



सत्यमेव जयते

1082401160

INDIA NON JUDICIAL

Government of Odisha

₹4,41,100

e-Stamp

Certificate No. : IN-OD08440279093284W
 Certificate Issued Date : 31-Jan-2024 11:52 AM
 Account Reference : SHCIL (FI)/ odshcil01/ SRO- BHUBANESWAR/ OD-KRD
 Unique Doc. Reference : SUBIN-ODODSHCIL0111887161923444W
 Purchased by : ESSEN CONSTRUCTION PART PRADEEP THACKER
 Description of Document : Article IA-5(2) Agreement
 Property Description : MOUZA-NAHARKANTA
 Consideration Price (Rs.) : 2,20,54,500
 (Two Crore Twenty Lakh Fifty Four Thousand Five Hundred only)
 First Party : SUCHITRA SAHOO AND OTHERS
 Second Party : ESSEN CONSTRUCTION PART PRADEEP THACKER
 Stamp Duty Paid By : ESSEN CONSTRUCTION PART PRADEEP THACKER
 Stamp Duty Amount(Rs.) : 4,41,100 ✓
 (Four Lakh Forty One Thousand One Hundred only)



Please write or type below this line

IN-OD0844-0279093284W

Suchitra Sahoo

Sabitri Sahoo

Sumitra Sahoo

LALITA SAHOO

Pradeep Thacker

Tulasi Sahoo

Rekoni Sahoo

Ashelata Sahoo

IE 0017925909

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority



SPECIAL




SIGNATURE OF PURCHASER



00135100



KTJ of
Suchitara Sahoo
is attested

Sumittra Sahoo
is attested

441090
441100

A(1) 441090 ~
A(18) 40 ~
VF 850 ~
441980 ~

090979
441100

AGREEMENT

(MUTUAL UNDERSTANDING)

THIS DEED OF AGREEMENT MADE on this 30th day of January, 2024 at Bhubaneswar.

BETWEEN

(1) SMT. SUCHITRA SAHOO aged about 43 years W/o Arjun Sahoo, (AADHAR NO. 3700 4390 6882) By Caste-Sundhi, By profession- Housewife, (2) SMT. SUMITRA SAHOO aged about 41 years W/o Pratap Sahoo, (AADHAR NO. 6794 3591 4377) By Caste-Sundhi, By profession- Housewife (3) SMT. TULASI SAHOO aged about 39 years W/o Raghunath Sahoo, (AADHAR NO. 2513 5096 4212) By Caste-Sundhi, By profession- Housewife

- Suchitara Sahoo
- Sumittra Sahoo
- Tulasi Sahoo
- Sabitrini Sahoo
- Ashelata Sahoo
- Lalita Sahoo
- Rakshini Sahoo

ESSEN CONSTRUCTION
Jyotseep Thakur
DABTNER

W-1 Arjun Sahoo
W-2 Raghunath Sahoo

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LT1 of



Tulasi Sahoo
is attested
Adv

LT2 of



Sabitri Sahoo
is attested
Adv



- Suchisna Sahoo
- Sumitra Sahoo
- Tulasi Sahoo

ESSEN CONSTRUCTION

Hardeep Thakur

(4) **SMT. SABITRI SAHOO** aged about 37 years W/o Himanshu Sekhar Barik, (AADHAR NO.5979 4095 2633) By Caste-Sundhi, By profession- Service (5) **SMT. LALITA SAHOO** aged about 35 years W/o Krushna Chandra Sahoo, (AADHAR NO. 9107 0347 5512) By Caste-Sundhi, By profession-House wife (6) **SMT. ASHALATA SAHOO** aged about 33 years W/o Basant Kumar Sahoo, (AADHAR NO. 4166 4439 8377) By Caste-Sundhi, By profession-Housewife

- Sabitri Sahoo
- Lalita Sahoo
- Ashalata Sahoo
- Rakshini Sahoo

w-1 ASHUTOSH SAHOO

w-2 RAGHUNATH SAHOO

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LTI of



Lalita Sahoo

is attested by

LTI of



Ashakanta Sahoo

is attested by



Suchistra Sahoo

Samiktra Sahoo

Tulasi Sahoo

ESSEN CONSTRUCTION

Pradip Thakur PARTNER

(7). **SMT RUKMINI SAHOO** aged about 31 years W/o Dillip Sahoo, (**AADHAR NO. 9825 6698 9630**) By Caste-Sundhi, By profession- Housewife all are daughters of Kailash Chandra Sahoo & Late Laxmipriya Sahoo all are residents of At-Hanspal, P.O.- Naharkanta, P.S.-Mancheswar, Dist-Khurda, Odisha, PIN-752101 (hereinafter referred to as the "OWNERS" which expression unless excluded by or repugnant to the subject or context shall include their legal heirs, successors, representatives and other assigns,) of the FIRST PART.

