



सत्यमेव जयते

INDIA NON JUDICIAL Government of Odisha

e-Stamp

Certificate No. : IN-OD01184352617898S
 Certificate Issued Date : 02-Sep-2020 11:35 AM
 Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
 Unique Doc. Reference : SUBIN-ODODSHCIL0101533982876232S
 Purchased by : MS OMMBASTU BUILDCON P LTD MD BIJAY KUMAR MISHRA
 Description of Document : Article IA-5(2) Agreement
 Property Description : MOUZA-BANGUARI
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : AJANTA MISHRA
 Second Party : MS OMMBASTU BUILDCON P LTD MD BIJAY KUMAR MISHRA
 Stamp Duty Paid By : MS OMMBASTU BUILDCON P LTD MD BIJAY KUMAR MISHRA
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



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

Ajanta Mishra



OMMBASTU BUILDCON PVT. LTD.

Bijoy Kumar Patra
Managing Director

22-2-2020

RS 0002537791

Statutory Alert:

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3. In case of any discrepancy please inform the Competent Authority.



SIGNATURE OF PURCHASER

00553131



[Signature]
2.9.20
Jagyneshwar Achary
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurd
Regd. No.-7791/2009
Mob:- 9861008174



Ajanta Mishra

Bijay Kumar Patra

Ajanta Mishra 2.9.20
OMMBASTU BUILDCON PVT. LTD.
Bijay Kumar Patra
Managing Director

AGREEMENT

THIS DEED OF AGREEMENT made on this the 2nd day of Sept August, 2020 (Two thousand twenty)

BETWEEN

SMT. AJANTA MISHRA, aged about 52 years, W/o. Atanu Praharaj, by caste -- Brahmin, by profession -- Lecturer, resident of At. -- Khetrapal, P.S. -- Tangi, District -- Cuttack (Odisha), having PAN – BNZPM3156Q, Aadhaar No.4793 8673 4492, Mobile No.9437⁴51331 (hereinafter called the "1ST PARTY" which expression shall mean and include her heirs, successors, assigns and representatives) of the ONE PART



Contd.....2

Babaji Sankar Samraji
Atanu Praharaj

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009
Mob:- 9861006174

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AND

M/S. OMMBASTU BUILDCON PVT. LTD., a company incorporated under the Companies Act, 2013 having its registered office at Plot No.N5/170, I.R.C. Village, P.O. – I.R.C. Village, P.S. – Nayapalli, Bhubaneswar, District – Khurda (Odisha), having PAN – AADCO1672Q, represented by its Managing Director SRI BIJAY KUMAR PATRA, aged about 53 years, S/o. Late Satrugna Patra, by caste – Khandayat, by profession – Business, Aadhaar No.3869 7407 2340, Mobile No.9437034622 (hereinafter called the “2ND PARTY“ which expression shall mean and include its directors, successors, executors, administrators, assigns and representatives) of the OTHER PART

Ajanta Mishra

OMMBASTU BUILDCON PVT. LTD.

Bijoy Kumar Patra
Managing Director

WHEREAS, the 1st party is the absolute owner of the property mentioned in the schedule below, which stands recorded in the name of 1st party as per Record of Rights finally published vide Mutation Case No.4726/11 & 4727/11 and the 1st party is in peaceful possession over the same without any dispute.

AND WHEREAS, the 1st party hereby declares that the said property is free from all encumbrances, litigation, disputes, liens, attachments and charges etc. and the 1st party is in peaceful possession over the said property having all rights, titles and interests etc.

AND WHEREAS, the 1st party is intended to construct a multi-storied building over the said property and due to lack of experience the 1st party approached the 2nd party to construct the

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Babaji Sankar Sarangi

Atan Chhang

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
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multi-storied building over the said property at his costs and expenses and give 38% of the total super built up area of the apartment and the 2nd party agreed on 62% of the total super built up area with the 1st party and the parties hereby agreed and bound by the following terms and conditions.

