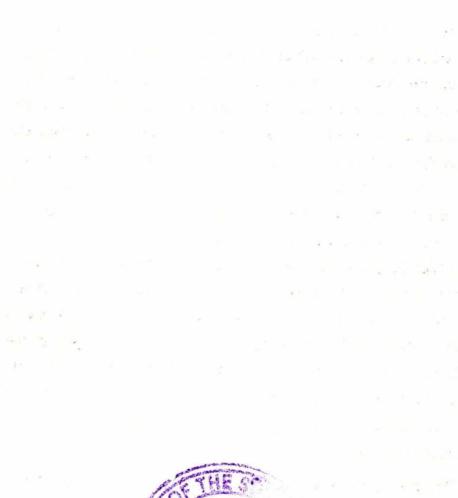
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execution of this agreement and Rs.15,00,000/- (Rupees Fifteen lakhs) only through RTGS vide UTR No. UTIBRE 2021/100036124/dated 12/11/2021, on the account of land owner (first party) on the day of execution of this agreement, the receipt of which the Landowner / first party hereby acknowledges and admit and the remaining amount of Rs.25,00,000/- (Rupees Twenty five lakhs) only shall be paid by the Builder/Developer to the Landowner after obtaining registration certificate from ORERA.

- 2. That, the parties hereto above shall share the total carpet areas/built-up areas/super built up areas/parking spaces in the said Residential/ Commercial Building proportionate to their shares in the ratio of 32% of the carpet areas/built-up areas/super built up areas/parking space shall be of the Land owner over the FAR permitted by the CDA, Cuttack and the remaining carpet areas/built-up areas/super built up areas/parking spaces shall be of the Builder/Developer i.e. 68%. This allotment or assignment of the respective shares shall be specified through a Share Allocation Agreement to be executed between both the parties.
- 3 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 areas of the tower Corridors, lifts, machine rooms, staircase, common stores, service rooms, entrance lobby, architectural projections, common parking spaces, club house, society room, security rooms and elements etc.
- 4. That the share of the Landowner will be clearly outlined in terms of Duplex No, Shop No, Flat no, Floor no., Block name etc..and carpet areas/built up areas/super built-up areas, Parking nos. after receiving the final approval from the concerned authorities and before the commencement of construction of the proposed Residential/ Commercial Buildingin the above said share allocation agreement.





- 5. The parties hereto i.e. the Builder/Developer and the Landowner hereby mutually agree that in order to and for the purpose and in the process of proportionating the carpet areas/built-up areas/super built up areas/parking spaces in the allocated shares **68%**of the Builder/Developer and **32%**of the Landowner over base FAR amongst themselves. If the portion of such the carpet areas/built-up areas/super built up areas/parking spaces falling in the share of either of the parties is less than the agreed percentage of such party, then the concerned party shall be compensated by the other party so as to make the share at par with their respective percentage of the carpet areas/built-up areas/super built up areas/parking spaces @ of market value or as may be mutually agreed upon at the time of distribution of shares between the parties. It shall, however, be open to the parties to arrive at such other manner mode of computation of the compensation payable in such situation by mutual agreement.
- 6. That the Landowner and Builder/Developer have agreed not to claim any specific demarcation of the land and agreed that said land 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 share and only constructed area shall be shared.
- 7. That it is hereby agreed by the Landowner that the Builder/Developer (Second party) shall have the absolute right to finalize, settle and negotiate the terms of the carpet areas/built-up areas/super built up areas/parking spaces/units except Landowner share (First party) of the proposed Project, at such rate and price as the Builder/Developer (second party) think proper.



- 8. That, the Builder/Developer shall be liable to assign and the Landowner shall be entitled to get 32% over the FAR permitted by CDA, Cuttack of the total carpet areas/built-up areas/super built up areas/parking spaces from& out of the total constructed carpet areas/built-up areas/super built up areas/parking spaces and the Landowner shall be confirmed by the Builder/Developer after Approval of the Building Plan. The balance carpet areas/built-up areas/super built up areas/parking spaces in the Residential/ Commercial Buildings is specified as the allocation of the Builder/Developer.
- 9. That, in consideration of the terms hereby agreed upon the Landowner convey, assign and absolutely vest upon the Builder/Developer the right of development/construction on the said property and also their rights to enter into agreement to sell, transfer and assign 32% of the total constructed space/carpet areas/built-up areas/super built up areas/parking spacesin the said building together with proportionate interest in the land at such rate as may be determined by the Builder/Developer.
- 10. The Builder/Developer shall have the right to enter into agreement with intending owners of units to sell, transfer, charges, assign and let-out 68% of the total constructed carpet areas/built-up areas/super built up areas/parking spaces except the Landowner entitlement of flats/ parking space and the Landowner shall not raise any objection to such agreement to transfer, assignment or disposition. It is hereby agreed that, the Builder/Developer shall have right to finalize and settle the terms and/or to dispose off 68% of the total carpet areas/built-up areas/super built up areas/parking spaces/units in the proposed building at such cost the Builder/Developer in their absolute discretion thinks proper.



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- 11. That it is mutually decided between both the parties that for smooth completion of the proposed project the developer (second party) can take any associate developer or any other third party developer to develop the proposed project by executing joint venture agreement with that developer without violating any terms and conditions of this agreement.
- 12. The Builder/Developer shall be at liberty to appoint contractors, staffs, supervisors, managers, architects, engineers to carry out the construction works and the Landowner will not have any objection for the same.
- 13. That, the Builder/Developer shall have the right to receive from the intending flat/Duplex/Shop/Office owners any earnest money and/or booking amount and also the balance cost of the unit and to grant receipt(s) and execute such receipts as may be deemed necessary. The Landowner hereby agree to ratify and confirm all acts, the Builder/Developer shall lawfully do and to execute and perform or cause to be executed and performed all such act or deeds in connection with the transfer of proportionate impartible share in the land and/or units in the said proposed building by virtue of this agreement on receipt of consideration amount/construction cost.
- 14. The Landowner hereby agree to execute and sign necessary documents, letters, power of attorneys, which may be required for carrying out the construction of the proposed building and to render all help and assistance to the Builder/Developer to facilitate the construction of the proposed building on the said plot of land in accordance with the terms of the agreement.
- 15. That, the Landowner and the Builder/Developer shall have the right to sue for specific performance of this contract/agreement or any other supplementary contract which may be executed for non-compliance of any term and the suing party shall also have a right to recover cost and damages if any.