Sabitra Sahoo

Lalita Sahoo

Ashakanta Sahoo

Rukmini Sahoo

w-1 Arjuna Sahoo

w-2 Raghunath Sahoo





LTD of Rekmini Sahoo is attested

LTD of Pradeep Thacker is attested

AND

M/S ESSEN CONSTRUCTION (PAN-AACFE0760H) a registered Partnership Firm having its registered office at S-2/A-42, Mancheswar Industrial Estate, Bhubaneswar, P.S. Mancheswar, Bhubaneswar, Dist: Khurda, PIN-751010(Odisha) represented through its Partner **SRI PRADEEP THACKER** now aged about 57 years S/o Late Manilal Thacker (Mob No-**9937067936**) (AADHAR No. 6448 1015 6080) by Caste: Vaysya, By profession: Business, (hereinafter referred to as the "Builder/Developer" which expression unless excluded by or repugnant to the subject or context shall include its partners and their legal heirs, successors in business, executors, administrators, representatives and other assignees) of the OTHER PART.

- Suchisna Sahoo
- Sunikra Sahoo
- Tulasi Sahoo
- Sabitri Sahoo
- Lalita Sahoo
- Ashaleela Sahoo
- Rekmini Sahoo

ESSEN CONSTRUCTION

Pradeep Thacker

w-1. Arjun Sahoo

w-2. Raghunath Sahoo



Whereas the property mentioned in the scheduled below situated in the Dist-Khurda.Tahasil:Bhubaneswar, Mouza:Naharkanta scheduled of property No-1 &2 below stands recorded in the name of Laxmipriya Sahoo who had executed a Regd. General Power of Attorney bearing Doc No-11082005253 dated 10.07.2020 for development of scheduled land as per Agreement dated 12.06.2020 in favour of above named Second Party and after death of Laxmipriya Sahoo her husband Kailash Chandra Sahoo in respect of his 1/8th share had executed a Regd. General Power of Attorney bearing Doc No-11082206629 dated 05.05.2022 for development of scheduled land as per Agreement dated 12.06.2020 and now First parties are in peaceful possession over the same without any dispute.

• Suchitra Sahoo
 • Sumitra Sahoo
 • Tulasi Sahoo
 ESSEN CONSTRUCTION
 Pradip Thakur PARTNER

• Sabitri Sahoo
 • Lalita Sahoo
 • Ashubata Sahoo
 • Rukmini Sahoo

w-1. ARJUNA Sahoo

w-2. Raghunath Sahoo

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3. The construction of the proposed building will be completed/finished in a phased manner within 36(thirty six) calendar months from the date of RERA registration (after having received BDA /BMC approval). The particulars of such approved/sanctioned plan would form part of this agreement.
4. The Builder/Developer shall construct the apartment building according to the plan and permission and shall not construct any illegal or unauthorized/defective units resulting in any unprecedented event and if they do so it would be entirely at their cost and risk and the owners shall not be liable for any consequence occurring from such illegal Act.
5. Towards consideration, the land owners would be allotted 40% of super built up/saleable area with land thereto along with the appurtenances including the approach road, common facilities, amenities, parking area etc. and the Builder/Developer (party of the second Part) would be entitled to balance apartments (60%) on this plot, i.e. the remaining construction and the appurtenances towards their consideration

Suchitana Sahoo
 Sumittra Sahoo
 Tulasi Sahoo
 ESSEN CONSTRUCTION
 Partner

Sabitree Sahoo
 Lalita Sahoo
 Ashaleeta Sahoo
 Rakmini Sahoo

w-1 Abhinav Sahoo
 w-2 Ragnynorth Sahoo



Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 5© Fees Paid : A(10) - 441090, User Charges - 835, Total - 441925.

Date: **31-Jan-2024**


Signature of Registering officer

Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **District Sub-Registrar KHURDA(BBSR)** between the hours of 10:00 AM and 1:30 PM on the Date **31/01/2024** by **SUCHITRA SAHOO**, son/daughter/wife of **ARJUN SAHOO** of **AT- HANSPAL, PO-NAHARKANTA, PS-MANCHESWAR, DIST-KHORDHA**, by caste **GENERAL**, profession **OTHER** and finger prints affixed.







Suchitra Sahoo

Signature of Presenter / Date: **31-Jan-2024**


Signature of Registering officer.