1. That, the 1st party has delivered the possession of the said property to the 2nd party for construction of multi-storied building over the said property at his (2nd party's) costs and expenses.
2. That, the 1st party has received a sum of Rs.1,00,000/- (Rupees one lakh) only as interest free refundable security deposit from the 2nd party, the receipt of which the 1st party has acknowledged and hereby admits and the said security will be refunded by the 1st party to the 2nd party at the time of delivery of possession of her 38% share to the 1st party.
3. That, the 2nd party shall construct the multi-storied building at his costs and expenses in accordance with the approved building plan by the B.D.A./B.M.C., within a period of 3 (three) years from the date of obtaining project registration certificate from ORERA.
4. That, the 1st party has executed a Regd. General Power of Attorney in favour of the 2nd party bearing I.D. No.

1082006548, dated 2.09.20 registered in the office of District Sub-Registrar, Khurda at Bhubaneswar, for construction of multi-storied building over the said property and to sell the different units of the said building,

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Ajanta Mishra
OMMBASTU BUILDCON PVT. LTD.
Rajeev Kumar Patra
Managing Director
Barbaji Sanjan Sanjan
Atambrohi

Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist Khurda
Regd. No.-7791/2009
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Except 38% share of 1st party, which the 1st party shall not cancel or revoke the said Regd. General Power of Attorney in any manner whatsoever at any point of time, if the 2nd party abides by the terms and conditions of the agreement.

5. That, after approval of building plan, the 2nd party will issue a letter of allotment for 38% share of 1st party as per mutual understanding between the parties.

6. That, the 1st party shall receive her 38% share against the cost of the schedule property and the 1st party shall not claim any further money to the 2nd party in any manner whatsoever at any point of time.

7. That, after completion of the building in all respect, the 2nd party shall deliver the peaceful possession of 38% share of 1st party of the said apartment within the aforesaid stipulated period.

8. That, if any dispute is arises over the schedule property, the 1st party shall be held responsible for the same and shall solve the same immediately.

9. That the 1st party will have no right to sell, mortgage, gift, will or enter into any agreement with anybody other than the 2nd party or his nominee (s), after entering into the agreement with the 2nd party related to land only.

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Ajanta Mishra
OMMBASTU BUILDCON PVT. LTD.
Rajoy Kumar Patre
Managing Director

Babaji Senkan Singh
Atankhuj

Jagyneshwar Acharya
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Odisha, BBSR, Dist-Khurda
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IN WITNESS WHEREOF the parties signed this the day,
month and year first above mentioned.

SCHEDULE OF PROPERTY

District – Khurda, P.S. – Baliana, P.S. No.3, Tahasil –
Bhubaneswar, under the Jurisdiction of District Sub-Registrar,
Khurda at Bhubaneswar. Mouza – BANGUARI, Khata
No.330/268 (three hundred thirty / two hundred sixty eight),
Sthitiban, Plot No.266/1036 (two hundred sixty six / one thousand
thirty six), Kisam – Gharabari, area Ac.0.030 (thirty) decimals,
full plot and Plot No.272/1037 (two hundred seventy two / one
thousand thirty seven), Kisam – Gharabari, area Ac.0.020 (twenty)
decimals, full plot and Khata No.330/280 (three hundred thirty /
two hundred eighty), Sthitiban, Plot No.265/1042 (two hundred
sixty five / one thousand forty two), Kisam – Bajefasal-1, area
Ac.0.110 (one hundred ten) decimals, full plot. Total one Mouza,
two Khatas, three Plots and total area Ac.0.160 (one hundred
sixty) decimals. Rent Rs.5.25 paisa.

WITNESSES:

1 Babari Sanyal
S/o - V Brajabandhu Sanyal
A/po - Jorajpur
ps - Balisahi
Khurda

Executed in
Presence of Witness

Ajanta Mishra
1st party 2.9.20

2 (Atanu Mishra)
20, Sahid Nagar,
Bhubaneswar
Khurda
Odisha



OMMBASTU BUILDCON PVT. LTD.

Hijay Kumar Patra
Managing Director
Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009
Mob:- 9861006174

IDENTIFIED BY ME

Advocate, BBSR