Valuation Report

Application No- **1121802451**

Registration Office- **JATANI**

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
1121802451	01-JUN-18	01-JUN-18	1	10		

FEE DETAILS (In ₹.)

Stamp Duty : 285504
Consideration Amount : 5710065
Benchmark Value : 4584360

☐ STAMP ☐ E-STAMP ☐ FRANKING

☐ CASH ☐ CHEQUE ☐ DD ☐ POS
☐ NEFT ☐ RTGS ☐ IMPS ☐ IFMS

Registration Fee : 0
A18(iii) & A(1): 114452
Incidental Fee Details
User Charges : 250

☐ 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
RAJANI PRAVA PRADHAN	HUSBAND	BAIRAGI PRADHAN	FEMALE	65	Cultivation	General	PRINCIPAL/SELF	YES	YES	AT- LIG-1295, DUMDUMA HOUSING BOARD COLONY, PS-KHANDAGIRI, BBSR, DIST- KHURDA
PADYUMNA KUMAR PRADHAN	FATHER	LATE BAIRAGI PRADHAN	MALE	40	Cultivation	General	PRINCIPAL/SELF	NO	YES	AT- LIG-1295, DUMDUMA HOUSING BOARD COLONY, PS-KHANDAGIRI, BBSR, DIST- KHURDA

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOMES OPC PVT LTD				32		GENERAL	ATTORNEY/INSTITUTION			AT- HIG-1/14, BDA COLONY, KAPILAPRASAD, NEAR LINGARAJ STATION, PS-AIRFIELD, BBSR, DIST-KHURDA

Representative Name	Institution Name	Representative Address	Representative Designation
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOMES OPC PVT LTD	SKYIES INFRAHOME OPC PVT LTD	AT- HIG-1/14, BDA COLONY, KAPILAPRASAD, NEAR LINGARAJ STATION, PS-AIRFIELD, BBSR, DIST-KHURDA	MANAGING DIRECTOR

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
PRADEEP KUMAR SINGH	LATE BHIMASEN SINGH	AS SAME PLACE	MALE	0	Others	V

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	PANCHAGAON-30	469/63	2057	0.755 Acre (755Decimal)	GHARABARI	4584360	Not Available	Not Available

East	West	North	South	Property Transaction Details
NM	NM	NM	NM	AREA AC 0.755DECS, FULL PLOT, RENT RS 2.00P

The total transacted area is:0.755 acre(s).

APPLICATION ID CREATED BY : SANGEETA PATNAIK

DOCUMENT ENTERED BY : SANGEETA PATNAIK

GOVT. OF ODISHA भारत STAMP DUTY ଓଡ଼ିଶା
SR , JATNI 000000 NON JUDICIAL
KHURDA Rs. 0285510 -1. 6 .2018
LICENSE NO : KHDFRA005 INDIA 365530 ODISHA
Zero*TwoEightFive*Five*One**Zero***

SCANNED & UPLOADE

Registration ID No. 112480245
Registration Deed No. 112480237
Book No. 1
Date 1 - 6 and year 18

LTI of Attested

LTI of Attested

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that WE (1) **RAJANI PRAVA PRADHAN**, aged about 65 years , W/o Late: BairagiPradhan,(2) **PRADYUMNA KUMAR PRADHAN**, aged about 40 years S/o Late. Bairagi Pradhan, PS; Airfield, BhubaneswarDist: Khurdha, resident of LIG-1295, Dumduma Housing Board Colony, PS: Khandagiri, Bhubaneswar – 751019, Dist: Khurda, Odisha (herein after called the **"PRINCIPAL"**)do hereby constitute, nominate, retain and appoint

LTI
of
Pradyumna Kumar Pradhan
is Attested.

SKYIES INFRAHOME (OPC) PVT. LTD. Represented by its **Managing DIRECTOR SRI ANIMESH SWAIN**,aged about 32 years, S/o Rajkishor Swain by caste Khandayat by profession Business, resident of HIG- 1/14, BDA Colony, KapilaPrasad, Near Lingaraj Station, PS; Airfield, Bhubaneswar, Distkhordha, odisha.(hereinafter called the "**ATTORNEY HOLDER**") as our true and lawful attorney in our name and on our behalf.

WHEREAS the property mentioned in the schedule below, stands recorded in the name of principals who are the absolute owner of the property by way of Patta (ROR) obtained through Mutation Case No. 2855/2006 from Khata No 36 and converted the same vide OLR 8(A) Case No. 4962/11 and obtained Gharabari Patta which is details of which mentioned below, without any dispute as stated by the first party as per agreement between the parties For the purpose of the Development and construction of Individual Duplex Houses over the said land the owner have agreed to grant exclusive right of development to the developer of the second party on sharing basis i.e. 35% towards the land owner share and 65% share towards Builder/developer share, over the land morefully described in the schedule below.

Pradyumna Kumar Pradhan
SKYIES INFRAHOME (OPC) PVT. LTD.
Managing Director

Pradeep Kumar Singh
Pradhan

AND WHEREAS We, the Principals are unable to develop an **INDIVIDUAL RESIDENTIAL DUPLEX HOUSING PROJECT**, hence, Execute this General Power of Attorney in favour of the above named attorney holder **SKYIES INFRAHOME (OPC) PVT.LTD**. to do the same in our name and on our behalf.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:

1. That, our attorney is empower to construct individual duplex houses either commercial or residential and manage and supervise the construction work of the residential duplex houses over the schedule land.
2. My attorney is empowered to appear before the Tahasildar, Jatni or any other authority for mutation/conversion etc. of the scheduled property, pay fees, land revenues, cess, rent etc. receive receipts thereof, avail copy of any documents solvency, E.C. etc.and to do all other acts and things required to be made in all office of the Tahasildar, Jatni in our name on our behalf till completion of the project.
3. That, our Attorney shall advertise and negotiate to sale the Individual Duplex Houses to be constructed over the scheduled property basing on the proportion as agreed upon by both the parties in the agreement and assign various constructed spaces or constructed areas on the said property together with the proportionate share (Developers 65% & Land owner 35%) interest in the land comprised in the said property at such rates as deemed proper and or enter into agreement or contracts for sale for transfer or various portions including the proportionate interest of the said property and such terms and conditions as our attorney

SKYIES INFRAHOME (OPC) PVT. LTD.
Managing Director

in their absolute discretion shall thing fit and proper in our name and on our behalf.

