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AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this 30th Day of June 2023

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72,Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal,PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51years,son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Grand Bazaar Developers LLP

[Signature] 30/06/23

AND

MRS.ANITA PANDA, (Aadhar No.5454 7555 5784), aged about 47 Years, Wife of Digambar Mahapatra, Occupation-Doctor, by Cast-Brahmin, Pan-BYKPP8585N, Permanent residing: At/Po-Kumbhari, Via-Aska, Dist-Ganjam(Odisha), Pin-761111, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No-+60-1114611129., 9457501861.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032decimals(by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D(herein after referred to as the" Project Land").The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue off or mation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant of Permission File No.BP.No.338/2020/CMC, Cuttack, Approval letter / Memo No.580 (PLG) BP/CMC dated 25/03/2022 and all other statutory

Anita Panda
30/06/2023

Anita Panda
30/06/23
Authorized Signatory

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No.	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

Anita Panda 30/06/2023

SCHEDULE-D

District: Cuttack,P.S:- Cuttack Sadar No.-__, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420
			946	1.310
			948	0.250

Grand Bazaar Developer

Authorized Sign
30/06/2023

2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/ 731	931	0.140
15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340
		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250

Arite Rande 30/06/2023

Kommit
30/06/23
Authorized Signatory

22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120
40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050

Anita Renda
 30/6/2023

Anita Renda
 30/6/23

42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 Common Areas: Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 Common Areas:

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Apartment: Living, Dining, Bed Rooms, Entrance Foyer.

Stores and other areas: Cement & Sand Plaster with neat POP punning/ branded cement putty.

Anita Pawla 30/06/2023

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AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this 12TH Day of MAY 2023,

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72,Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal,PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51years,son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor",which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Anupama Mandal 12/05/2023
 Sowar Mandal 12/05/2023

Grand Bazaar Developers LLP

Authorized Signatory
 12/05/2023

AND

(1)ANNAPURNA MANDAL, (Aadhar No.9621 6151 6850), aged about 56 Years, Wife of Santosh Kumar Mandal, Occupation-Housewife, by Cast-General, Pan-AUEPM4037H, &**(2)SOURAV MANDAL**, (Aadhar No.6384 8370 2698), aged about 31 Years, Son of Santosh Kumar Mandal, Occupation-Doctor, by Cast-General, Pan-DJCPM7110M,both are Permanent residing: At-Kespur,Po-NRRI,Dist-Cuttack(Odisha), Pin-753006, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), **Mobile No-7978267180**.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032decimals(by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D(herein after referred to as the" Project Land").The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue off or mation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant

Annapurna Mandal 12/05/23
Sourav Mandal 12/05/23

Grand Bazaar Developers LLP

[Signature]
12/05/23
Authorized Signatory

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
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9	After Casting of 22nd Floor Roof Slab	10%
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13	Total (Rs.)	100%

Annapurna Mandali 12/05/23
Saurav Mandali 12/05/23

SCHEDULE-D

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Anapurna Mandel. 12/05/23
 Sewan Mandel. 12/05/23

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Anapurna Mandel 12/05/23
Sowran Mandel 12/05/23

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(SPECIFICATIONS)

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3 **WALLS**

Annapurna Mandali 12/05/23
Sareen Mandali 12/05/23

Grand Bazaar Developers LLP
[Signature]
Authorized Signatory

AND

(1)MR.ANUPAM PATNAIK, (Aadhar No.5816 0788 3000), aged about 43 Years, Son of Shri Bijaya Nanda Behera, Occupation-Service, by Cast-Karan, Pan-ALBPP8264F, &**(2)MRS.RASMITA SIBANI**, (Aadhar No.8916 7883 2520), aged about 44 Years, Wife of Anupam Patnaik, Occupation-Housewife, Pan-BNDPS5917F, both are Permanent residing: At/Po-28-B,BJB Nagar,BBSR,Dist-Khorda(Odisha), Pin-751014, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), **Mobile No-9776640096**.

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Grand Bazaar Developers LLP
Anupam Patnaik
06/05/23
Authorized Signatory

Anupam Patnaik
06/05/23
Rasmita Sibani
06/05/23

SCHEDULE-C

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Grand Bazaar Developers LLP
Authorized Signatory

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Apalini Ranita Das Page 26 of 32
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Grand Bazaar Developers LLP

Ramya
Authorized Signatory

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30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

Grand Bazaar Developers LLP
Narain
 Authorized Signatory 06/05/23

40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050
42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 **Common Areas:** Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 **Common Areas:**

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Apurva Jain Raswate Sham
 06/05/23
 06/05/23
 Page 29 of 32

Grand Bazaar Developers LLP
 Authorized Signatory
 06/05/23

AND

BIDUT BHUSAN PARIDA, (Aadhar No.4927 8622 7015), aged about 60 Years, Son of Nilamani Parida, Occupation-Retd.Banker, by Cast-Khandayat, Pan-AJOPP9862A, Permanent residing: At/Po-Plot no-659, Sector-2, Niladri Bihar, Chandrasekharpur, Sailashree Vihar, BBSR, Dist-Khorda (Odisha), Pin-751021, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No-7978568729.


The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032 decimals (by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D (herein after referred to as the "Project Land"). The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue of or mutation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant of Permission File No.BP.No.338/2020/CMC, Cuttack, Approval letter /

Pradip Bhushan Parida 29/05/23

Grand Bazaar Developers LLP


29/05/23
Authorized Signatory

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No	Payment Stage	Percentage of Price of Flat
1	Booking Amount	<u>7 Lakhs</u>
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

Pradip Bhushan Panide
29/05/23

SCHEDULE-D

District: Cuttack, P.S:- Cuttack Sadar No.-__, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420

Grand Bazaar Developers LLP

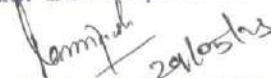
Pradip Bhushan Panide
29/05/23
Authorized Signatory.