- 16. 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.
- 17. That the Landowner authorize the Builder/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 permissions, 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 Builder/Developer.
- 18. That, if the Builder/Developer desire to make any alteration, changes, deviation during the course of construction beyond the sanctioned plan become necessary, desirable or advisable, the said alternation/ change may be made in conformity after obtaining modified plan approved from Cuttack Development Authority and that as a consequence of such alteration/ changes if any, compounding fees is levied by the Cuttack Development Authority, the said liability shall be borne by both the parties proportionately according to their respective share ratio.
- 19. That the Landowner undertakes to irrevocable constitute the Builder/Developer as their Attorney holder by executing an irrevocable General Power of Attorney before obtaining approved building plan from CDA, Cuttack, duly registered for completing the exercise and effectuating the object in connection with the Development/Construction and completion of the said Building. The said Irrevocable General Power of Attorney shall be treated as part and parcel of this Development Agreement. However, the Builder/Developer undertake in their



capacity not to do or cause to be done any act, commission or thing which may, in any manner, flout, contravene and contrived any law, rules, regulation etc. or which may amount to misuse of any authority or right hereby conveyed or breach of provisions of law. In case of non-performance or non-observance of such law, rule, regulation or condition of this agreement, the entire liability in that behalf shall be incurred or discharged by the Builder/Developer and further more the Builder/Developer undertake to keep the Landowner entirely harmless and indemnified against all claims or demands resulting from the aforesaid non-performance and non-observance.

- 20. The above said Irrevocable General Power of Attorney shall always be treated and construed as part and parcel of the said Development Agreement and it shall be valid till completion of the Building and shall remain in force until the Builder/Developer transfer his share out of the total carpet areas/built-up areas/super built up areas/parking spaces of the said Residential/ Commercial Building to be constructed along with proportionate impartible undivided share in the Land to the prospective purchasers.
- 21. That, in case the said property or any part thereof now declared or represent to be belonging to the Landowner is found to be non-existent on account of defective title of the Landowner or any other person claiming title paramount to the Landowner, the Landowner shall be liable for all the damages, losses and cost sustained by the Builder/Developer. Accordingly the Landowner agree and undertake to keep the Builder/Developer and/or their nominee(s) harmless, indemnified against all claims and expenses which the Builder/Developer and/or their nominee(s) rnay be made liable to pay or suffer in case their right and title is questioned.



MISCELLANEOUS:

- 1) The name of the said Project shall be "MAHADEV GREENS".
- 2) That after execution of this agreement the Builder/Developer will construct boundary wall, pump house, overhead tank, store rooms, office room, and take all developmental works in the schedule property like filling of land, electric connection to the said land and shall obtain permission for such installation from the concerned authority wherever necessary.
- 3) That both the parties to this agreement agreed that the expenditures to be incurred towards installation of electric substation, security deposit towards electric connection to the individual flats/units, installation of electric meter for individual flats/units or any other common amenities/facilities provided for the project and towards maintenance charges up to the formation of Owner's Welfare Association shall be borne by the landowner and the Builder/Developer proportionately as per their respective share ratio. The Landowner shall reimburse such charges to the Builder/ Developer before taking over the possession of his share of allocation.
- 4) The Society Corpus fund will be collected from all the intending purchasers of the units for unforeseen major expenses of the society. The Landowner shall deposit his share of corpus fund to the Builder/ Developer before taking the possession of his share of allocation. And the Builder/ developer will transfer this fund to the Owners Welfare Association Bank Account.
- 5) That the GST or any other taxes, Charges, Cess, Fees, etc. levied by the Govt. authorities for the service rendered by the Builder/Developer to the Landowner during execution of the project or in future, then the Landowner shall borne the same against his 32% allocation of share.
- 6) That, in case, if both the parties desires to get extra FAR beyond the base FAR, for that the land owner shall submit TDR (Transferable Development Right) certificate or purchase the extra FAR from CDA, Cuttack and the cost of the purchasable



NICO MERISTERING OFFICE BARANGA

Authorised Signatory

For Mahadev Griha Nirman Pvr. Liu.

FAR to be borne by the land owner. The construction of the extra FAR area to be done by the Builder / Developer at its own cost and the said extra FAR built up area will be shared by both the parties as per their respective share ratio. In case the first party unable to pay the required fees / amount for purchase of FAR, then the builder / developer shall pay the same on behalf of first party and same shall be adjusted from aforesaid adjustable security amount or from their allotted share at the time of execution of share allocation agreement.

- 7) It is further mutually decided between both the parties that the first party shall proportionately pay the shelter fees and EIDP fees / charges which will deposited before concerned development authority. In case the first party unable to pay the required fees / amount for shelter fees and EIDP fees / charges, then the builder / developer shall pay the same on behalf of first party and same shall be adjusted from aforesaid adjustable security amount or from their allotted share at the time of execution of share allocation agreement.
- 8) All accounts between the parties hereto shall be settled at the office of the developer/second party or any other place as may be mutually agreed upon.

ARBITRATION:

In case of any dispute of difference arising between the parties during the progress of construction or after completion thereof or abandonment of the work as to the construction of any covenant spelt-out under this agreement or any clause thereof or relating either the said building work or arising out of this agreement or any other supplementary agreement, disputes relating to entitlements of the parties, shall be referred to Arbitrator, appointed by mutual consent of both the parties, failing which the parties may take the shelter of proper court of law for reference to an Arbitrator as per the procedures laid down in Arbitration and Conciliation Act, 1996 or any statutory enactment or modification there under and the decision rendered by the said Arbitrator shall be final and binding on the parties.



JURISDICTION:

All accounts between the parties hereto shall be settled at the Landowner place and/or at any other place, as may be mutually agreed upon. The courts at Cuttack only have jurisdiction to entertain the disputes and difference between the parties.

SCHEDULE OF LAND

District. Cuttack, Tahasil- Baranga, PS: Cuttack Sadar No.16, Mouza: **Padmalava Nagar,** Sthitiban;

Khata No.170/168, Plot No.455/796, Kissam: Gharabari, Area:Ac.0.320 decimal (full plot) and Plot No.458, Kissam: Gharabari, Area:Ac.0.490 decimal (full plot); which corresponding to consolidation Khata No. 102.

