

RECEIPT UNDER SECTION 52 CLAUSE (B) (Duplicate)

Registration Office : KHANDAGIRI

Year : 2018

Application id: 1131806741

Book No : 1

Executant Name

Presenter Name

Claimant Name

ANUPAM MOHANTY

ANUPAM MOHANTY

MS UTKAL BUILDERS LTD ITS M.D. SHARAD  
BAID

has been authorised to receive the document.

Total Registration Fees Paid :

`899295

Signature of the Presentant

A18(iii) & A(1) :

`898675

Incidental Fee Details

User Charges :

`580

Expected date of return of document :

03-Aug-2018

Date: 03-Aug-2018

Date:

Signature of the Registering Officer

Signature of the Receiver

RECEIPT UNDER SECTION 52 CLAUSE (B) (TriPLICATE)

Registration Office : KHANDAGIRI

Year : 2018

Application id: 1131806741

Book No : 1

Executant Name

Presenter Name

Claimant Name

ANUPAM MOHANTY

ANUPAM MOHANTY

MS UTKAL BUILDERS LTD ITS M.D. SHARAD  
BAID

Total Registration Fees Paid :

`899295

A18(iii) & A(1) :

`898675

Incidental Fee Details

User Charges :

`580

Expected date of return of document :

03-Aug-2018

Date: 03-Aug-2018

Date:

Signature of the Registering Officer

Signature of the Receiver

Terms & Conditions:

- The Presenter should deposit this receipt duly signed by him.
- Documents other than WILL will be destroyed if not received within 2 years.
- If the document refused for registration, the registration fee shall be returned.

Back



1131806741 <sup>1000</sup>  
D

11131806675

A) 8842  
we 580  
A) 8111) 22

Proper Officer  
S.R, Khandagiri

169690  
A-8842  
A-18  
A-18  
57  
16968  
A-2246165  
A-18  
A-18



44

A) 8111) 40  
899285

visit  
Bidyut Late Mohanty  
Aadhar No-8475 8996 4309  
Dt 03.08.18

Anupam Mohanty  
Aadhar No-9406 6354 6258  
Dt 03.08.18

**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS WE, **1. Bidyut Lata Mohanty**, aged about 75 years, W/o-Late Apurba Kumar Mohanty, Aadhar No-8475 8996 4309, PAN No:- ARWPM8301P, **2. Anupam Mohanty**, aged about 48 years, Aadhar No-9406 6354 6258, **3. Anubinda Mohanty**, aged about 47 years, Aadhar No-3355 3902 4699, **4. Anurag Mohanty**, aged about 45 years, Aadhar No-8226 2670 7445, Sl. No. 2 to 4 all are son of Late Apurba Kumar Mohanty resident of At-N2/120, IRC Village, Po/Ps-Nayapalli, Bhubaneswar- 751015, Dist-Khurda, **5. Asima Mohanty**, aged about 54 years, W/o- Dr. Pradeep Kumar Das, Aadhar No-6875 7059 5105, Permanent resident of At-N2/120, IRC Village, Po/Ps-Nayapalli, Bhubaneswar- 751015, Dist-Khurda,

Asima Mohanty Dt 03.08.18  
Archana Mohanty Dt 03.08.18  
Anjana Mohanty Dt 03.08.18

L.F. of Bidyut Late Mohanty  
Anupam Mohanty Dt 03.08.18  
Anubinda Mohanty Dt 03.08.18  
Anurag Mohanty Dt 03.08.18

For UTKAL BUILDERS LTD

Shard 3ad  
Dt 03.08.18  
Director

w i F andals p  
w2 Prava 49 dai-

*Joint and Several*



Nature of Document..... *GPA*

*3.8.18*

Stamp Franking Clerk  
S.R. Khandagiri

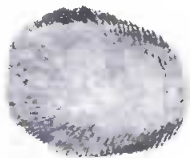
*Certified that this paper has been formed out due to marriage defect of the office*

For Utkal Builders Limited

*Shankar Chandra*  
Director



*2-11-18 of Bidhan Bahadur Mohanty*



*10.8.18 by Bidhan Bahadur Mohanty w/o R.O. & Apurba Kumar Mohanty*



*X* *intended by Anand Kumar Mohanty 10.08.2018*

*Suresh Kumar Swamy Adv., Bhubaneswar*



Although the duty was paid the fee on draft was taken on 13.8.18  
In

Proper Officer  
S.R, Khandagiri



Archana Mohanty  
Dt 03.08.2018

Anjana Mohanty  
Dt 03.08.18

6. Archana Mohanty @ Patnaik, aged about 52 years,

W/o- Jyotindra Kumar Patnaik, Aadhar No-3336 3611 5781, resident of At-N2/120, IRC Village, Po/Ps-Nayapalli, Bhubaneswar- 751015, Dist-Khurda,

7. Anjana Mohanty, aged about 50 years, W/o- Prajwal Kumar Mohanty, Aadhar No-3489 6910 7625, resident of At-N2/120, IRC Village, Po/Ps-Nayapalli, Bhubaneswar- 751015, Dist-Khurda, Sl. No. 5 to 7 all

are D/o- Late Apurba Kumar Mohanty (Hereinafter called as Land Owners/First Parties/Principals which expression unless excluded by or repugnant to the subject or context shall deem to mean and include their legal heirs, representatives, successors, administrators, executors, agents and assigns)

Hereinafter called the owner of the **FIRST PART/PRINCIPAL**, do hereby nominate, constitute and appoint **M/S UTKAL BUILDERS LIMITED,**

Archana Mohanty @ Patnaik  
Anjana Mohanty  
Dt 03.08.18  
Dt 03.08.18  
Dt 03.08.18  
Dt 03.08.18

For UTKAL BUILDERS LTD.

Shreed U3ad  
Director

Pandab Raut

Pran K A. Sen

SL. No. 5412  
Franking No. 843 6142353  
Date 13-8-18  
Rs. 22,46,65 (Rupees)

Name Sharat Baid  
Address \_\_\_\_\_

Nature of Document CPA

13-8-18  
Stamp Printing Press  
S. S. Abadgiri

A Commission is hereby issued under Section 33, Sub Section (3) or Section 38 Sub Section (2) of the Registration Act 1908 (XIV of 1908) to Sri Sanjay Sarani J.C. for the purpose of inquiring whether this power of attorney has been executed by Bidyut Laha Mohan.

10-8-18  
Signature of the Registrar of the

*Jm*  
A Commission is hereby issued under Section 33, Sub Section (3) or Section 38 Sub Section (2) of the Registration Act 1908 (XVI) of 1908 to Sri Bidyut Laha Mohan by Sri Sanjay Sarani J.C. for the purpose of ascertaining whether this power has been executed by him as it purports to have been executed.  
Signature of the Registrar





Asima Mohanty  
 Pw. 382  
 Adv. Dt 03.08.18

Archana Mohanty Patna  
 Pw. 382  
 Adv. Dt 03.08.18

a company registered under companies Act, 1956 and having its Registered Office at 777, Saheed Nagar, Bhubaneswar-751007, represented through its Managing Director **Sharad Baid**, aged about 41 years, S/o-Bhanwar Lal Baid, By Cast: Oswal, By Profession: Business, Aadhar No. 6393 3855 0025, PAN No-ADEPB3155G, (Hereinafter referred to as "Promoter/ Developer" which expression unless repugnant to the context or meaning thereof shall mean and include its successors, executors, administrators and assigns) of the **SECOND PART** as attorney Holder.

**WHEREAS**, the First Parties are absolute owners of property under Mouza-Patrapada, Mutation Khata No-703/1222, Plot No.-336/2764, Area-Ac.01.485 decimals (i.e., Ac.0.400 decimals +Ac.01.085decimals), under P.S-Khandagiri, District-Khurda, which details described below as suit schedule property and all are jointly enjoying the same peacefully uninterruptly.

Asima Mohanty  
 Archana Mohanty Patna  
 Anurag Mohanty  
 Pw. 382  
 Adv. Dt 03.08.18

For UTKAL BUILDERS LTD  
 Sharad Baid  
 Director

Pandab Raut  
 Prava K...