			946	1.310
			948	0.250
2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/ 731	931	0.140
15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340

Ridut bhuvan Parida 29/05/23

		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250
22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
			28	Nuahat
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

Bidud bhushan Parida 29/05/23


 Authorized Signatory

40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050
42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

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Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

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2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 Common Areas:

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

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Grand Bazaar Developers LLP

 Authorized Signatory

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AD
 Registering Office: 14040
 CUTTACK 40 680.
 14720

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this 22TH Day of MAY 2023,

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72, Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal, PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51 years, son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Silata Ray 22/05/2023

Grand Bazaar Developers LLP

Page 1 of 32

Rakesh Jajodia
 22/05/23
 Authorized Signatory

AND

(1) **BIKRAM MOHANTY**, (Aadhar No.4978 5696 1962), aged about 42 Years, Son of Bijoy Kumar Mohanty, Occupation-Software Engineer, by Cast-Karana, Pan-AKUPM1235F, & (2) **SUBHASHREE ROUTRAY**, (Aadhar No.7845 8177 4204), aged about 39 Years, Wife of Bikram Mohanty, Occupation-HR, by Cast-Khandayat, Pan-AVXPR8028F, Both are Permanent residing: At/Po-Flat No-4/G, Mahaveer Apartment, Badambadi, Dist-Cuttack(Odisha), Pin-753012, Represented through his **attorney holder, Mrs Sulata Roy**, aged about 73 years, W/O-Bijay Kumar Mohanty, by Profession-Housewife, Aadhaar No-6585 4453 5841, Permanent Resident Of 4/G, Mahaveer Apartment, Po-Arunodaya Market, PS-Badambadi, Dist-Cuttack(Odisha), Pin-753012, Appointed By GPA NO-40392300055, Dated-04/01/2023, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No-9338123799. The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032 decimals (by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule -D (herein after referred to as the "Project Land"). The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue of or mation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved

Grand Bazaar Developers LLP

Page 2 of 32

Sulata Roy
22.5.23
Authorized Signatory

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

Sulata Roy
22/05/23

SCHEDULE-D

District: Cuttack, P.S:- Cuttack Sadar No.- __, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420

			946	1.310
			948	0.250
2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
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7	Nuahat	498/666	1036	0.180
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			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
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15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340

Sulata Day, 22/05/23

		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250
22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

Sulata Nay. 22/05/23

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42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

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SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

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1.2 **Common Areas:** Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 **Common Areas:**

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Grand Bazaar Developers LLP
Authorized Signatory
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 Registering Officer
 CUTTACK
 AGREEMENT FOR SALE
 23/05/2023
 23/05/2023
 Sigmurath S
 Jayendra SA

This Agreement for Sale ("**Agreement**") executed on this **23RD** Day of **MAY 2023**

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72,Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal,PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51years,son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART**

Grand Bazaar Developers LLP
 29/05/23
 Authorized Signatory

AND

(1) BISWANATH SA, (Aadhar No.6506 2343 3179), aged about 38 Years, Son of Gajendra Sa, Occupation-Service, by Cast-Teli, Pan-DVIPS5422Q, & **(2) GAJENDRA SA**, (Aadhar No.3142 2208 4620), aged about 71 Years, Son of Dolamani Sa, Occupation-Retired, Pan-ALSPS3337H, both are Permanent residing: At/Po-Jagannath Nagar, Barapali, Dist-Bargarh (Odisha), Pin-768029, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No-7978693384.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032 decimals (by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D (herein after referred to as the "Project Land"). The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue of or matation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant

Biswanath sa. 23/5/23
- Gajendra sa 23/5/23

Grand Bazaar Developers LLP
[Signature]
Authorized Signatory
29/05/23

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No.	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
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9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

Biswanath Sa. 23/05/23
Gajendra Sa. 23/05/23

SCHEDULE-D

District: Cuttack, P.S:- Cuttack Sadar No.-__, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420
			946	1.310
			948	0.250

[Signature]
Authorized Signatory

2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/ 731	931	0.140
15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340
		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250

Biswanath Sa. 23/05/23
 Gopjeeta Sa. 23/05/23

22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120
40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050

Nuahat Sa. 23/05/23
 Goyenda Sa 28/05/23

42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 Common Areas: Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 Common Areas:

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Apartment: Living, Dining, Bed Rooms, Entrance Foyer.

Stores and other areas: Cement & Sand Plaster with neat POP punning/ branded cement putty.

Biswanath Sa. 23/05/23
Project No. SA. 12/12/23

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 Chinnoyee Sarda 15/05/23
 Parichitra Mohan Jena 15/05/23

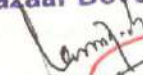
AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this 15TH Day of MAY 2023,

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72, Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal, PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51 years, son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Grand Bazaar Developers LLP


 15/5/2023
 Authorized Signatory

AND

(1) **CHINMAYEE SENDHA**, (Aadhar No.6382 9659 2757), aged about 39 Years, Wife of Bichitra Mohan Jena, Occupation-Govt.Service, by Cast-Khandayat, Pan-BZCPS6015D, & (2) **BICHITRA MOHAN JENA**, (Aadhar No.9065 0283 5812), aged about 40 Years, Son of Nimein Charan Jena, Occupation-Govt.Service, Pan-ATSPJ6579Q, both are Permanent residing: At/Po-Plot no-1753, House no-9, Mahabahu Enclave, Kalarahanga, BBSR, Dist-Khorda(Odisha), Pin-751024, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No-9178699549.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032decimals (by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D (herein after referred to as the "Project Land"). The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue of or mation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved

Chinmayee Sendha. 15105123
Bichitra Mohan Jena 15105123

Grand Bazaar Developers LLP

Page 2 of 32

Authorized Signatory
15105123

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

Chinmayee Senthia, 15/05/23
Biseshore Mohan Jana, 15/05/23

SCHEDULE-D

District: Cuttack, P.S:- Cuttack Sadar No.-__, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420

Grand Bazaar Developers LLP

[Signature]
15/05/23
Authorized Signatory

			946	1.310
			948	0.250
2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/ 731	931	0.140
15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340

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 Sendha
 15/05/23
 15/05/23

		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250
22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

Chiranjeev Senthia
15/05/23
Pichitra moham Jena
15/05/23

40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050
42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 **Common Areas:** Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 **Common Areas:**

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Chaitanyee Soodha 15/15/23
Perichitra Mohan Jena 15/05/23

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Registering Officer
 CUTTACK

AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this 10TH Day of **MAY 2023**,

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72,Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal,PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51years,son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor",which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

