

RECEIPT UNDER SECTION 52 CLAUSE (B) (Duplicate)

Registration Office : KHANDAGIRI

Year : 2018

Application id: 1131806743

Book No : 1

Executant Name
SRI ANUBINDA MOHANTY

Presenter Name
SRI ANUBINDA MOHANTY

Claimant Name
MS UTKAL BUILDERS LTD ITS M.D. SHARAD
BAID

_____ has been authorised to receive the document.

Total Registration Fees Paid :

₹43115

Signature of the Presentant

A18(iii) & A(1) :

₹42600

Incidental Fee Details

Incidental Fee Details

User Charges :

₹475

Expected date of return of document :

03-Aug-2018

Date: 03-Aug-2018

Date:

[Handwritten Signature]

Signature of the Registering Officer

Signature of the Receiver

RECEIPT UNDER SECTION 52 CLAUSE (B) (Triplicate)

Registration Office : KHANDAGIRI

Year : 2018

Application id: 1131806743

Book No : 1

Executant Name
SRI ANUBINDA MOHANTY

Presenter Name
SRI ANUBINDA MOHANTY

Claimant Name
MS UTKAL BUILDERS LTD ITS M.D. SHARAD
BAID

Total Registration Fees Paid :

₹43115

A18(iii) & A(1) :

₹42600

Incidental Fee Details

User Charges :

₹475

Expected date of return of document :

03-Aug-2018

Date: 03-Aug-2018

Date:

[Handwritten Signature]

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

1131806743



Rs. ≈ 0105980 ≈

-3.8.2018

LICENSE NO : KHDFA003

INDIA

365504

ODISHA

Zero*OneZero*Five*Nine*EightZero***

8367 5447428

Proper Officer
S.R, Khandagiri

A) 4234
A(8 III) 25
A(8 III) 40
विजय

47



AX 215 - 77 - A - 1,05,980 No. - 169817
AX 215 - 77 - A - 42,350 No. - 169816

Anubinda Mohanty

03.08.2018

GENERAL POWER OF ATTORNEY.

KNOW ALL MEN BY THESE PRESENTS I, **SRI ANUBINDA MOHANTY**, aged 47 years, S/o-Late Apruba Kumar Mohanty, resident of resident of At-N2/120, IRC Village, Po/Ps-Nayapalli, Bhubaneswar ~~751015~~, Dist-Khurda, by Profession-Service, by caste- Karan, having PAN No:- ADQPM5463Q, Aadhar No-3355 3902 4699, (Hereinafter called as Land Owner/First Party/Principal 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 M. No 8895500561

Anubinda Mohanty

03.08.2018

FOR UTKAL BUILDERS LTD.

Shreed 300

Director 03.08.18

Pandab P ... Prave KJ Sain

5366

Franking No. 8367 5947428
Date 3.8.18
Rs. 105980 (Rupees)

Name Shazad Baiz
Address

For Utkal Builders L.

Shazad Baiz
Director

Nature of Document UPA

3.8.18
Stamp Franking Clerk
S.R. Khandagiri



and appoint **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, (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. *No. 9437555111.*

Anubhava Mishra
03.08.2018

WHEREAS, the First Party is the absolute owner of property under Mouza-Patrapada, Mutation Khata No-703/2256, Plot No.-336, Area-Ac.0.070, P.S-Khandagiri, District-Khurda, decimals which details described below as schedule property and enjoying the said property peacefully uninterruptly.

AND WHEREAS, I, the Principal (owner of the scheduled property) have entered into an **AGREEMENT FOR DEVELOPMENT**, vide Deed No- 1382 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 my lawful attorney holder to

FOR UTKAL BUILDERS LTD
Sharad Baid
Director

Pandab R. S. Prakash S. S.

do and perform the following acts, deeds & things on my behalf and on our name.

1. TO PREPARE & FILE BUILDING PLANS : -

- i) **That,** to prepare agreement(s), letters, applications, correspondences, building plan and its amendments, modify the building Plans, drawings, sketches, specifications etc. and to nominate, appoint Architects & Engineers, Draftsman, Contractors, and any other person(s), company/companies, firm(s) for purpose of construction of new building , multi storied buildings on my demarcated schedule property mentioned below.
- ii) **That,** to sign such building plans, drawings, sketches, specifications etc. on my behalf & submit in my name to the appropriate authorities along with applications, declarations, bonds & represent myself before such authorities for the purpose of obtaining sanctions and/or permissions, approvals thereof and in general to do all such acts, deeds and things that may be required from time to time for obtaining permission from the competent authorities for construction of new building on the below schedule property.
- iii) **That,** the 2nd Party (The Developer) agreed to develop the said property at their own risk, cost and expenses and with ~~their own resources~~ after they obtain the requisite permissions, sanction and approvals from authorities concerned and thereafter to construct thereon the proposed building(s). The First Party (The Land Owner) agreed in accordance with this

Anubinda Mishra
03.08.2018

For UTKAL BUILDERS L.D.

