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GOVT. OF ODISHA

SR, JATNI

KHURDA

LICENSE NO : KHDFRA005

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Registration Dist. No. 1121604433
Book No. 1
Date 22/10 and year 16

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Regd. Fees Paid	
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A () =	2590
A18(1) =	250
A18(M) =	40
U/C =	290
Rs.	2570

Fee Paid

1260000

22-10-16

GENERAL POWER OF ATTORNEY

Known all concerned by these presents:

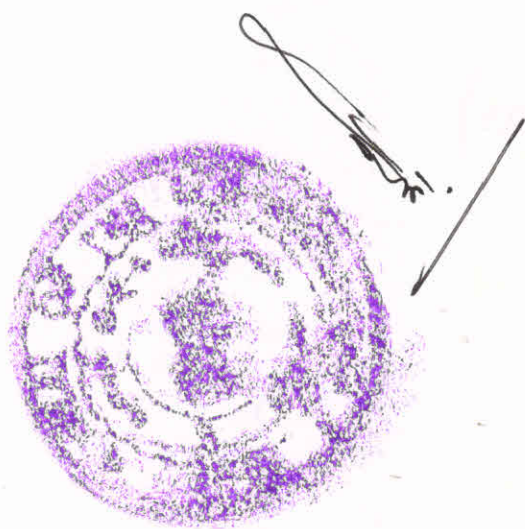
Smt. Pramila Jena, aged about 44 years, wife of Sri Babuli Jena, resident of Belapara, PS- Jatani, Dist- Puri, by caste: Khandayat hereinafter called as the Land owner/ Principal which expression shall mean and include their legal heirs, successors and assigns.

@Pranod Kumar Jena

Pranod Kumar Jena
22-10-16

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Printing No. 6320
Date 20/1/16
Subject
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Address: Saudi Baggich
Nature of Document: Power
Stamp: State Printing Office
Signature: [Signature]
Date: 20/1/16

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ପ୍ରମିଳା ଜେନା



For METRO GARDEN ESTATE PVT.LTD.

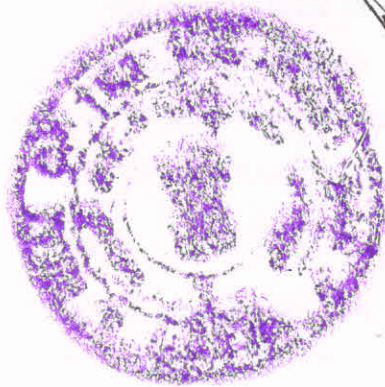
Sofia Firdous
Managing Director

AND WHEREAS

The land in question is covered under Hal Khata No. 328, Hal plot no. 135, having an area of Ac 0.360 decimals corresponds to Sabik Plot No.409 of Sabik Khata No.214. Aforesaid land is classified as sarada non-irrigated agricultural land-II situated in Mouza Kholadwara, under P.S.Jatani P.S.No-05, in the record of right prepared and published dated 20th September 2013 by the Settlement Authorities under the Odisha Survey and Settlement Act. The recorded tenant Smt. Pramila Jena has purchased the land under Registered Sale Deed No.1614 dated 17.06.2006 executed by the rightful owner Sri Akashi Chandra Sekhar Rao. Pramila Jena had initiated appropriate proceeding before the settlement authority, who had allowed the claim after causing appropriate enquiry.

AND WHEREAS

The executants have entered into a collaboration agreement dated 23.07.2016 with M/s. Metro Garden Estate Private Limited, a private limited company incorporated under the Indian Companies Act, 1956 having its Registered office Metro Riverview Complex, Sun-shine field(East), Cuttack-2, represented by its Managing Director, Sofia Firdous, aged about 25 years, D/o. Mohammad Moquim, resident of At: Saidani Bagicha, P.O: Tulsipur, P.S.: Lalbag, Town / District: Cuttack, conferring right and authority upon the builder / developer to execute and construct integrated housing arcade/ satellite township comprising several independent buildings and other facilities and amenities as per the plans to be sanctioned and approved by the



Bhubaneswar Development Authority, upon certain terms, conditions and covenants spelt out in the agreement executed between the parties. The said agreement and all its covenants shall be construed and treated / read as a part of this document.

AND WHEREAS

The allocation of the built-up space / super built-up area out of the total constructed place in respect of the land owner / party of first part shall be 25% out of the total built up area comprised in the housing arcade constructed over the land belonging to the land owner party of the first part as delineated in the schedule. The saleable built up area / super built up area pertaining to the developers allocation shall mean the balance area of 75% , such saleable built up area, out of the total built up area comprised in the housing arcade.

AND WHEREAS

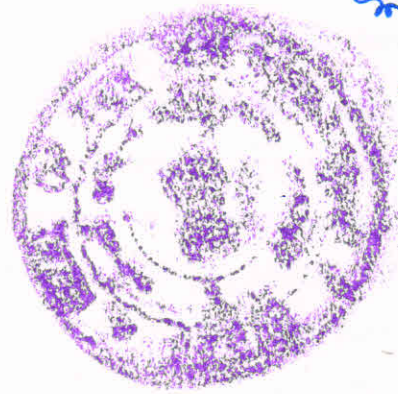
Under the scheme of the aforesaid agreement, the executants had undertaken to execute a Power of Attorney in favour of the Builder / Contractor Company for effectuating the aims objectives culled in the said agreement and to translate into reality the scheme formulated by the executants. The land owner / Principal, being pre-occupied with their pursuits of life had given an offer to M/s. Metro Garden Estate Private Limited, to construct the proposed integrated housing arcade/ satellite township over the said land on certain terms and conditions as mutually agreed upon by and between the parties. The company having appraised the executants and having informed that their **Managing Director, Sofia Firdous**, shall be attorney Holder, this power of Attorney is being executed in favour of.