4. That, the construction will be completed within 30 months from the date of getting approval by BDA/BMC and RERA .

5. That, our Attorney shall apply to the concerned authority or authorities for supply of electricity P.H.D. connections, Telephone lines etc as will be necessary for the said complex, and to pay all fees and other taxes, rents arising out of or in connection with the land or building.

6. To engage contractors, supervisors, managers, architects, engineers to carry out the construction work at its (developer) own risk & own cost in respect of the entire Individual Duplex Houses, to be constructed which is mentioned in the agreement.

7. To obtained BDA/BMC approval for construction and design of the Individual duplex units amendments modification or alternation of the plan as may be necessary.

8. That, our Attorney is also empowered to sale the proportionate schedule property along with Individual Duplex Houses after construction and purchase stamp papers, sign and execute sale deed and any deed of conveyance, and mortgage deed, present the same and appear before the registering authority for registration of 65%, share of the Developers only, and admit execution thereof in our name on our behalf as per allocation share of second party.

9. That, our Attorney shall file, defend, withdraw and compromise any litigations and disputes if found and/ or arise in respect of the schedule property in our name on our behalf.

SKYLES INFRAHOME (OPC) PVT. LTD.
Managing Director

10. That, our Attorney shall execute and register sale deed(s), endorse ticket and deliver possession in favour of the intending/ prospective purchaser for the proportionate schedule property in our name on our behalf.

11. That, our Attorney shall deposit necessary fees, taxes, rents, cesses etc. relating to the schedule property in the concerned authorities and departments till the completion of the project and obtain receipts thereof in our name and on our behalf.

12. That, our Attorney shall apply for approval of building plan to the Bhubaneswar Municipal Corporation (BMC) Bhubaneswar and/or any appropriate authority in the event of construction over the schedule property in any Bank(s) and/or Financial institution(s) and concerned authorities departments and swear affidavits for the purpose if necessary in our name on our behalf.

13. That, our Attorney shall appoint Advocate, Moharir and Agents etc. sign Vakaltnama, Petitions and written statements file, suits, revisions and appeals in all courts and offices if necessary in our name on our behalf.

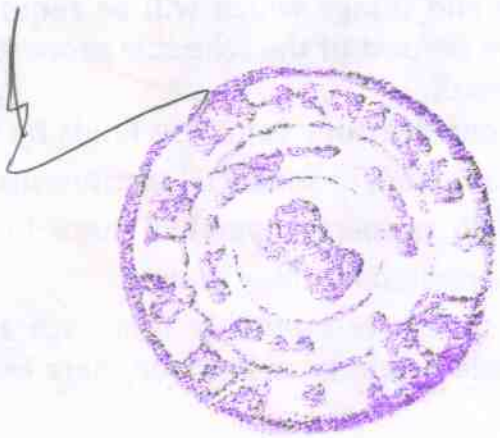
14. That, our Attorney shall make application to the concerned departments and/or authorities to avail water connection, electric connection and swarage connection, in our name on our behalf pertaining to the schedule property.

15. That, our Attorney is also authorized to do all other acts, deeds and things which will be required from time to time in respect of the schedule property in our name on our behalf.

16. That, our Attorney can raise funds by way of loan from any Bank and/or Financial institutions in respect of the schedule property over his share for completion the total Individual Duplex Houses.

17. That, to create equitable mortgage in respect of the schedule property except our share i.e. 35% residential

SKYLINE INFRAHOME (OPC) PVT. LTD.
Managing Director



salable area or any part thereof in favour of any Nationalized/Corporate Bank and/or Financial Institution/Body for availing any loan financial assistance, sign and endorse all the loan document and other documents as and when required on behalf of us, execute and register Mortgage Deed and all other deed(s) and document(s) and discharge for the same fully and effectually to get such finance without making us liable for any loss on that account.

18. That, our Attorney shall lodge any F.I.R. before the police station when required on our behalf relating to the schedule of property and to do all other acts necessary for effectively exercise the power conferred under this deed in all respects as I could do the same myself.

19. That, our Attorney shall develop the schedule property and can construct building(s), Duplex Houses, and any other structure thereon as per agreement in our name on our behalf.

20. That, our Attorney shall raise funds by way of loan from any Nationalized and Private Bank in respect of the proportionate schedule property in our name on our behalf.

21. To enter into, modify, cancel, alter, draw, approve fix price or the individual units, sign contracts, agreements, applications, declarations, undertaking and other documents in connection with sale, transfer, mortgage or the building and/or individual units. Commercial places, parking lots, constructed by the Developer upon its 65% share on the lands or the constructed areas or any part thereof or any interest therein and/or any building(s) may in future be constructed thereon or any part or portion thereof in pursuance of the permission legally granted.

22. That, the Attorney may construct the above said duplex houses over the below mentioned Individual plot and/or over the entire project plot which has been arranged by the Attorney from different Land owners.