S. Prasad
Director

Pandab Raut Prava K G Sadas

agreement, to place the physically and actual vacant possession of the said property and to grant exclusive right of development of scheduled land by submitting building plan(s) before the authorities and obtain requisite permission, sanction and approvals for developments, construction and completion of the proposed project with the signing of this Agreement with prior consultation and consent of 1st party (Land Owner) or their authorized representatives

Annexure Authority
03.08.2018

- iv) **That,** the building plan will be in accordance with the rules and regulations laid down by the Bhubaneswar Development Authority/ Bhubaneswar Municipal Corporation & the ORERA authority. The building shall be of first class construction based on the specifications conforming to BIS code of civil engineering practice and as per approved drawing.
- v) **That,** the developer/2nd Party at their own risk, cost and expenses shall apply to the Bhubaneswar Development Authority / Bhubaneswar Municipal Corporation & ORERA for the requisite clearance, permission to 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 2nd Party/developer/promoter and/or their agents.

vii) **That**, the 2nd 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 2nd 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 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

Arunabha Mohanty
03.08.2018

For UTKAL BUILDERS LID.
Shreedhar
Director

Pandab Road Para 4 An Sec 24

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 1st party (The Land Owner) to 2nd 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 Party (owner) to the Second Party (builder) and the contract shall be treated as closed.

Anubinda Mohanty
03.08.2018

2. TO OWNER'S OBLIGATIONS:-

- i) **That**, the First Party 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 Owner/First Party 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 Owner/First Party 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

Pandab Prat
Pravara Sedani

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 Party (The Owner) 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 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.

Annexure not in file

- iv) **That,** the First Party shall 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 above. Upon execution of such power of attorney

For UTKAL BUILDERS LTD

S. Chand 13/4/20

Director

Tandab P. sent Prava kumar

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 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 Party/Land Owner 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 owner declares that, he has entitled to enter into this agreement with the Second Party/Developer

Annabada mthamby
07.06.2018

For UTKAL BUILDERS LTD.
Shreed 1300
Director

Pandab Road Praraku 500000

and he has 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 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.

Anubrata Mohanty
03.08.2018

viii) **That**, the owner has 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 UTKAL BUILDERS LTD.
Shreed 300
Director

Pandab Prasad Prasad

for the purpose of development and construction of the building over the schedule property. 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 purposed building/apartment over the schedule property at their own risk and cost. No project loan shall be taken over the below schedule property by the 2nd party (The Developer).
- 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 due to war;

Annexure 1
03.08.2018

FOR UTKAL BUILDERS LID.

Shreedevi Bora

Director

Pandab Raet

Pravakar

flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the 1st party (The Land Owner) agrees that the 2nd party (The Developer) shall be entitled to the extension of time for completion of the project, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. Both the parties agree and confirm that, in the event it becomes impossible for the Developer to implement the project due to Force Majeure conditions, then this agreement shall stand terminated. The second parties / builder / developer confirm that they shall utilize best materials and shall make construction according to the approved plan without deviation. In the event of any deviation during the course of execution of the work, then the second party/developer shall be accountable for the same and the owner (First Party) shall have no manner of liabilities.

- vii) **That**, the second party developer shall get the building plan ~~approved~~, complete the project as per approval from BDA/BMC/RERA and hand over possession of the owner's share to the First Party (The owner) within the stipulated time. In case of any default, the First Party (The owner) shall be

Anuradha Mishra
03.08.2018

For UTKAL BUILDERS LTD.

Director

Pandab

Prant

Prava K...

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 make Possession Hand over Letter as per terms and conditions of this Agreement and subsequent supplementary agreement in favor of First Party (Land Owner).
- 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 owner shall not incur any liability, responsibilities for the same.
- xi) **That**, as per Odisha RERA Rules, 2017, 70% of the amounts realised by the 2nd 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

For Utkal Builders Ltd.
03.08.2018

Pandab Rana Prava K A Saha

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 2nd party (The Developer) in proportion to the percentage of completion of the project.
- xiii) **That,** after this Agreement is executed, 2nd party (The Developer) shall not mortgage or create a charge on the schedule property belongs to 1st party 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 party (The Land Owner).
- 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 party/any tenant for one year from the date of handing over of the building without charging any extra cost to the First Party/tenant or the flat owner.
- 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.