Now know all men by these presents, that we the executants / Principal doth hereby nominate / constitute and appoint the said **Sofia Firdous**, aged about 24 years, D/o Mohammad Moquim, resident At: Saidani Bagicha, P.O: Tulsipur, P.S.: Lalbag, Town / District: Cuttack,; Managing Director of M/s. Metro Garden Estate Private Limited as our lawful attorney to do, perform execute the following acts/ deeds/ things for and on our behalf in terms of the covenants agreed upon and culled in the concluded contract by and between the parties, and within the scope of the authority vested and delegated in favour of the attorney namely :- Govt bench mark valuation - 12,60,000/-

1. To sign building plans/ layout plans and applications and / or other documents as may be necessary for submission of building plans for construction of integrated housing arcade/ satellite township over our said land and submit the

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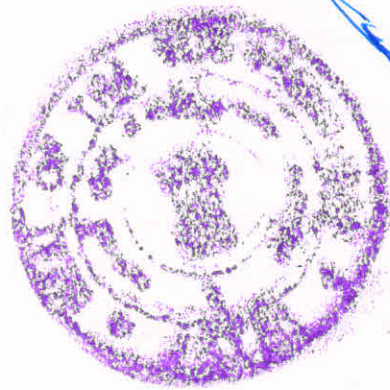
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same before the Bhubaneswar Development Authority and to pay charges / fees as may be assessed by the authority and obtain receipt thereof, to collect such plans and letters of permission after its sanction and / or approval and in that connection to comply with the requirements and requisitions of the Bhubaneswar Development Authority and to apply for and obtain no objection certificates from the concerned statutory authorities as may be considered just reasonable and expedient by the said attorney.

2. To sign and submit all papers, documents, undertakings, applications, as may be called upon to do so by the Bhubaneswar Development Authority, forgetting the layout plots/ building plans sanctioned and approved.
3. To submit revised plan / plans alongwith the applications, for modification of the original plans, submit the same before the Bhubaneswar Development Authority deposit the requisite scrutiny fees, for obtaining approval of such revised plan, collect such revise plan alongwith modified permission letter after sanction / approval is accorded by the Bhubaneswar Development Authority.
4. To appoint qualified architect and structural engineers for the purpose of preparing building plans including revised plans, for construction of the proposed integrated housing arcade/ satellite township to be utilized as a residential arcade keeping in view the building norms and guidelines crystallized in the Bhubaneswar Development Authority (Planning and Building Standards) Regulation.
5. To sign verify, affirm and file any plaint, written statement, petitions, objection, memorandum of appeal and applications, declarations, affidavits before the competent court / authority in the matter of approval of the building plans and construction of the proposed integrated housing arcade/ satellite township over the land covered under the said plot, and to settle any dispute / claim which may arise during the period of construction with any third party or any dispute that may crop up in course of construction of the proposed multistoried / high rise buildings and take all other steps which are incidental or ancillary thereto.
6. To appoint any advocate and / or legal practitioner in case of any dispute which may arise in course of construction of the proposed independent building, approval of the building plans / lay out plans, ~~and~~ getting the deviation regularized and such advocate shall be competent to appear before any court /

5/19/21
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proceeding, for and on behalf of principals and to settle the fees of such advocates.

7. To arrange to construct proposed integrated housing arcade/ satellite township over the said land as per the permission granted and plan / plans duly approved by Bhubaneswar Development Authority.
8. To do all such works pertaining to the construction of the proposed integrated housing arcade/ satellite township over the said plot and marketability of the built up space.
9. To take measurement of the plot cause survey and to ensure construction of the proposed integrated housing arcade/ satellite township according to the plans and specifications as may be duly sanctioned by the appropriate authority.
10. To sign and submit applications as may be required for the purpose of securing and obtaining electricity, water, telephone, drainage, sewerage connection to the proposed integrated housing arcade/ satellite township and other facilities and amenities as may be considered to be just and proper and for that purpose, to comply with the requirements of the concern authorities and deposit necessary fees / charges as may be called upon to do so as per the demand letters issued by such authority.
11. To enter into any agreement with the prospective purchasers of built up space, pertaining to the specified built up area in each floor of the proposed integrated housing arcade/ satellite township, in respect of which there is express delegation of right on the attorney to transfer such floor space by way of absolute sale, receive the earnest money and/ or the consideration amount from such intending purchasers.
12. To execute and sign all such documents such as agreements for sale, sale deeds, conveyance deeds, exchange deeds, instruments for transfer / assignment mortgage deeds in favour of the prospective purchasers of built up area / financiers and to register the same by appearing before the Registering Officer Registrar of Assurance or any authority or authorities having power to admit execution/ registration of such documents and to take delivery of the deeds upon its registration.

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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. 48(g) Fees Paid : A18(iii) & A(1)-25490 ,, User Charges-220 ,Total 25710

Date: 22/10/2016

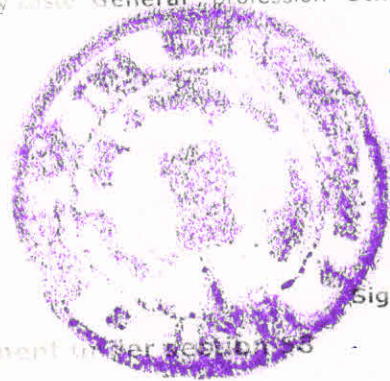
Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar JATANI between the hours of 10:30 AM and 2:30 PM on the 22/10/2016 by PRAMILA JEAA , son/wife of BABULI JENA ALIAS PRAMOD KUMAR JENA , of AT- BELAPARA, PS- JATNI, DIST- KHURDA , by caste General , profession Others and finger prints affixed.

Handwritten signature of the presenter in Odia script.