Khata No.**170/156**, Plot No.**460**, Kissam: Gharabari, Area: **Ac.0.820** decimal (full plot) and Plot No.**459**, Kissam: Gharabari, Area: **Ac.0.740** decimal (full plot); which corresponding to consolidation Khata No. 113.

Khata No.**59**, Plot No.**465**, Kissam: Gharabari, Area: **Ac.0.1**60 decimal (full plot);

Khata No.**170/214**, Plot No.**455/826**, Kissam : Gharabari, Area : **Ac.0.110** decimal (full plot); which corresponding to Consolidation Khata No. 102.

Khata No.**170/215**, Plot No.**454**, Kissam: Gharabari, Area: **Ac.0.320** decimal (full plot); which corresponding to consolidation Khata No. 132.

Total one Mouza, five Khatas, seven plots, admeasuring total Area: Ac.2.960 decimals, marked in RED colour revenue sketch map attached herewith for better identification of land.

The valuation of schedule land as per bench mark valuation is Rs.5,92,00,000/- and accordingly applicable stamp duty and registration fees hereby paid.



IN WITNESS WHEREOF the parties have hereunto have set and subscribed their respective hands and seal on the date, month and year first above written.

Witnesses

1. Suipti Ray'n Jaho

At. Haladiapada. Anandu

por madayasam

Dis Joy de sighpur. Sambit Sahu 12/11/2021

Signature of the Party of the

Signature of the Party of the first part.

2. Gyanendra Saha For Mahadev Griha Nirman Pvi. L.

AT- Fichyout Bur Authorised Signatory

Post-Dharendra Dist Jas Bun

For Mahadev Griha Nirman Fvi. L.

Authorised Signatory 12/11/2021

Signature of the Party of the second part

Certified that the executants are my clients and this agreement has been drafted by me as per the instructions expressed by the parties, who have been read over and explained the content, effect and implication of the various terms conditions and covenants spelt out in this document and the executants having clearly understood the same have executed this document (Bismal Risherse Mahaly) Advocate in my presence.





NEW AFANGA

ଖତିୟାନ

ପରିଶିଷ୍ଟ 🔩

ଫର୍ମ ନଂ - 99

ମୌଜା : ପଦ୍ମଲାଭନଗର

ତହସିଲ : ବାରଙ୍ଗ

ଥାନା : କଟକ ସଦର

ତହସିଲ ନମ୍ବର : 196

ପରିଚ୍ଛେଦ - 402

ଥାନା ନମ୍ବର : 16

ଜିଲା : କଟକ

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨)ଜମିଦାରଙ୍କ ନାମ ଓ	ଓ ଖେୱାଟ ବା ଖ	ତିୟାନ୍ତ	ର କ୍ରମିକ ନମ୍ବର		୩) ପ୍ରକାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ
170/168		ଓଡିଶା ସରକାଚ	ଓ ଖେଞ୍ଚା	ଟ ନମ୍ବର		ସ୍ୱୟିତ ସାହୁ ପି:ରବିନ୍ଦ୍ରନାଥ ସାହୁ ଜା: ତେର୍ଲି ବା: ମହାନଦୀବିହାର ଥା - ଚାଉଳିଆଗଞ୍ଜ ଜି - କଟକ
୪) ସ୍ପତ୍ୱ	୫) ଦେୟ					୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
ସ୍ଥିତିବାନ	ଜଳକର		ସେସ୍	କିଛି ଥାଏ	ମୋଟ 24.50	
୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ				458 ଏ 0.49 ପୁଟ ନଂ ସଂଶୋଧନ କରାଗଲା	-	ଏ 0.32 ଦାଖାଖାନଂ 102 ରୁ IO.L.R8(A) କେଶ ନଂ
ଅତ୍ତିମ ପ୍ରକାଶନ ତାରିଖ : ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :		В	LANK	SPACE FOR S	TAMI	PING

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 12/11/2021 10:19:53 IP :45.115.89.43

ଖତିୟା	ନର କ୍ରମିକ ନଂ : 11	70/168	68	ୀଜା : ପଦ୍ମନ	ଲାଭନଗର		ଜିନ୍ନ	रा : କଟକ	
ଚକର ନମ୍ବର	ଚକ ଭୁକ୍ତ ହୋଇ	ଚକ ଭୁକ୍ତ ହୋଇ	କିସମର ବିୟାରିତ		ରକବା		ଚକ ଭୁକ୍ତ ହୋଇ ନଥିବା	ମନ୍ତବ୍ୟ	
ठ पाठा शास्त्रीठा	ଥିବା ପ୍ଲଟ	ନଥିବା ପ୍ଲଟ	ବିବରଣୀ ଓ ଚୌହଦି	ଏକର	ଡି.	ହେକ୍ଟର	ଜମିର କିସମ	71541	
8	9	10	11	1	2	13	14	/ 15	
		455/796		0	3200	0.1295	ଘରବାରି		
		458		0	4900	0.1983	ଘରବାରି		
		2 plots		0	8100	0.3278			

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର $12/11/2021\ 10:20:00\ \mathrm{IP}\ :45.115.89.43$