Having visited the  
residence of Bidant Lata  
mohar who is a Purba m  
mohar at At No 2/120

IRCVillage P.O. 12  
Kunapalli Submersed  
751015 out of India.  
There this day examined  
the said Bidant Lata  
mohar who has been  
identified by

and the said  
Bidant Lata mohar is  
admitted  
10.8.14

Signature of the  
Commissioner



from the above report  
I am satisfied that this  
power has been voluntarily  
exercised by the Bidant  
Lata mohar and I accordingly  
authenticate it under  
Section 33 Act XVI of  
1908 on  
10.8.14



L.F. 9 of  
Anjana Mohanty

L.F. 9 of  
Sharad Baid

**WHEREAS**, originally the suit schedule property was recorded in the name of Late Apurba Kumar Mohanty who died on dated 27.07.14 vide Death Certificate No-21593PH/VS. and after his holy demises the First Parties are legal heirs vide Legal Heir Certificate Misc. Case No. 606/14.

**AND WHEREAS**, we, the Principals (owners of the scheduled property) have entered into an **AGREEMENT FOR DEVELOPMENT**, vide Deed No- 1381 on dated 03.08.18 with **M/S UTKAL BUILDERS LIMITED**, a company registered under companies Act, 1956 and having its Registered Office at 777, Saheed Nagar, Bhubaneswar-751007, represented through it's Managing Director **Sharad Baid**, aged about 41 years, S/o-Bhanwar Lal Baid, By Cast: Oswal, By Profession: Business, Aadhar No. 6393 3855 0025, PAN No-ADEPB3155G, as our lawful attorney holder to do and perform the following acts, deeds & things on our behalf and on our name.

L.F. 9 of  
Anjana Mohanty  
03.08.18  
L.F. 9 of  
Sharad Baid  
03.08.18  
Anjana Mohanty  
Archana Mohanty  
Anjana Mohanty  
L.F. 9 of  
Anjana Mohanty  
03.08.18  
Anjana Mohanty  
03.08.18  
Anjana Mohanty

For UTKAL BUILDERS LTD.  
*Sharad Baid*  
Director

*Pandab Rauf*  
Prava K...  
Page 4 of 32



from the above report  
I am satisfied that this  
document has been executed  
in the presence of me  
and I accordingly admit  
it to be genuine.

~~Ravi~~ Sg. Mr.

Sy







**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)-898715 ,, User Charges-580 ,Total 899295

Date: 03/08/2018

Signature of Registering officer

**Endorsement under section 52**

Presented for registration in the office of the Sub-Registrar **Sub-Registrar KHANDAGIRI** between the hours of 10:30 AM and 2:30 PM on the **03/08/2018** by **ANUPAM MOHANTY** , son/daughter/wife of **LATE APURBA KUMAR MOHANTY** , of **AT. PLOT NO. N2/120, IRC VILAGE, PO/PS- NAYAPALLI, BBSR - 751015** , by caste **General** , profession **Others** and finger prints affixed.

Signature of Presenter / Date: 03/08/2018













Signature of Registering officer.

**Endorsement under section 58**

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
BIDYUT LATA MOHANTY	---	---	---	---
ANUPAM MOHANTY		 312679957		03-Aug-2018
ANUBINDA MOHANTY				03-Aug-2018



		 312679971	Anurag Mohanty	
ANURAG MOHANTY		 312679983	Anurag Mohanty	03-Aug-2018
ASIMA MOHANTY		 312680004	Asima Mohanty	03-Aug-2018
ARCHANA MOHANTY ALIAS PATNAIK		 312680018	Archana Mohanty	03-Aug-2018
ANJANA MOHANTY		 312680028	Anjana Mohanty	03-Aug-2018
MS UTKAL BUILDERS LTD ITS M.D. SHARAD BAID		 241495001	Sharad Baid	03-Aug-2018

Identified by **PANDAB ROUT** Son/Wife of **N/A** of **SAME PLACE.** by profession **Others**

Name Photo Thumb Impression Signature

construct/erect super structure on the said plot, the project building in accordance with the zonal plans in force for the said area.

vi) **That,** the said building over the said landed properties shall be constructed under the direct control, supervision, guidance and liability of the 2<sup>nd</sup> Party/developer/promoter and/or their agents.

vii) **That,** the 2<sup>nd</sup> Party/developer/promoter shall comply with the requirements and requisition of the Bhubaneswar Development Authority / Bhubaneswar Municipal Corporation 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 approvals from the authorities concerned as and when required.

viii) That, the 2<sup>nd</sup> Party/developer/promoter shall make their best endeavors to complete/finish the said building in all respects so as to benefit for occupation/ habitation within 30 (Thirty) months + 6 (Six) months grace period from the date of signing of this agreement after obtaining necessary approvals from BDA/BMC/ORERA and in no case the completion of the project shall extend beyond 48 (Forty eight) months from date of this agreement without fail unless

Utkal Builders Ltd  
Archana Mohanty  
Arjana Mohanty  
Arundha Mohanty  
03.08.2018  
Arjun Mohanty  
03.08.2018  
Arjun Mohanty  
03.08.2018  
Arjun Mohanty

For UTKAL BUILDERS LTD  
Shradha 300  
Director

Pandab Raut  
Prave K. G. Saini

PANDAB ROUT		 40903878	Pandab Rout	Date of Admission of Execution  03-Aug-2018
-------------	--	--	-------------	---

Date: 03/08/2018

  
Signature of Registering officer

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

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

Book Number : 1 || Volume Number : 133

Document Number : 11131806675

For the year : 2018

Seal :

  
Signature of Registering officer

Date: 14/08/2018

Print 



the time for the subject purpose is extended by mutual consent of parties.

ix) **That**, the event the completion of the project spills over the stipulated 48 months period due to any reason, the developer shall pay rent the owner sqft. @ Rs.7/- for commercial space & sqft. @ Rs.5/- for residential space per month failing to the share of the owner as per the supplementary agreement till the building is completed in all respects. Thereafter the second party/developer will apply & obtain completion certificate from the BDA. It is further agreed between the parties that in the event the Second Party failed to start construction over below schedule property as per the approved plan and design in terms of schedule of construction within a period of 24(Twenty four)months from the date of agreement and General Power of Attorney for development of schedule land, then this agreement and the power of Attorney given by 1<sup>st</sup> parties (The Land Owners) to 2<sup>nd</sup> party (The Developer) for the purpose of development of schedule land shall be treated as null and void rendered by issue of notice by the First Parties (owners) to the Second Party (builder) and the contract shall be treated as closed.

Axine Mohanty  
Archana Mohanty @ Patnaik  
Arjana Mohanty

15.09.2018  
Rata Mohanty



Anurag Mohanty  
Anurag Mohanty  
03.08.2018  
Dt 03.08.18

Anurag Mohanty

For UTKAL BUILDERS.  
Shankar Ubad  
Director

Pandab Rout  
Prava K. Sahoo



**2. TO OWNER'S OBLIGATIONS:-**

- i) **That,** the First Parties hereby declare and undertake that they shall hand over physical possession of the schedule property to the second party on the date of execution of this deed.
- ii) **That,** the land Owners/First Parties shall hand over copies of all relevant original document/title deeds/permissions/lease deed/conveyance deed relating and other deeds to the schedule property to the second party as required.
- iii) **That,** it is specifically agreed by the parties hereto that the Owners/First Parties will agree to grant exclusive right of Development of the schedule property in favour of the second party/ developer who also agrees to obtain /receive the said exclusive right of development of the entire schedule property. Accordingly the parties hereto decide to determine the respective proportionate share of the building as 40% of super built up and saleable area allotted in favour of First Parties (The Owners) and 60% of super built of area and salable area allotted in favour of second party(The developer) which will be allotted floor wise in proportionate manner(40:60) in each residential and commercial/office complex vide a supplementary agreement after approval of building plan and substantial progression of

A. Geeta Mohanty  
Archana Mohanty  
Anjana Mohanty

LF of 40% of super built up  
Mohanty  
P. J. Kishor  
A. Mohanty

Pranav Mohanty  
Pranav Mohanty  
03.08.2018

Anurag Mohanty

For UTKAL BUILDERS LTD.  
Shreedhar Das  
Director

Pandab Raut  
Prara KA Raut  
Page 9 of 32

construction but before stipulated 30 months from the date of agreement given for approval and completion of construction of residential and commercial buildings on schedule property. The right to use the parking over the schedule property shall be allotted by the second party/developer after end of construction of project with all amenities.