Signature of Presenter / Date: 22/10/2016



Signature of Registering officer

Endorsement under section 53

Execution is admitted by :

Name	Photo	Thumb impression	Signature	Date of Admission of Execution
PRAMILA JEAA				22-Oct-2016

13. To apply for and or obtain electricity, water drainage, sewerage and telephone connection, cable T.V. and / or any other facilities that our said attorney may consider to be just expedient and proper.
14. To take all possible steps in the proceeding and / or litigation that may arise during the period of construction.
15. To arrange necessary finance required for construction of proposed multistoried / high rise buildings ~~over our land~~ according to the plan and specification as may be legally sanctioned by the appropriate authority.
16. To apply to courts and / or office for copies of documents and papers.
17. To apply for inspection and / or inspect judicial records.
18. To appoint architects, engineers, ~~contractors~~ ~~consultants~~, marketers, brokers, supervisors and / or any employee and agents, staffs necessary for any of the aforesaid purposes.
19. To make advertisement in any papers offering sale of built up space, built up area, and / or units of the proposed buildings over the said plot mentioned in the schedule written hereunder.
20. To serve and accept service of summons, notices issued through process of court and other statutory authority, in connection with any dispute which may be set into motion, during construction of the proposed multistoried / high rise buildings and any dispute with third party purchaser in connection with payment of consideration amount as fixed and settle, breach of commitments by such purchaser.
21. To deal with all concerned and generally represent us in all matters concerning the development and construction of the proposed multistoried complex, and to safeguard our interest inclusive our right to the property and in general to Act on or behalf while ensuring that our interest is fully safeguarded adequately in all matters.
22. Generally, to act as our attorney or agent in relation to the matters aforesaid and other incidental and ancillary matters and on our behalf to execute and sign all deeds documents and writings and do all such acts or things fully and effectually in all respects.

13/03/2019
BIB
12/03/2019

SOFIJA FIRFOUS MANAGING DIRECTOR OF METRO GARDEN ESTATE PVT LTD				22-Oct-2016
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Identified by **BABULI JENA** Son/Wife of **BHRMACHARI JENA** of **AS SAME PLACE** by profession **Others**

Name	Photo	Fingerprint	Signature	Date of Admission of Execution
BABULI JENA				22-Oct-2016

Date: 22/10/2016

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 90

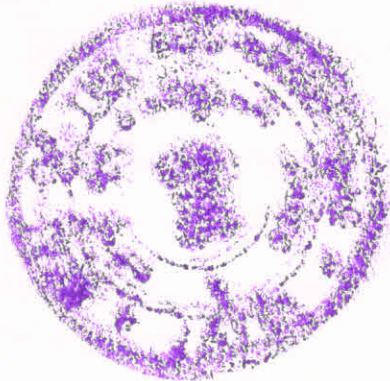
Document Number : 11121604433

For the year : 2016

Seal :

Date: 31/10/2016

Signature of Registering officer



This is a Computer Generated Certificate

23. To offer the land of constructed space / built up space in the proposed buildings as security before any housing financial institution / banks / non banking financial institutions for availing finance and assign the aforesaid property in connection with such loan transaction and execute relevant memorandum of deposit of title deeds, mortgage deeds or other deeds and

documents and comply with the requirement of such financial institution on that score to effectuate the object without making owners liable.

And we hereby agree that all acts deeds and things lawfully done by the said attorney shall be construed as acts deeds and things lawfully done by me and I undertake to ratify and confirm all whatsoever said attorney shall lawfully do or cause to done for and on my behalf by virtue of powers hereby conferred, without incurring any financial liability, which shall be exclusively the liability of the power of attorney holder. This power of attorney is irrevocable till the entire exercise is fully completed.

In witness where of we have set and subscribed our hand and seal in token of affirmation of the delegation of authority spelt out above on this the 22nd day of ~~October~~ 2016 (two thousand sixteen) with the condition that this delegation of authority will cease on completion of the complex and delivery of possession to the purchasers.

SIGNED SEALED AND DELIVERED :-

Signature of witnesses and their addresses:

1. ପ୍ରମୋଦ କୁମାର
 ଠିକଣା - ବ୍ରହ୍ମପୁରୀ ଛତିଆ
 ଠିକଣା - ବ୍ରହ୍ମପୁରୀ ଛତିଆ - ୨୩ - କଟକ
 ଜିଲ୍ଲା - ଖୋର୍ଦ୍ଧା

ପ୍ରମୋଦ କୁମାର
 22-10-16

Signature of the Principal / Executant

2. ପିଟର ମେସେ Adv (P2282)
 FM-711/93

For METRO GARDEN ESTATE PVT.LTD.

Wafe Inday
 Managing Director

Signature of the Attorney Holder



SCHEDULE OF LAND

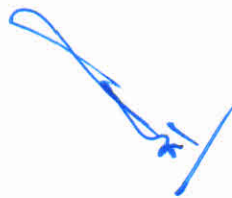
Dist.- Khordha, DSRO: Jatani, P.S. Jatani, P.S. No-05 Mouza : Kholadwara, Hal
 Khata No. 328, Hal plot no. 135, having an area of Ac 0.360 decimals corresponds to
 Sabik Plot No.409 of Sabik Khata No.214. The aforesaid land is classified as sarada
 non-irrigated agricultural land-II bounded by North – Plot no:1417,1418,1419,1420
 South – Plot No:132 &180 East: Plot No: 178 &179 West: Plot No: 133& 134
 Reason of the Plot No. 135 is Sarada non-irrigated-2.

CERTIFICATE

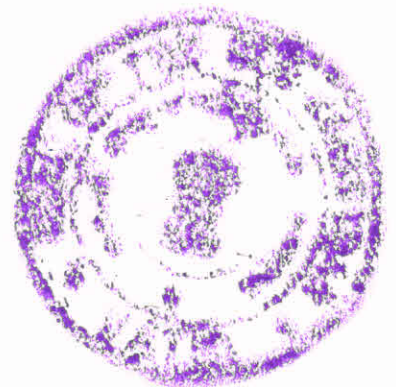
Certified that this power of attorney has been drafted by me as per the clear instruction given by both the parties and typed to my dictation in my Personal Computer. I have read over and explained the purport and implication of the different rights powers and delegation of authority made on the attorney holder as well as terms and conditions enjoined in the document. The parties hereto, after clearly understanding the recitals thereof have signed the document in my presence out of their freewill and volition.