Ambanada. mshamthy
03.08.2018

For UTKAL BUILDERS LTD.
Shreedhar
Director

Pandab Red Prakashan

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.

Anubandha Mohanty
03.08.2018

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 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.

For UTIKAL BUILDERS LTD.

Shreed - 300

Director

Pandab Raat

Pravak Anand

signed or made by our said attorney by virtue of this power conferred unto.

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.

8. TO BUILD AND UNDERTAKE CONSTRUCTION :-

To make constructions of new luxury residential & commercial building at their own risk and cost and for the purpose to acquire raw material and engage and/or depute and/or discharge, Engineers, Architects, Supervisors, Masons, Carpenters, Plumbers, Electricians etc by entering work agreement as per law by proper verification of identity with their license from competent authority.

9. TO SELL AND TRANSFER:-

To negotiate, advertise, for sale of flats with undivided proportionate interest of the schedule property in respect of the developer's share that is 60% of the constructed building in respect of schedule property in favour of the intending purchasers and shall enter into agreements of sale and construct buildings, residential to create charges in respect of the developers share/allotment of the flats.

Ambarish Mishra
03.08.2018

For UTKAL BUILDERS LID.
Shard B
Director

Pandab Raut
Pran K An Swain

10. TO EXECUTE DEEDS:-

To sign, execute, purchase stamp papers, enter into agreements(s), modify, cancel, approve the deeds/conveyance and to present the same for registration, admit registration of the deeds, documents, sale deeds, contracts, agreements, applications drawings, declarations, undertakings, and other documents in connection with sale of buildings and Flats/Units, Parking spaces, constructed by the Attorney holder in the schedule properties in respect of their share allotment and receive consideration money in respect of such agreements/sale deeds etc. and to endorse the ticket in favour of the respective purchasers and others for receiving sale deed/deeds in respect of the developers allotment/share of the flats with proportionate undivided right, title and interest on the scheduled properties.

Amranda Mohanty
03.08.2018

11. TO RECEIVE MONEY AND GIVE RECEIPTS :-

To demand, collect and receive money from all person(s) including individuals, public and private organizations in the shape of advances, rent, fees, duties, interest, profits, deposits, compensations for the sale of flats from the allotted developers share and to give receipts thereof.



For UTKAL BUILDERS LTD.
Shree B
Director

Pandab *P. Sert* *Pravak*

12. CONSIDERATION:-

- i) **That**, the Residential and commercial complex that will be constructed on the schedule property shall bear the name "**Utkal Apurba Enclave**".
- ii) **That**, the parties hereto i.e. the developer/2nd Party, the owner hereby mutually agree that in order to and for the purpose and in the process of proportioning the saleable areas in the 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 owner shall enter into 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

Ambarde authority
03.08.2018

For UTKAL BUILDERS LID.

Shreed 1300
Director

Pandab Road

Prava Kaur

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 agreed upon. That in consideration of the terms hereby agreed upon the 1st party (Land Owner) 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 owner 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 owner will not have any objection for the same at the developer liability and risk.

Arunbinder Mathur
03.08.2018

Pandab Raut

Pravakar

For UTKAL BUILDERS LTD.

Shreed 23

Director

- 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 owner 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 owner 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 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

Ambarish Mishra
03.08.2018

For UTKAL BUILDERS P.L.D.

Director

Pandab

R. S. S. S.

Prava K. Anandam

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.

Amenabada Authority
03.08.2018

- 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 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

For UTKAL BUILDERS LTD.
Shreed Baid
Director

Fandab poet Praveya Swain

undertake to keep the owner entirely harmless and indemnified against all claims or demands.

- xi) **That,** after completion of the project, the First Party or their allotted flat owner other flat owner allotted by Second Party will jointly enroll as members of the Apartment Owner 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 owner/allotted flat owner 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 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

Amunanda Mishra
03.08.2018

For UTKAL BUILDERS LTD.
Shreed - 3
Director

Pandab Raet
Prava K. G. S. S. S.

society or for 1 (one) year from the date of handing over possession to the first flat owner.