- iv) **That,** the First Parties do hereby execute a Regd. Power of Attorney in favour of the second party delivering all powers for development of entire schedule property with apartment by proper approval from BDA/BMC/RERA among which the developer/second party can sale their share i.e. 60% of super built of area of construction with proportionate undivided right, title & interest of the schedule property after signing of supplementary agreement as stated in Cl. No.4. of Development Agreement. Upon execution of such power of attorney and soon after the second party/builder/developer obtain necessary permissions from necessary authorities will start construction of the project building over the schedule property without fail.
- v) **That,** the second party builder/developer agrees to complete the project in all respect with all amenities within 30 (Thirty) months + 6 (Six) Months grace period from the date of signing of

Lt. G. off Pradyut Lanta  
 Mohanty  
 Aruna Mohanty  
 Anurupa Mohanty  
 03.08.2018  
 Anurupa Mohanty

For UTKAL BUILDERS LTD.  
*Shard 3a*  
 Director

Page 10 of 32  
*Pandab Rout*  
 Prava K. Saini

this agreement after obtaining necessary approvals from BDA/BMC/RERA and other Government authorities without fail and in no case the completion of the project shall extend beyond 48 (Forty eight) months from date of this agreement unless the time for the subject purpose is extended by mutual consent of parties, and consequent upon such completion of the entire project from all angle by second party, shall handover physical possession of the 40% of the share in the entire project to the First Parties/land owners as per the supplementary agreement with due written acknowledgement with all amenities.

vi) **That,** the 2nd party/builder have right to advertise, market, book, sale or offer for sale or invite persons to purchase towards 60% of the share in the entire project by executing necessary deeds or deed of conveyance or sale deeds and also hand over physical possession thereof.

vii) **That,** the owners shall at the request and cost of the Developer sign and execute papers, documents, applications for approval of the building plans from any authority or authorities or department or departments if required. Due to advance age of Smt Bidyut Lata Mohanty, W/o- Late Apurba Kumar Mohanty (Land owner at Sl

U.S. of Bidyut Lata Mohanty  
 Apurba Mohanty  
 Arundha Mohanty  
 03.08.2018  
 Anuraj Mohanty  
 Arshina Mohanty  
 Archana Mohanty @ Pathan  
 Arjana Mohanty

For UTKAL BUILDERS  
 Shradha 30  
 Director

Pandab Raut  
 Prave K. Raut

No.1), and Land owner at Sl. No. 5 (Smt. Asima Mohanty), Land Owner at Sl. No.6 (Smt. Archana Mohanty @ Patnaik), Land Owner at Sl. No. 7 (Smt. Anjana Mohanty), married daughters of Late Apurba Kumar Mohanty and staying at faraway places, they hereby authorize Anupam Mohanty (Land Owner at Sl. No.2), Anubinda Mohanty (Land Owner at Sl. No.3) and Anurag Mohanty (Land owner at Sl. No.4), Sons of Late Apurba Kumar Mohanty jointly to enter into the supplementary agreement for allocation of share in the ratio of 40:60 of the property developed, sign and execute papers, documents, applications for approval of the building plans from any authority or authorities or department or departments if required, to take over possession of the share failing to Land Owners as per supplementary agreement and to negotiate and sell 40% share failing to Land Owners as and when required.

viii) **That**, the owners declare that, they have entitled to enter into this agreement with the Second Party/Developer and they have not agreed, committed, contracted or entered into any agreement with any other person in respect of the property and he has not created any mortgage, charge or encumbrance on the said property nor has done any act, deed or thing by

List of Rajdyut Lata Mohanty Part  
 Asima Mohanty  
 Archana Mohanty @ Patnaik  
 Anjana Mohanty  
 Anupam Mohanty  
 Anubinda Mohanty  
 Anurag Mohanty  
 Dt: 03.08.18  
 03.08.2018  
 Anurag Mohanty

For UTKAL BUILDERS LTD.

*Shrood u3ad*  
 Director

Pandab Raut  
 Prave Ka...

reasons whereof, the development of the said property may be affected in any manner and the land owner shall no manner of risk/liabilities/responsibilities of the construction of the building/apartment over the schedule property.

- ix) **That**, the owners have right to inspect the said construction at all reasonable times by giving proper intimation to the Second Party.

**3. DEVELOPER/BUILDER/PRAMOTOR'S OBLIGATIONS:-**

- i) **That**, the Project work shall be commenced with effect from the date of signing and execution of this agreement and construction will start after the date of the approval of the building plan by the BDA/BMC/RERA after all statutory compliances.
- ii) **That**, the 2nd Party (The Developer) further agreed to convert the status of land from "Patita" to "Gharabari" at his own cost and expenses if there is a requirement of same.
- iii) **That**, the developer entitled to have a map or plan sanction in the name of the owner and developer jointly from the BDA/BMC/RERA and also obtain necessary permission /no objection from the different Govt. and non Govt. authorities as would be required for the purpose of development and construction of the building over the schedule property.

Handwritten notes and signatures on the right side of the page:

- Top right: *Archana Mohanty* (written vertically)
- Middle right: *Archana Mohanty @ Patraik* (written vertically)
- Bottom right: *Archana Mohanty* (written vertically)
- Far right: *Pradab Raut* (written vertically)
- Bottom right: *Praveka Saini* (written vertically)
- Bottom right: *03.08.2018* (written vertically)
- Bottom right: *Anurag Mohanti* (written vertically)
- Bottom right: *Anurag Mohanti* (written vertically)

For UTKAL BUILDERS LTD.  
*Shradha - 300*  
Director

*Pradab Raut*  
*Praveka Saini*

However the 2nd party / developer take all the responsibility and liabilities for getting such permission / approval / no objection etc. from the concern authorities at their own cost and expenses.

- iv) **That,** the developer shall be entitled to deal with their share of 60% of super built up area with proportionate undivided right, title and interest of the schedule property exclusively and execute any deeds such as agreement for sale / transfer alienation after signing and execution of supplementary agreement for which no further consent of the owner shall be required.
- v) **That,** it is further agreed by the developer that they shall construct the proposed building/apartment over the schedule property at their own risk and cost.
- vi) **That,** having agreed by the parties hereto, the second party (The developer) shall take prompt action for completion of construction of building within 30 (Thirty) months + 6 (Six) Months grace period from the date of signing this agreement after obtaining necessary approvals from BDA/BMC/RERA and other Government authorities without fail and in no case the completion of the project shall extend beyond 48 (Forty eight) months from date of this agreement unless there is delay or failure

LP of budget data  
Mohanthy  
Archana Mohanty  
Arjana Mohanty  
03.08.2018  
Pravakar

For UTKAL BUILDERS LTD.  
*Shardul*  
Director

*Pandab Raut*  
*Pravakar*



First Parties (The owners) within the stipulated time. In case of any default, the First Parties (The owners) shall be compensated to the extent agreed upon described above.

- viii) **That**, it is further agreed that after the end of project with all amenities the second party will voluntarily made Possession Hand over Letter as per terms and conditions of this Agreement and subsequent supplementary agreement in favor of First Parties (Land Owners).
- ix) **That**, the Second Party undertakes not to violate or contravene any terms and conditions of Agreement for Development and Power of Attorney or any statutory provisions, rules, regulations etc.
- x) **That**, it is specifically agreed by the 2nd party that any labour or workmen engaged for the construction of the building by the Developer/Builder will be the employee of the Developer/Promoter. The land owner shall has no relationship of employers with the aforesaid employees and any amount that may be awarded under any agreement, labour dispute or proceeding under workmen's compensation act or damage are the sole responsibility/liabilities of the developers/promoters and the owners shall not incur any liability, responsibilities for the same.

LG of Bridget data  
Mohanthy  
Aseena Mohanthy  
Archana Padmanabhan  
Arjana Mohanthy  
Aseer  
Arundha Mohanthy  
09.08.2018  
Arundha Mohanthy  
Arundha Mohanthy

For UTKAL BUILDERS LTD.

Shard Bord  
Director

Pandab Rout  
Prava ka sara



- xi) **That,** as per Odisha RERA Rules, 2017, 70% of the amounts realised by the 2<sup>nd</sup> party (the Developer) for the real estate project from the allottees for booking of his proportionate share (60%), from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction on schedule property as per approved plan and shall be used only for that purpose.
- xii) **That,** the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the 2<sup>nd</sup> party (The Developer) in proportion to the percentage of completion of the project.
- xiii) **That,** after this Agreement is executed, 2<sup>nd</sup> party (The Developer) shall not mortgage or create a charge on the schedule property belongs to 1st Parties and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the 1st Parties (The Land owners).
- xiv) **That,** the Second party "The Developer/Builder shall provide free maintenance to the building as well as Warranty to all installations with rectification of defects if pointed by 1st

L.F.s of Pradyut kanta Mohanty  
 for KMA Agriera Mohanty  
 Archana Mohanty @ Pathra's  
 Anjana Mohanty  
 Anurag Mohanty  
 09.08.2018

For UTKAL BUILDERS LTD.  
 Shradha Saha  
 Director

Prave K A Saha  
 Anurag Mohanty

parties/any tenant for one year from the date of handing over of the building without charging any extra cost to the First parties/tenant or the flat owners.