SKYLINE INFRAHOME (OPC) PVT. LTD.
Managing Director

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)-114492 ,, User Charges-250 ,Total 114742

Date: 01/06/2018

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar JATANI** between the hours of 7:30 AM and 10:30 AM on the **01/06/2018** by **RAJANI PRAVA PRADHAN** , son/wife of **BAIRAGI PRADHAN** , of **AT- LIG-1295, DUMDUMA HOUSING BOARD COLONY, PS- KHANDAGIRI, BBSR, DIST- KHURDA** , by caste **General** , profession **Cultivation** and finger prints affixed.

Signature of Presenter / Date: 01/06/2018

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
RAJANI PRAVA PRADHAN		 312544787		01-Jun-2018
PADYUMNA KUMAR PRADHAN		 312544804		01-Jun-2018
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOMES OPC PVT LTD		 241410012		01-Jun-2018

Identified by **PRADEEP KUMAR SINGH** Son/Wife of **LATE BHIMASEN SINGH** of **AS SAME PLACE** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
PRADEEP KUMAR SINGH		 40829531		01-Jun-2018

Date: 01/06/2018

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 48

Document Number : 111218C2374

For the year : 2018

Seal :

Date: 02/06/2018

Print

Signature of Registering officer

We, the above named Principals hereby undertake to ratify and confirm all acts, deeds and things, which will be done by our Attorney by virtue of this General Power of Attorney.

Bench Mark Valuation: **Rs.5710065/-**

SCHEDULE OF PROPERTY

District – Khurdha PS- Airfield, Tahasil: Jatni, Mouza: PANCHAGAON, Khata No. 469/63, Plot No. 2057, Area 0.755 dec, Full plot. Stitiban, KIsam-Gharabari, Rent Rs.2.00PS.

WITNESSES

1. Pradeep Kumar Singh
S/o Late. Bhimasen Singh
Plot no- 261/2046
At/po Patrapada
Dist Khurdha (o)
751019

2. Padmalochan Nayak
S/o. Sunder Nayak
Plot no. HIG-1/14.
BDA colony. Kapilaprasad
Bhubaneswar

ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରଧାନ
Pradyumna Kumar Pradhan

Signature of principals

SKYIES INFRAHOME (OPC) PVT. LTD.
Pramesh Swain
Managing Director

Signature of Attorney Holder/Builder

CERTIFICATE

Certificated that the executants of this deed is our client and the deed has been processed in computer by our computer operator according to our dictation and the contests of the deed was explained to the executants, who being satisfied about the correctness of the same put his signature in any presence and in presence of the witnesses.

Dt. 1.6.2018
Cm. 1887/95

e-Registration ID No. 112180245 1
e-Registration Doct. No. 112180237 4
Book No. 1
Date 1 6 and year 18

1-6-18
Registering Officer
GAYA

CHECK LIST OF DOCUMENT
PART - I

1. Name of the Office :
2. Date of Execution :
3. Date on which 04 Month Expires :
4. Date of Presentation :
5. Date of Admission :
6. Document Application ID No :
7. Nature of Document :
   a According to the Checking Clerk :
   b According to the Registering Officer :
8. Consideration Money/ Valuation set Forth :
9. Stamp Duty Payable :
10. Stamp Duty Paid :
11. Fees Payable :
12. Fees Paid :
13. Name & Dated Signature of the Checking Clerk :
14. Name & Signature of the Registering Officer :
   a Who Admitted the Document :
   b Who Registered the Document :

Date:..... Registering Officer:.....

PART -II

(FOR SALE/GIFT/PARTITION/EXCHANGE/SETTLEMENT DEEDS)

Document ID No:.....2017 Total Value:.....

1. DESCRIPTION OF PROPERTY

Village/Thana No	Plot No	Area	Value Stated	Category/Kissam
Panchy	2057	A0755	Rs 81.494	Sh
			5709688	

2. BENCHMARK GUIDELINE VALUATION FOR THE CATEGORY OF THE PLOT

Category of the Plot	Plot No	Value/Acre

2.A. Volume No & Page No of the Bench Mark Valuation Register. :

2.B. Value/Acre of the Plot if transacted earlier (Form E.C) :

3. Market Value of Land : Category Area X Value = Bench Mark Vale

Pre Acre Value as stated

7562500

Market Value of the Land (Higher of the Two) 7562500 × 7.55 = 57.09688

4. Market Value of the Structure (if any) :

5. Market Value of the Land & Structure : No

Total Value of the Property :

6. Whether the Document is suspected to be undervalued :

7. Name & Signature of the Clerk Who Worked out the Market Value :

8. Name & Signature of the Head Clerk Supervising the referability :

Date:..... Registering Officer:.....

5710,0065

ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କର୍ତ୍ତୃପକ୍ଷ

ଭାରତ ସରକାର

Unique Identification Authority of India

Government of India

ନାମାଙ୍କନ କ୍ରମ / Enrollment No.: 1040/10461/01757

To
ରଜନୀ ପ୍ରଧାନ
RAJANI PRADHAN
PANCHAGAON
Panchagaon
Panchagaon
Khordha
Odisha 752050

01/09/2014

167396134

ML673961345FT

ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :

8906 2406 6750

ଆଧାର – ସାଧାରଣ ଲୋକର ଅଧିକାର

ଭାରତ ସରକାର

Government of India

ରଜନୀ ପ୍ରଧାନ
RAJANI PRADHAN
ପିତା : ଭଗବାନ ଜେନା
Father : BHAGABAN JENA
ଜନ୍ମ ତାରିଖ / DOB : 15/04/1956
ମହିଳା / Female

8906 2406 6750

ଆଧାର – ସାଧାରଣ ଲୋକର ଅଧିକାର

ରଜନୀ ପ୍ରଧାନ

ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କର୍ତ୍ତୃପକ୍ଷ

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Unique Identification Authority of India

