

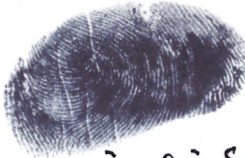
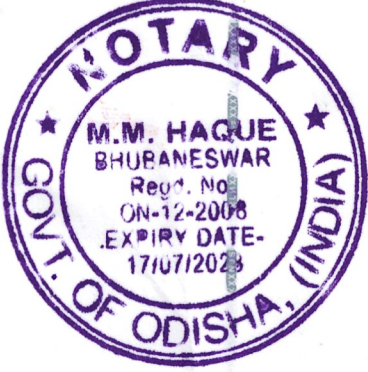


M.M. HAQUE
NOTARY BHUBANESWAR
Regd. No. ON-12/2008
P 911562

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Urban Living Developers LLP
Designated Partner
10/10/23



Gitanjali Sahoo

Suresh Ranjan Sahu

SUPPLEMENTARY SHARE ALLOCATION AGREEMENT

**THIS AGREEMENT IS MADE AT BHUBANESWAR
ON THIS THE 09th DAY OF OCTOBER 2023,
BY AND BETWEEN**

MRS GITANJALI SAHOO, aged about 49 years, wife of Suresh Ranjan Sahu, resident of House No. L-139, Baramunda Housing Board Colony P.O.: Baramunda, P.S.: Khandagiri, Bhubaneswar, Dist: Khurda (Odisha) PIN- 751003; Aadhaar No- 6774 5546 6962, Mobile No-8658279728; herein after called the "**LAND OWNER**" which expression shall unless repugnant to the context shall mean and include her legal heirs, assignee, representatives, executors and successors etc) being the "**FIRST PART**".


AND

Suresh Ranjan Sahu

Gitanjali Sahoo

d. 10.23

No. 23549 D.12/2/2022 Bd
Urban Living Developers LLP BBSR


Sri Susanta Kumar Das
Collectorate Stamp Vendor
CUTTACK


07 FEB 2023
Treasury Officer,
Cuttack

Urban Living Developers LLP

Designated Partner

4.10.22
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URBAN LIVING DEVELOPERS LLP a Limited Liability Partnership Firm having LLP Identification No. ABA – 1533 of dated 07th January 2022; PAN-AAHFU1722G ; having its office at Shree Residency Apartment, Flat No.201, Second Floor, Kanan Vihar, Phase-II, PO : Patia, PS : Chandrasekharpur, Bhubaneswar-751024, Dist : Khurda (Odisha); represented by its Designated Partner **AMAN AGRAWAL** aged about 46 years, son of Prem Chand Agrawal; Aadhar No. 6530 1455 8199, Mobile No.9337526000, herein after referred to as "**DEVELOPER**" (which expression unless repugnant to the context shall mean and include its partners, successors, assigns and representatives) being the party of **the "SECOND PART"**.

Urban Living Developers LLP
Aman Agrawal
Designated Partner

WHEREAS, both the parties have agreed and entered into a Development & Sharing Agreement on dated 25th January 2022 vide Document No. 11132200803 to develop and construct a Residential Apartment Complex on the scheduled property as mentioned in the Schedule of Land below. And for the purpose of the Development of the said land, and to effectuate the cause i.e., execution of project, the First Party/Land owner has given a Power of Attorney on 15th February 2022 vide Document No. 41132201652 to the Second Part/Developer.

Gitanjali Sahoo

WHEREAS, the Developer after the said Development Agreement and Power of Attorney, applied to the concerned Development Authority – Bhubaneswar Development Authority (BDA), Bhubaneswar, for approval of the proposed B+S+12 & B+S+10 storied two no's of residential MIG housing project on the "**Project Land**" as described in (Schedule 1) vide **Application No. BP-BDA-2022-07-20-006361**.

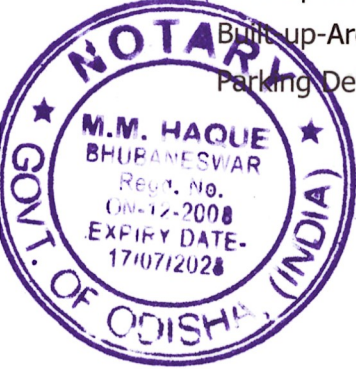
WHEREAS, the Developer has now received the approval from Bhubaneswar Development Authority (BDA) vide **Approval Letter No. BP/BDA/004917** on **22/09/2023** having a total **Built-up-area of -19518.52 sqmtr/210097.35 Sqft**.