ଖତିୟାନ

ପରିଶିଷ୍ଟ ଏକ

ଫର୍ମ ନଂ - 99

ପରିଚ୍ଛେଦ - 402

ମୌଜା : ପଦ୍ମଲାଭନଗର

ଥାନା : କଟକ ସଦର

ଥାନା ନମ୍ବର : 16

ତହସିଲ : ବାରଙ୍ଗ

ତହସିଲ ନମ୍ବର : 196

ଜିଲ୍ଲା : କଟକ

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨)ଜମିଦାରଙ୍କ ନାମ ଓ ୧	ଖୱାଟ ବା ଖ	ତିୟାନ୍ତ	ର କ୍ରମିକ ନମ୍ବର		୩) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସମ୍ମାନ
170/156	3	ଡିଶା ସରକାର	ଖେଖା	ଟ ନମ୍ବର		ସନ୍ଧିତ ସାହୁ ପି:ରବିନ୍ଦ୍ରନାଥ ସାହୁ ଜା: ତେଲି ବା: ପ୍ଲଟ ନଂ - 880 ମହାନଦୀବିହାର ଥାନା - ଚାଉଳିଆଗଞ୍ଜଜି - କଟକ
୪) ସହ	୫) ଦେୟ					୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଢ଼ଶାର ବିବରଣୀ
ସ୍ଥିତିବାନ	ଟଳକର	ଖକଣା	ସେସ୍	ନିଞାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	
		26.60	20.00	0.00	46.60	
୭) ବିଶେଷ ଅନୁସଙ୍ଗ ପଦି କିଛି ଥାଏ	ଦା ଖା କେଶ ନଂ 852/2 20/2009 ହୁ ମୁ ଉକ୍ତ ଖ				-	। 0.82 ଦାଖାଖାନ° 113 ରୁ । O . L . R 8 (A) କେଶ ନଂ
ଅତ୍ତିମ ପ୍ରକାଶନ ତାରିଖ ଖକଣା ଧାର୍ଯ୍ୟ ତାରିଖ :		Bl	LANK	SPACE FOR S	FAMI	PING

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 12/11/2021 10:20:31 IP :45.115.89.43

ଖତିୟା	ନର କ୍ରମିକ ନଂ : 17	0/156	65	ଗିଜା : ପଦ୍ମଳ	ଧାଭନଗର		ଜିକ	ହା : କଟକ	
ଚକର ନମ୍ବର	ଚକ ଭୁକ୍ତ ହୋଇ	ଚକ ଭୁକ୍ତ ହୋଇ	କିସମର ବିୟାରିତ		ରକବା		ଚକ ଭୁକ୍ତ ହୋଇ ନଥିବା	ମନ୍ତବ୍ୟ	
ठपाठा तासुठा	ଥିବା ପ୍ଲଟ	ନଥିବା ପ୍ଲଟ	ବିବରଣୀ ଓ ଚୌହଦି	ଏକର	ଡି.	ହେକ୍ଟର	ଜମିର କିସମ	ribat	
8	9	10	/ 11	1	2	/13	14	15	
		460		0	8200	0.3318	ଘରବାରି		
		459 /		0	7400 /	0.2995	ଘରବାରି 🖊		
		2 plots		1	5600	0.6313			

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 12/11/2021 10:20:44 IP :45.115.89.43

ଖତିୟାନ

ପରିଶିଷ୍ଟ -

ଫର୍ମ ନଂ - 99

ପରିଚ୍ଛେଦ - 402

ମୌଜା : ପଦ୍ମଲାଭନଗର 🖊

ଥାନା : କଟକ ସଦର

ଥାନା ନମ୍ବର : 16

ତହସିଲ : ବାରଙ୍ଗ

ତହସିଲ ନମ୍ବର : 196

ଜିଲା : କଟକ

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨)କ୍ରମିଦାରଙ୍କ ନାମ ଓ ଖେୱ	ାଟ ବା ଖ	ତିୟାନ୍ତ	ର କ୍ରମିକ ନମ୍ବର		୩) ପ୍ରକାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ
59	ଓଡିଶା	ସରକାର	ଖେଞା	ଟ ନମ୍ବର		ସନ୍ଧିତ ସାହୁ ପି:ରବିନ୍ଦ୍ର ନାଥ ସାହୁ ଜା: ତେଲି ବା: ପ୍ଲଟ ନଂ - 880, ଫରେଷ୍ଟ କଲୋନୀ ପାଖ , ମହାନଦୀ ବିହାର ଥା - ଚାଉଳିଆଗଞ ଜି - କଟକ
୪) ସ୍ୱତ୍ୱ	୫) ଦେୟ					୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
ସ୍ଥିତିବାନ	ଜଳକର	ଖକଣା 48.00		କିଛି ଥାଏ	ମୋଟ 84.00	
୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		16 ହୁକୁନ	ମ ମୁତାବ	ବକ ଉକ୍ତ ଖାତାର ପ୍ରକାସ	ଖାନା ସଂ	। ବା ଏ 0.000 ଡି କୁ ଜମା ଟ 0.00 ନୂତନ ଖାତା ନଂ କୁ । ଦାଖଲ °ଶୋଧନ କରାଗଲା । OLR 8 (A) କେଶ ନଂ 1028/2017
ଅତ୍ତିମ ପ୍ରକାଶନ ତାରିଖ : ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :0		Bl	LANK	SPACE FOR S	FAMI	PING

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 12/11/2021 10:22:25 IP :45.115.89.43

ଖତି	ୟାନର କ୍ରମିକ ନଂ :	59	ଟେ	ାଜା : ପଦ୍ମଲ	।ଭନଗର		ଜିଲ	। : କଟକ	
ଚକର ନମ୍ବର	ଚକ ଭୁକ୍ତ ହୋଇ	ଚକ ଭୁକ୍ତ ହୋଇ	କିସମର ବିୟାରିତ		ରକବା		ଟକ ଭୁକ୍ତ ହୋଇ ନଥିବା	ମନ୍ତବ୍ୟ	4
ठकाठा घरीछ।	ଥିବା ପ୍ଲଟ	ନଥିବା ପ୍ଲଟ	ବିବରଣୀ ଓ ଚୌହଦି	ଏକର	ଡି.	ହେକ୍ଟର	ଜମିର କିସମ	rigui	
8	9	10	//11	1	2	13	14	15	
		465		0	1600 /	0.0647	ଘରବାରି		
		1 plot	7933	0	1600	0.0647			

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 12/11/2021 10:22:41 IP :45.115.89.43