Endorsement under section 58

Execution is admitted by :

NAME	PHOTO	THUMB IMPRESSION	SIGNATURE	DATE OF ADMISSION OF EXECUTION
SUCHITRA SAHOO		 317231383	<i>Suchitra Sahoo</i>	31-JAN-2024
SUMITRA SAHOO		 317231388	<i>Sumitra Sahoo</i>	31-JAN-2024
TULASI SAHOO		 317231393	<i>Tulasi Sahoo</i>	31-JAN-2024
SABITRI SAHOO				31-JAN-2024

AND whereas the "Builder/Developer" having wide experience and expertise in building/developing such apartment in Bhubaneswar town and elsewhere, negotiated with the owners to promote and develop the Apartments unit/s on the scheduled land entirely at the cost of the Builder/developer subject to the terms and conditions set forth hereinafter in this covenant.

• Suchitra Sahoo
• Samitra Sahoo
• Tejasi Sahoo

ESSEN CONSTRUCTION
Deepak Thakur













NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. There will be an apartment building constructed by the builder on the scheduled plot; with ground and suitable number of floors of residential space as allowed by BDA/ BMC /appropriate authority norms.
2. The builder to take up plan approval with BDA/ BMC/appropriate authority for plan approval of apartment building on the scheduled plot.

• Sabitri Sahoo
• Lalita Sahoo
• Ashaleja Sahoo
• Rekmini Sahoo

W-1. ASJUNASATH

W-2. Raghunath Sahoo

		 317231402	Sabitri Sahoo	
LALITA SAHOO		 317231417	LALITA SAHOO	31-JAN-2024
ASHALATA SAHOO		 317231433	Ashalata Sahoo	31-JAN-2024
RUKMANI SAHOO		 317231444	Rukmini Sahoo	31-JAN-2024
MS ESSEN CONSTRUCTION ITS PARTNER PRADEEP KUMAR THACKER		 244394550	Pradeep Thacker	31-JAN-2024
Identified by ARJUNA SAHOO Son/Wife of BALARAM SAHOO of SADANANDAPUR, PURI KHURDA by profession				
ARJUNA SAHOO		 43153307	ARJUNA SAHOO	31-JAN-2024

Date: 31-Jan-2024

Signature of Registering officer

Endorsement of certificate of registration under section 60
Registered and true copy filed in : Office of the District Sub-Registrar , KHURDA(BBSR)
Book Number : 1 || Volume Number : 28
Document Number : 11082401526
For the year : 2024



namely; approach road, common facilities, parking area and the Builder/Developer will be at liberty to sell/transfer/assign the balance constructed space or constructed areas in the Apartments of his share of constructed area with appurtenances only after handing over the constructed units to the land owners.

• Suchitana Sahoo
• Sumitra Sahoo
• Tulasi Sahoo
ESSEN CONSTRUCTION
Indrajeet Thakur
PARTNER

6. That it is the duty and responsibility of the Builder/Developer to procure purchaser for his share of apartments and the Builder/Developer shall be free to procure them and execute similar agreements with them from time to time for his share of apartments without keeping any deceitful intention in mind.

• Sabitri Sahoo
• Lalita Sahoo
• Ashuleeta Sahoo
• Rekmini Sahoo

7. It is further agreed that the Builder/Developer shall have no objection to the Ownership of that 40 % of saleable area which is allotted to the owners. If the owners intends to sell the apartments so earmarked, then the Owners can do so at his free will and choice, not depending on the Builder.

W-1 ~~Aruna Sahoo~~

W-2 Raghunath Sahoo

Seal :
Date : 13/02/2024

Signature of Registering officer



8. It is further agreed that the Builder/developer will be at liberty to dispose of by sale of his share of the apartments and give possession of such apartments as stand constructed by the Builder/Developer to which the Owners shall have no objection for such sale (after allotment the proportionate Land along with constructed units to the land owners) and / Builder / Developer shall appropriate full amount of the consideration money paid by the intending purchaser towards the expenditure incurred by the Builder/Developer for this purpose and the owners shall execute an irrevocable General power of attorney in favour of the Developer authorizing to sell and give possession of his (2nd Party's) share of apartments and appertuneces thereto.

• Suchitra Sahoo
• Sumitra Sahoo

• Tejas Sahoo

ESSEN CONSTRUCTION

Pradeep Thakur

• Sabitra Sahoo

• Lakita Sahoo

• Ashwaleeta Sahoo

• Rakmini Sahoo

9. It has been further agreed by and between the parties herein as follows:

10. The Owners or any person claiming under him/ her shall not interfere with the quite and peaceful construction of said premises by the Builder/Developer.