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e-Registration ID No. 1121604582
e-Registration Doct. No. 11121604433
Book No. 1
Date 22/10.... and year 16



22/10/16
REGISTRATION OFFICE
GAIK



Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ଖୋଲାହାର
 ଥାନା : ଢଗଣୀ
 ଥାନା ନମ୍ବର : 5

ତହସିଲ : ଢଗଣୀ
 ତହସିଲ ନମ୍ବର : .
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତର ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତର ନମ୍ବର 1				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		328				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ପ୍ରମିଳା ଜେନା ସ୍ତ୍ରୀ : ବାବୁଲି ଜେନା ଜା: ଖଣ୍ଡାୟତ ବା: ବେଲପଡ଼ା				
3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		8.30	6.25		14.55	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ						
BLANK SPACE FOR STAMPING						
ଅଭିନ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 13/08/2016 10:14:21 IP:10.172.0.71

ଖତିୟାନର କ୍ରମିକ ନଂ : 328		ମୌଜା : ଖୋଲାହାର			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପୁର ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁରର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
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135 କୁନ୍ଦାରଗାଡ଼ିଆ	ଶାରଦ ଅଣକଳସେଚିତ ଦୁଇ	ଉ. ବିପିନ ସୁନ୍ଦରା ଦ. ମଧୁ ସାହୁ	0	360	0.1457	
1 plot			0	360	0.1457	

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 13/08/2016 10:14:49 IP :10.172.0.71

भारतीय गैर न्यायिक

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भारत

TEN
RUPEES

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INDIA

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ODISHA

IN THE COURT OF SRI J.B.PARIDA, EXECUTIVE MAGISTRATE, JATNI

38AA 324930

Affidavit

NO 09
24/10/2016

I, Pramila Jena, aged about 49 years, W/o- Babuli Jena, resident of At-Belapada, Po-Bhimapur-Padanpur, P.S-Jatni, Dist- Khordha, Odisha do hereby solemnly affirm and state as follows:-

1. That, I am the deponent of this affidavit.
2. That, my husband's actual name is Babuli Jena, S/o- Bramhachari Jena of At-Belapada, Po-Bhimapur-Padanpur, P.S-Jatni, Dist- Khordha, Odisha which was mentioned as RoR copy bearing Mouza-Kholadwar, Khata No-328, Plot No-135, Area Ac0.360Dec.
3. That, unfortunately my husband's name has been recorded as Pramod Kumar Jena, in my Voter ID card vide No-MDT1322098.
4. That, Babuli Jena, and Pramod Kumar Jena, S/o- Bramhachari Jena is related to one and the same person.
5. That, this affidavit is required to be produce before the Concerned Authority for their information and necessary action.
6. That, the contents of this affidavit are true to the best of my knowledge and belief.

Identified by me:

Advocate, BBSR

प्रमिला जना

Deponent

The deponent above named being identified by T.Massel, Advocate, BBSR appears before me and state on oath that the contents of this affidavit are true to the best of his knowledge and belief.

प्रमिला जना

Deponent



RL Masel
24/10/16
Executive Magistrate, Jatni

EXECUTIVE MAGISTRATE
JATNI

ଫିଲ୍ଡ୍ କମ୍ପା. ନମ୍ବର ୧୦୭୮୦.୧୧୮୦ ପ୍ରମାଣ କରାଯାଇ ସ୍ୱା-କାର୍ଯ୍ୟକାରୀ
କାର୍ଯ୍ୟକାରୀ ନାହିଁ। ଉପରୋକ୍ତ ବିଷୟରେ କିଛି ନାହିଁ।

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ଶ୍ରୀମତୀ ସୁମିତ୍ରା ଦେବୀ
କାର୍ଯ୍ୟକାରୀ
୩୩-୧୧୧୧୧୧୧୧୧୧୧୧

ଶ୍ରୀମତୀ ସୁମିତ୍ରା ଦେବୀ

SPECIAL TREASURY, KHORDHA
ISSUED ON-
Di. 16 SEP 2018
Addl. Treasury Officer, Khurda

EXECUTIVE MAGISTRATE
JATNI



Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ଖୋଲାହାର

ତହସିଲ : ଜଟଣୀ

ଥାନା : ଜଟଣୀ

ତହସିଲ ନମ୍ବର : .

ଥାନା ନମ୍ବର : 5

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ର ବା ଖତିୟାନର କ୍ରମିକ
ନମ୍ବର

ଓଡିଶା ସରକାର ଖେତ୍ର ନମ୍ବର 1

1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର

328

2) ପ୍ରକାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ

ପ୍ରମିଳା ଜେନା ସ୍ତ୍ରୀ:ବାବୁଲି ଜେନା ଜା: ଖଣ୍ଡାୟତ ବା: ବେଲପଡ଼ା

3) ସ୍ୱତ୍ୱ

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4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
			8.30	6.25		14.55

6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ

BLANK SPACE FOR STAMPING

ଅତିନ ପ୍ରକାଶନ ତାରିଖ -

ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 24/10/2016 01:31:53 IP :10.172.0.71

ଖତିୟାନର କ୍ରମିକ ନଂ : 328		ମୌଜା : ଖୋଲହାର			ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
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1 plot			0	360	0.1457	

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 24/10/2016 01:32:07 IP :10.172.0.71

ଖତିୟାନ

ପ୍ରମାଣିକା : ଖୋଲାଦ୍ୱାର
 ଠାନା : ଜଟଣୀ
 ଥାନା ନମ୍ବର : 5

ତହସିଲ : ଜଟଣୀ
 ତହସିଲ ନମ୍ବର :
 ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ
 ଓ ଖେତ୍ତାଟ ବା ଖତିୟାନର
 ନମ୍ବର
 ୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର

ଓଡ଼ିଶା ସରକାର ଖେତ୍ତାଟ ନମ୍ବର 1

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୨) ପ୍ରକାର ନାମ,
 ପିତାଙ୍କ ନାମ,
 କାନ୍ତି ଓ ବାସସ୍ଥାନ

ପ୍ରମିଳା ଜେନା ସ୍ତ୍ରୀ, ବାବୁଲି ଜେନା ଜା:ଖଣ୍ଡାୟତ ବା:ବେଲପଡ଼ା

ପ୍ରମିଳା ଜେନା

୩) ସ୍ୱତ୍ୱ

ସ୍ଥିତିବାନ

କଳକର

ଖଜଣା

ସେସ୍

ନିସ୍ୱାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ

ମୋଟ

୪) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ

୪) ବେସ୍

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ବା
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 ପନ୍ଦର ଟଙ୍କା
 ମୟସେସ୍

୬) ବିଶେଷ ଅନୁପକ୍ଷ ଯଦି କିଛି ଥାଏ



Blank space for stamping with text: 'Blank space for stamping record of rights were finally framed and finally published under section 36 (1) C of Odisha Survey and Settlement Act 1958 read with Rule 60 and Rule 61 of Odisha Survey and Settlement Rules, 1962. The settlement rent and Cess shall take effect from the year beginning on... 20 SEP 2013 01 APR 2014 Date..... Assistant Settlement Officer'

ଖତିୟାନର କ୍ରମିକ ନଂ: 328

ମୌଜା : ଖୋଲାଦ୍ୱାର

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

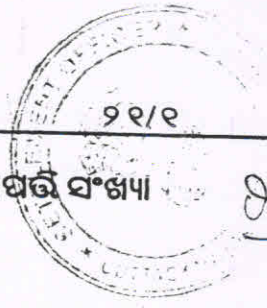
ପୁଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପୁଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣ ଓ ଚୌହୁଦି	ରକବା			ମନୁବ୍ୟ ୧୨
			ଏ.	ଡି.	ହେକ୍ଟର	
୭	୮	୯		୧୦	୧୧	
✓ 135 କୁମ୍ଭାରଗାଡ଼ିଆ	ଶାରଦ ଅଣକଳସେଚିତ ଦୁଇ	ଭ. ବିପିନ ସୁନ୍ଦରା ଦ. ମଧୁ ସାହୁ	୦	360	0.1457	
1ପୁଟ			୦	360	0.1457	

୧/୪୫୭୦ ୦.୪୦୪୭୨୫୭୭୭
 ୧/୧୦୪୫୭୦ ୦.୦୪୦୪୭୨୫୭୭୭
 ୧/୧୦୦୪୫୭୦ ୦.୦୦୪୦୪୭୨୫୭୭୭
 ୧/୧୦୦୦୪୫୭୦ ୦.୦୦୦୪୦୪୭୨୫୭୭୭

1273 ବିସି

ଶ୍ରୀ ଶ୍ରୀ ଶ୍ରୀ ୧୧/୧୧/୧୧

ଅଧିକାରୀ



ଧାରା ଅନୁଯାୟୀ ମିଳିତ ଆଦେଶ

ଆଦେଶ ସଂଖ୍ୟା

୦୪୦୩/୨୦୧୧
୩୩୧

ମୌଜା { ନାମ ଗୋହାଣ୍ଡି
ସଂ. ୫

ଧାନା ଲକ୍ଷ୍ୟ

ଆପରିକାରୀଙ୍କ ନାମ ଓ ନିବାସ ପ୍ରମିଳା ଦେବୀ

ପିତା / ସାମାଜିକ ନାମ ଶ୍ରୀମତୀ ଉତ୍ତମା

ପ୍ରତିବାଦୀଙ୍କ ନାମ ଓ ନିବାସ ଉତ୍ତମା ସୁବଳାୟ ଚୌଧୁରୀ ଚନ୍ଦ୍ରଶେଖର

ପିତା / ସାମାଜିକ ନାମ

ତାରିଖ ୧୫/୦୬/୧୧

୦୧/୦୬/୧୧

ତାରିଖ	ଆଦେଶ	ତାରିଖ	ଆଦେଶ
	<p>ଓଡ଼ିଶା ସରକାର ଓ କରୋକ୍ତ କାର୍ଯ୍ୟାଳୟ ଅନୁଯାୟୀ ଆପରିକାରୀଙ୍କ ପ୍ରକୃତ କାର୍ଯ୍ୟାଳୟରେ ଉପରୋକ୍ତ ମୌଜାରେ ବୃହତ୍ ହେବ । ତାହା ପ୍ରକାଶନ କାର୍ଯ୍ୟ ଆରମ୍ଭ ତାରିଖ ୦୧/୦୬/୧୧ ପରେ ନିବାସ ନିମନ୍ତେ ପେସ୍ କର ।</p> <p>ସ.ବ.ଅ</p>	୧୩/୦୬/୧୧	<p>CIR is taken to the post in regard to the claim of the said person on the basis of RD - 1614 dt. 16/6/06. Remd.</p> <p>ସ.ବ.ଅ</p>
୧୫/୦୬/୧୧	<p>ଓଡ଼ିଶା ସରକାର ଓ କରୋକ୍ତ କାର୍ଯ୍ୟାଳୟ ଅନୁଯାୟୀ ଆପରିକାରୀଙ୍କ ପ୍ରକୃତ କାର୍ଯ୍ୟାଳୟରେ ଉପରୋକ୍ତ ମୌଜାରେ ବୃହତ୍ ହେବ । ତାହା ପ୍ରକାଶନ କାର୍ଯ୍ୟ ଆରମ୍ଭ ତାରିଖ ୦୧/୦୬/୧୧ ପରେ ନିବାସ ନିମନ୍ତେ ପେସ୍ କର ।</p> <p>ସ.ବ.ଅ</p>	୧୫/୦୬/୧୧	<p>ନିବାସ ନିମନ୍ତେ ଉପରୋକ୍ତ ମୌଜାରେ ବୃହତ୍ ହେବ । ତାହା ପ୍ରକାଶନ କାର୍ଯ୍ୟ ଆରମ୍ଭ ତାରିଖ ୦୧/୦୬/୧୧ ପରେ ନିବାସ ନିମନ୍ତେ ପେସ୍ କର ।</p> <p>ସ.ବ.ଅ</p>