ଖତିୟାନ

ପରିଶିଷ୍ଟ 🔓

ମୌଜା : ପଦ୍ମଲାଭନଗର

ତହସିଲ : ବାରଙ୍ଗ

ଫର୍ମ ନଂ - 99

ଥାନା : କଟକ ସଦର

ତହସିଲ ନମ୍ବର : 196

ପରିଚ୍ଛେଦ - 402

ଥାନା ନମ୍ବର : 16

ଜିଲା : କଟକ

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨)କ୍ରମିଦାରଙ୍କ ନାମ ଓ ଖେ	ଖଞ୍ଜାଟ ବା ଖ	ତିୟାନଗ	ର କ୍ରମିକ ନମ୍ବର		୩) ପ୍ରକାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସ୍ଥାନ
170/214	ଓଡ଼ି	ଶା ସରକାର	ଖେୱା	ଟ ନମ୍ବର		ସୟିତ ସାହୁ ପି:ରବିନ୍ଦ୍ରନାଥ ସାହୁ ଜା: ତେଲି ବା: ମହାନଦୀବିହାର ଥାନା - ଚାଉଳିଆଗଞ୍ଜ ଜିଲ୍ଲା - କଟକ
୪) ସ୍ପତ୍ୱ	୫) ଦେୟ					୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
ସ୍ଥିତିବାନ	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଞ୍ଚାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	
9		33.00	25.00	0.00	58.00	
୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦା ଖା କେଶ ନଂ 150/20 ଖାତାର କିସମ ଓ ଖଜଣା		-		। ଖା ନଂ	' 102 ରୁ O.L.R. 8 (A) କେଶ ନଂ 843/2015 ହୁ ମୁ ଉକ୍ତ
ଅତ୍ତିମ ପ୍ରକାଶନ ତାରିଖ : ଖକଣା ଧାର୍ଯ୍ୟ ତାରିଖ :		Bl	LANK	SPACE FOR S	TAMI	PING

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 12/11/2021 10:24:00 IP :45.115.89.117

ଖତିୟା	ନର କ୍ରମିକ ନଂ : 11	70/214	68	ୌଜା : ପଦ୍ମଳ	ରାଭନଗର		ଚିକ	ା : କଟକ	,
ଚକର ନମ୍ବର	ଚକ ଭୁକ୍ତ ହୋଇ	ଚକ ଭୁକ୍ତ ହୋଇ	କିସମର ବିୟାରିତ		ରକବା		ଚକ ଭୁକ୍ତ ହୋଇ ନଥିବା	ମନ୍ତବ୍ୟ	6
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ମୌଜା : ପଦ୍ମଲାଭନଗର

ତହସିଲ : ବାରଙ୍ଗ

ଫର୍ମ ନଂ - 99

ଥାନା : କଟକ ସଦର

ତହସିଲ ନମ୍ବର : 196

ପରିଚ୍ଛେଦ - 402

ଥାନା ନମ୍ବର : 16

ଜିଲା : କଟକ

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨)କ୍ରମିଦାରଙ୍କ ନାମ ଓ ଦେ	ଖୱାଟ ବା ୧	ଖତିୟାନ	ର କ୍ରମିକ ନମ୍ବର		୩) ପ୍ରକାର ନାମ, ପିତାର ନାମ, କାତି ଓ ବାସସ୍ଥାନ
170/215	ઉદ	ଶା ସରକା	ର ଖେୱ	ାଟ ନମ୍ବର		ସୟିତ ସାହୁ ପି:ରବିନ୍ଦ୍ରନାଥ ସାହୁ ଜା: ତେଲି ବା: ମହାନଦୀବିହାର ଥାନା - ଚାଉଳିଆଗଞ୍ଜ ଜିଲ୍ଲା - କଟକ
୪) ସ୍ପତ୍ୱ	୫) ଦେୟ					୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
ସ୍ଥିତିବାନ	ଜଳକର	ଖକଣା	ସେସ୍	ନିଞାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	
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୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦା ଖା କେଶ ନଂ 1 <u>51/2</u> କିସମ ଓ ଖଜଣା ସଂଶୋ			454 ଏ 0.32 ଦା ଖା	ଖା ନଂ 1	1 32 ରୁ I O L R 8 (A) କେଶ ନଂ 110/2012 ହୁ ମୁ ଉକ୍ତ ଖାତାର
ଅତ୍ତିମ ପ୍ରକାଶନ ତାରିଖ ଖକଣା ଧାର୍ଯ୍ୟ ତାରିଖ :		В	BLAN	K SPACE FOR S	STAMI	PING

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ଖଡିୟା	ନର କ୍ରମିକ ନଂ : 17	0/215	6F	ା ଜା : ପଡ୍ଲକ	ଧାଭନଗର		ଜିଲା :	କଟକ
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ठ पा ठर सार् सुठर	ଥିବା ପ୍ଲଟ	ନଥିବା ପ୍ଲଟ	ବିବରଣୀ ଓ ଚୌହଦି	ଏକର	ତି.	ହେକ୍ଟର	କମିର କିସମ	riodi
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୬) କ୍ରମବର୍ତ୍ତନଶୀକ ଖକଖାର ବିବର୍ଣୀ		School School			8) ରେଯୁ	४) शुरू	
ସମ୍ମିତ ସାହୁ ପି.ରହିନ୍ଦ୍ରନାଥ ସାହୁ କାନ୍ତେଇ ବା:ମହାନଶାହିନ୍ଦର ଥା - ନାକଳିଆଗଞ୍ଜ ହି - କଟକ	ରି ଜୁନ୍ଦ କଥା ବିଜ୍ଞ କଥା	ଅନିକ ଅନ୍ତୁ ପି.ର		କ୍ଷ୍ୟୁ ବ୍ୟବ୍ୟ	ଓଡ଼ିଶା ସର୍ଭାର ଶେଳାଟ ନ ମୁର 1	170/169	
କାରି ଓ ବାସ୍ଥାନ	ପିତାର ନାମ,	ଧାଖ ଓାଉରି (ଏ	ତିସ୍ୱାନ୍ଦର ନମ୍ବ	ଓ ଝୋଛାଟ ବା ଖ	୍ର ଓଡ଼ିଆ କଥିବା ସ୍ଥଳ ନାମ	୧)	
€500:					ଥାକା କମ୍ବର :16	ସର୍ଗିନ୍ଲେକ - ୪୦୨	
କମ୍ବର:196				ଷକର		वर्ष क - ५८	
ଚନ୍ଦ୍ରଶିକ : କଟକ ସବର	ଖଡିଯ୍ବାନ			ସବଲାବନଗର	ମୌଳା ସବୁଲ	ପରିଶିଷ୍ଟ - କ	-