Government of India

ନାମାଙ୍କନ କ୍ରମ / Enrollment No.: 1040/10461/01759

To
ପ୍ରଦ୍ୟୁମ୍ନ ପ୍ରଧାନ
PRADYUMNA PRADHAN
PANCHAGAON
Panchagaon
Panchagaon
Khordha
Odisha 752050

29/08/2014

166536659

ML665366599FT

ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :

5240 5316 3667

ଆଧାର – ସାଧାରଣ ଲୋକର ଅଧିକାର

ଭାରତ ସରକାର

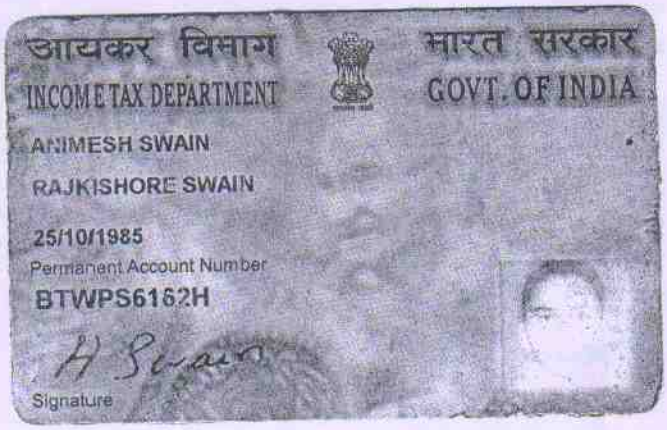
Government of India

ପ୍ରଦ୍ୟୁମ୍ନ ପ୍ରଧାନ
PRADYUMNA PRADHAN
ପିତା : ବୈରାଗୀ ପ୍ରଧାନ
Father : BAIRAGI PRADHAN
ଜନ୍ମ ତାରିଖ / DOB : 25/07/1978
ପୁରୁଷ / Male

5240 5316 3667

ଆଧାର – ସାଧାରଣ ଲୋକର ଅଧିକାର

Pradyumna Pradhan



Animesh Swain

A Swain

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAZCS0674E

नाम / Name
SKYIES INFRAHOME (OPC) PRIVATE LIMITED

12082017

निगमन/गठन की तारीख
Date of Incorporation / Formation
10/08/2017

Prinneesh Swan

ଭାରତ ସରକାର
GOVERNMENT OF INDIA

ଅନିମେଶ ସ୍ୱାଇଁ
Animesh Swain
ପିତା : ରାଜ କିଶୋର ସ୍ୱାଇଁ
Father : Raj Kishor Swain
ଜନ୍ମ ବର୍ଷ / Year of Birth : 1985
ପୁରୁଷ / Male

2478 7367 6063

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର

ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କର୍ତ୍ତୃପକ୍ଷ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା:
S/O ରାଜ କିଶୋର ସ୍ୱାଇଁ, ଏଚ.ଆଇ.ଜି
୧/୧୪, ବିଡିଏ କଲୋନି, କପିଳପ୍ରସାଦ,
ଭୁବନେଶ୍ୱର, ଓଲଡ଼ ଟାଉନ, ଖୋର୍ଦ୍ଧା, ଓଡିଶା,
751002

Address:
S/O Raj Kishore Swain,
H.I.G 1/14, BDA colony,
kapilaprasad, Bhubaneswar,
Old Town, Khordha, Orissa.
751002

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947,
Bengaluru-560 001

Animesh Swain

(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: **01-Jun-2018**

Franking ApplicationNo. **FR1121800798**

Received Rs. **285510** (Rupees **Two lakhs eighty-five thousand five hundred ten rupees only**) in cash from Sri **RAJANI PRAVA PRADHAN** 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. Odisha,Cuttack)

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Sub-Registrar
JATANI

(Triplicate)
Sub-Registrar,JATANI
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Proper Officer
Sub-Registrar
JATANI

Back

Valuation Report

Application No- **1121802451**

Registration Office- **JATANI**

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
1121802451	01-JUN-18	01-JUN-18	1	10		

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Consideration Amount : 5710065
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A18(iii) & A(1): 114452
Incidental Fee Details
User Charges : 250

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☐ NEFT ☐ RTGS ☐ IMPS ☐ IFMS

FIRST PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
RAJANI PRAVA PRADHAN	HUSBAND	BAIRAGI PRADHAN	FEMALE	65	Cultivation	General	PRINCIPAL/SELF	YES	YES	AT- LIG-1295, DUMDUMA HOUSING BOARD COLONY, PS-KHANDAGIRI, BBSR, DIST- KHURDA
PADYUMNA KUMAR PRADHAN	FATHER	LATE BAIRAGI PRADHAN	MALE	40	Cultivation	General	PRINCIPAL/SELF	NO	YES	AT- LIG-1295, DUMDUMA HOUSING BOARD COLONY, PS-KHANDAGIRI, BBSR, DIST- KHURDA

SECOND PARTY DETAILS

Name	Relation	Relation's Name	Gender	Age	Profession	Caste	Interest/Type	Presenter	Signed	Present Address
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOMES OPC PVT LTD				32		GENERAL	ATTORNEY/INSTITUTION			AT- HIG-1/14, BDA COLONY, KAPILAPRASAD, NEAR LINGARAJ STATION, PS-AIRFIELD, BBSR, DIST-KHURDA

Representative Name	Institution Name	Representative Address	Representative Designation
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOMES OPC PVT LTD	SKYIES INFRAHOME OPC PVT LTD	AT- HIG-1/14, BDA COLONY, KAPILAPRASAD, NEAR LINGARAJ STATION, PS-AIRFIELD, BBSR, DIST-KHURDA	MANAGING DIRECTOR

IDENTIFIER DETAILS

Name	Father/Husband's Name	Address	Gender	Age	Profession	ID Proof
PRADEEP KUMAR SINGH	LATE BHIMASEN SINGH	AS SAME PLACE	MALE	0	Others	V

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	PANCHAGAON-30	469/63	2057	0.755 Acre (755Decimal)	GHARABARI	4584360	Not Available	Not Available

East	West	North	South	Property Transaction Details
NM	NM	NM	NM	AREA AC 0.755DECS, FULL PLOT, RENT RS 2.00P

The total transacted area is:0.755 acre(s).