Built-up-Area of Tower No. 01/ Block A: **11058.39 sqmtr**

Built-up-Area of Tower No. 02/ Block B: **8460.13 Sqmtr**

Parking Details:

- Direct Parking: 105 Nos
- Guest 4-wheeler Parking: 04 Nos
- Ambulance Parking: 01 No
- Fire Tender Vehicle parking: 01 No
- Dependent Parking: 17 Nos



Surekh Ranjan Saha

10/07/2023

The Area Details of the Flat/ Dwelling Units are as Below:

M. M. HASQUE
 NOTARY, BHUBANESWAR
 Regd. No. ON-12/2008

Tower No. 01 /Block No. A (B+S+12) (Flats/Dwelling Units: 64 Nos)

Sl. No	Flat/Dwelling Units Nos.	Floor No.	Carpet Area	Balcony Area	Built-up-Area
1	FLAT NO. A-101	1 st Floor	82.92 sqmtr	12.30sqmtr	168.70 sqmtr
2.	FLAT NO. A-106	1 st Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
3.	FLAT NO. A-201	2 nd Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
4.	FLAT NO. A-206	2 nd Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
5.	FLAT NO. A-301	3 rd Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
6.	FLAT NO. A-302	3 rd Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
7.	FLAT NO. A-303	3 rd Floor	80.07 sqmtr	12.70 sqmtr	162.90 sqmtr
8.	FLAT NO. A-304	3 rd Floor	83.25 sqmtr	12.70 sqmtr	169.37 sqmtr
9.	FLAT NO. A-305	3 rd Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
10.	FLAT NO. A-306	3 rd Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
11.	FLAT NO. A-401	4 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
12.	FLAT NO. A-402	4 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
13.	FLAT NO. A-403	4 th Floor	80.07 sqmtr	12.70 sqmtr	162.90 sqmtr
14.	FLAT NO. A-404	4 th Floor	83.25 sqmtr	12.70 sqmtr	169.37 sqmtr
15.	FLAT NO. A-405	4 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
16.	FLAT NO. A-406	4 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
17.	FLAT NO. A-501	5 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
18.	FLAT NO. A-502	5 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
19.	FLAT NO. A-503	5 th Floor	80.07 sqmtr	12.70 sqmtr	162.90 sqmtr
20.	FLAT NO. A-504	5 th Floor	83.25 sqmtr	12.70 sqmtr	169.37 sqmtr
21.	FLAT NO. A-505	5 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
22.	FLAT NO. A-506	5 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
23.	FLAT NO. A-601	6 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
24.	FLAT NO. A-602	6 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
25.	FLAT NO. A-603	6 th Floor	80.07 sqmtr	12.70 sqmtr	162.90 sqmtr
26.	FLAT NO. A-604	6 th Floor	83.25 sqmtr	12.70 sqmtr	169.37 sqmtr
27.	FLAT NO. A-605	6 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
28.	FLAT NO. A-606	6 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
29.	FLAT NO. A-701	7 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
30.	FLAT NO. A-702	7 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
31.	FLAT NO. A-703	7 th Floor	80.07 sqmtr	12.70 sqmtr	162.90 sqmtr
32.	FLAT NO. A-704	7 th Floor	83.25 sqmtr	12.70 sqmtr	169.37 sqmtr
33.	FLAT NO. A-705	7 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
34.	FLAT NO. A-706	7 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
35.	FLAT NO. A-801	8 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
36.	FLAT NO. A-802	8 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
37.	FLAT NO. A-803	8 th Floor	80.07 sqmtr	12.70 sqmtr	162.90 sqmtr
38.	FLAT NO. A-804	8 th Floor	83.25 sqmtr	12.70 sqmtr	169.37 sqmtr
39.	FLAT NO. A-805	8 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
40.	FLAT NO. A-806	8 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
41.	FLAT NO. A-901	9 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
42.	FLAT NO. A-902	9 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
43.	FLAT NO. A-903	9 th Floor	80.07 sqmtr	12.70 sqmtr	162.90 sqmtr
44.	FLAT NO. A-904	9 th Floor	83.25 sqmtr	12.70 sqmtr	169.37 sqmtr
45.	FLAT NO. A-905	9 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
46.	FLAT NO. A-906	9 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr

Gitanjali Sahoo Urban Living Developers LLP
Gitanjali Sahoo
 Designated Partner



Suresh Ranjan Sahu

47.	FLAT NO. A-1001	10 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
48.	FLAT NO. A-1002	10 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
49.	FLAT NO. A-1003	10 th Floor	80.07 sqmtr	12.70 sqmtr	162.90 sqmtr
50.	FLAT NO. A-1004	10 th Floor	83.25 sqmtr	12.70 sqmtr	169.37 sqmtr
51.	FLAT NO. A-1005	10 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
52.	FLAT NO. A-1006	10 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
53.	FLAT NO. A-1101	11 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
54.	FLAT NO. A-1102	11 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
55.	FLAT NO. A-1103	11 th Floor	80.07 sqmtr	12.70 sqmtr	162.90 sqmtr
56.	FLAT NO. A-1104	11 th Floor	83.25 sqmtr	12.70 sqmtr	169.37 sqmtr
57.	FLAT NO. A-1105	11 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
58.	FLAT NO. A-1106	11 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
59.	FLAT NO. A-1201	12 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
60.	FLAT NO. A-1202	12 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
61.	FLAT NO. A-1203	12 th Floor	80.07 sqmtr	12.70 sqmtr	162.90 sqmtr
62.	FLAT NO. A-1204	12 th Floor	83.25 sqmtr	12.70 sqmtr	169.37 sqmtr
63.	FLAT NO. A-1205	12 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
64.	FLAT NO. A-1206	12 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
	TOTAL AREA		5435.4 sqmtr	683.20 sqmtr	11058.38 sqmtr

M.M. HAQUE
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 Designated Partner

Tower No. 02 /Block No. B (B+S+10) (Flats/Dwelling Units: 40 Nos)

Sl. No	Flat/Dwelling Units Nos.	Floor No.	Carpet Area	Balcony Area	Built-up-Area
1.	FLAT NO. B-101	1 st Floor	130.50 sqmtr	12.20 sqmtr	222.86 sqmtr
2.	FLAT NO. B-102	1 st Floor	114.17 sqmtr	12.20 sqmtr	194.97 sqmtr
3.	FLAT NO. B-103	1 st Floor	122.02 sqmtr	12.20 sqmtr	208.38 sqmtr
4.	FLAT NO. B-104	1 st Floor	128.71 sqmtr	12.20 sqmtr	219.80 sqmtr
5.	FLAT NO. B-201	2 nd Floor	130.50 sqmtr	12.20 sqmtr	222.86 sqmtr
6.	FLAT NO. B-202	2 nd Floor	114.17 sqmtr	12.20 sqmtr	194.97 sqmtr
7.	FLAT NO. B-203	2 nd Floor	122.02 sqmtr	12.20 sqmtr	208.38 sqmtr
8.	FLAT NO. B-204	2 nd Floor	128.71 sqmtr	12.20 sqmtr	219.80 sqmtr
9.	FLAT NO. B-301	3 rd Floor	130.50 sqmtr	12.20 sqmtr	222.86 sqmtr
10.	FLAT NO. B-302	3 rd Floor	114.17 sqmtr	12.20 sqmtr	194.97 sqmtr
11.	FLAT NO. B-303	3 rd Floor	122.02 sqmtr	12.20 sqmtr	208.38 sqmtr
12.	FLAT NO. B-304	3 rd Floor	128.71 sqmtr	12.20 sqmtr	219.80 sqmtr
13.	FLAT NO. B-401	4 th Floor	130.50 sqmtr	12.20 sqmtr	222.86 sqmtr
14.	FLAT NO. B-402	4 th Floor	114.17 sqmtr	12.20 sqmtr	194.97 sqmtr
15.	FLAT NO. B-403	4 th Floor	122.02 sqmtr	12.20 sqmtr	208.38 sqmtr
16.	FLAT NO. B-404	4 th Floor	128.71 sqmtr	12.20 sqmtr	219.80 sqmtr
17.	FLAT NO. B-501	5 th Floor	130.50 sqmtr	12.20 sqmtr	222.86 sqmtr
18.	FLAT NO. B-502	5 th Floor	114.17 sqmtr	12.20 sqmtr	194.97 sqmtr
19.	FLAT NO. B-503	5 th Floor	122.02 sqmtr	12.20 sqmtr	208.38 sqmtr
20.	FLAT NO. B-504	5 th Floor	128.71 sqmtr	12.20 sqmtr	219.80 sqmtr
21.	FLAT NO. B-601	6 th Floor	130.50 sqmtr	12.20 sqmtr	222.86 sqmtr
22.	FLAT NO. B-602	6 th Floor	114.17 sqmtr	12.20 sqmtr	194.97 sqmtr
23.	FLAT NO. B-603	6 th Floor	122.02 sqmtr	12.20 sqmtr	208.38 sqmtr
24.	FLAT NO. B-604	6 th Floor	128.71 sqmtr	12.20 sqmtr	219.80 sqmtr
25.	FLAT NO. B-701	7 th Floor	130.50 sqmtr	12.20 sqmtr	222.86 sqmtr
26.	FLAT NO. B-702	7 th Floor	114.17 sqmtr	12.20 sqmtr	194.97 sqmtr
27.	FLAT NO. B-703	7 th Floor	122.02 sqmtr	12.20 sqmtr	208.38 sqmtr
28.	FLAT NO. B-704	7 th Floor	128.71 sqmtr	12.20 sqmtr	219.80 sqmtr