- 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.
- 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 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 Owner/First Party shall agree to grant exclusive right of Development of the schedule property in favour of the second party/ developer

Arundha Mishra
03.08.2018

FOR UTKAL BUILDERS LTD.
Shreed - 302
Director

Pandab Rout

Pran K A Saha

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 Party (The Owner) and 60% of super built of area and salable area allotted in favor 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 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.

Ambarde mchmnty
03.08.2018

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.

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

For UTKAL BUILDERS LTD.
Shreed 30
Director

Pandab P. et Prava Ka Saen

the builders allocation of the total built up areas/flats / units at his cost and expenses.

AND I, do hereby undertake to ratify and confirm all such acts, deeds and things done by my Attorney by virtue of this presents as I have done approximate Value of Rs.21,17,500/-(Rupees Twenty One Lakhs Seventeen Thousand Five Hundred) only.

ARTICLE-8 SCHEDULE OF PROPERTY.

Mouza-Patrapada, Ps-Bhubaneswar (Now-Khandagiri), Tahasil-Bhubaneswar, under Sub Registrar Khandagiri, Bhubaneswar, Mutation Khata No.-703/2256, Plot No-336, Area-Ac.0.070 dec., Status-Stitiban, Kisam-Patita, corresponding to Sabik Khata No-6.

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 3rd August 2018 at Bhubaneswar.

Witnesses:

1. Pandab Rout

Bhuti nath Rout

Debaradhua Patra

Kharadha

2. Prava Ka Sain

8/0 Sarbeswar Sain

06 Pugenatha matha leine

J. N. T. W. D. R.

Announced publicly
03.08.2018
Signature of the Executants

For UTKAL BUILDERS LTD.


Shashidhar Das
03.08.18
Director

Signature of Attorney Holder

Pandab Rout

CERTIFICATE

Certified that the Executant 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. #03.08.18



AXIS BANK LTD
IFS CODE - UTIB0000024

ISSUING BRANCH

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE
BHUBANESWAR (OR)

DATE
दिनांक:

--	--	--	--	--	--	--	--	--	--

D D M M Y Y Y Y

ON DEMAND PAYEE-REGISTRAR, KHANDAGIRI, BHUBANESWAR
मौगे जाने पर

OR ORDER / या उनके आदेश पर

RUPEES One Lakh Five Thousand Nine Hundred Eighty only
रुपये

अदा करें ₹ *****05,980.00

OT
TT DD Sr. No. 54817
OL
CC

FOR VALUE RECEIVED

024012100105

Payable at Par (B2K)

DRAWEE BANK AND BRANCH
अदा करता बैंक और शाखा

CODE NO.

S. S. Saha
S-120143

AUTHORISED SIGNATORY
प्राधिकृत हस्ताक्षर कर्ता

S. S. Saha
17626

AUTHORISED SIGNATORY
प्राधिकृत हस्ताक्षर कर्ता
Please sign above

9
8
7
6
5
4
3
2

⑈ 169817⑈ 751211002⑈

16



AXIS BANK LTD
IFS CODE - UTIB0000024

ISSUING BRANCH

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE
BHUBANESWAR (OR)

DATE
दिनांक:

--	--	--	--	--	--	--	--	--	--

D D M M Y Y Y Y

ON DEMAND PAYEE-REGISTRAR, KHANDAGIRI, BHUBANESWAR
मौगे जाने पर

OR ORDER / या उनके आदेश पर

RUPEES Forty Two Thousand Three Hundred Fifty only
रुपये

अदा करें ₹ *****02,350.00

OT
TT DD Sr. No. 14918
OL
TL
CC

FOR VALUE RECEIVED

024012100105

Payable at Par (B2K)

DRAWEE BANK AND BRANCH
अदा करता बैंक और शाखा

CODE NO.