W-1 Aruna Sahoo

W-2 Raghunath Sahoo

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11. The Builder/Developer by virtue of an irrevocable power of attorney to be given by the Land Owners shall receive consideration from prospective buyers and execute Regd. sale deed and handover possession in respect of the constructed area as well as super built-up area coming in his share, sign the map or plan and other papers that may be required and shall also sign all other papers and documents as may be required or be necessary for the purpose of getting the said sanction/approval and also for obtaining all necessary approvals.
12. The developer undertakes to keep the owners indemnified against all actions, suits, claims proceeding which may trigger of any action of the developer pertaining to the development of the said premises and /or in the matter or construction of the said building and for defect in the construction thereof.
13. The developer also indemnifies the owners from all claims, damages or expenses payable in consequence of any injury to any labourer, employees, workman, nominee, invitee, while in or upon the said premises.

• Sechintra Sahoo
• Sumittra Sahoo

• Tulasi Sahoo
ESSEN CONSTRUCTION
Head of In-charge
PARTNER

• Sabitree Sahoo

• Lalita Sahoo

• Ashakata Sahoo
• Rukmini Sahoo

W-1 AJJUNAGAR
W-2 RAGHUNATH SAHOO

4



14. The Owners has further agreed as follows:
15. Not to sell, transfer or mortgage or change or encumber or alienate the said premises or any part thereof except the portion allocated to him in this agreement.
16. Not to enter any agreement for development in respect of the said property with anybody else, during the agreed period or in other words when this agreement is in force i.e. up to the period of 36 (thirty six) months from the date of obtaining registration of RERA after final B.D.A/BMC /appropriate authority approved plan.
17. Not to do any act, deed or things whereby the Builder/developers may be prevented selling assigning and/or disposing and giving possession of any of the Builder/Developer's allocated share in the proposed project/apartments on the said premises.

• Sechristna Sahoo
 • Sumittra Sahoo
 • Tulasi Sahoo

ESSEN CONSTRUCTION

Pradeep Thakker
 PARTNER

• Sabitri Sahoo
 • Lalita Sahoo
 • Ashakeeta Sahoo
 • Pukmini Sahoo

w/ AYUNASAHU

w-2 RAGHUNATH SAHOO





18. It has been agreed by the Builder/Developer that the builder would complete construction of all the apartments as per the approved plan within 36 months from the date of obtaining registration of RERA after final B.D.A/BMC / Appropriate Authority in accordance with the approved plan unless prevented by reasons beyond the control of the developer Viz. Earth Quake, Civil commotions and litigations.

• Sechintra Sahoo
• Sumitra Sahoo

• Tulasi Sahoo

ESSEN CONSTRUCTION
Ajaydeep Thakur
PARTNER

19. It is further agreed that if the builder fails to deliver the owner's allocation within the said period of construction, then the owners can claim suitable monthly rent from the builder subject to a maximum grace period of six months.

• Sabitree Sahoo

• Lalita Sahoo

• Ashwadea Sahoo

• Rakmini Sahoo

20. The land owners also reserves its right to cancel the power of attorney in the event of breach of any of the terms and conditions by the developers 2nd party.

w/! Anjana Sahoo

w/2 Raghunath Sahoo

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21. The proposed apartments will have the following minimum specifications:

FOUNDATION & SUPER STRUCTURE: Reinforced Cement Concrete meeting earth quack resistant norms

WALL: Brick Masonary

ROOMS: Floor: Superior Vitrified Tiles(24"x24")
Dado: VITRIFIED TILES

KITCHEN: Floor: Antiskid Tiles
Platform: granite
Dado: Glazed Tiles (Two Feet above Platform)
Sink: Stainless Steel
Sink- DOUBLE BOWL WITH DRAIN BOARD

TOILET: Floor: Antiskid
Dado: GLAZED TILES (7Ft floor level)
W.C: EUROPEAN

WASH BASIN: Ceramic -1 in each bathroom & dining
WASH BASIN IN DINING AREA WITH 2Ft. Ht TILE; FACE MIRROR AND TOWEL RAIL;

Suchitra Sahoo
Sumitra Sahoo
Tulasi Sahoo
ESSEN CONSTRUCTION
Deep Thakur
PARTNER

Sabitra Sahoo
Lalita Sahoo
Ashwini Sahoo
Rajni Sahoo

w-1 Arjun Sahoo
w-2 Raghunath Sahoo



FITTINGS: Chromium Plated of premium brands only

WINDOWS: High Quality Aluminum Windows (glass fitted) with MS safety grill

DOORS: Frame: Sal Wood
SHUTTER: Flush door with decorative teak veneer on both sides of the front door + front side of other doors.