- xv) **That**, as decided and agreed upon that there would be absolutely no deviation from the authority it is very much fair and justified that the Developer builder should obtain occupancy completion certificate within a reasonable time from the date of first possession from the BDA.

**4. TO FILE DECLARATIONS: -**

To sign, declare, affirm and file declarations, statements, applications and/or returns & all other documents & writings & papers in any way connected with the said property before any appropriate authority having jurisdiction as may be required under any law(s) now prevailing or in future may become applicable & to do, exercise, execute and perform any or all necessary acts, deeds, things as may be required to be done as our said attorney may deem fit necessary and expedient.

**5. TO APPEAR BEFORE ANY AUTHORITY OR AUTHORITIES :-**

To apply and represent before Bhubaneswar Development Authority, Municipal Authorities, ORERA, Block authorities, Fire brigade, Environmental Authorities, P.H.D. Electricity

Asina Mohanty  
Archana Mohanty P. Pattnaik  
Arjana Mohanty

Lf.9 of Bridget data  
Mohanty P. Pattnaik  
Anurag Mohanty  
Feb. 13.18

Anandika Mohanty  
09.08.2018

Anurag Mohanty

For UTKAL BUILDERS LTD.

*Shard Bord*

Director

Pandab Raut  
Provc & Co. Secy

Board, Development Authorities, Court of law, Police and other Public Institutions, Government departments to apply for sanction plan / permission or clearance under any law relating to land / building for the time being in force.

**6. TO APPEAR BEFORE REGISTRAR, NOTARY PUBLIC, AND MAGISTRATE ETC:-**

To appear before any Notary Public, Register of Deeds & Assurances. District Registrar of Deeds & Assurances, Sub-Registrar, magistrates & other authorities having jurisdiction and to acknowledge and present admit for Registration or have registered and perfected all deeds, documents, writings executed, signed or made by our said attorney by virtue of this power conferred unto.

Asima Mohanty  
Archana Mohanty @ Patnaik  
Anjana Mohanty

**7. TO APPLY FOR AND OBTAIN FACILITIES:-**

To apply for & obtain from concerned authorities electrical, drawings, sewerage, telephone connection, cable and other civil facilities may be generally required for such Apartment or building.

bf-9 of Pandit Lata Mohanty  
Anurupa Mohanty  
03.08.2018  
Anurupa Mohanty

**8. TO BUILD AND UNDERTAKE CONSTRUCTION :-**

To make constructions of new luxury residential & commercial building at their own risk and cost

For **UTKAL BUILDERS LTD**

*Shreed 3ad*  
Director

Pandab Roent  
Francis A. Sarda





allocated shares of 60% and 40% amongst themselves, if the portion of such saleable area 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 built up area at the market rate at the time of distribution 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.

iii) **That,** the builder and the owners shall enter into vide a supplementary agreement after approval of building plan and substantial progression of construction but before stipulated 30 months from the date of agreement given for approval and completion of construction of residential and commercial buildings on schedule property to dispose of the saleable built up areas coming under their respective shares as agreed to under this agreement at an agreed common rate at any specific point of time. The parties ensure that at no point of time any one of them will agree to sell any area out of their respective shares at any rate different from the rate mutually

U.S. of Project date  
Mohanthy P. 15.08.18  
Arunachal Mohanty Adv.  
Arunachal Mohanty  
07.08.2018  
Arunachal Mohanty  
Arunachal Mohanty  
Arunachal Mohanty  
Arunachal Mohanty

For UTKAL BUILDERS LTD

Shard B. S.  
Director

Pandab Raut  
Prava K. S.

agreed upon. That in consideration of the terms hereby agreed upon the 1st parties (Land owners) convey, assign and vest upon the developers/promoters the right of development/ construction on the said property and also their rights to enter into agreement to sell, transfer and assign 60% of the constructed space/built-up areas in the said building together with proportionate interest in the land at such rate as may be determined by both the developer and the owner on such terms and conditions as they may decide vide supplementary agreement.

- iv) **That,** the owners hereby agree to execute necessary deeds of conveyance directly in favor of the intending parties as per the advice of the Developer/Promoter. However, all liabilities including costs, charges and expenses in respect thereof shall be paid and discharged by the developers/promoters or the intending parties.
- v) **That,** the developer/Promoter shall be at liberty to appoint contractors, staffs, supervisors, managers, architects, engineers to carry out the construction works and the owners will not have any objection for the same at the developer liability and risk.

Asima Mohanty  
 Arkhane Mohanty @ Patnaik  
 Arjana Mohanty

U.S. of Pandab Raut  
 Mohanty  
 Pandab Raut  
 12.11.18  
 03.08.2018  
 Pandab Raut  
 Anany Mohanty



For UTKAL BUILDERS LTD

*Shreed 03*  
 Director

Pandab Raut  
 Prava K Anand

- vi) **That,** the Developer/Promoter shall have the right to receive from the intending flat owner any earnest money and/or booking amount and also the balance of cost of unit and to grant receipt(s) and execute such receipts as may be deemed necessary. The owners hereby agree to ratify and confirm all acts, the developer/promoter 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.
- vii) **That,** the owner 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 Developers/Promoters to facilitate the construction of the proposed building on the said plot of land in accordance with the terms and conditions of the agreement.
- viii) **That,** the owners shall remain liable to encumbrance, if any in respect of the said land up to the date of this agreement, the developer/ promoter remaining liable for all

Aseema Mohanty  
 Arkana Mohanty @ Patach  
 Anjana Mohanty

Lf. gds Bridget huts  
 Mohanty  
 Anuska Mohanty  
 03.08.2018  
 Anny Mohanty

For UTKAL BUILDERS LTD  
 Shashu Bora  
 Director

Pandab Road  
 Pranakul Saha



encumbrances/liabilities created after this date, in relation to the land or proposed construction.

ix) **That**, only on written permission of the owner the builder declare that if during the course of construction of the project building any alternation, charges, deviation from the sanctioned plans become necessary or advisable the said alternation/change /deviations may be made in conformity after obtaining modified plan approved from BDA/BMC/RERA and the municipal Bye-law and zonal Regulations and that as consequence of such alteration/changes/ deviations, if any compounding fees is levied by the BDA/ BMC/RERA the said liability shall be borne by the Developer/2nd Party.

Asima Mohanty  
Archana Mohanty @ Plastrak  
Anjana Mohanty

x) **That**, the owner undertakes to constitute the builder/developer as their attorney by executing general power of attorney duly registered for completing the exercise and effectuating the object in connection with the development/construction and completion of the project building. However the developer/2nd Party undertake in their capacity as developer/2nd Party not to do or cause to be done any act, commission or thing which may in any manner, flout contravene

Did not later  
15.9.18  
Archana Mohanty  
Anjana Mohanty  
Archana Mohanty  
: 03.08.2018  
Anjana Mohanty



For UTKAL BUILDERS LTD.

Shradha Sarda  
Director

Pandab Raut  
Praveen Kumar

and contravene any law, rules regulation etc., which may amount to misuse of any authority or right hereby conveyed or breach or 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 developer/2nd Party and further more the developer/2nd Party undertake to keep the owner entirely harmless and indemnified against all claims or demands.

xi) **That,** after completion of the project, the First Parties or their allotted flat owner other flat owners allotted by Second Party will jointly enroll as members of the Apartment Owners Welfare Society by paying the necessary membership fees, contribution and other regular charges, taxes etc. towards setting up the corpus fund of the society and will register the society before the concern authority. The owners/allotted flat owners will also be bound by the rules and regulations of the society and be entitled to equal rights as other purchasers of the individual apartments.

xii) **That,** the owner also agreed with the conditions of second party to apply for services such as electricity, internet, cable television etc. individually for each apartment with the

Asema Mohanty  
Archana Mohanty  
Anjana Mohanty

U.S. D. Pradyut Kanta  
Mohanty  
Anurag Mohanty

Anurag Mohanty  
03.08.2018  
Anurag Mohanty

For UTKAL BUILDERS LTD  
*Shard Bera*  
Director

*Pandab Raut*  
Prav K G Swain

appropriate authorities. They will be responsible for the maintenance and all payments for securing the connection and for continuity of the services.

xiii) **That**, it is further agreed by the parties here to that they shall prepare a scheme for management and maintenance of the project after its completion by forming a society duly registered by competent authority as per the provisions of the Orissa Apartment ownership act and the developer will exclusively maintain the project till the Regd. of society or for 1 (one) year from the date of handing over possession to the first flat owner.