[Signature]
 10/05/23

Grand Bazaar Developers LLP

[Signature]
 10/05/23
Authorized Signatory

AND

MR.DEBENDRA KUMAR DAS, (Aadhar No.5206 5158 5704), aged about 46 Years, Son of Daitari Das, Occupation-Pvt.Service, by Cast-Gopal, Pan-AGZPD7545G, Permanent residing: At/Po-RZ 297A,2nd Floor, Gali no-16, Tughlakabad Extension, Kalkati, South Delhi, Pin-110019, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), **Mobile No-8510096539**.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032decimals(by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D(herein after referred to as the" Project Land").The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue off or mation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant of Permission File No.BP.No.338/2020/CMC, Cuttack, Approval letter / Memo No.580 (PLG) BP/CMC dated 25/03/2022 and all other statutory


10/05/23

Grand Bazaar Developers LLP

Authorized Signatory

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

SCHEDULE-D

District: Cuttack,P.S:- Cuttack Sadar No.-__, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420

over
10/05/23

Grand Bazaar Developers LLP
Kamph
10/05/23
Authorized Signatory

			946	1.310
			948	0.250
2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/ 731	931	0.140
15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340

Handwritten signature and date: 10/05/23

Grand Bazaar Developers LLP

Handwritten signature and date: 10/05/23
Authorized Signatory

		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250
22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
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29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

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10/05/23

Grand Bazaar Developers LLP
Handwritten signature
Authorized Signatory

40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050
42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 **Common Areas:** Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

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Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 Common Areas:

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Handwritten signature
10/05/23

Grand Bazaar Developers LLP
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Authorized Signatory
10/05/23

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Registered Office
 CUTTACK
 Registering Office *Gayatri Samarpita Roy.*
AGREEMENT FOR SALE

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 Gayatri
 Samarpita
 Roy.

This Agreement for Sale ("**Agreement**") executed on this 22TH Day of **MAY 2023**,

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72, Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal, PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51 years, son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Gayatri Samarpita Roy
 22-05-23

Grand Bazaar Developers LLP

Page 1 of 32

Rakesh Jajodia
 22-05-23
 Authorized Signatory

AND

GAYATRI SAMARPITA RAY, (Aadhar No.9781 7100 3639), aged about 32 Years, Wife of Ranjan Kumar Rout, Occupation-....., by Cast-General, Pan-BGRPR6871C, Permanent residing: At-Jaitalanga, Po-Baigoni, Ps-Balikuda, Dist-Jagatsinghpur(Odisha), Pin-754108, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), **Mobile No-7847045542**.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032decimals(by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D(herein after referred to as the" Project Land").The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue off or mation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant of Permission File No.BP.No.338/2020/CMC, Cuttack, Approval letter /

Gayatri Samarpita Ray
22-05-22

Grand Bazaar Developers LLP

Authorized Signatory

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

SCHEDULE-D

District: Cuttack,P.S:- Cuttack Sadar No.-__, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

SI No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420

Grand Bazaar Developers LLP
Authorized Signatory
22-05-23

Gyapati Samantpita Roy.

			946	1.310
			948	0.250
2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/ 731	931	0.140
15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340

Gayatri Samanpita Roy.

Grand Bazaar Developers LLP
 22-05-23
 Signatory

		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250
22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

Giyahar Semarapura Rom

Grand Bazaar Developers LLP
 Kermah
 22-05-23
 Signatory

40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050
42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 **Common Areas:** Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 **Common Areas:**

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Grand Bazaar Developers LLP

 Authorized Signatory
 22-06-23

392304046.



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63AA 622977
14005
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695
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Registering Officer
CUTTACK

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this 22TH Day of MAY 2023,

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72,Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal,PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51years,son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor",which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Sonali Baral
22.05.23

AND

(1) JYOTI RANJAN SWAIN, (Aadhar No.4821 5231 2671), aged about 34 Years, Son of Akshaya Kumar Swain, Occupation-Govt.Service, by Cast-Khandayat, Pan-EVSPS8158E, **&(2) SONALI BARAL**, (Aadhar No.3474 4135 1770), aged about 33 Years, Wife of Jyoti Ranjan Swain, Occupation-Govt.Doctor, Pan-CAGPB2256K, both are Permanent residing: At/Po-Plot no-43/1734, Pokhariput, Indraprastha, Phase-1, Aerodrome Area, BBSR, Dist-Khorda(Odisha), Pin-751020, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), **Mobile No-9090009690**.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

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Sonali Baral
22.05.23

SCHEDULE-C

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Sonali Bora
23.05.23

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38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

Sarali' band 22.08.22

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3 **WALLS**

Jyoti Ranjan Swain

Sonali Bhand
22.05.22

392304366



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Reels 63AA 622935
 Rs 14000/-
 40
 14040/-
 14705/-
 Registering Officer
 CUTTACK

AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this 18TH Day of **MAY 2023**,

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72, Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal, PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51 years, son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Mrs. Kadambini Mohanty 18/05/2023

Grand Bazaar Developers LLP
 Authorized Signatory
 18/05/23

AND

MRS. KADAMBINI MOHANTY, (Aadhar No.9505 8663 5400), aged about 61 Years, Wife of Pravash Chandra Mohanty, Occupation-Housewife, by Cast-Karana, Pan-AJJPM8150J, Permanent residing: At/Po-Flat No-C/306, Green Park Residency, Dist-Sambalpur(Odisha), Pin-768001, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), **Mobile No-8327706577**.

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Mrs. Kadambini Mohanty.
18/05/22

Grand Bazaar Developers LLP
Authorized Signatory

SCHEDULE-C

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Mrs. Kadambini Meherthy. 18/05/23

SCHEDULE-D

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Grand Bazaar Developers LLP

Page 26 of 32

Kamran
18/05/23
Authorized Signatory

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			948	0.250
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Mrs. Kadambini Mahantya. 18/05/23

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			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

Mrs. Ladambini Prabhakar. 18/05/23

Ladambini Prabhakar
18/05/23
Authorized Signatory

40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050
42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 **Common Areas:** Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 **Common Areas:**

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Mrs. Kadambini Mohanty. 18/05/23

Grand Bazaar Developers LLP
Authorized Signatory
18/05/23

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भारतीय गैर न्यायिक



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Registering Officer
CUTTACK

AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this 6TH Day of JUNE 2023

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72, Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal, PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51years, son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Manaswini Naik 06/06/2023