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

Schedule I Form No. 39-A

ଖତିୟାନ

ଜିଲା : ଖୋର୍ଦ୍ଧା ତହସିଲ : ଜଟଣୀ

ଥାନା : କୁଇଲେଶ୍ୱର ତହସିଲ ନମ୍ବର :

ଥାନା ନମ୍ବର : 30 ମିଉଜା : ଗୋର୍ଦ୍ଧା

AUTHORISED U/S-76 ACT-1 OF 1872

OFFICE OF THE TAHASILDAR JATNI

TWO RUPEES

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେଳାତ ବା ଖତିୟାନର ନମ୍ବର	ଓଡିଶା ସରକାର ଖେଳାତ ନମ୍ବର 1
୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	469/63
୨) ପ୍ରଜାର ନାମ. ପିତାର ନାମ. ଜାତି ଓ ବାସସ୍ଥାନ	ରଜନୀପ୍ରଭା ପ୍ରଧାନ ସ୍ୱା ବୈରାଗୀ ପ୍ରଧାନ ,ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରଧାନ ପି ବୈରାଗୀ ପ୍ରଧାନ ଜା ଖଣ୍ଡାୟତ ବା ନିଜିଗାଁ

୩) ସ୍ୱତ୍ୱ ସ୍ଥିତିବାନ

	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	୫) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
୪) ବର୍ତ୍ତମାନ		1.54	0.77	0.05	2.36	

୬) ବିଶେଷ ଅନୁସନ୍ଧାନ ଯଦି କିଛି ଥାଏ

ଦା ଖା କେସ୍ ନଂ 3152/08 ହୁକୁମ ମୁତାବକ ଉକ୍ତ ଖାତାର ରୟତ ଙ୍କ ନାମ ଖାରଜ କରି ତତ୍‌ସ୍ଥଳେ ରଜନୀପ୍ରଭା ପ୍ରଧାନ ଓ ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରଧାନ ଙ୍କ ନାମ ଦରଜ କରାଗଲା ଓ ଅନ୍ୟାନ୍ୟ ଇନ୍ଦ୍ରାଜ କାଏମ ରଖାଗଲା ।

Certified to be true copy as generated from the computerised data of the Record of Rights

8.7.09

ADDL. TAHASILDAR, JATNI

BLANK SPACE FOR STAMPING

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ :

ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ

ଖତିୟାନର କ୍ରମିକ ନଂ: 469/63 | ମୌଜା : ପାଣ୍ଡଗାଁ | ଜିଲ୍ଲା :ଖୋର୍ଦ୍ଧା

ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଳଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣ ଓ ଚୌହଦି	ରକବା ଏ.	ଡ଼ି.	ହେକ୍ଟର	ମନ୍ତବ୍ୟ
୭	୮	୯	୧୦		୧୧	୧୨
2057	ଶାରଦ ତିନି		0	755	0.3055	
2056	ଶାରଦ ତିନି		0	270	0.1093	
2055	ଶାରଦ ତିନି		0	100	0.0405	
2054	ଶାରଦ ତିନି		0	060	0.0243	ଦା ଖା ନଥୀ ନଂ 791/73 ରୁ ମୁ ଦା ଖା 469 ତା ରୁ ।
4 ପ୍ଲଟ			1	185	0.4796	

C.A. No- 1846 dt- 08.07.09

Application For Copies
Searching Fee 4.00
Extra Fee
Number of 2.50
Papers 2.00
Folios
Plain Paper
Printed Forms
Tracing Cloth
Copying Fee

TOTAL 8.50

(In Words) Eight and Paise fifty only

Officer in Charge
Record Room

Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ପାଞ୍ଚଗାଁ
ଥାନା : ଭୁବନେଶ୍ୱର
ଥାନା ନମ୍ବର : 30

ତହସିଲ : ଜଟଣୀ
ତହସିଲ ନମ୍ବର : .
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେୱାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	ଓଡିଶା ସରକାର ଖେୱାଟ ନମ୍ବର 1
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	469/3056
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	ଭୁବନେଶ୍ୱର ଡେଭଲପମେଣ୍ଟ ଅଥରେଟି ତରଫ ସେକ୍ରେଟାରି . ପି:. ବା: ଆକାଶ ସୋଭା ବିଲ୍ଡିଂ , ପଣ୍ଡିତ ଜବାହାରଲାଲ ନେହେରୁ ମାର୍ଗ, ଭୁବନେଶ୍ୱର

3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣି
		62.00	46.50	6.20	114.70	

6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦାଖଲ ଖାରଜ କେଶ ନଂ- 10362/2019 ହୁକୁମ ମୁତାବକ ପୁରାତନ ଖାତା ନଂ 469/63 ରୁ .