Suchitna Sahoo
Sumittra Sahoo
Tulasi Sahoo
ESSEN CONSTRUCTION
PARTNER
Kpofesep Thakur

INTERNAL FINISHES: P.OP.; Primer With Plastic Emulsion Paint

EXTERNAL FINISHES: External Emulsion Paint (WEATHER PROOF PAINT)

ELECTRICAL: Concealed wiring and Modular Switches 1 Power Point in each bed room, kitchen, toilet.

Sabētrī Sahoo
Lalita Sahoo
Ashelata Sahoo
Rukmini Sahoo

TV/TELEPHONE POINT: One in bed room + one in dining room.

D.G: Power back up for both common area as well as for individual flats.

SECURITY: Gated community + C CTV.

W-1 AJJUNESAHOO
W-2 RAGHUNATH SAHOO

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22. That the Owners of the First Part or his prospective purchaser, on completion of the Apartments in all respect, will bear the proportionate cost of common part of the maintenance expenses like electricity and water charges, sweepers salary, watchman's salary and other common expenses, which will be decided by all the flat Owners.
23. Deposit towards society formation, corpus funds or maintenance on forming a Society shall be borne by the Developers of the Second Part to the extent of the builders share and the same will be borne by the Owners proportionate to his/her share/or purchasers of the Owner's share.
24. It is further agreed that, the land owners will bear all taxes, like Income Tax, Capital Gains Tax by the land owners & GST (presently 5%) and any other tax applicable now or in future with respect to the apartments being allotted over to the owners.
25. The Owners will be in no way be responsible for construction of the apartment building over the schedule land. Any illegal or unauthorized construction made on the apartment building if any made by the Developer, the Builder/Developer shall be held responsible for fine and punishment.

✓ Suchitra Sahoo
 ✓ Sumitra Sahoo
 ✓ Tulasi Sahoo
 ✓ Sabitri Sahoo
 ✓ Lalita Sahoo
 ✓ Ashalata Sahoo
 ✓ Rekmini Sahoo
 ESSEN CONSTRUCTION PARTNER
 Deep Thakur

W-1 ~~Aruna Sahoo~~
 W-2 Raghunath Sahoo

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26. The Owners shall deliver the peaceful and vacant possession of the said premises to the Builder/Developer.
27. The Owners will hand over the original title deed, all other relevant documents to the authority, advocate, Builder/Developer as and when required by them for the purpose legal verification.
28. That subject to the provision of these presents, the Owners hereby gives the Builder/Developer exclusive right to construct apartment on the portion of the land mention in the schedule and as per the approved plan of B.D.A./BMC/ appropriate Authority.
29. That notwithstanding any clause, the Builder/Developer shall not modify the plan of construction of the apartment building, until and unless, it is duly approved by the B.D.A. /BMC/ Appropriate Authority.
30. That it is further agreed by and between the parties that in case of acquisition of the said land the compensation will be receivable by the Owners and/or apartment or any part thereof by the public authority, the compensation receivable by the Owners or the Builder/Developer or the purchaser as the case may be shall be apportioned among them (between the owners and the builder), subject to condition, if the super built up area as planned is completed and divided between themselves as per agreed proportion.

Suchitra Sahoo

Sumitra Sahoo

Tulsi Sahoo

ESSEN CONSTRUCTION

Pradeep Thakur
PARTNER

Sabitra Sahoo

Lalita Sahoo

Ashaleeta Sahoo

Rukmini Sahoo

w-1 AJTU Sahoo

w-2 Raghunath Sahoo



31. That it is further agreed that with the execution of these presents and for the purpose of giving effect to this agreement, the Owners will execute and register an irrevocable power of attorney in favour of the Builder/Developer authorizing them to construct the proposed Apartments and to store materials and to construct shed for the labourers and to submit plans, with the concerned authorities, and to do other things which are necessary for construction of the proposed apartment. The irrevocable power of attorney to be executed by land owners in favour of the developer will authorize the developer to enter into agreement or arrangement with prospective buyers for sale and delivery possession of apartments and also to receive consideration due on them on the share of apartments allotted to the builder / developer or the 2nd party.
32. That the Owners shall at the request of the Developer, execute such other documents, papers memorandum and deeds in furtherance of these presents which the Builder/Developer may require from the Owners for smooth and expeditious construction of the proposed Apartments, except deed of mortgage, creating any charge over the land.
33. That the Owners shall also authorize the Builder/Developer by the said proposed irrevocable power of Attorney to do all other acts, deed, and things at the instance of the

Sachintra Sahoo
 Sumitra Sahoo
 Tulasi Sahoo
 ESSEN CONSTRUCTION
 Pradeep Thakur
 PARTNER

Sabitri Sahoo
 Lakita Sahoo
 Ashwaleta Sahoo
 Lakmini Sahoo

w-1 ARGUNARAJU
 w-2 RAGHUNATH SAAHU



Builder/Developer, whenever necessary to obtain approval permission or sanction of any public or statutory body, as may be required for the construction of the proposed apartments.