් යන් දින් දෙන්න ප්රතික්තිය ප්රතික්තිය සින් සින් සින් සින් සින් සින් සින් සින්				GO : 600	
	କିସମର୍ ଦିସ୍ତାର୍ଷିତ ବିଦର୍ଣ ଓ ତୌହନ	8	ର୍କତା	ତକ୍ଷ୍ନକ ହୋଇନଥିବା	POOR SOOM WORK
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e) ଝାଡିୟାନର କ୍ରମିକ କମ୍ବର	୨)ଜମିଦାରଙ୍କ ନାମ ଓ ଖେଷ୍ଠାଟ ବା ଖତିୟାନର କ୍ରମିକ	୨)ଜମିଦାରଙ୍କ ନାମ ଓ ଖେଣ୍ଡାଟ ବା ଖତିୟାନର କ୍ରମିକ ନୟର 術 ପ୍ରଜାର ନାମ, ପିତାର ନାମ , ଜାତି ଓ ବାସସ୍ଥାନ
59	ଓଡ଼ିଶା ସରକ୍ୱାର ଖେୱାଟ ନୟର 1	ସମ୍ଭିତ ସାହୁ ପି:ରବିନ୍ତୁ ନାଥ ସାହୁ ଜା: ତେଲି ବା: ପ୍ଲଟ ନ° - 880, ଫରେଷ୍ଟ କଲୋନୀ ପାଖ , ମହାନଦୀ ବିହାର ଥା - ଚାଉଳିଆଗଞ୍ଜ ଜି - କଟକ
১) ধৃত্ব	%) ଦେୟ	୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
ସ୍ଥିତିକାନ	ଜଳକର ଖଜଣା ସେସ ନିଷ୍ଠାର ସେସ ଓ ଅନ୍ୟାନ୍ୟ ସେସ ଯଦି କିଛି ଥାଏ	ଓ ମୋଟ ସ
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୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି | ହୁକୁମ ମୁତାବକ ଉକ୍ତ ଖାତାର ପ୍ରଜାଖାନା ସଂଶୋଧନ କରାଗଲା । OLR 8 (A) କେଶ ନଂ 1028/2017 ହୁକୁମ ମୂତାବକ ଉକ୍ତ ଖାତାର କିସମ ଓ ଖଜଣା ସଂଶୋଧନ ଚିଛି ନାମ

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	ମୋନା ପଦ୍ମଶାଉନଗର	କିସମର ବିସ୍ତାରିତ ବିବର୍ଣ ଓ ଚୌହଦି	8								
(4)		ଚଳଭୁକୁ ହୋଇନଥିବା ପୁଟ	60	454	1 qe	****					
170/2.5		රිස්තුව අතු කුව අත වූ අත	υ								
ଖିତିୟାନର କନ୍ନିକ ନ୍ର 170/215		0 7 7 8	L						patki.		1000 000 000 000 000 000 000 000 000 00

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Form No.26

Certificate of Encumbrance on Property

Certificate No.: EC0392021010446

Application No: 2021039012246

Applicant Name: TAPAS RANJAN DAS

Owner Name(as per application): SAMBIT SAHOO

tificate giving particulars of registered acts and encumbrances, if any in respect of undermentioned property:-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	PADMANAVA NAGAR-16	170/168	455/796	320 Decimal (1000D=1Acr				,
2	PADMANAVA NAGAR-16	102	458	490 Decimal (1000D=1Acr e)				
ω	PADMANAVA NAGAR-16	170/168	458	490 Decimal (1000D=1Acr e)				
4	PADMANAVA NAGAR-16	59	465	160 Decimal (1000D=1Acr e)				
И	PADMANAVA NAGAR-16	132	454	320 Decimal (1000D=1Acr e)				
6	PADMANAVA NAGAR-16	102	455	1.36				



23-JUN-21

Date

Signature of Registering Officer

Digitally signed by GOPABANDHU PARIDA Date: 2021.06.25 12:37:51 +05:30

Acre

13	12	11	10	9	8	1
PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16
113	102	170/156	170/215	170/156	113	170/214
459	455	459	454	460	460	455/826
740 Decimal (1000D=1Acr e)	1.37 Acre	740 Decimal (1000D=1Acr e)	320 Decimal (1000D=1Acr e)	820 Decimal (1000D=1Acr e)	820 Decimal (1000D=1Acr e)	110 Decimal (1000D=1Acr
į.						
	13.5					

that on such search the following acts and encumbrances as detailed on the reverse appear. I hereby certify that a search has been made in book and in the indexes relating thereto for 19 years from 01-JAN-95 to 31-MAR-13 for acts and encumbrances affecting the said property, and

I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances effecting the said property have been found.



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	TAC
	C

Date

23-JUN-21

	NA I NA I NA I NA		
10391112116	PADMANAVA NAGAR-16 102 455 0.4121 Acre NA NA NA NA PADMANAVA NAGAR-16 102 458 0.1481 Acre	CUTTACK	9
10391112117	PADMANAVA NAGAR-16 102 455 0.4121 Acre NA NA NA NA PADMANAVA NAGAR-16 102 458 0.1481 Acre NA NA NA NA	CUTTACK	0
10391002840	PADMANAVA NAGAR-16 132 454 0.32 Acre PLOT NO 446 VENDEE PLOT NO 418 PLOT NO 453 [RENT RS1.92]	CUTTACK	7
1088/2009/1	PADMANAVA NAGAR-16 102 455 02 Dismil Acre JYOSHNA PARIDA BUYAR REST OF SELL LAND BUYAR	CUTTACK	6
4474/2008/1	PADMANAVA NAGAR-16 102 455 40 Dismil Acre BAMDEV BEHERA & Smp; OTHER R.N SAHOO NISAKKARA BEHERA KALPATARU BEHERA	СИТТАСК	5
3470/2007/1	PADMANAVA NAGAR-16 102 455 14 Dismil Acre BUYER BUYER BUYER PADMANAVA NAGAR-16 102 458 19 Dismil Acre BUYER BUYER BUYER	ситтаск	4
1329/2007/1	PADMANAVA NAGAR-16 102 455 18 Dismil Acre CONSENTOR CONSENTOR PLOTIVO-457 BUYER PADMANAVA NAGAR-16 102 458 14 Dismil Acre PLOTNO-457 BUYER ROAD KALPATARU RAUT & OTHERS	СИТТАСК	ω
5576/2006/1	PADMANAVA NAGAR-16 102 458 16 Dismil Acre KALPATARU ROUT SARAHADA MOUZA BIDYADHARPUR ROAD BUYER	CUTTACK	2
	BIDYADHARAPUR ROAD BUYER		