ସ୍ୱାକ୍ଷର

AMIN'S REPORT OF LOCAL ENQUIRY



ନାମ
 ନମ୍ବର
 କାମ ନମ୍ବର
 ସଂଶୋଧନକାରୀଙ୍କ ନାମ

ପର୍ଯ୍ୟବସିତ ଏବଂ ଅନୁଗୃହ୍ୟ ଦେଖିବା ଆବଶ୍ୟକ କାରଣ

ପଞ୍ଜିକରଣ ତାରିଖ	ପଞ୍ଜିକରଣ ସଂଖ୍ୟା	ଅନୁଗୃହ୍ୟ ଆବଶ୍ୟକତା	ଅନୁଗୃହ୍ୟ ଆବଶ୍ୟକତା	ପଞ୍ଜିକରଣ		ଅନୁଗୃହ୍ୟ ଆବଶ୍ୟକତା	ଅନୁଗୃହ୍ୟ ଆବଶ୍ୟକତା	ଅନୁଗୃହ୍ୟ ଆବଶ୍ୟକତା	ଅନୁଗୃହ୍ୟ ଆବଶ୍ୟକତା
				ସଂଖ୍ୟା	ତାରିଖ				
୧୨ ୧୨ ୨୦୦୮ ୧୭	୧୭	୧୦	୧୧	୧୨	୧୩	୧୪	୧୫	୧୬	୧୭
ଶ୍ରୀ ୧୦୧୧୨୧୨୧	୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧
ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧	ଶ୍ରୀ ୧୦୧୧୨୧୨୧

Entered serving to Amin's report or similar order should be avoided. The order should be completed in itself.
 ଓଡ଼ିଶା ସରକାରଙ୍କୁ ଉପଯୋଗୀ ହେବା ପାଇଁ ଉପରୋକ୍ତ କାର୍ଯ୍ୟକ୍ରମ ସମାପ୍ତ କରିବାକୁ ନିର୍ଦ୍ଦେଶ ଦିଆଯାଇଅଛି।

ଶ୍ରୀ ୧୦୧୧୨୧୨୧
 ଶ୍ରୀ ୧୦୧୧୨୧୨୧

MEMORANDUM OF UNDERSTANDING

ପ୍ରଥମପକ୍ଷଙ୍କ ନାମ ଓ ଧାମ : ଶ୍ରୀମତୀ ପ୍ରମିଳା ଜେନା ବୟସ ୪୪ ବର୍ଷ, ସ୍ତ୍ରୀ : ଶ୍ରୀ ବାବୁଲି ଜେନା, ଜାତି: ଖଣ୍ଡାୟତ, ପେଷା: ଗୃହକର୍ମିଆଦି, ସ୍ତ୍ରୀ: ବଡ଼ତୋଟା, ପୋ.ଅ: ଖୋଲାଦ୍ୱାର, ଥାନା: ଜଟଣୀ, ଜିଲ୍ଲା: ଖୋର୍ଦ୍ଧା ।

ଦ୍ୱିତୀୟପକ୍ଷଙ୍କ ନାମ ଓ ଧାମ : METRO GARDEN STATE PRIVATE LIMITED, METRO RIVERVIEW COMPLEX, PO: CHANDINICHOWK, PS: LALBAG, TOWN & DIST: CUTTACK-2 ତରଫରୁ ମ୍ୟାନେଜିଙ୍ଗ୍ ଡାଇରେକ୍ଟର ସୋଫିଆ ଫିରଦୋସ, ବୟସ ୨୩ ବର୍ଷ, ପିତା: ମହମ୍ମଦ୍ ମୋକିମ୍, ଜାତି: ମୁସଲମାନ, ପେଷା: ବ୍ୟବସାୟିଆଦି, ସ୍ତ୍ରୀ: ସଜଦାନ୍ତି ବରିଚା (ରେବା କଲୋନି), ପୋ.ଅ: ତୁଳସୀପୁର, ଥାନା: ଲାଲବାଗ, ସହର ଓ ଜିଲ୍ଲା: କଟକ-୨ ।

କି ପ୍ରକାର ଦଲିଲ : ଡେଭଲପମେଣ୍ଟ ଓ ଡୁପ୍ଲେକ୍ସ ଘର ନିର୍ମାଣ ନିମନ୍ତେ ଚୁକ୍ତିପତ୍ର ।

ସର୍ତ୍ତ : (୧) ଏହିକି ଆମ୍ଭେ ପ୍ରଥମପକ୍ଷ ନିମ୍ନ ତଫସିଲ ବର୍ଣ୍ଣିତ ସଂପତ୍ତିର ମାଲିକ ଅଟୁ ଏବଂ ଆମ୍ଭ ନାମ ତଫସିଲ ସଂପତ୍ତି ପକ୍ଷେ ପ୍ରଚଳିତ ଖତିୟାନରେ ଦରଜ ଥାଇ ତହିଁରେ ଆମ୍ଭେ ପ୍ରଥମପକ୍ଷ ଏକାଏକ ନିରାପଦେ ନିରବଚ୍ଛିନ୍ନ ଭାବେ ସୀମା ସରହଦ ବଜାୟ ରଖି ମାଲିକ ସତ୍ତାଧିକାର ଓ ଦଖଲକାର ରହି ଭୋଗଦଖଲ କରିଆସୁଥିଲୁ ଏବଂ ଆସୁଅଛୁ । ଧାର୍ଯ୍ୟ ଖଜଣାକୁ ଆଦାୟ ଦେଇ ବର୍ଷକୁ ବର୍ଷ ଆମ୍ଭ ନାମରେ ପାଉଟି ହାସଲ କରିଆସୁଅଛୁ । ନିମ୍ନ ତଫସିଲ ବର୍ଣ୍ଣିତ ସଂପତ୍ତିରେ ଆମ୍ଭ ବ୍ୟତିତ ଅନ୍ୟ କେହି ଦଖଲକାର ନାହାନ୍ତି ।