10/6/23

AND

MANASWINI NAIK, (Aadhar No.5386 0629 6588), aged about 29 Years, Wife of Ujal Naik, Occupation-Banker, by Cast-Bathudi, ^(ST) Pan-BGWPN5352F, Permanent residing: At-Aktapal, Po-Godspalsa, Via-Jashipur, Dist-Mayurbhanj(Odisha), Pin-757091, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No-9337232767.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032decimals(by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D(herein after referred to as the" Project Land").The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue off or mation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant of Permission File No.BP.No.338/2020/CMC, Cuttack, Approval letter / Memo No.580 (PLG) BP/CMC dated 25/03/2022 and all other statutory

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No.	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

SCHEDULE-D

District: Cuttack, P.S:- Cuttack Sadar No.- __, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420
			946	1.310
			948	0.250

Manojit Nair 06.06/23

2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/ 731	931	0.140
15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1041	0.340
		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250

Manaswini Naik 06/08/23

Manaswini Naik 06/08/23

22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120
40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050

Manaswini Nair 06/06/23

Manaswini Nair
Authorized Signatory
06/06/23

42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 Common Areas: Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 Common Areas:

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Apartment: Living, Dining, Bed Rooms, Entrance Foyer.

Stores and other areas: Cement & Sand Plaster with neat POP punning/ branded cement putty.

Manoj Kumar 06/09/23

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Realised
 14800
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 Registering Office
 CUTTACK
 Manoj K. Biswal, 18/05/2023

Ankita Mohanty 18/05/2023

AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this 18TH Day of **MAY 2023**,

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72, Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal, PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51 years, son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759; (as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Grand Bazaar Developers LLP

[Signature]
 18/05/23
 Authorized Signatory

AND

(1)MR.MANOJ KUMAR BISWAL, (Aadhar No.2726 4024 2454), aged about 34 Years, Son of Jagannath Biswal, Occupation-Service, by Cast-General, Pan-BNJPB8881K, & **(2)MRS.ANKITA MOHANTY**, (Aadhar No.4785 8955 0509), aged about 31 Years, Wife of Manoj Kumar Biswal, Occupation-Housewife, Pan-EPLPM4319N, both are Permanent residing: At/Po-Atira, Bari, Dist-Jajpur(Odisha), Pin-755003, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), **Mobile No-7261975545**.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032decimals(by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D(herein after referred to as the" Project Land").The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue off or mation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant

Manoj Ku. Biswal 180523
Ankita Mohanty 180523

Grand Bazaar Developers LLP
Authorized Signatory
18/05/23

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

Mandj Kar. Bijulal 18/05/23
Anketa Mohanty 18/05/23

SCHEDULE-D

District: Cuttack, P.S:- Cuttack Sadar No.-__, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot .	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420

			946	1.310
			948	0.250
2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/ 731	931	0.140
15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340

Manoj K. Baidal 18/05/23
Anketa Mohanty 18/05/23

		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250
22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

Manoj K. B. B. Dal 18/05/23
Anketa Mohanty 18/05/23

40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050
42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 FLOORING

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 Common Areas: Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

Anand K. Bishwal 18/05/23
 Ankita Mohanty 18/05/23

2 CEILING

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 Common Areas:

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 WALLS

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62AA 775611
 14500-40
 14040-650
 14690
 Registering Officer
 CUTTACK

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this 3RD Day of MAY 2023,

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72,Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal,PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51years,son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor",which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Meenakshi Mishra 03/05/23

Grand Bazaar Developers LLP
 Authorized Signatory
 03/05/23

AND

MEENAKSHI MISHRA, (Aadhar No.7335 6485 4607), aged about 46 Years, Wife of Suwendu kumar Mishra, Occupation-Self Employed, by Cast-Brahmin, Pan-ASHPM0180E, Permanent residing: C/o-Prasanna Kumar Tripathy, At-Sagarpada, Near Womens College Chowk, Po-Balangir, Dist-Bolangir(Odisha), Pin-767001, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No- 7008004113.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032decimals(by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D(herein after referred to as the" Project Land").The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue off or mation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant of Permission File No.BP.No.338/2020/CMC, Cuttack, Approval letter /

Meenakshi Mishra 03/05/23

Grand Bazaar Developers LLP

Authorized Signatory
03/05/23

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No.	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

Maenakshi Mishra
03/05/23

SCHEDULE-D

District: Cuttack,P.S:- Cuttack Sadar No.-___, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420

			946	1.310
			948	0.250
2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/ 731	931	0.140
15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340

Meenakshi Mishra
03/05/23

		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250
22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

Meenakshi Mishra
03/05/23

40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050
42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 **Common Areas:** Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 Common Areas:

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Meenakshi Mishra 03/05/23

Kamph
Authorized Signatory 03/05/23

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AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this 29TH Day of JUNE 2023

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72,Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal,PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51years,son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Registering Officer
CUTTACK

29/6/23

AND

(1) MRS. MONALISA GOSWAMI, (Aadhar No.9830 5038 0280), aged about 47 Years, Wife of Mr. Ashis Kumar Pattanaik, Occupation-Housewife, by Cast-Karana, Pan-BGXPG8226J, **& (2) MR. ASHIS KUMAR PATTNAIK**, (Aadhar No.8671 6199 9979), aged about 56 Years, Son of Shri. Ambika Prasad Pattnaik, Occupation-Service, by Cast-Karana, Pan-ABDPP6339H, both are Permanent residing: At/Po-Flat No-201, Madhusudan Nagar, Near Roy Tutorial, Dist-Khorda (Odisha), Pin-751001, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No-9337731134.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032 decimals (by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule -D (herein after referred to as the "Project Land"). The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue of or mutation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant of Permission File No.BP.No.338/2020/CMC, Cuttack, Approval letter / Memo No.580 (PLG) BP/CMC dated 25/03/2022 and all other statutory clearances and approvals have been

Amogh
29/06/23

SCHEDULE-D

District: Cuttack,P.S:- Cuttack Sadar No.-___, Tahasil:- Cuttack Sadar, Mouza:- Nuahat,
Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
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4	Nuahat	498/663	1025/2262	0.418
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6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
		775/2195	0.400	
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/ 731	931	0.140

Handwritten signature and date: 29/6/23

15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340
		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250
22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
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26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
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28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070

At
29/06/23

Manalisa Goswami 29/06/23

31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120
40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050
42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'

(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms:

Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store &

Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 Common Areas:

1.3 Staircases including landings and corridors at car parking level, and typical floor:

Finished in polished Kota stone with designated inlay works.