34. PROVIDED ALWAYS: that the Builder/Developer shall bear all cost and expenses for all such documents, letter, papers memorandum etc. shall deposit requisite fees and obtain refund of fees and appropriate the same without any way being answerable to the Owners for the same.
35. That the Owners / 1st Party member hereby agrees that they shall not do anything in regard to the said premises, whereby the right of the Builder/Developer to undertake construction of the proposed apartment and to dispose of the said Apartments is prejudicially effected and/or construction be delayed or disturbed in any manner of what-so-ever nature.
36. That it is clearly understood by and between the Owners and the Builder/Developer that the Developer shall be entitled to assign the right of construction at the risk of the Developer entirely in respect of the proposed building on the said property to any person the builder may so desire;
37. That it is clearly understood by and between the Owners and the Builder/Developer that the Developer shall be entitled to take additional land adjoining the land of the Landowners so as to expand and improve the

Suchitra Sahoo
Samitara Sahoo
Tulasi Sahoo
ESSEN CONSTRUCTION
Pradip Thakur
PARTNER

Sabitra Sahoo
Lalita Sahoo
Ashulata Sahoo
Rukmini Sahoo

w-1 Arjun Sahoo
w-2 Raghunath Sahoo



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project. In such case, Landowner's interest will remain unaffected / protected and he shall get his share as per agreed terms as per the proportion of his land out of the total land.

38. The Builder/Developer hereby undertakes that they shall keep the Owners indemnified and keep him harmless against all third party claims arising out of any act or omission on the part of the Builder/Developer, their agents, men or labourers during the construction of the proposed apartments.
39. That at the time of allocation of the Owners share, that is, 40 % of the apartments the same will be allocated from all sides, and all type and height proportionately.
40. That it is mutually agreed by and between the parties that the owners and developers will be allotted completed apartment in view of their respective shares of area and in case of incomplete apartment falling in the land owners share, the owners and the developer will jointly sale this one apartment and share the proceeds in proportion of their respective share.
41. That, in future agreed by and between the parties that in case of acquisition of the said land the compensation receivable and /or apartment or any part thereof by the public authority the compensation receivable by the owners or builder/developer or the purchaser as the case may be shall be apportioned among them (between the owners and

• Suchitra Sahoo
• Sumitra Sahoo
• Teelceli Sahoo
ESSEN CONSTRUCTION
Pradeep Thakur
PARTNER

• Sabitra Sahoo
• Lalita Sahoo
• Ashwanta Sahoo
• Rukmini Sahoo

W-1 Ajayna Sahoo

W-2 Raghunath Sahoo



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builder)subject to condition, if the super built up area as planned is already under construction and divided between themselves as per agreed proportion .

42. That in case of any natural calamities such as flood, heavy rain, cyclone, earth quake, etc. or any other unrest, any Government Policy measures, enactment of any law, order of the Court etc. for which any situation arises, so as to make the situation beyond control of the Developer to continue the construction work the time period for completion of the work shall be extended by that time period, provided further that for willful, deliberate and intentional delay caused in taking up construction work of the apartment, beyond the above period the Developer shall be liable to pay interest on the cost of the total share of the owners @ 18% per annum.
43. That the Builder/Developer shall be entitled to take any partner for smooth execution of the construction work and share the benefits whatsoever, without adversely affecting the Owners interest.
44. That as at present the land comes under yellow zone permitting residential building with base FAR of 2. In case the law permits, additional construction beyond 2 FAR is permitted by BMC / BDA. In case additional construction beyond 2 FAR is taken up, the cost of the additional FAR +EWS will be borne by the Land Owners and Builder to the extent of their individual share. In case any

• Suchitna Sahoo
• Sumitra Sahoo
• Tulasi Sahoo

ESSEN CONSTRUCTION
PARTNER
Pradeep Sahoo

• Sabitri Sahoo

• Lalita Sahoo

• Ashwanta Sahoo

• Rukmini Sahoo

w-1 AYANASELU

w-2 RAGHUNATH SAHOO



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Act / Rules / norms / provisions / acts / orders of the government bans construction on this plot than the landowners will return the sums of money received by him under this agreement.