BLANK SPACE FOR STAMPING

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -

ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 08/01/2021 10:58:00 IP :10.194.54.12

ଖତିୟାନର କ୍ରମିକ ନଂ : 469/3056		ମୌଜା : ପାଞ୍ଚଗାଁ				ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମନ୍ତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10		11	12
1 2057/5367	ଘରବାରି		0	446	0.1805	କ୍ରୟବୃତ୍ତି 0.446.3 ଡି .
2 2056/5369	ଘରବାରି		0	094	0.0380	
3 2055/5368	ଘରବାରି		0	018	0.0073	କ୍ରୟବୃତ୍ତି 0.018.3 ଡି .
3 plots			**0**	**558**	**0.2258**	

Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ପାଞ୍ଚଗାଁ
ଥାନା : ଭୁବନେଶ୍ୱର
ଥାନା ନମ୍ବର : 30

ତହସିଲ : ଜଟଣୀ
ତହସିଲ ନମ୍ବର : .
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେୱାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	ଓଡିଶା ସରକାର ଖେୱାଟ ନମ୍ବର 1
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	469/63
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	ରଜନୀପ୍ରଭା ପ୍ରଧାନ ସ୍ୱା: ବୈରାଗୀ ପ୍ରଧାନ, ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରଧାନ ପି: ବୈରାଗୀ ପ୍ରଧାନ ଜା: ଖଣ୍ଡାୟତ ବା: ନିଜିଗାଁ

3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣି
		70.00	52.50	7.00	129.50	

6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦା ଖା କେସ୍ ନଂ 3152/08 ହୁକୁମ ମୁତାବକ ଭକ୍ତ ଖାତାର ରୟତ ଙ୍କ ନାମ ଖାରଜ କରି ତତ୍ସଂଳେ ରଜନୀପ୍ରଭା ପ୍ରଧାନ ଓ ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରଧାନ ଙ୍କ ନାମ ଦରଜ କରାଗଲା ଓ ଅନ୍ୟାନ୍ୟ ଇନ୍ଦ୍ରାଜ କାଏମ ରଖାଗଲା । OLR 8(A) Case No 4893/11 ହୁମୁ ପ୍ଲଟ ନଂ 2057 , 2056 , 2055 ଓ 2054 ର କିସମ ଘରବାରି କରାଗଲା । ଖଜଣା ଟ 132.00 କୁ ବୃଦ୍ଧି କରାଯାଇ ଅନ୍ୟାନ୍ୟ କାଏମ ରଖାଗଲା । ଦାଖଲ ଖାରଜ କେଶ ନଂ -10362/2019 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ- 2055 ରକବା ଏ 0.018.3ଡ଼ି, 2057 ଏ 0.446.3, ପ୍ଲଟ ନଂ - 2056 ଏ 0.094 କୁ ଜମା ଟ -62.00 ନୂତନ ଖାତା ନଂ- 469/3056 କୁ .

BLANK SPACE FOR STAMPING

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -

ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -

ଖତିୟାନର କ୍ରମିକ ନଂ : 469/63		ମୌଜା : ପାଞ୍ଚଗାଁ				ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମନ୍ତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10		11	12
1 2057	ଘରବାରି		0	309	0.1250	
2 2056	ଘରବାରି		0	176	0.0712	
3 2055	ଘରବାରି		0	082	0.0332	
2054 4	ଘରବାରି		0	060	0.0243	ଦା ଖା ନଥୀ ନଂ 791/73 ରୁ, ମୁ ଦା ଖା 469 ତା ରୁ ।
4 plots			**0**	**627**	**0.2537**	

1A2.1905141 Duplicate SCANED & UPLOADED

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

INDIA NON JUDICIAL



AA 100 47AA 853976

GIFT DEED

THIS DEED OF GIFT made on this 16th day of NOV 2019

BETWEEN

(1) Smt. Rajani Prava Pradhan, aged about 63 years, Wife of Late- Bairagi Pradhan, by caste- Khandayat, by profession-house wife, At-Panchagaon, PS-Airfield, Dist-Khordha,Odisha at present residing at Panchagaon,Padhansahi,PS-Bhubaneswar.

(2) Sri Pradyumna Kumar Pradhan, aged about 41 years, son of Late Bairagi Pradhan, by caste- Khandayat,by profession- Business, at- Panchagaon,PS-Airfield,Dist –Khordha at present residing at Panchagaon, Padhansahi,Bhubaneswar

AND

1) Rajani Prava Pradhan Ad.no- 890624066750

2) Pradyumna Kumar Ad.no- 524053163667

3) Anemesh Swain Ad.no- 247873676063 PAN- 9337909110

e-Registration ID No. 1121905141

e-Registration Doct. No. 1121905015

Anemesh Swain

Pradyumna Kumar Pradhan

Vijaya Kumar Harichandan

Samita Pradhan

(3) **M/s SKYIES INFRAHOME (OPC) Pvt. Ltd represented by its Managing Director Sri Animesh Swain, aged about 33 years, son of Rajkishore Swain, by caste-Khandayat, by profession-Business, resident of HIG-1/14, BDA Colony, Kapil Prasad,near Lingaraj Station, PS-Airfield, Bhubaneswar,Dist-Khordha, Odisha (GPA Holder of Sl.1 to 2 above vide GPA Document No.11121801707,dated-21.04.2018 and GPA Deed No.1121801737,dated-21.04.2018 and GPA Document No.11121802374,dated- 02.06.2018 and GPA Deed No.1121802451, dated- 2.6.2018** (hereinafter called the 'Donor's which expression shall mean and include its successors, executors, administrators, assignees and representative) of **ONE PART**

AND

Bhubaneswar Development Authority represented by its Secretary at Akash Sova Building, Pandit Jawaharlal Nehru Marg, Bhubaneswar (hereinafter called the 'Donee' which expression shall mean and include its official successors, assignees, and representatives, administrators) of the OTHER PART.

WHEREAS, the 'Donor's are the absolute owner of the property mentioned in the schedule below and is in peaceful and exclusive possession over the same without any dispute and to the knowledge of all concerned.

AND WHEREAS the Donor's are desirous to make a gift of the said schedule property in favour of the Donee for the purpose of public road , Civic amenities, open space as envisaged in the CDP 2010 and lay out plans

Animesh Swain
Pradyumna Kumar Pradhan

Sanjaya Kumar Hati Pradhan
Samita Pradhan

for the development, planned growth of the Urban Area for the interest of general public.