Grand Bazaar Developers LLP

[Signature]
29/06/23
Authorized Signatory

Monalisa Goswami 29/06/23

[Signature]
29/06/23

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AGREEMENT FOR SALE

Registering Officer
CUTTACK
Day of MAY 2023,

This Agreement for Sale ("Agreement") executed on this

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72, Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal, PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51 years, son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Mousumi Tripathy 11/05/2023
 Rejan Kumar Saengji 11/05/2023

Grand Bazaar Developers LLP

Page 1 of 32

Ramesh
 Authorized Signatory 11/05/2023

AND

(1)MOUSUMI TRIPATHY, (Aadhar No.4993 6140 7067), aged about 42 Years, Wife of Rajan Kumar Sarangi, Occupation-Self Employed, by Cast-Brahmin, Pan-AEHPT3576P, &(2)RAJAN KUMAR SARANGI, (Aadhar No.4424 8956 0345), aged about 42 Years, Son of Sri Sudarshan Sarangi, Occupation-Service, Pan-BBUPS2189E, Both Are Permanent residing: At/Po-KIIT,BBSR,Dist-Khorda(Odisha), Pin-751024, herein after called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No-9861343117.

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WHEREAS:

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Mousumi Tripathy 11/05/23
Rajan Kumar Sarangi 11/05/23

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No.	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
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3	After completion of foundation pile	8%
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8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

Mousumi Tripathy 11/05/23
Rajan Kumar Sarangi 11/05/23

SCHEDULE-D

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Grand Bazaar Developers LLP
Authorized Signatory
11/05/23

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2	Nuahat	498/661	1018/2260	0.250
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Mousumi Tripathy 11/05/23
 Rajan Kumar Sanyal
 11/05/23

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			1041	0.100
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38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

Maasani Tripathy 11/05/23
Rajon Kumar Sanyal 11/05/23

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41	Nuahat	1162/3460	1020/7768	0.050
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SCHEDULE 'E'
(SPECIFICATIONS)

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1.2 **Common Areas:** Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

Mousumi Tripathy 11/05/23
Kajon Kumar Saha 11/05/23

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 Common Areas:

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

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 Registering Officer
 CUTTACK

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this 25th Day of MAY 2023

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72, Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal, PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51years, son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

P. U. Pradhan

Grand Bazaar Developers LLP

(Signature)
 Authorized Signatory

AND

PARESH KUMAR PRADHAN, (Aadhar No.3996 6921 6176), aged about 45 Years, Son of Baneswar Pradhan, Occupation-Service, by Cast-Chasa, Pan-ARCPP9290L, Permanent residing: At/Po-Shanti Nivas, Oltabara, Purnagarh, Dist-Deogarh(Odisha), Pin-768119, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No- 9556860818.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032decimals(by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D(herein after referred to as the" Project Land").The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue off or mation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant of Permission File No.BP.No.338/2020/CMC, Cuttack, Approval letter / Memo No.580 (PLG) BP/CMC dated 25/03/2022 and all other statutory

P. K. Pradhan 25/05/23

Pradhan
25/05/23
Authorized Signatory

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No.	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

Paid amount has 25 lakhs

SCHEDULE-D

District: Cuttack,P.S:- Cuttack Sadar No.-___, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420
			946	1.310
			948	0.250

2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/ 731	931	0.140
15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340
		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250

P. Waf had her 25/6/2023

22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120
40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050

D. W. J. Nuahat
25/05/23

42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 Common Areas: Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 Common Areas:

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Apartment: Living, Dining, Bed Rooms, Entrance Foyer.

Stores and other areas: Cement & Sand Plaster with neat POP punning/ branded cement putty.

P-1000 has 1 bay 250sqft

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Registering Officer
CUTTACK

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this 22TH Day of MAY 2023,

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72, Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal, PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51 years, son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Rakesh Kumar Singh
22-05-23
Neelima Singh

AND

(1)MR.PARESH KUMAR SINGH, (Aadhar No.2839 5629 6620), aged about 50 Years, Son of Umesh Prasad Behera, Occupation-Service, by Cast-....., Pan-AVHPS3208A, &**(2)MRS.NEELIMA SINGH**, (Aadhar No.2069 5429 9673), aged about 42 Years, Wife of Paresh Kumar Singh, Occupation-Housewife, Pan-ERZPS5783J,Both are Permanent residing: At/Po-Plot No-637,Tower -10, Royal Lagoon, Raghunathpur, BBSR,Dist-Khorda(Odisha), Pin-751024, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), **Mobile No-9337124133**.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

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Paresh Kumar Singh
22-05-23
Neelima Singh
23-05-23

SCHEDULE-C

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Parcel View Stamp
22-05-23
Neelima Singh
22-05-23

SCHEDULE-D

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20	Nuahat	498/365	1044	0.340

Parcel Number Singh
22-05-23

Neelima Singh
22-05-23

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	Nuahat	154	1024	0.230
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34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
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Panel Ummi Sirif
22-05-23

+ Neelima Singh
22-05-23

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41	Nuahat	1162/3460	1020/7768	0.050
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(SPECIFICATIONS)

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1.2 **Common Areas:** Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

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3 **WALLS**

Pooja Kumar Singh
22-05-23
Neelima Singh
22-05-23

392305085



Om Prakash OODISHA ODISHA

62AA 775614
 14000/-
 40/-
 14040/-
 665/-
 14705/-

Registering Officer
 CUTTACK

25/06/2023

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this 25TH Day of June 2023

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72,Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal,PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51years,son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Grand Bazaar Developers LLP

Om Prakash
 25/06/23

AND

PRAHALLAD C SENAPATI, (Aadhar No.6952 0312 1469), aged about 51 Years, Son of Rama Chandra Senapati, Occupation-Software Engineer, by Cast-Kumbar, Pan-ANSPS5837L, Permanent residing: At-Khannagar, Po-Khannagar, Ps-Sadar, Dist-Balasore(Odisha), Pin-756060, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No- +13143594659. 8144245058.

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Handwritten text: 25/6/23

SCHEDULE-C

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11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

22/06/23
Ramesh

SCHEDULE-D

District: Cuttack, P.S:- Cuttack Sadar No.-__, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

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25/06/23
 Yashwanth

Grand Bazaar Developers LLP
 Authorized Signatory
 25/06/23

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			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120
40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050

Handwritten signature and date: 25/06/23

42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 Common Areas: Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

25/06/23
25/06/23

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 Common Areas:

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sand Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Apartment: Living, Dining, Bed Rooms, Entrance Foyer.