15-Oct-2011

THAN RS.1000

0.00

2-KANCHAN SWAIN ALIAS

1-KALPATARU ROUT

KANCHAN BEWA 1-LALITA DEI

15-Oct-2011

RELEASE - LESS THAN RS.1000

0.00

1-BADANI DEI

1-KALPATARU ROUT

31-Mar-2010

IMMOVABLE

SALE

52,800.00

1-JYOTSNA DEI ALIAS

1-SAMBIT SAHOO

JASODA PARIDA

25-Feb-2009

SALE

20,000.00

1-SRI BAMADEBA BEHERA

1-SRI SAMBID SAHOO

30-Jul-2008

SALE

400,000.00

1-SRI BAMDEV BEHERA

SAHOO

1-SRI AMIYA PRASAD

4-SRI BAMADEV BEHERA

5-SRI NISHAMANI BEHERA

3-SRI ADIKANDA BEHERA 2-SRI RADHA BEHERA Sr.

Registraion

Office.

Number/Area/Boundary(East/West/North/South
)/ Chaka Number/Flat Number) Property Description(Village/Khata Number/ Plot

Registration

Execution

Deed Type

Consideratio n Amount

First Party

Second Party

Date

Number

-

CUTTACK

PADMANAVA NAGAR-16 | 102 | 458 | 16 Dismil Acre

4095/2006/1

04-Aug-2006

SALE

80,000.00

1-BAMDEV BEHERA

2-NISAMANI BEHERA

SWAIN

1-SRI BHAGYADHARA

07-Nov-2006

SALE

80,000.00

1-SRI ADIKANDA BEHERA 2-SRI KALPATARU ROUT

1-SRI BHAGYADHAR

16-Mar-2007

SALE

160,000.00

1-SRI KALPATARU RAUT

1-SRI SAMBIT SAHOO

18-Jul-2007

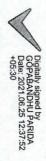
SALE

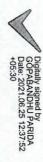
165,000.00

1-SRI KALPATARU RAUT

1-SRI SAMBHIT SAHOO

4-SRI NISHAMANI BEHERA 3-SRI BAMADEBA BEHERA 2-SRI RADHA BEHERA





in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate. (1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described

(2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or requiring certificates of encumbrances

a) But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office; but the department will not on any on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees. account hold itself responsible for any errors in the results of the search embodied in this certificate.

Office CUTTACK

Date

23-JUN-21

Signature of Registering Officer



Form No.26

Certificate of Encumbrance on Property

Certificate No.: EC1832021002253

Application No: 2021183002508

Applicant Name: TAPAS RANJAN DAS

Owner Name(as per application): SAMBIT SAHOO

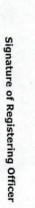
certificate giving particulars of registered acts and encumbrances,if any in respect of undermentioned property :-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary	South Boundary
1	PADMANAVA NAGAR-16	132	454	320 Decimal (1000D=1Acr e)				
2	PADMANAVA NAGAR-16	170/156	460	820 Decimal (1000D=1Acr e)			<u></u>	
ω	PADMANAVA NAGAR-16	102	458	490 Decimal (1000D=1Acr e)				
4	PADMANAVA NAGAR-16	170/168	458	490 Decimal (1000D=1Acr e)			2	
б	PADMANAVA NAGAR-16	102	455	1.37 Acre				
6	PADMANAVA NAGAR-16	170/214	455/826	110 Decimal (1000D=1Acr				



Date

23-JUN-21



Digitally signed by NIRANJANA PARIDA Date: 2021.06.24 02:32:52 -07:00

13	12	11	10	9	ω	1
PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16
170/168	170/215	102	113	170/156	113	59
455/796	454	455	460	459	459	465
320 Decimal (1000D=1Acr e)	320 Decimal (1000D=1Acr e)	1.36 Acre	820 Decimal (1000D=1Acr e)	740 Decimal (1000D=1Acr e)	740 Decimal (1000D=1Acr e)	160 Decimal (1000D=1Acr

I hereby certify that a search has been made in book and in the indexes relating thereto for 9 years from 01-APR-13 to 23-JUN-21 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances as detailed on the reverse appear.

I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances effecting the said property have been found.

Digitally signed by NIRANJANA PARIDA Date: 2021.06.24 02:32:53 - 07:00

23-JUN-21

Date

Office :

ARANGA

Signature of Registering Officer

2	L L	No.		
BARANGA	BARANGA	Registraion Office.		
PADMANAVA NAGAR-16 102 455 0.09 Acre NA NA NA NA	PADMANAVA NAGAR-16 59 465 0.16 ACRE GURUBARI BEHERA GURUBARI BEHERA VENDEE HADIBANDHU BEHERA [RENT RS. 1.00]	Property Description(Village/Khata Number/ Plot Number/Area/Boundary(East/West/North/South)/ Chaka Number/Flat Number)		
11831801679	11831600910	Registration E Number		
11831801679 04-Dec-2018	11831600910 27-Jun-2016	Execution Date		
AGREEMENT WITH PROPERTY	SALE	Deed Type		
500,000.00	1,600,000.00	Consideratio n Amount		
1-KABIRAJ BEHERA	1-JOSHI PARIDA ALIAS JASHODA PARIDA	First Party		
1-NIKOPAMA SANGO	1-SAMBIT SAHOO	Second Party		

Note:

- on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees. (1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof or requiring certificates of encumbrances in registered documents in a manner different from the way in which the applicant has described them transactions evidenced by such documents will not be included in the certificate.
- a) But as in the present case, the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office; but the department will not on any account hold itself responsible for any errors in the results of the search embodied in this certificate.