45. That the time period for completion of the apartment in all respect, is for 36 (thirty six) months from the date of obtaining registration from RERA after final B.D.A/BMC/appropriate authority approved plan and shall be extended for such time period in writing as may be mutually decided/agreed by the Owners and the Builder/Developer.
46. That the Second Party shall if he so needs Mortgage or create lien on his share of proposed and under construction built up area together with proportionate share of land to any bank or financial institution for availing any loan or facility whatsoever. This lien will be on the share of second party on the entire project that is, on all constructed space of Plot nos 1413,1414,1403,1404, 1412 having total Area Ac 0.507 dcml
47. That if in future at any point of time anybody from the side of the 1st Party raises any dispute causing loss to the 2nd Party, and then the amount of loss be well compensated through share of the 1st Party to the 2nd Party.

Suchitra Sahoo
Sumitra Sahoo

Tulsi Sahoo
ESSEN CONSTRUCTION
Pradeep Thakur
PARTNER

Sabitra Sahoo

Lalita Sahoo

Ashwini Sahoo
Rukmini Sahoo

N-1 Anjanasahu

N-2 Raghunath Sahoo



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48. That the Court at Bhubaneswar alone shall have jurisdiction to adjudicate dispute, suit and proceeding arising out of this agreement.

SCHEDULE OF PROPERTY-1

Dist: Khurda, Tahasil - Bhubaneswar,
 P.S,- New Capital P.S No-27 Mouza:
 Naharakanta, under the Jurisdiction of
 Dist. Sub Registrar, Khurda,
 Bhubaneswar, Stitiban Khata No -
 609/122 (Six Hundred Nine/ One
 Hundred Twenty Two), Plot No-
 1413(One thousand Four Hundred
 Thirteen) measuring an Area Ac0.070
 dec. & Plot No.1414 (One thousand Four
 Hundred Fourteen)measuring an Area
 Ac0.230 dec., Total area of one Khata
 Two Plots Ac 0.300 decimals .Kissam:
 Gharabari (Home-Stead)

Sachitra Sahoo
 Sumitara Sahoo
 Tulasi Sahoo
 ESSEN CONSTRUCTION
 Professor Thakur
 PARTNER

• Sabitri Sahoo

Lalita Sahoo

Ashaleela Sahoo
 Rukmini Sahoo

w-1 Ashu na Sahoo

w-2 Raghunath Sahoo



A green handwritten signature or scribble, consisting of a series of loops and a long horizontal stroke extending to the right.

SCHEDULE OF PROPERTY-2

Dist: Khurda, Tahasil - Bhubaneswar, P.S,-
 New Capital P.S No-27 Mouza: Naharakanta,
 under the Jurisdiction of Dist. Sub Registrar,
 Khurda, Bhubaneswar, Stitiban Khata No.
 609/1177 (Six Hundred Nine/ One Thousand
 one Hundred Seventy Seven), Plot No-1403
 (One Thousand Four Hundred three)
 measuring an Area Ac0.037 dec. & Plot
 No.1404 (One Thousand Four Hundred Four)
 measuring an Area Ac0.110 dec. & Khata
 No. 609/1178 (Six Hundred Nine/ One
 Thousand one Hundred Seventy Eight), Plot
 No-1412 (One Thousand Four Hundred
 Twelve) measuring an Area Ac0.060 dec
 Total one Mouza, Two Khata, Three Plots
 total area Ac 0.207 decimals Kissam:
 Gharabari

Suchitna Sahoo
 Sumitra Sahoo
 Tulasi Sahoo
 ESSEN CONSTRUCTION
 Partner

Sabotri Sahoo
 Lavita Sahoo
 Ashelata Sahoo
 Rekmini Sahoo

Total area of one Mouza, Three Khatas, Five
 Plots total area Ac 0.507 decimals

Valuation-Rs.2,20,54,500/-

(Rupees Two Crore Twenty Lakh Fifty Four
 Thousand Five Hundred Fifty) only

W-1/1 AJJUNAGERY

W-2 ROZGHUNORTH SUKHO



[Handwritten signature in green ink]

IN WITNESSES WHEREOF, the parties to this agreement have put their seal and signatures, on this day, month and year above mentioned in presence of the following witnesses:

WITNESSES

- | | |
|--|--------------------------|
| 1. <u>AKJUNAGARHO</u>
<u>BALAAKASELHO</u>
At. Alanda. (Sadanantapur)
Po. Gadacupala
PS. Korankh
Dist- Puri Odisha | 1. <u>Snehitna Sahoo</u> |
| 2. <u>Raghunath Sahoo</u> | 2. <u>Sumitra Sahoo</u> |
| S/O <u>V.N. Ramani Sahoo</u>
At. Korangar
PO - Samotsarapur
PS. Athargorh
Dist- Cuttack
Pine- 754029 | 3. <u>Tulasi Sahoo</u> |
| | 4. <u>Sabitra Sahoo</u> |
| | 5. <u>Lalita Sahoo</u> |
| | 6. <u>Ashalata Sahoo</u> |
| | 7. <u>Rakmini Sahoo</u> |

First Party (Owners)

ESSEN CONSTRUCTION

Hardeep Talwar

PARTNER

Second Party (Builder)

Drafted and prepared by

A. C. Dasgupta
Advocate, Bhubaneswar
E. No. 0.302/2005



Handwritten signature in green ink.

70.507
435000001
435001



per Dec



FORM No. II
(See Rule 3)
GOVERNMENT OF ODISHA
Office of the Tahasildar **Bhubaneswar**
Miscellaneous Certificate Case No **E-LHC/2024/06601**
LEGAL HEIR CERTIFICATE

This is to certify that the person/persons specified below is/are the legal heir/heirs of late Shr**KAILASH CHANDRA SAHOO** son of Shri **LATE LOKANATH SAHOO**, of village/town **HANSPAL P.S. MANCHESWAR** Tahasil **Bhubaneswar** in the district of **KHORDHA** in the state of Odisha.

This certificate is being granted only for the purpose specified in the Odisha Miscellaneous Certificate Rules, 2019

S. No.	Name	Age	Marital Status	Relationship With Deceased
1.	SUCHITRA SAHOO	43	Married	Daughter
2.	SUMITRA SAHOO	41	Married	Daughter
3.	TULASI SAHOO	39	Married	Daughter
4.	SABITRI SAHOO	36	Married	Daughter
5.	LALITA SAHOO	35	Married	Daughter
6.	ASHALATA SAHOO	33	Married	Daughter
7.	RUKMINI SAHOO	31	Married	Daughter

*Verified
1-8/2/24*

Digitally signed by PRIYANKA NAHAK
Date:01-02-2024 23:29:50 PM



Signature of the Revenue Officer
01/02/2024

**** This is a Digitally Signed Document And Does Not Require Signature ****

- NOTE: (i) It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
(ii) This Certificate is issued as per section 4, 5, & 6 of Information Technology Act 2000 and its subsequent amendments in 2008 and as per Revenue & Disaster Management Department Notification number IMU-13/10-4251/R&DM.
(iii) For any Query or Verification, Agency /Department / Office may visit <https://edistrict.odisha.gov.in/>
(iv) Tampering of this Certificate will attract penal action.



FORM No. II
(See Rule 3)

GOVERNMENT OF ODISHA
Office of the Tahasildar Bhubaneswar
Miscellaneous Certificate Case No E-LHC/2022/18297
LEGAL HEIR CERTIFICATE

This is to certify that the person/persons specified below is/are the legal heir/heirs of late Sm **LAXMIPRIYA SAHOO** wife of Shri **KAILASH CHANDRA SAHOO**, of village/town **NAHARAKANTA HANSPAL P.S. MANCHESWAR** Tahasil **Bhubaneswar** in the district of **KHORDHA** in the state of Odisha.
This certificate is being granted only for the purpose specified in the Odisha Miscellaneous Certificate Rules, 2019

S. No.	Name	Age	Marital Status	Relationship With Deceased
1.	KAILASH CHANDRA SAHOO	66	Married	Husband
2.	SUCHITRA SAHOO	41	Married	Daughter
3.	SUMITRA SAHOO	39	Married	Daughter
4.	TULASHI SAHOO	37	Married	Daughter
5.	SABITRI SAHOO	34	Married	Daughter
6.	LALITA SAHOO	33	Married	Daughter
7.	ASHALATA SAHOO	31	Married	Daughter
8.	RUKMINI SAHOO	29	Married	Daughter



*Ver
3/11/22*

Digitally signed by SARMISTHA DAS
Date: 2022.04.19 11:05:38 +05:30
Signature of the Revenue Officer
19/04/2022

*** This is a Digitally Signed Document And Does Not Require Signature ***

- NOTE: (i) It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
(ii) This Certificate is issued as per section 4, 5 & 6 of Information Technology Act 2000 and its subsequent amendments in 2008 and as per Revenue & Disaster Management Department Notification number IMU-13/10-4251/R&DM.
(iii) For any Query or Verification, Agency / Department / Office may visit <https://edistrict.odisha.gov.in/>
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