Stores and other areas: Cement & Sand Plaster with neat POP punning/ branded cement putty.

Grand Bazaar Developers LLP
Kempraj
25/06/23
Authorized Signatory

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AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this 30TH Day of JUNE 2023

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72,Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal,PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51years,son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

30/06/2023
30/06/2023
Registering Officer
CUTTACK

Prad Kumar Saha
30/06/2023

Grand Bazaar Developers LLP
Authorized Signatory
30/06/23

AND

PRAMOD KUMAR SAHU, (Aadhar No.3130 1828 8044), aged about 52 Years, Son of Prafulla Kumar Sahu, Occupation-Service, by Cast-Teli, Pan-AVCPS2485A, Permanent residing: At/Po-Ward-No-2, Baidaposi, Rairangpur, Dist-Mayurbhanj(Odisha), Pin-757043, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No-9437665961.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032decimals(by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule -D(herein after referred to as the" Project Land").The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue off or mation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant of Permission File No.BP.No.338/2020/CMC, Cuttack, Approval letter / Memo No.580 (PLG) BP/CMC dated 25/03/2022 and all other statutory clearances and approvals have been received. Given the size of the"Grand Bazaar & AWAAS" Project and the development of the same in multiple phases, certain common areas in all phases are available for the use and benefit of all the owners /occupants of the Grand Bazaar Project and are

Grand Bazaar Developers LLP
Authorized Signatory
30/06/23

Pramod Kumar Sahu
30/06/2023

SCHEDULE-D

District: Cuttack, P.S:- Cuttack Sadar No.- __, Tahasil:- Cuttack Sadar, Mouza:- Nuahat,
Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420
			946	1.310
			948	0.250
2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770

Pr W New Sub 30/06/2023

Grand Bazaar Developers LLP

[Signature]
Authorized Signatory
30/06/23

14	Nuahat	498/ 731	931	0.140
15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340
		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250
22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
		154	1023	0.430
		154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200

Pr and Caw Sechu 30/06/2023

Grand Bazaar Developers LLP
 Authorized Signatory
 30/06/23

			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120
40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050
42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

Prasad Kumar Sank 30/06/2023

SCHEDULE 'E'

(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms:

Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store &

Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 **Common Areas:**

1.3 Staircases including landings and corridors at car parking level, and typical floor:

Grand Dax
Authorized Signatory
30/06/23

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03/05/2023

AGREEMENT FOR SALE

Registering Officer
 GUTTACK

This Agreement for Sale ("Agreement") executed on this 03rd day of May 2023,

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72, Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal, PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51 years, son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759; (as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONEPART**.

Grand Bazaar Developers LLP

Authorized Signatory

03/05/2023

Resanta Manoj Singh

AND

Mr. PRASANTA KUMAR SINGH, (Aadhar No.8167 7238 1450), aged about 39 Years, son of Mr.Parsuram Singh, Occupation–Business, by Cast-Rajput, Pan-BKQPS8248R, Permanent residing At-Gatirout Patana, Po-Gatirout Patana, Dist-Cuttack(Odisha), Pin-754100, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No-9937594370.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032decimals(by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D(herein after referred to as the "Project Land").The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue off or mation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant of Permission File No.BP.No.338/2020/CMC, Cuttack, Approval letter /

Prasanta Kumar Singh
03/05/23

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

Reshma Mishra 11/05/23
Mukeshwar Sarda 11/05/23

SCHEDULE-D

District: Cuttack, P.S:- Cuttack Sadar No.-___, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420

			946	1.310
			948	0.250
2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/731	931	0.140
15	Nuahat	498/839	936	0.195
16	Nuahat	498/883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340

Reatime Nishus 11/05/23
 Murti Kanta Sarda 11/05/23

		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250
22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
			28	Nuahat
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

Pratima Mishra 11/05/23
Mukhtiar Singh 11/05/23

40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050
42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 **Common Areas:** Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 **Common Areas:**

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Peatime Mirhoo 11/05/23
 Mukhtawar Sander 11/05/23

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Registering Officer
 CUTTACK

Pradip Mishra 11/05/2023
 Mukhtikanta Sarda 11/05/2023

AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this 13th Day of **MAY 2023**,

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72,Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal,PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51years,son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor",which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Grand Bazaar Developers LLP


 Authorized Signatory 11/05/2023

AND

(1) PRATIMA MISHRA, (Aadhar No. 8386 4886 7876), aged about 45 Years, Wife of Muktikanta Sendha, Occupation-Pvt.Job, by Cast-Brahmin, Pan-AHBPM2556P, & **(2) MUKTIKANTA SENDHA**, (Aadhar No. 6566 9231 4208), aged about 46 Years, Son of Jadunath Sendha, Occupation-Pvt.Job, Pan-ARJPS8737J, both are Permanent residing: At/Po-Plot no-1753, House no-9, Mahabahu Enclave, Patia, Collage Front, Kalarahanga, BBSR, Dist-Khorda (Odisha), Pin-751024, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No- 9861856364

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032 decimals (by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D (herein after referred to as the "Project Land"). The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue of or matation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved

Pratima Mishra 11/05/2023
Muktikanta Sendha 11/05/2023

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

Reshma Mishra 11/05/23
Mukeshwar Sengupta 11/05/23

SCHEDULE-D

District: Cuttack, P.S:- Cuttack Sadar No.-___, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420

			946	1.310
			948	0.250
2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/731	931	0.140
15	Nuahat	498/839	936	0.195
16	Nuahat	498/883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340

Reatime Nishus 11/05/23
 Murti Kanta Sarda 11/05/23

		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250
22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
			28	Nuahat
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

Pratima Mishra 11/05/23
Mukhtiar Singh 11/05/23

40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050
42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 **Common Areas:** Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 **Common Areas:**

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Peatime Mirbhe 11/05/23
 Mukteshwar Sander 11/05/23

392303472



ଓଡ଼ିଶା ओडिशा ODISHA

Register No. 62AA 775613
 A/c 14070-80
 14080-680
 14776
 Registering Officer
 CUTTACK

AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this 03rd day of May 2023,

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72, Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal, PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51 years, son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Archana Bebartha
03/05/2023 03/05/2023