Date



Form No.25

Nil Certificate Of Encumbrance On Property

Certificate No.: EC1832021004301

Application No: 2021183004805

Applicant Name: TAPAS RANJAN DAS

Owner Name(as per application): SAMBIT SAHOO

Having applied to me for a certificate giving particulars of registered acts and encumbrances, if any in respect of undermentioned property:-

Sr. No.	Village	Khata No.	Plot No.	Area	North Boundary	West Boundary	East Boundary
ja.d	PADMANAVA NAGAR-16	132	454	320 Decimal (1000D=1Acre)			
2	PADMANAVA NAGAR-16	102	455	1.36 Acre			
ω	PADMANAVA NAGAR-16	59	465	160 Decimal (1000D=1Acre)			
4	PADMANAVA NAGAR-16	113	460	820 Decimal (1000D=1Acre)			
U	PADMANAVA NAGAR-16	170/156	459	740 Decimal (1000D=1Acre)			
6	PADMANAVA NAGAR-16	170/214	455/826	Decimal (1000D=1Acre)			
7	PADMANAVA NAGAR-16	113	459	740 Decimal (1000D=1Acre)			
œ	PADMANAVA NAGAR-16	170/168	455/796	320 Decimal (1000D=1Acre)	Digitally PARIDA	Digitally signed by NIRANJANA PARIDA	

Office : BARANGA

Signature of Registering Officer

Date 09-NOV-2021

13	12	⊢	10	9
PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16
170/215	170/168	170/156	102	102
454	458	460	455	458
320 Decimal (1000D=1Acre)	490 Decimal (1000D=1Acre)	820 Decimal (1000D=1Acre)	1.37 Acre	490 Decimal (1000D=1Acre)

and that on such search no acts or encumbrance affecting and said property has been found. I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for 1 years from 01-JAN-2021 to 09-NOV-2021 for acts and encumbrances affecting the said property

- (1) If the properties have been described in registered documents in a manner different from the way in which the applicant has described them in the application the transactions evidenced by such
- properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees. documents will not be included in the certificate. (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificates of encumbrances on specified
- account, hold itself responsible for any errors in the results of the search embodied in this certificate. a) But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the Offices but the department will not, on any

Poligitally signed by NIRANJANA PARIDA Date: 2021.11.09 23:46:52 -08:00

Signature of Registering Officer

Office:

BARANGA

Mahadev Griha Nirman Pvt. Ltd.

CIN: U452010R2010PTC012724



EXTRACT OF THE RESOLUTION PASSED IN THE BOARD MEETING OF MAHADEV GRIHA NIRMAN PVT LTD AT ITS REGISTERED OFFICE AT BHUBANESWAR, ON DT 05th November 2021

Certified copy of an extract from the minutes of the meeting, of the Board of Directors of MAHADEV GRIHA NIRMAN PRIVATE LIMITED duly convened and at which a proper quorum was present, held at, Bhubaneswar on 05th November 2021.

We hereby certify that the following resolution of the Board of Directors of MAHADEV GRIHA NIRMAN PRIVATE LIMITED passed at meeting of the Board held on 05th November 2021 and has been duly recorded in the minute book of the said company.

"FURTHER RESOLVED THAT ". Mr. Ravi Kumar Moda, CEO of the company is hereby severally authorized to appear & authorized to sign & execute all the necessary documents under his signature for necessary agreements, GPA, Other documentations & negotiation with RERA, CDA, CESU, Banks and other Govt. Authority for Project, i.e. "Mahadev Greens" at Plot no -459,460,454,455/796,458,465,455/826, Mouza :- Padmalava Nagar, Dist- Cuttack.

Resolved further that, Mr. Sunil Kumar Saralia, director of the Company will take necessary steps to execute the resolution.

Specimen signature of Mr. Ravi Kumar Moda is attested below. or Managey Griha Numa. Py: 13 Da 6-

Authorise matery

For Mahadev Griha Nirman Pvt. Ltd, Directors

1. Sunil Kumar Saralia 2. Rahul Kumar Moda

Mahadev Girha Nirman Pvt. Ltd.

3. Deepak Kumar Moda

Director

Mahadev Girha Nirman Pvt. Ltd.

Director

Mahadev Girha Nirman Pvt. Ltd.

Swil har Sula

Desfate Komare model

Director

Mahadev Girha Nirman Pvt. Ltd.

Certified True Copy.

Director



Form No.25

Nil Certificate Of Encumbrance On Property

Certificate No.: EC1832021004301

Application No: 2021183004805

Applicant Name: TAPAS RANJAN DAS

Owner Name(as per application): SAMBIT SAHOO

Having applied to me for a certificate giving particulars of registered acts and encumbrances, if any in respect of undermentioned property:-

	00 P	7 P	O P	Б	4	ω	2	1	Sr. No.
	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	Village
	170/168	113	170/214	170/156	113	59	102	132	Khata No.
	455/796	459	455/826	459	460	465	455	454	Plot No.
Decimal (1000D=1Acre)	320	740 Decimal (1000D=1Acre)	110 Decimal (1000D=1Acre)	740 Decimal (1000D=1Acre)	B20 Decimal (1000D=1Acre)	Decimal (1000D=1Acre)	1.36 Acre	320 Decimal (1000D=1Acre)	Area
Digitally PARIDA									North Boundary
Digitally signed by NIRANJANA PARIDA									West Boundary
									East Boundary
									South Boundary

fice : BARANGA

09-NOV-2021

Signature of Registering Officer

13	12	11	10	9
PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16	PADMANAVA NAGAR-16
170/215	170/168	170/156	102	102
454	458	460	455	458
320 Decimal (1000D=1Acre)	490 Decimal (1000D=1Acre)	820 Decimal (1000D=1Acre)	1.37 Acre	490 Decimal (1000D=1Acre)

and that on such search no acts or encumbrance affecting and said property has been found. I hereby certify that a search has been made in Book 1 and in the indexes relating thereto for 1 years from 01-JAN-2021 to 09-NOV-2021 for acts and encumbrances affecting the said property

Note

- documents will not be included in the certificate. (1) If the properties have been described in registered documents in a manner different from the way in which the applicant has described them in the application the transactions evidenced by such
- properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees. (2) Under Section 57 of the Registration Act and Rule 137(i), persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificates of encumbrances on specified
- account, hold itself responsible for any errors in the results of the search embodied in this certificate. a) But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the Offices but the department will not, on any

Digitally signed by NIRANJANA PARIDA Date: 2021.11.09 23:46:52 -08:00

fice: BARANGA
ate 09-NOV-2021

Signature of Registering Officer