S. S. Saha
S-120143

AUTHORISED SIGNATORY
प्राधिकृत हस्ताक्षर कर्ता

S. S. Saha
17626

AUTHORISED SIGNATORY
प्राधिकृत हस्ताक्षर कर्ता
Please sign above

9
8
7
6
5
4
3
2
1

⑈ 169818⑈ 751211002⑈

16

AXMCTS
abh0242/117/120
Ver. 10.2.81

MAPPA TECHNOLOGIES LTD, NEW MUMBAI, CTS-2010 0518

05 14

AXMCTS
abh0242/118/121
Ver. 10.2.81

MAPPA TECHNOLOGIES LTD, NEW MUMBAI, CTS-2010 0518

ଖତିୟାନ

ପରିଶିଷ୍ଟ - କ

ମୌଜା : ପାତ୍ରପଡ଼ା

ତହସିଲ : ଭୁବନେଶ୍ୱର

ଫର୍ମ ନଂ - ୨୨

ଥାନା : ଭୁବନେଶ୍ୱର

ତହସିଲ ନମ୍ବର : 170

ପରିଚ୍ଛେଦ - 402

ଥାନା ନମ୍ବର : 8

ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨) ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତ୍ରାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର				୩) ଜମିଦାରଙ୍କ ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	
703/2256	ଓଡ଼ିଶା ସରକାର ଖେତ୍ରାଟ ନମ୍ବର 1				ଅନୁବିନ୍ଦ ମହାନ୍ତି ପି: ଅପୁର୍ବ କୁମାର ମହାନ୍ତି ଜା: କରଣ ବା: ଗିରିଗୋଲା ଥା / ଜି - କେନ୍ଦ୍ରାପଡ଼ା ହାସା - ପୁରନଂ N / 2 - 120 ଥାଇ ଥାର ସି ଭିଲେଜ ଥା - ନୟାପଲ୍ଲୀ ଖୋର୍ଦ୍ଧା	
୪) ସ୍ୱତ୍ୱ	୫) ଦେୟ				୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ	
ସ୍ଥିତିବାନ	ଜଳକର	ଖଜଣା ସେସ୍	ନିଷ୍କାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ		
		1.00	0.75	0.00		
୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ଦାଖା କେସନଂ 718/09 ହୁମୁଖା 6 ତାରୁ ।					
BLANK SPACE FOR STAMPING						
ଅନ୍ତମ ପ୍ରକାଶନ ତାରିଖ :						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ :						

ଖତିୟାନର କ୍ରମିକ ନଂ : 703/2256			ମୌଜା : ପାତ୍ରପଡ଼ା				ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ଚକର ନମ୍ବର	ଚକ ଭୁକ୍ତ ହୋଇ ଥିବା ପ୍ଲଟ	ଚକ ଭୁକ୍ତ ହୋଇ ନଥିବା ପ୍ଲଟ	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ଚକ ଭୁକ୍ତ ହୋଇ ନଥିବା ଜମିର କିସମ	ମତବ୍ୟ
				ଏକର	ଡି.	ହେକ୍ଟର		
8	9	10	11	12	13	14	15	
		336		0	070	0.0283	ପଟିତ	
		1 plot		0	070	0.0283		

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 03/08/2018 02:12:34 IP :10.172.0.71

Valuation ReportApplication No- **1131806743**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
1131806743	03-AUG-18	03-AUG-18	1	25		

FEE DETAILS (In ₹)

Stamp Duty : 105875
 Consideration Amount : 2117500
 Benchmark Value : 2117500

Registration Fee : 0
 A18(iii) & A(1): 42600
 Incidental Fee Details
 User Charges : 475

 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
SRI ANUBINDA MOHANTY	FATHER	LATE APURBA KUMAR MOHANTY	MALE	47	Service	General	PRINCIPAL/SELF	YES	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
PRANAB ROUT		SAME PLACE.	MALE	0	Others	0

PROPERTY DETAILS

District	Village/Mouja-Thana	Khata	Plot	Area	Kisam Type	MarketValue	Sabak Khata No.	Sabak Plot No.
KHURDA	PATRA PADA-1	703/2256	336	0.07 Acre (70Decimal)	PATITA	2117500	Not Available	Not Available

East	West	North	South	Property Transaction Details
NA	NA	NA	NA	POWER AREA A 0.070 DECS, SABIK KHATA NO. 6

The total transacted area is:0.07 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: 03-Aug-2018

Franking Application No. FR1131802111

Received Rs. 105980 (Rupees One lakh five thousand nine hundred eighty 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. FR1131802111

Received Rs. 105980 (Rupees One lakh five thousand nine hundred eighty 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. FR1131802111

Received Rs. 105980 (Rupees One lakh five thousand nine hundred eighty 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.

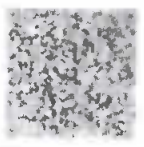
Proper Officer
Sub-Registrar
KHANDAGIRI

Back



Government of India

Ministry of Health and Family Welfare
National Health Authority
New Delhi



3365 3002 4899

आर्य समाज प्रकाशनालय

Amritsar railway

Ministry of Health and Family Welfare
National Health Authority
New Delhi

3365 3002 4899



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANUBINDA MOHANTY
ANANTA KUMAR MOHANTY
13/05/1971



ADQPM5463Q



[Handwritten signature]

Anubinda Mohanty