Priyabrata Mahanty
03/05/23

Grand Bazaar Developers LLP


 Authorized Signatory
 03/05/2023

AND

(1)MR.PRIYABRATA MOHANTY, (Aadhar No.9520 6605 8870), aged about 44 Years, Son of Shri Prema Kanta Mohanty, Occupation-Private Service, by Cast-Karan, Pan-ANQPM1332E, **&(2)ARCHANA BEBARTA**, (Aadhar No.3938 3964 1448), aged about 37 Years, Wife of Mr.Priyabrata Mohanty, Pan-BYSPB9393L,Both Are Permanent residing: At/Po-LIG-156,Nayapalli,BRIT Colony, Nayapalli,BBSR,Dist-Khorda(Odisha), Pin-751012, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No- 9776000098. The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032decimals(by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D(herein after referred to as the" Project Land").The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue off or mation of afore said LLP on dated 04th April, 2016 over which a project named as "**GRAND BAZAAR & AWAAS**" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "**GRAND BAZAAR & AWAAS**" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant

Archana Bebartha
03/05/2023

Priyabrata Mohanty
03/05/2023

Grand Bazaar Developers LLP

Authorized Signatory

03/05/2023

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

SCHEDULE-D

District: Cuttack,P.S:- Cuttack Sadar No.-__, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420

Grand Bazaar Developers LLP

[Signature]
03/05/2023
Authorized Signatory

Archana Behera
03/05/2023

Pritya Srivastava Mohanty
03/05/2023

			946	1.310
			948	0.250
2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/ 731	931	0.140
15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340

Archana Bebartha
03/05/2023

Prityabrata Mohanta
03/05/2023

		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250
22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

Archana Bebarata

03/05/2023

Priya Branta Mohanta

03/05/2023

40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050
42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 **Common Areas:** Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 Common Areas:

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Archana Bebartha 03/05/2023
 Priyabrata Mohanb 03/05/2023

Grand Bazaar Developers LLP

 Authorized Signatory
 03/05/2023

392304212



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63AA 622936

Handwritten notes:
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AGREEMENT FOR SALE

Registering Office
CUTTACK

This Agreement for Sale ("Agreement") executed on this 20TH Day of MAY 2023,

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72,Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal,PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51years,son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "Vendor",which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Handwritten notes:
 Rk42
 20.5.2023

Grand Bazaar Developers LLP

Handwritten signature and date:
 20.5.2023

AND

(1) RAKESH KUMAR NANDA, (Aadhar No.8776 5461 8678), aged about 44 Years, Son of Madhusudan Nanda, Occupation-Banker, by Cast-Brahmin, Pan-AEAPN2202D, & **(2) SWATI DASH**, (Aadhar No.5919 7904 3054), aged about 45 Years, Wife of Rakesh Kumar Nanda, Occupation-Servicer, Pan-AIUPD4388E, both are Permanent residing: At/Po-Flat No-104, 2nd Floor, Krishna Kunj Apartment, Road No-8, Unit-9, BBSR, Dist-Khorda (Odisha), Pin-751022, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No-7275192800.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032 decimals (by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D (herein after referred to as the "Project Land"). The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue of or formation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant

Grand Bazaar Developers LLP

Authorized Signatory

Rakesh Kumar Nanda
Swati Dash
20.5.2023

SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

Recd on 20.5.2023
Suniti Singh
20.5.2023

SCHEDULE-D

District: Cuttack, P.S:- Cuttack Sadar No.-__, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420

Grand Bazaar Developers LLP

Signature 20.5.2023
Signature

			946	1.310
			948	0.250
2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/ 731	931	0.140
15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340

Rkand
 20.5.2023
 Sumarto D. M. S.
 20.5.2023

		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250
22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

RK-IND 20.5.2023
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Sumarto 20.5.2023

40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050
42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 **Common Areas:** Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 Common Areas:

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Reviewed 20.5.2023
Savitri Bhatnagar

[Signature]
20.5.2023
Authorized Signatory

392303.720

भारतीय गैर न्यायिक

दस
रुपये
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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

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Res No 61AA 931821

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AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") executed on this 11TH day of May 2023,

By and Between

GRAND BAZAAR DEVELOPERS LLP, Identification No. AAF-9524, PAN:AAPFG4653G, formed by 4(four) numbers of Private Limited companies namely Tirumala Vinayak Projects Pvt.Ltd., Solidwood Constructions Pvt.Ltd., Tirumala Infrastructure & Development Pvt. Ltd. And JRG Developers Pvt. Ltd. registered under Limited Liability Partnership Act, 2008 having its Registered Office at 72, Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, West Bengal, PIN:700001, India, having, represented by its Authorized Signatory, **SRI RAKESH JAJODIA** aged about 51 years, son of Late. Om Prakash Jajodia, Aadhaar No.822892945726, Mobile No.7381074759;(as per Resolution passed on dated 10/01/2023 by the board of Directors of Company the above named authorized person is authorized to execute, sign and register in all the legal documents on behalf of the company) herein after referred to as the "**Vendor**", which expression shall unless excluded by or repugnant to the context shall mean and include each of its successors and assigns of the **ONE PART.**

Registering Officer

X Rashmi Nayak 11/05/2023

Grand Bazaar Developers LLP
Authorized Signatory
11/05/2023

AND

RASHMI NAYAK, (Aadhar No.3581 4705 6412), aged about 49 Years, D/O of Bishnu Charan Nayak, Occupation-Service, by Cast-~~.....~~^{Khanday}, Pan-AFYPN4634A, Permanent residing: At/Po-B-II/8,Nalco Nagar, Chandrasekharpur, BBSR,Dist-Khorda(Odisha), Pin-751023, herein after called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees), Mobile No- 9439321951.