(୨) ଦ୍ୱିତୀୟପକ୍ଷ ଜଣେ ସୁନାମଧନ୍ୟ ବିଲତର ଥାଇ ବିଭିନ୍ନ ସ୍ଥାନରେ ପ୍ଲଟ / ଡୁପ୍ଲେକ୍ସ ଘର ନିର୍ମାଣ କରି ବିକ୍ରୟ ଆଦି କରି ଆସୁଅଛନ୍ତି । ଦ୍ୱିତୀୟପକ୍ଷ ତଫସିଲ ସଂପତ୍ତି ଉପରେ ନିଜ କମ୍ପାନି ଫଣ୍ଡରୁ ପ୍ଲଟ / ଡୁପ୍ଲେକ୍ସ ଘର ନିର୍ମାଣ କରାଇ ତାହାକୁ ଉପଯୁକ୍ତ ଗ୍ରାହକ ଠିକ୍ କରି ବିକ୍ରି କରିବା ନିମନ୍ତେ ଇଚ୍ଛୁକ ହୋଇ ଆମ୍ଭେ ପ୍ରଥମପକ୍ଷକୁ ଜଣାଇବାରୁ ଆମ୍ଭେ ପ୍ରଥମପକ୍ଷ ଦ୍ୱିତୀୟପକ୍ଷଙ୍କର ପ୍ରସ୍ତାବରେ ଏକମତ ହୋଇଅଛୁ ।

For METRO GARDEN ESTATE PVT.LTD.


Managing Director

ପ୍ରମିଳା ଜେନା / ୫.22.10.16

(୩) ପ୍ରଥମପକ୍ଷ ଦ୍ୱିତୀୟପକ୍ଷକୁ କ୍ଷମତାପତ୍ର ପ୍ରଦାନ କରିଅଛନ୍ତି, ରେ.ଜି. ନଂ- 1.2160.45.82., ତା. 22.10.16. ରିଖ ଓ ଡେଭଲପମେଣ୍ଟ ଏଗ୍ରିମେଣ୍ଟ ତା ୨୩.୦୭.୨୦୧୬ ରିଖ।

(୪) ପ୍ରଥମପକ୍ଷ ଓ ଦ୍ୱିତୀୟପକ୍ଷଙ୍କ ମଧ୍ୟରେ ଡେଭଲପମେଣ୍ଟ ଏଗ୍ରିମେଣ୍ଟ ସଂପାଦନ ହୋଇଅଛି।

ପ୍ରମିଳା ରେନା

(୫) ଉପରୋକ୍ତ ରୁକ୍ତି ନାମାରେ ଦ୍ୱିତୀୟପକ୍ଷ ପ୍ରଥମପକ୍ଷକୁ କ୍ଷମତାପତ୍ର ଶତକଡା ୨୫% ନିର୍ମାଣ ଘରର ପ୍ରଦାନ କରିବେ ଏବଂ ଶତକଡା ୭୫% ଦ୍ୱିତୀୟପକ୍ଷ ଉପଯୁକ୍ତ ଗ୍ରାହକଙ୍କୁ ବିକ୍ରି କରି ପାରିବେ।

ପ୍ରମିଳା ରେନା

(୬) ଉପରୋକ୍ତ ରୁକ୍ତି ନାମାରେ ଭୁବନେଶ୍ୱର ବି.ଡି.ଏ ନିୟମ ମୁତାବକ ଘର ନିର୍ମାଣ କରାଯିବ।

(୭) ପ୍ରୋଜେକ୍ଟ ଅବଧି ବି.ଡି.ଏ.ର ନିୟମ ଅନୁସାରେ ପାଳନ କରାଯିବ।

(୮) ପ୍ରଥମପକ୍ଷ ଯଦି ତାଙ୍କର ଶତକଡା ୨୫% ନିର୍ମାଣ ଭାଗ ତୁଲ୍ୟ ମୂଲ୍ୟ ନଗଡ ଆକାରରେ ନେବାକୁ ଚାହଁବେ ତେବେ ଦ୍ୱିତୀୟପକ୍ଷ ଏହି ରକମ ପ୍ରଥମପକ୍ଷ ପାଖରେ ଥିବା ଶତକଡା ୨୫% ନିର୍ମାଣ ହୋଇଥିବା ଘରକୁ ବିକ୍ରୟ କରି ପ୍ରଦାନ କରିବେ।

(୯) ଉପରୋକ୍ତ କ୍ଷମତାପତ୍ର ଏବଂ ଡେଭଲପମେଣ୍ଟ ନାମାରେ ଯେଉଁ ସର୍ତ୍ତମାନ ଉଲ୍ଲେଖ କରାଯାଇଅଛି। ତାହାକୁ ଉଭୟପକ୍ଷ ପାଳନ କରିବେ। ଏଥିରେ କେହି ପକ୍ଷ ଅପର ପକ୍ଷ ପ୍ରତି କୌଣସି ପ୍ରକାର ଦାବି କରି ପାରିବେ ନାହିଁ।

(୧୦) ଉପରୋକ୍ତ ରୁକ୍ତିପତ୍ରଟିକୁ ଆମେ ଉଭୟପକ୍ଷ ପାଳନ କରିବାକୁ ଦାୟୀ ଓ ବାଧ୍ୟ ରହିଲୁ। ଏ ପ୍ରମାଣେ ଏତଦର୍ଥେ ଅତ୍ର ରୁକ୍ତିପତ୍ର ଲେଖି ଦେଲୁକି ଦରକାର ବେଳେ କର୍ମରେ ଆସିବ। ଇତି

(୧୧) ଏହି କି ରୁକ୍ତି ପତ୍ରକୁ ଆମେ ସମସ୍ତ ସର୍ତ୍ତାବଳୀରୁ ମିଥ୍ୟାଦ ମଧ୍ୟମାୟ
କଲ ବହୁତ ହସିବ!