HENCE, THIS DEED OF GIFT WITNESSETH AS UNDER;

1) The 'Donor's are hereby conveys, grants , transfers and assigns by way of this GIFT the said property scheduled below here under in favour of the 'Donee' for use of Public purpose as per convenience of Donee.

2) The 'Donor's are hereby delivers possession of the developed road, with other infrastructures as per CDP'2010/ lay out plan to the Donee over the schedule property for free access of general public

3) The 'Donee' shall mutate the land in its name and all other records and shall pay rent & taxes to which the 'Donor's or any of their successors, executors, administrators, assignees and representatives will have no objection whatsoever.

4) Neither the 'Donor's nor any of their successors, executors, administrators, assignees and representatives will have right to claim or demand the gifted property more fully described in the schedule at any point of time and in case, any such claim is raised shall be invalid and will stand extinguished, in view of operation of this clause of the deed. The donee shall exercise right, title, interest and possession over the scheduled property and the gift deed acts upon on and from the time and movement of execution of deed before Registering Authority.

5) The 'Donor's be fully satisfied with the contents of the deed executes this gift deed in favour of the Donee in free will and without practice of any fraud or coercion.

Pramod Jain
प्रमोद कुमार जैन
Pradyumna Kumar Pradhan

Bijaya Kumar Hanchandan
Sarmita Pradhan

11.11.2019
SECRETARY

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. 33 Fees Paid : -100 ,, User Charges-250 ,Total 350

Date: 16/11/2019

Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **Sub-Registrar JATANI** between the hours of 10:30 AM and 2:30 PM on the **16/11/2019** by **ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOME OPC PVT.LTD** , son/daughter/wife of , of **HIG-1/14,BDA COLONY, KAPILA PRASAD, NEAR LINGARAJ STATION PS-AIRFIELD, BBSR, DIST-KHORDHA** , by caste **GENERAL** , profession and finger prints affixed.

Signature of Presenter / Date: 16/11/2019

Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOME OPC PVT.LTD		 313474687		16-Nov-2019
ANIMESH SWAIN MANAGING DIRECTOR OF SKYIES INFRAHOMES OPC PVT LTD		 313474689		16-Nov-2019
RAJANI PRAVA PRADHAN		 313474948		16-Nov-2019
PRADYUNA KUMAR PRADHAN		 313474949		16-Nov-2019
SECRETARY BHUBANESWAR DEVELOPEMENT AUTHORITY	------	------	------	------

Identified by **BIJAY HARICHANDAN** Son/Wife of **PRANAKRUSHNA HARICHANDAN** of **AT- DUMDUMA HOUSING BOARD COLONY, KHANDAGIRI, DIST- KHURDA** by profession **Others**

Name	Photo	Thumb Impression	Signature	Date of Admission of Execution

SCHEDULE OF PROPERTY

District-Khordha PS-Bhubaneswar, PS No.30 ,Tahasil-Jatni under SR-Jatni, Mouza-Panchagaon Khata No.469/63, **Plot No.2055**, Area.Ac.0.018.34 out of Ac.0.100,(for road), **Plot No.2056**, area Ac.0.094 out of area Ac.0.270 (for road), and **Plot No.2057**, area Ac.0.241(for road),Ac.0.115.28(for civic amenities) Ac.0.090(for open space) out of area Ac.0.755 **admeasuring total area of Ac.0.558.62 decimal**. The kisam of the plot is Gharabari. For better appreciation of schedule land, a sketch map of road (developed), civic amenities and open space area shown in coloured form is attached herewith. It forms part of the deed, Rent Rs. 1001-, approximate valuation Rs. 54.20.000/

The land is not lease hold and it is not within the consolidated operation. The land is not situated within Jatni area. It is not an endowment land.

IN WITNESS HEREOF THE Donor's signed, this 16th day of NOV 2019 first above written in presence of following witnesses:

1. Animesh Swain
2. [illegible]
3. Pradyumna Kumar Pradhan

16.11.2019
SECRETARY
BHUBANESWAR DEVELOPMENT AUTHORITY
BHUBANESWAR

Donee

Donor's

WITNESSES:

1. Dibakar Dash
2. Ramesh Singh SO, BDA

Prepared by

WITNESSES:

1. Bijaya Kumar Harichandan 4/295, PH II, Jumuduma H.B. Colony BBSR-751019
2. Sasmita Pradhan At/Post-Panchagaon, P/S-Air field

BIJAY HARICHANDAN

41345512

16-Nov-2019

Date: 16/11/2019

Signature of Registering officer

Endorsement of certificate of registration under section 60

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

Book Number : 1 || Volume Number : 100

Document Number : 11121905015

For the year : 2019

Seal :