Aswina Mohanty  
Archana Mohanty  
Anjana Mohanty

xiv) **That**, both the parties agreed to again enter into supplementary agreement providing all details of entire building / project in a separate sheet regarding the plan, construction, materials, interiors, specifications any other facilities as per discussion in respect of project and prior to starting of construction of project over schedule property.

U.S. ds. Pradyut Laha  
Wahanty P. N. R.  
Annam Mohanty  
Anurupa Mohanty  
03.08.2018  
Anurupa Mohanty

xv) **That**, all disputes or differences that may arise between the parties right as to the interpretation of this agreement and any other subsequent supplementary agreement or as to claims rights or obligations under this agreement and any other subsequent

For UTKAL BUILDERS LTD.

Shradha Baird  
Director

Pandab Raut  
Prakash Raut

supplementary agreement or any breach or default or specific performance etc shall be preferable to arbitration in accordance with Arbitration and Conciliation Act 1996. Failure to resolve the issues through arbitration within a reasonable period of six months' time from the date of referral to the Arbitration the dispute would be referred to the courts in Bhubaneswar and the parties are also assumed to the Jurisdiction of Consumer Forum at Bhubaneswar.

xvi) **That,** it is specifically agreed by the parties hereto that the Owners/First Parties shall agree to grant exclusive right of Development of the schedule property in favour of the second party/ developer who also agrees to obtain /receive the said exclusive right of development of the entire schedule property. Accordingly the parties hereto decide to determine the respective proportionate share of the building as 40% of super built up and saleable area allotted in favor of First Parties (The Owners) and 60% of super built of area and salable area allotted in favor of second party(The

A. Sina Mohanty  
Archana Mohanty  
Anjana Mohanty

U. G. of Pradyut Kumar  
Mohanty  
Anurag Mohanty

Arubinda Mohanty  
07.08.2018

Anurag Mohanty

For UTKAL BUILDERS LTD.

*Shood Ba*  
Director

Pandab Raut  
Pravara Raut

developer) which will be allotted floor wise in proportionate manner(40:60) in each residential and commercial/ office complex vide a supplementary agreement after approval of building plan and substantial progression of construction but before stipulated 30 months from the date of agreement given for approval and completion of construction of residential and commercial buildings on schedule property .The right to use the parking over the schedule property shall be allotted by the second party/developer after end of construction of project with all amenities.

Asina Mohanty  
Archana Mohanty @ Palnacki  
Anjana Mohanty

**AND GENERALLY TO DO ALL** such things, acts, deeds and things which may be required to develop the property as the said Attorney may deem fit and necessary as per mutual discussion.

Lipika Mohanty  
Bridget Lata  
Ananya Mohanty  
Ananya Mohanty

Anuradha Mohanty  
03.08.2018  
Ananya Mohanty

**To** invest money out of its own funds or funds collected from the prospective purchasers



For **UTKAL BUILDERS LTD.**  
*Shradha Bora*  
Director

Page 29 of 32  
*Pandab Raut*  
*Prava K. Saha*

for the aforesaid proposed construction of the buildings on apartment basis.

To insert advertisements in any local and national daily news papers offering for sale of flats / units in the proposed building complex in respect of the builders allocation of the total built up areas/flats / units at his cost and expenses.

AND WE, do hereby undertake to ratify and confirm all such acts, deeds and things done by my Attorney by virtue of this presents as we have done approximate Value Rs.4,49,21,250/- (Rupees Four Crores Forty Nine Lakhs Twenty One Thousand Two Hundred Fifty) only.

**ARTICLE-8 SCHEDULE OF PROPERTY.**

Mouza-Patrapada, Ps-Bhubaneswar (Now-Khandagiri), Tahasil-Bhubaneswar, under Sub Registrar Khandagiri, Bhubaneswar, Mutation Khata No.-703/1222, Plot No-336/2764, Area-Ac.01.485 dec., Status-Stitiban, Kisam-Patita, corresponding to Sabik Khata No-703/1222 further corresponding to Sabik Khata No-6.

For UTKAL BUILDERS LTD.

*Shood 3*  
Director

*Asima Mohanty*  
*Archana Mohanty*  
*Arjana Mohanty*

*And get lots*  
*U. S. Mohanty*  
*Arjun Mohanty*

*Aravinda Mohanty*  
*09.08.2018*  
*Anurag Mohanty*

*Pandab Raut*  
*Prava Ka Sain*

**IN WITNESSETH WHEREOF** the parties hereto having been agreed with the terms and conditions stated in this agreement are set and subscribe their hand and seal as token of free consent/will on this 3<sup>rd</sup> August 2018 at Bhubaneswar.

**Witnesses:**

- |                    |                            |                                |
|--------------------|----------------------------|--------------------------------|
| 1. Pandab Rout     | 1. [Redacted]              | LT-9 of bidjet<br>Kata Mohanty |
| S/O Bhutikath Rout | 2. Anam Mohanty            | At 03.08.18                    |
| Dabarcadhera Patan | 3. Arunbala Mohanty        | 3.08.18                        |
| 2. Chuda           | 4. Anny Mohanty            |                                |
| Khoradha           | 5. Asina Mohanty           | 3.08.18                        |
|                    | 6. Archana Mohanty @ Patna |                                |
|                    | 7. Anjana Mohanty          | 3.08.2018                      |

ms Prara K. Swain  
S/O Sobelwar Swain  
S/O Jugendra Mohan Swain  
S/O Tawar Swain


Signature of the Executants  
 Certified that the No. 1 executant Sidyutlata Mohanty here in this deed put her L.T.I. because of her stroke and unable to sign only after being satisfied when she was read over and explained regarding the contents of this deed.

For UTKAL BUILDERS LTD.  
 Shradha [Signature]  
 Director  
 3.08.2018 At 3.08.18

Signature of Attorney Holder

**C E R T I F I C A T E**

Certified that the Executants of this deed of General Power of Attorney is my clients and the deed has been processed in computer by my computer operator, according to my dictation and the contents of the deed was explained to the executants, who being satisfied about the correctness of the same put their signatures in my presence and in presence of the witnesses.

  
Advocate. 03.02.18





(Original)

Sub-Registrar, KHANDAGIRI

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: 03-Aug-2018

Franking Application No. FR1131802110

Received Rs. 2246165 (Rupees Twenty-two lakhs forty-six thousand one hundred sixty-five rupees only) in cash from Sri SHARAD BAID 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  
KHANDAGIRI



(Duplicate)

Sub-Registrar, KHANDAGIRI

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: 03-Aug-2018

Franking Application No. FR1131802110

Received Rs. 2246165 (Rupees Twenty-two lakhs forty-six thousand one hundred sixty-five rupees only) in cash from Sri SHARAD BAID 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  
KHANDAGIRI



(Triplicate)

Sub-Registrar, KHANDAGIRI

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: 03-Aug-2018

Franking Application No. FR1131802110

Received Rs. 2246165 (Rupees Twenty-two lakhs forty-six thousand one hundred sixty-five rupees only) in cash from Sri SHARAD BAID 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  
KHANDAGIRI

Back



**Valuation Report**Application No- **1131806741**Registration Office- **KHANDAGIRI****DEED DETAILS**Application Type- **POA WITH POSSESSION**Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1131806741	03-AUG-18	03-AUG-18	1	32		

**FEE DETAILS (In ₹)**

Stamp Duty : 2246063  
 Consideration Amount : 44921250  
 Benchmark Value : 0

Registration Fee : 0  
 A18(iii) & A(1): 898675  
 Incidental Fee Details  
 User Charges : 580