The "Promoter" and "Allottee" are herein after collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The all 4 above named partners of Vendor LLP, the absolute and lawful owners, had acquired an area of Ac.25.032decimals(by absolute purchase through different Registered Sale Deeds and subsequently corrected the ROR in their name) in Mouza: Nuahat, more fully described in Schedule - D(herein after referred to as the" Project Land").The above named partner of Vendor has become the absolute and exclusive owner of the Project Land and other adjoining land by virtue off or mation of afore said LLP on dated 04th April, 2016 over which a project named as "GRAND BAZAAR & AWAAS" is being constructed. The Grand Bazaar & AWAAS Project being a very large project involving construction of many commercial-cum-residential units, the construction thereof will be taken up in Phases. Upon completion of each phase, it would be made functional and the commercial units and residential flats there in will be handed over to the respective buyers. As per the approved plan "GRAND BAZAAR & AWAAS" is a cluster of high-rise multi storied apartment buildings shall be used exclusively for commercial-cum-residential purposed signed with modern facilities with landscaping and different services, besides covered and open parking space. All the partners of the prospective Vendor as the land owners have the/right to construct and execute the multi storied buildings as per the building plans approved and sanctioned by the Cuttack Municipal Corporation, vide Order for Grant of Permission File No.BP.No.338/2020/CMC, Cuttack, Approval letter / Memo No.580 (PLG) BP/CMC dated 25/03/2022 and all other statutory

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SCHEDULE-C

It may be noted that this project is an under-construction site where considerable progress has been made. Hence the allottees will be required to match the payment as per the corresponding stage of construction in the below mentioned schedule. Immediately upon registration of agreement

Sl. No	Payment Stage	Percentage of Price of Flat
1	Booking Amount	7 Lakhs
2	After registration of agreement	20% (Deducting the 7 lakhs)
3	After completion of foundation pile	8%
4	After casting stilt floor roof	7%
5	After Casting of 3rd Floor Roof Slab	10%
6	After Casting of 7th Floor Roof Slab	10%
7	After Casting of 12th Floor Roof Slab	10%
8	After Casting of 17th Floor Roof Slab	10%
9	After Casting of 22nd Floor Roof Slab	10%
10	On Completion of Brick work of respective Flat	5%
11	On completion of Flooring of respective Flat	5%
12	Before Possession	5%
13	Total (Rs.)	100%

SCHEDULE-D

District: Cuttack,P.S:- Cuttack Sadar No.-___, Tahasil:- Cuttack Sadar, Mouza:- Nuahat, Under the jurisdiction of District Sub-Registrar, Cuttack.

Sl No.	Mouza	new khata	new plot	new area
1	Nuahat	498/654	768/2253	0.339
			769/2254	0.420

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			946	1.310
			948	0.250
2	Nuahat	498/661	1018/2260	0.250
3	Nuahat	498/664	1019	0.055
4	Nuahat	498/663	1025/2262	0.418
5	Nuahat	67	1040	0.700
6	Nuahat	498/363	1035	0.200
7	Nuahat	498/666	1036	0.180
8	Nuahat	498/601	773/2194	0.750
			932	1.270
			927	0.130
			930	0.430
			939/2196	0.437
			775/2195	0.400
9	Nuahat	498/609	945	0.065
10	Nuahat	498/600	931/2192	0.140
			936/2193	0.195
11	Nuahat	498/491	928/2095	0.115
		498/491	786/2094	0.065
12	Nuahat	498/673	787/2093	0.640
		498/673	929	0.240
		498/673	935	0.110
13	Nuahat	498/671	924/2265	0.770
14	Nuahat	498/ 731	931	0.140
15	Nuahat	498/ 839	936	0.195
16	Nuahat	498/ 883	928	0.115
17	Nuahat	498/684	786	0.345
18	Nuahat	498/434	945/2054	0.065
		498/434	933/2051	0.026
		498/434	933/2052	0.006
19	Nuahat	457	933	0.008
20	Nuahat	498/365	1044	0.340

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		498/365	1048	0.380
21	Nuahat	498/353	1043	0.250
22	Nuahat	498/352	938	0.130
23	Nuahat	154	1021	0.480
	Nuahat	154	1023	0.430
	Nuahat	154	1024	0.230
24	Nuahat	498/659	1037/2257	0.081
25	Nuahat	498/624	768/2215	0.339
			769/2217	0.420
			946/2216	1.310
			948/2218	0.250
26	Nuahat	496	947	0.130
27	Nuahat	498/618	934	0.530
			939/2211	0.132
			940	0.070
			944	2.930
			1045	0.150
			1042	0.330
28	Nuahat	498/487	926	1.700
29	Nuahat	498/674	943	0.240
			1041	0.100
			1022	0.150
30	Nuahat	498/620	1017	0.200
			1018/2213	0.070
31	Nuahat	498/622	1027/1536	0.110
32	Nuahat	498/388	1027	0.110
33	Nuahat	498/75	1026	0.507
34	Nuahat	498/360	1031	0.520
35	Nuahat	498/362	1032	0.080
36	Nuahat	498/355	1033	0.060
37	Nuahat	498/621	1034	0.070
38	Nuahat	498/623	1025/2214	0.075
39	Nuahat	498/106	937	0.120

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40	Nuahat	498/1021	1037	0.489
41	Nuahat	1162/3460	1020/7768	0.050
42	Nuahat	498/1214	1029	0.250
43	Nuahat	498/1213	1030	0.440

Total One Mouza, 43 Khatas, 71 Plots, Total Project Area: Ac.25.032 decimals. Out of which Ac. 0.002dec. Undivided interest in project land to be transferred.

SCHEDULE 'E'
(SPECIFICATIONS)

1 **FLOORING**

1.1 Apartment

Entrance Foyer, Living dining, Bedrooms: Floor tiles of sizes 4ft*2ft Glazed Vitrified (Matt & Glossy) designer tiles for flooring & skirting.

Bathrooms:

Antiskid Glazed Vitrified designer tiles (Matt).

Balcony, Kitchen: Glazed Vitrified designer tiles with matching skirting in kitchen. Store & Servant Room: Homogenous or vitrified tiles flooring with matching skirting.

1.2 **Common Areas:** Staircases including landings and corridors at car parking level, and typical floor: Finished in polished Kota stone with designated inlay works.

Lift Libby: Homogenous tile or compressed marble or Kota stone with matching skirting with or without inlay works at designated areas.

Other Common Areas: Screed concrete

Kitchen: Designer engineered tiles or stones for cooking platform with one stainless sink with drain board & tap with provision for purifier, chimney/exhaust fan.

2 **CEILING**

Apartment: All bedrooms and living room pelmet to conceal A/C conduits & for curtains.

2.1 **Common Areas:**

Lift Lobby: Standard POP/ Gypsum board with or without drops Car Park Areas: Cement and Sand Plaster finished in cement paint. Staircases, M & E services rooms/ shaft and utilities: Cement & Sands Plaster with neat POP Punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

3 **WALLS**

Grand Bazaar Developers LLP
 Rashmi Nayab
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 Authorized Signatory