Signature of Registering officer

Date: 18/11/2019

Print

e-Registration ID No. 1179905141

e-Registration Doct. No. 11121905015

Book No. 1

Date 16.11 and year 19

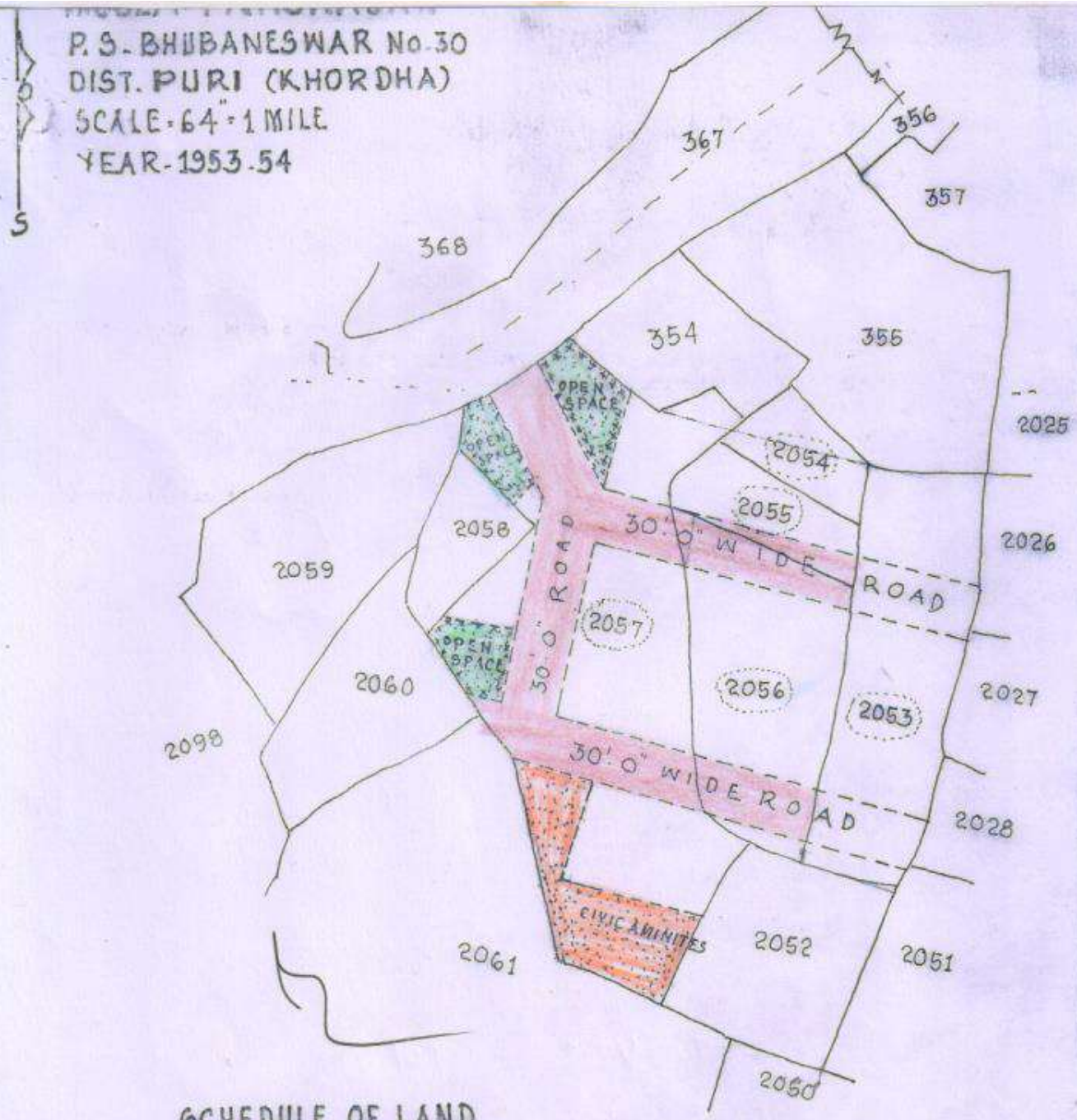
THE SUB-REGISTRAR OFFICE JATANI

16.11.19

Registering Officer

JATANI

P.S. BHUBANESWAR No.30
DIST. PURI (KHORDHA)
SCALE - 64" = 1 MILE
YEAR - 1953-54



SCHEDULE OF LAND

KHATA No	PLOT No	KISAM	TOTAL AREA	PRO. AREA	REMARKS
469/63	2055	Gharabari	ACO. 100	ACO. 018.34	ROAD
"	2056	-do-	ACO. 270	ACO. 094	-do-
"	2057	-do-	ACO. 755	ACO. 241	-do-
"	"	"	"	ACO. 115.28	CIVIC AMENITIES
"	"	"	"	ACO. 090	OPEN SPACE
TOTAL AREA				ACO. 558.62	

REFERENCE

SECRETARY
BHUBANESWAR DEVELOPMENT AUTHORITY

FORM NO - A

DECLARATION

(Land / Property where there is no structure / House)

We the Executant/s and Claimant/s do here by declare that there is no structure / house on schedule property transacted in this document if existence of any structure / house is defected at later stage the document would be treated as invalid

OFFICE OF THE SUB-REGISTRAR

Animesh Sevais

ପ୍ରଦ୍ୟୁମ୍ନ କୁମାର ପ୍ରଧାନ

Pradyumna Kumar Pradhan

SIGNATURE OF EXECUTANT/S SELLER

SIGNATURE OF CLAIMANT/S PURCHASER

CLARIFICATION FOR PLOT NO. -2057

To The Chairperson

ORERA , Bhubaneswar.

(Clarification regarding the mismatch of area in annexure-2 and GPA for plot No.-2057)

Sir,

I beg to say the following few lines for favour of your kind consederation for your favourable orders that the area of the plot having No. -2057 was area Ac. 0.755. As per approval plan area Ac. 0.446 was reserved for internal road,civic amenities and open space and this area has been gifted to BDA vide gift deed No-11121905015 Date-18/11/2019. As per this gift deed, area of this plot-2057,area Ac. 0.446 has been mutuated in favour of BDA and ROR also has been corrected in the name of BDA vide mutuation ROR No.469/3056 and mutuation plot No. 2057/5387, area Ac. 0.446. After this mutuation the remaining area Ac. 0.309 out of area Ac. 0.755 stands records in the name of Rajaniprava Pradhan and Pradyumna Pradhan. When the area of this plot -2057 was area Ac. 0.755 in the name of land owner, the GPA and development agreement was executed by the land owner in the favour of the promoter for an area of area Ac. 0.755.

It is submitted for your kind information and necessary action.

Yours Faithfully

SKYIES INFRAHOME (OPC) PVT. LTD.

Managing Director