STAMP  E-STAMP  FRANKING

CASH  CHEQUE  DD  CHALLAN

CASH  CHEQUE  DD  POS

POS

NEFT  RTGS  IMPS  IFMS

NEFT  RTGS  IMPS  IFMS

**FIRST PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
BIDYUT LATA MOHANTY	HUSBAND	LATE APURBA KUMAR MOHANTY	FEMALE	75		General	PRINCIPAL/SELF	YES	YES	AT. PLOT NO. N2/120, IRC VILAGE, PO/PS-NAYAPALLI, BBSR - 751015
ANUPAM MOHANTY	FATHER	LATE APURBA KUMAR MOHANTY	MALE	48		General	PRINCIPAL/SELF	NO	YES	AT. PLOT NO. N2/120, IRC VILAGE, PO/PS-NAYAPALLI, BBSR - 751015
ANUBINDA MOHANTY	FATHER	LATE APURBA KUMAR MOHANTY	MALE	47		General	PRINCIPAL/SELF	NO	YES	AT. PLOT NO. N2/120, IRC VILAGE, PO/PS-NAYAPALLI, BBSR - 751015
ANURAG MOHANTY	FATHER	LATE APURBA KUMAR MOHANTY	MALE	45		General	PRINCIPAL/SELF	NO	YES	AT. PLOT NO. N2/120, IRC VILAGE, PO/PS-NAYAPALLI, BBSR - 751015
ASIMA MOHANTY	HUSBAND	DR. PRADEEP KUMAR DAS	FEMALE	54		General	PRINCIPAL/SELF	NO	YES	AT. PLOT NO. N2/120, IRC VILAGE, PO/PS-NAYAPALLI, BBSR - 751015
ARCHANA MOHANTY	HUSBAND	JYOTINDRA KUMAR PATNAIK	FEMALE	52		General	PRINCIPAL/SELF	NO	YES	AT. PLOT NO. N2/120, IRC VILAGE, PO/PS-NAYAPALLI, BBSR - 751015
ANJANA MOHANTY	HUSBAND	PRAJWAL KUMAR MOHANTY	FEMALE	50		General	PRINCIPAL/SELF	NO	YES	AT. PLOT NO. N2/120, IRC VILAGE, PO/PS-NAYAPALLI, BBSR - 751015

**SECOND PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address

MS UTKAL BUILDERS LTD ITS M.D. SHARAD BAID	41	GENERAL ATTORNEY/INSTITUTION	AT. 777, SAHEED NAGAR, BBBSR, DIST. -- KHURD. - 751007
<b>Representative Name</b>	<b>Institution Name</b>	<b>Representative Address</b>	<b>Representative Designation</b>
MS UTKAL BUILDERS LTD ITS M.D. SHARAD BAID	MS UTKAL BUILDERS LTD	AT. 777, SAHEED NAGAR, BBBSR, DIST. KHURDA - 751007	MANAGING DIRECTOR

## IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
PRANAB ROUT		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	PATRA PADA-1	703/1222	336/2764	1.485 Acre ( 1Acre485Decimal )	PATITA	0	Not Available	Not Available
<b>East</b>	<b>West</b>	<b>North</b>	<b>South</b>	<b>Property Transaction Details</b>				
NA	NA	NA	NA	POWER AREA A 1.485 DECS.				

The total transacted area is:1.485 acre(s).

**APPLICATION ID CREATED BY :** DILLIP KAR

**DOCUMENT ENTERED BY :** RASMI RANJAN MALLIK

**Valuation Report**Application No- **1131806741**Registration Office- **KHANDAGIRI****DEED DETAILS**Application Type- **POA WITH POSSESSION**Status- **Pending for Fee collection**

Application No.	Execution Date	Presentation Date	Book No.	No. of Pages	Registration No	Registration Date
1131806741	03-AUG-18	03-AUG-18	1	32		

**FEE DETAILS (In ₹.)**

Stamp Duty : 2246063  
 Consideration Amount : 44921250  
 Benchmark Value : 0

Registration Fee : 0  
 A18(iii) & A(1): 898675  
 Incidental Fee Details  
 User Charges : 580

STAMP  E-STAMP  FRANKING

CASH  CHEQUE  DD  POS  
 NEFT  RTGS  IMPS  IFMS

CASH  CHEQUE  DD  CHALLAN

POS

NEFT  RTGS  IMPS  IFMS

**FIRST PARTY DETAILS**

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
BIDYUT LATA MOHANTY	HUSBAND	LATE APURBA KUMAR MOHANTY	FEMALE	75		General	PRINCIPAL/SELF	NO	YES	AT. PLOT NO. N2/120, IRC VILAGE, PO/PS-NAYAPALLI, BBSR - 751015
ANUPAM MOHANTY	FATHER	LATE APURBA KUMAR MOHANTY	MALE	48		General	PRINCIPAL/SELF	YES	YES	AT. PLOT NO. N2/120, IRC VILAGE, PO/PS-NAYAPALLI, BBSR - 751015
ANUBINDA MOHANTY	FATHER	LATE APURBA KUMAR MOHANTY	MALE	47		General	PRINCIPAL/SELF	NO	YES	AT. PLOT NO. N2/120, IRC VILAGE, PO/PS-NAYAPALLI, BBSR - 751015
ANURAG MOHANTY	FATHER	LATE APURBA KUMAR MOHANTY	MALE	45		General	PRINCIPAL/SELF	NO	YES	AT. PLOT NO. N2/120, IRC VILAGE, PO/PS-NAYAPALLI, BBSR - 751015
ASİMA MOHANTY	HUSBAND	DR. PRADEEP KUMAR DAS	FEMALE	54		General	PRINCIPAL/SELF	NO	YES	AT. PLOT NO. N2/120, IRC VILAGE, PO/PS-NAYAPALLI, BBSR - 751015
ARCHANA MOHANTY ALIAS PATNAIK	HUSBAND	JYOTINDRA KUMAR PATNAIK	FEMALE	52		General	PRINCIPAL/SELF	NO	YES	AT. PLOT NO. N2/120, IRC VILAGE, PO/PS-NAYAPALLI, BBSR - 751015

ANJANA MOHANTY	HUSBAND	PRAJWAL KUMAR MOHANTY	FEMALE	50	General	PRINCIPAL/SELF	NO	YES	AT. PLOT NO. N2/120, IRC VILAGE, PO/PS-NAYAPALLI, BBSR - 751015
----------------	---------	-----------------------	--------	----	---------	----------------	----	-----	---

## SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
MS UTKAL BUILDERS LTD ITS M.D. SHARAD BAID				41		GENERAL	ATTORNEY/INSTITUTION			AT. 777, SAHEED NAGAR, BBBSR, DIST. KHURDA - 751007
Representative Name			Institution Name			Representative Address			Representative Designation	
MS UTKAL BUILDERS LTD ITS M.D. SHARAD BAID			MS UTKAL BUILDERS LTD			AT. 777, SAHEED NAGAR, BBBSR, DIST. KHURDA - 751007			MANAGING DIRECTOR	

## IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
PANDAB ROUT		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	PATRA PADA-1	703/1222	336/2764	1.485 Acre ( 1Acre485Decimal )	PATITA	0	Not Available	Not Available
East	West	North	South	Property Transaction Details				
NA	NA	NA	NA	POWER AREA A 1.485 DECS.				

The total transacted area is: 1.485 acre(s).

APPLICATION ID CREATED BY : DILLIP KAR

DOCUMENT ENTERED BY : RASMI RANJAN MALLIK



(Original)

Sub-Registrar, KHANDAGIRI  
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: 13-Aug-2018

Franking Application No. FR1131802158

Received Rs. 2246165 (Rupees Twenty-two lakhs forty-six thousand one hundred sixty-five rupees only) in cash from Sri SHARAD BAID 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  
KHANDAGIRI



(Duplicate)

Sub-Registrar, KHANDAGIRI  
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: 13-Aug-2018

Franking Application No. FR1131802158

Received Rs. 2246165 (Rupees Twenty-two lakhs forty-six thousand one hundred sixty-five rupees only) in cash from Sri SHARAD BAID 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  
KHANDAGIRI



(Triplicate)

Sub-Registrar, KHANDAGIRI  
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: 13-Aug-2018

Franking Application No. FR1131802158

Received Rs. 2246165 (Rupees Twenty-two lakhs forty-six thousand one hundred sixty-five rupees only) in cash from Sri SHARAD BAID 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  
KHANDAGIRI

Back

**Receipt For Visitor Information**

FORM No.20.Duplicate

Receipt for fees and travelling allowance under Section 31 for attendance at a private residence.

Visit application No. 1131800102

13-08-2018

Received from. BIDYUT LATA MOHANTY

At N-2/120,IRC VILLAGE,NAYAPALLI

Travelling  
allowance

At N-2/120,IRC VILLAGE,NAYAPALLI

Total Rs. 100

( One hundred rupees only )

Date 13-08-2018

  
Registering Officer**Receipt For Visitor Information**

FORM No.20.Original

Receipt for fees and travelling allowance under Section 31 for attendance at a private residence.

Visit application No. 1131800102

13-08-2018

Received from. BIDYUT LATA MOHANTY

At N-2/120,IRC VILLAGE,NAYAPALLI

Travelling  
allowance

At N-2/120,IRC VILLAGE,NAYAPALLI

Total Rs. 100

( One hundred rupees only )

Date 13-08-2018

Registering Officer

Sri Saajay Kumar  
Sarangi, J. e. of this office  
is assigned to perform visit & admit  
the document u/s - 38 on commissioning.