For METRO GARDEN ESTATE PVT.LTD.
Vale Indez
Managing Director

ପ୍ରମିଳା ରେନା
22/10/16

ତହସିଲ ସଂପତ୍ତିର ବିବରଣୀ

ଜିଲ୍ଲା: ଖୋର୍ଦ୍ଧା, ଥାନା / ସବ୍‌ରେଜିଷ୍ଟ୍ରାର ଅଫିସ ଓ ତହସିଲ: ଜଟଣୀ, ଥାନା ନଂ୪୧, ମୌଜା: ଖୋଲାଦ୍ୱାର, ଖାତା ନଂ୨୮୧, ଖସତା ନଂ୧୩୫, କିସମ: ଶାରଦ ଅଣ ଜଳସେଚିତ ଦୁଇ ଏଠା.୩୭୦୫. (ଡିନିଶହ ପାଠିଏ ଡିସିମିଲି) କୁ ଜମା ଟା.୩୦୧.।

ତାରିଖ:

ସାକ୍ଷୀମାନଙ୍କର ସ୍ୱାକ୍ଷର

୧. Epabandhu
At - Kholadwar
PO Badatota
PS - Jatni
୨. Trinam
(At - Badatota)

ପ୍ରମିଳା ରାୟ / 22.10.10
ପ୍ରଥମପକ୍ଷଙ୍କ ସ୍ୱାକ୍ଷର

For METRO GARDEN ESTATE PVT.LTD.

Deepa
Managing Director
ଦ୍ୱିତୀୟପକ୍ଷଙ୍କ ସ୍ୱାକ୍ଷର



(Original)
 Sub-Registrar, JATANI
 Receipt For Franking
 (See Para-2 of Circular No. XVII-155/93(Pt) 2722 dt.20-8-99 of the I.G.R.
 Odisha, Cuttack)

Date: 22-Oct-2016

Franking Application No. FR1121601570
 Received Rs. 63000 (Rupees Sixty-three thousand rupees only) in cash from Sri SOFIA
 FIRDOUS towards franking of stamp duty on (Non-Judicial) in accordance with circular
 No. 2447/XVII/155/93 dt.2-8-99 of the Member, Board of Revenue & Chief Controlling
 Revenue Authority, Odisha, Cuttack.

Proper Officer
 Sub-Registrar
 JATANI



(Duplicate)
 Sub-Registrar, JATANI
 Receipt For Franking
 (See Para-2 of Circular No. XVII-155/93(Pt) 2722 dt.20-8-99 of the I.G.R.
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Proper Officer
 Sub-Registrar
 JATANI



(Triplicate)
 Sub-Registrar, JATANI
 Receipt For Franking
 (See Para-2 of Circular No. XVII-155/93(Pt) 2722 dt.20-8-99 of the I.G.R.
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 Revenue Authority, Odisha, Cuttack.

Proper Officer
 Sub-Registrar
 JATANI

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Valuation Report

 Application No- **1121604582**

 Registration Office- **JATANI**

DEED DETAILS						
Application type- POA WITH POSSESSION						Status- Fee Collected
Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
112160-582	22-OCT-16	22-OCT-16	1	8		

FEE DETAILS: (IN ₹.)	
Stamp Duty :	63000
Consideration Amount :	1260000
Benchmark Value :	1260000
Registration Fee :	25710
A18(iii) & A(1):	25450
Incidental Fee Details	
User Charges :	220

FIRST PARTY DETAILS											
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
PRAMILA JEAA	HUSBAND	BABULI JENA ALIAS PRAMOD KUMAR JENA	FEMALE	44	HOUSE WIFE	General	PRINCIPAL/SELF	YES	YES	AT- BELAPARA, PS- JATANI, DIST- KHURDA	

SECOND PARTY DETAILS											
Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address	Permanent Address
SOFIA FIRFOUS MANAGING DIRECTOR OF METRO GARDEN ESTATE PVT LTD				25			GENERAL ATTORNEY/INSTITUTION			AT- SAIDANI BAGICHA, PO- TULSIPUR, PS- LALBAG, DIST- CUTTACK	
Representative Name			Institution Name				Representative Address			Representative Designation	
SOFIA FIRFOUS MANAGING DIRECTOR OF METRO GARDEN ESTATE PVT LTD			METRO GARDEN ESTATE PVT LTD				AT- SAIDANI BAGICHA, PO- TULSIPUR, PS- LALBAG, DIST- CUTTACK			MANAGING DIRECTOR	

IDENTIFIER DETAILS						
Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
BABULI JENA	BHRMACHARI JENA	AS SAME PLACE	MALE	0	Others	0

PROPERTY DETAILS								
District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	Market Value	Sabak Khata No.	Sabak Plot No.
KHURDA	KHOLADWAR 5	328	135	0.36 Acre (360Decimal)	SARADANA JALA SECHITA-2	1260000	Not Available	Not Available
East		West		North		South		
PLOT NO 178 AND 179		PLOT NO 133 AND 134		PLOT NO 1417,1418,1419,1420		PLOT NO 132 AND 180		
Property Transaction Details								
POWER AREA AC 0.360DC, SABIK KHATA 409, SABIK PLOT 214								

The total transacted area is: 0.36 acre(s).

 APPLICATION ID CREATED BY : SANGEETA PATNAIK
 DOCUMENT ENTERED BY : SANGEETA PATNAIK

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