10/8/18  
The Sub-Registrar  
Khondajiri,

h-10

SUB:- Application for registration of GPA in visit  
basis at - N-2/120, IRC Village, PO/PS - Nayapalli, Bhubaneswar

10/8/18

Sir,

With humble submission I beg to say that, I want to  
execute General Power of Attorney in favour of : M/S Uttal  
Builders Ltd., represented by its Managing Director:

Shasad Baid, relating the property situated in mouza-  
Pattapada, Khata No - 703/1222, Sthitiban, Plot No-336/2764  
area - AC. 1.485 decimals & due to my old age now that I  
I am unable appear before you for registration of the GPA.

So, therefore I pray to you please consider the matter  
and accept my application & register the GPA in above  
address for which, I shall be grateful to you & obliged.

I hereby authorized to my son : Sri Anupam Mohanty  
to submit this application for behalf of me.

We shall bear all the conveyance fee.

Place - Bhubaneswar

Yours faithfully

Anupam Mohanty

Bidyut Sata Mohanty  
W/o - V. Praveen Kumar Mohanty  
At - N-2/120, IRC Village,  
Nayapalli, Bhubaneswar  
Odisha.



## ଖତିୟାନ

ପରିଶିଷ୍ଟ - କ  
ଫର୍ମ ନଂ - 99  
ପରିଚ୍ଛେଦ - 402

ମୌଜା : ପାତ୍ରପଡ଼ା  
ଥାନା : ଭୁବନେଶ୍ୱର  
ଥାନା ନମ୍ବର : 8

ତହସିଲ : ଭୁବନେଶ୍ୱର  
ତହସିଲ ନମ୍ବର : 170  
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨) ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାଚ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର				୩) ଜମିଦାରଙ୍କ ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ				
703/1222	ଓଡ଼ିଶା ସରକାର ଖେତାଚ ନମ୍ବର 1				ବିଦ୍ୟୁତ ଲତା ମହାତି ସା: ଅପୂର୍ବ କୁମାର ମହାତି ଜା: କରଣ ବା: ଗିରିଗୋଲ ଥା / ଜି - କେନ୍ଦ୍ରାପଡ଼ା, ଅନୁପମ ମହାତି, ଅନୁବିନ୍ଦ ମହାତି ପି: ଅପୂର୍ବ କୁମାର ମହାତି ଜା: କରଣ ବା: ଗିରିଗୋଲ ଥା / ଜି - କେନ୍ଦ୍ରାପଡ଼ା, ଅନୁରାଗ ମହାତି ପି: ଅପୂର୍ବ କୁମାର ମହାତି ଜା: କରଣ ବା: ଗିରିଗୋଲ ଥା / ଜି - କେନ୍ଦ୍ରାପଡ଼ା, ଅଶିମା ମହାତି ପି: ଅପୂର୍ବ କୁମାର ମହାତି ଜା: କରଣ ବା: ଗିରିଗୋଲ ଥା / ଜି - କେନ୍ଦ୍ରାପଡ଼ା, ଅର୍ଚନା ମହାତି ପି: ଅପୂର୍ବ କୁମାର ମହାତି ଜା: କରଣ ବା: ଗିରିଗୋଲ ଥା / ଜି - କେନ୍ଦ୍ରାପଡ଼ା, ଅଜିନା ମହାତି ପି: ଅପୂର୍ବ କୁମାର ମହାତି ଜା: କରଣ ବା: ଗିରିଗୋଲ ଥା / ଜି - କେନ୍ଦ୍ରାପଡ଼ା				
୪) ସ୍ୱତ୍ୱ	୫) ବେଢ଼ା				୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ				
ଛତିକାମ	ଜକଜର	ଖଜଣା	ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ				
		4.00	3.00	0.00	7.00				
୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦାଖା କେଶ ନଂ 236/03 ହୁମୁ ଖା 6 ତାରୁ ଦାଖା କେସନଂ 13862/15 ହୁମୁ ଉକ୍ତ ଖାତାରେ ତିନି ଖାନାରୁ ଅପୂର୍ବ କୁମାର ମାହାତିଙ୍କ ନାମ ଖାରଜ କରି ବିଦ୍ୟୁତ ଲତା ଓ ଓଗେରଙ୍କ ନାମ ଦରଜ କରାଗଲା ଏବଂ ଅନ୍ୟାନ୍ୟ ଇତ୍ତାକ କାଏମ ରଖାଗଲା ।								
<b>BLANK SPACE FOR STAMPING</b>									
ଅତିମ ପ୍ରକାଶନ ତାରିଖ : ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :									

ଖତିୟାନର କ୍ରମିକ ନଂ : 703/1222			ମୌଜା : ପାତ୍ରପଡ଼ା				ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ଚକର ନମ୍ବର	ଚକ ଛୁଇଁ ହୋଇ ଥିବା ପ୍ଲଟ	ଚକ ଛୁଇଁ ହୋଇ ନଥିବା ପ୍ଲଟ	କିସମର ବିଷାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ଚକ ଛୁଇଁ ହୋଇ ନଥିବା ଜମିର କିସମ	ମତବ୍ୟ
				ଏକର	ଡି.	ହେକ୍ଟର		
8	9	10	11	12		13	14	15
		336/2764		1	485	0.6010	ପଡ଼ିତ	
		1 plot		1	485	0.6010		

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 13/12/2016 01:54:26 IP :10.172.0.71

# ଖତିୟାନ

ମୈତ୍ରୀ ପାଠସମିତି  
 ଥାନା ଦୁଇଦଳପୁର  
 ଥାନା ନମ୍ବର ୮

ସେପିଲ ଦୁଇଦଳପୁର  
 ଚନ୍ଦ୍ରଧର ନ°  
 ଜିଲ୍ଲା ଭୋଲି

ପରିଶିଷ୍ଟ - ୩  
 ଫର୍ମ ନ° ୯୯  
 ପରିଚ୍ଛେଦ - ୪୦୨

୧। ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨। ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ରାଂଶ ବା ଖତିୟାନର ନମ୍ବର	୩। ପୁଲର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସଭାଗ	
୩୦୩ ୧୨୨୨	ବିଭିକାମୁଖାର ଭୋଲି	ଅପୂର୍ବକାମାର ମହାକୁଳି ଲଠିକାମୁଖ ମହାକୁଳି ଜା. କନ୍ଦୁଳା ଆ. ବିନି ଯୋଗୁ ଥାନା ଭୋଲି	
୪। ସ୍ତର	୫। ଦେୟ		
୬। ବିଶେଷ ଅନୁସଙ୍ଗ ପରି ବିଧି ଥାଏ	ଜଳ କର	ଖଜଣା	ସେସ୍
୭। ପ୍ରାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ପରି ବିଧି ଥାଏ	ମୋଟ	୬। କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ	
୭। ବିଶେଷ ଅନୁସଙ୍ଗ ପରି ବିଧି ଥାଏ	୫୬୪.୦୦	୬୩.୯୧	ମୋଟ ୬୨୭.୯୧ ଶାନ୍ତି ମାଲିକ
୭। ବିଶେଷ ଅନୁସଙ୍ଗ ପରି ବିଧି ଥାଏ ବା. ଧା. ବିଭିକାମୁଖାର ଭୋଲି			

BLANK SPACE FOR STAMPING

କଳ ନମ୍ବର	ମୁତ ନମ୍ବର ଓ ଜମିର ସାମାନ୍ୟ ନାମ		କୌଣସି ପ୍ରକାର ନାମ		ଉତ୍ପତ୍ତି		କେତୁର ଯୋଗ ନଥିବା ଜମିର ବିଷୟ	ମାତ୍ରା (ଅନ୍ୟ ବିବରଣ ସହ କୌଣସି ପ୍ରଜା ବା ବ୍ୟକ୍ତିଙ୍କର ସ୍ୱାଧୀନ ସ୍ୱତ୍ୱ ଥିଲେ ତାହା ଏଠାରେ ଉଲ୍ଲେଖ କରନ୍ତୁ)
	କେତୁର ଯୋଗଥିବା ମୁତ ନମ୍ବର	କେତୁର ଯୋଗନଥିବା ମୁତ ନମ୍ବର	ଉ.	ଓ.	ଉ.	ଓ.		
୧	୨	୩	୪	୫	୬	୭	୮	୯
		୩୩୩ ୨୩୩୪		୪୫୬			୧୨୩	୧୨/୩୪୫ ୬୭୮୯୧୦ ୧୨୩୪୫୬ ୭୮୯୧୦୧୧ ୧୨୩୪୫୬୭୮
		୧		୧୫୬			୧୫୬	
		୧୫୬୭୮ ୯୧୦୧୧ ୧୨୩୪୫		୬୭୮୯୧୦ ୧୨୩୪୫			୬୭୮୯୧୦ ୧୨୩୪୫	



Form No IV  
(See Rule - 3)

# HEIR CERTIFICATE

Office of the Tahasildar BHUBANESWAR

Misc Case No. 606/14

This is to Certify that the persons specific below is / are the Legal Heirs of the deceased Apunba Kumar Mahanty son/daughter/wife of late Jadunath Mahanty of village / Town N/2-120 IRC Vill Tahasil BBSR P.S. Nayapalli in the district of Khordha in the State of Orissa, as reported by the concerned Revenue Inspector Capital II

Sl. No.	Name	Age	Relationship
1.	Bidyut lata mahanty	72 yrs	wife
2.	Anupam mahanty	44 yrs	son
3.	Anubinda mahanty	43 yrs	son
4.	Anurag mahanty	42 yrs	son
5.	Asima mahanty	50 yrs	married daughter
6.	Archana mahanty	48 yrs	do
7.	Aryana mahanty	46 yrs	do
8.			
9.			
10.			

This Certificate is being granted only for purpose of Govt dues only

[Signature]  
Signature of the Tahasildar

Date 12/11/14  
Addl. Tahasildar  
Bhubaneswar

[Signature]  
Signature of the Applicant

(Designation with Seal of Office)

(English Version)



FORM NO. -9/10

NO. 21593 PH/VS,  
dt. 16/8/14

GOVERNMENT OF ODISHA  
DEPARTMENT OF HEALTH AND FAMILY WELFARE  
BHUBANESWAR MUNICIPAL CORPORATION

# CERTIFICATE OF DEATH

Issued under section 12/17 of the Registration of Births and Deaths Act, 1969 and rules of Odisha Births and Deaths, Rule 2001.

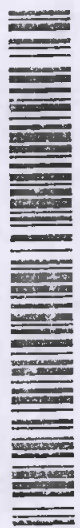
This is to certify that the following information has been taken from the original record of death which is in the register for **Bhubaneswar Municipal Corporation** of Tahasil **BHUBANESWAR** of District **KHURDA** of State of **ODISHA**.

Date of Death **27/07/2014** Permanent Address **N2-120, IRC VILLAGE,  
NAYAPALLY, BHUBANESWAR, KHURDA, ODISHA,  
INDIA, 751015**  
Sex **MALE**  
Name **APURBA KUMAR MOHANTY**  
Name of Father **LATE JADUNATH MOHANTY**  
Place of Death **APOLLO HOSPITAL, BHUBANESWAR**

Registration No. **3656/2014**

Signature valid

Digitally signed by **DAS CHANDRIKA**, DN: **SA**, Date: **2014.07.27 12:33:56 IST**, Reason: Death Application Location: **BHUBANESWAR**



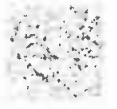
Note: It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature. This certificate is issued as per section 4, 5 & 6 of Information Technology Act 2000 and its subsequent amendments in 2008. For any query, please visit <https://www.uibodisha.gov.in>. Tampering of this certificate will attract penal action.

Date **11/08/2014** Registrar **BHUBANESWAR MUNICIPAL CORPORATION**





Archana Patneiy







RELEASE NO: 11/02/06

FORWARD NO: 11/02/06

पिता / वास्तविक अभिरक्षक का नाम / Name of Father / Legal Guardian

APURBA KUMAR MOHANTY

पिता का पता / Name of Father

BIDYUTLATA MOHANTY

पिता का पता / Name of Father

JYOTINDRA KUMAR PATNAIK

पिता का पता

NUAGAN P O AMBASAL

VIA MACHHAGAN DIST JAGATSINGHPUR

ORISSA 754119

पुराने पासपोर्ट क्र. न. और प्रत्येक पंजीयन क्र. / Old Passport No. with Date and Place of Issue

F5453129

11/02/2006

KUWAIT

पंजीयन / File No.

KWTSP0321416

OLD PPT CLD AND RETURNED

*Open Archanu Patnary.*



भारत सरकार  
GOVERNMENT OF INDIA



ଅସିମା ମହାନ୍ତି  
ASIMA MOHANTY  
ଜନ୍ମ ତାରିଖ / DOB:  
11/01/1964  
ସ୍ତ୍ରୀ / FEMALE



6875 7059 5105

ଆଧାର-ସାଧାରଣ ଜନତାର ଅଧିକାର



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା:

ଆର 3 ଏ2, ଜଗନ୍ନାଥ  
କଲୋନୀ, ବୁଦ୍ଧରାଜା, ସଦର,  
ସମ୍ବଲପୁର,  
ଓଡ଼ିଶା - 768004

Address:

R3A2, JAGANNATH COLONY  
BUDHARAJA, Sadar, Sambalpur,  
Odisha - 768004

6875 7059 5105

Aadhaar-Aam Admi ka Adhikar

Asima Mohanty



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କର୍ତ୍ତୃପକ୍ଷ  
 ଭାରତ ସରକାର  
 Unique Identification Authority of India  
 Government of India

ନାମାଙ୍କନ କ୍ରମ / Enrollment No.: 1040/10610/00071

02/12/2012

To  
 ପାଣ୍ଡବ ରାଉତ  
 PANDABA ROUT  
 DABARADHUA PATNA Chuda  
 Dabardhuapatna Khordha  
 Odisha 752066

13570440



MN135704405DF



ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :

**9496 3279 4552**

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର



ଭାରତ ସରକାର  
 GOVERNMENT OF INDIA



ପାଣ୍ଡବ ରାଉତ  
 PANDABA ROUT  
 ପିତା : ଭୂତିନାଥ ରାଉତ  
 Father : BHUTINATH ROUT  
 ଜନ୍ମ ବର୍ଷ / Year of Birth : 1968  
 ପୁରୁଷ / Male



**9496 3279 4552**

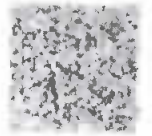
ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର

*Pandab Rout*



2025 1902 4899

2025 1902 4899



2025 1902 4899

2025 1902 4899

Amuzak m...  
Amuzak m...

2025 1902 4899  
2025 1902 4899  
2025 1902 4899

2025 1902 4899

Amuzak m...



ଭାରତ ସରକାରଙ୍କ ଦ୍ଵାରା ପ୍ରଦତ୍ତ କରତ୍ଵପତ୍ର

ଭାରତ ସରକାର  
Unique Identification Authority of India  
Government of India

ନାମାନ୍ତରଣ କରଣ / Enrollment No. : 1040/10843/00975

17/02/2014

To  
BIDYUTLATA MOHANTY  
ବିଦ୍ୟୁତଲତା ମହାନ୍ତି  
N-2/120  
I R C VILLAGE  
NUAPALLI  
I R C Village  
I R C Village, Khorda  
Odisha - 751015



KL766990021FT

76699002



ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :

**8475 8996 4309**

ଆଧାର - ସାଧାରଣ ଲୋକର ଅଧିକାର



ଭାରତ ସରକାର

Government of India

ବିଦ୍ୟୁତଲତା ମହାନ୍ତି

BIDYUTLATA MOHANTY

ପିତା କୁଲମଣି ଦାସ

Father : KULAMANI DAS



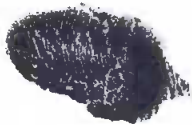
ଜନ୍ମ ତାରିଖ DOB: 16/03/1943

ଲିଙ୍ଗ Female

**8475 8996 4309**



ଆଧାର - ସାଧାରଣ ଲୋକର ଅଧିକାର



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BIDYUTLATA MOHANTY  
KULAMANI DAS

16/01/1943

Permanent Account Number  
ARWPM8301P

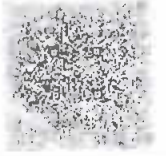
*Bidyutlata Mohanty*

Signature





09/01/2021 15:28



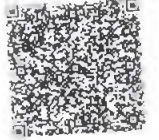
Anjana Mohanty



ALICE STREET  
ST. GEORGE'S



ALICE STREET  
ST. GEORGE'S  
ST. GEORGE'S



8226 2670 7445

ST. GEORGE'S

*Amy ...*

03.18.18

ST. GEORGE'S  
ST. GEORGE'S  
ST. GEORGE'S

ST. GEORGE'S





*Donna Roberts*

9437030905