Gitanjali Sahoo

NOTARY
 M.M. HAQUE
 BHUBANESWAR
 Regd. No.
 ON-12/2008
 EXPIRY DATE-
 17/07/2028
 ODISHA, (INDIA)

Surekha Rana Sahu

29.	FLAT NO. B-801	8 th Floor	130.50 sqmtr	12.20 sqmtr	222.86 sqmtr
30.	FLAT NO. B-802	8 th Floor	114.17 sqmtr	12.20 sqmtr	194.97 sqmtr
31.	FLAT NO. B-803	8 th Floor	122.02 sqmtr	12.20 sqmtr	208.38 sqmtr
32.	FLAT NO. B-804	8 th Floor	128.71 sqmtr	12.20 sqmtr	219.80 sqmtr
33.	FLAT NO. B-901	9 th Floor	130.50 sqmtr	12.20 sqmtr	222.86 sqmtr
34.	FLAT NO. B-902	9 th Floor	114.17 sqmtr	12.20 sqmtr	194.97 sqmtr
35.	FLAT NO. B-903	9 th Floor	122.02 sqmtr	12.20 sqmtr	208.38 sqmtr
36.	FLAT NO. B-904	9 th Floor	128.71 sqmtr	12.20 sqmtr	219.80 sqmtr
37.	FLAT NO. B-1001	10 th Floor	130.50 sqmtr	12.20 sqmtr	222.86 sqmtr
38.	FLAT NO. B-1002	10 th Floor	114.17 sqmtr	12.20 sqmtr	194.97 sqmtr
39.	FLAT NO. B-1003	10 th Floor	122.02 sqmtr	12.20 sqmtr	208.38 sqmtr
40.	FLAT NO. B-1004	10 th Floor	128.71 sqmtr	12.20 sqmtr	219.80 sqmtr
	TOTAL AREA		4954 sqmtr	488 sqmtr	8460.12 sqmtr

M. M. HAQUE
NOTARY PUBLIC
REG. No. - ON-12/2008

As per the terms of the Development agreement the **Land Owner's share is 15% of the total Built-up-area**, which is now allotted to the Land owner through the given Flat/Dwelling Units:

Tower No. 01 /Block No. A:

Sl. No	Flat/Dwelling Units Nos.	Floor No.	Carpet Area	Balcony Area	Built-up-Area
1	FLAT NO. A-303	3 rd Floor	80.07 sqmtr	12.70 sqmtr	162.90 sqmtr
2.	FLAT NO. A-403	4 th Floor	80.07 sqmtr	12.70 sqmtr	162.90 sqmtr
3.	FLAT NO. A-503	5 th Floor	80.07 sqmtr	12.70 sqmtr	162.90 sqmtr
4.	FLAT NO. A-601	6 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
5.	FLAT NO. A-602	6 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
6.	FLAT NO. A-603	6 th Floor	80.07 sqmtr	12.70 sqmtr	162.90 sqmtr
7.	FLAT NO. A-604	6 th Floor	83.25 sqmtr	12.70 sqmtr	169.37 sqmtr
8.	FLAT NO. A-605	6 th Floor	90.61 sqmtr	06.70 sqmtr	184.34 sqmtr
9.	FLAT NO. A-606	6 th Floor	82.92 sqmtr	12.30 sqmtr	168.70 sqmtr
10.	FLAT NO. A-703	7 th Floor	80.07 sqmtr	12.70 sqmtr	162.90 sqmtr
			830.66 sqmtr	114.20 sqmtr	1689.96 sqmtr

Tower No. 02 /Block No. B

Sl. No	Flat/Dwelling Units Nos.	Floor No.	Carpet Area	Balcony Area	Built-up-Area
1	FLAT NO. B-501	5 th Floor	130.50 sqmtr	12.20 sqmtr	222.86 sqmtr
2.	FLAT NO. B-502	5 th Floor	114.17 sqmtr	12.20 sqmtr	194.97 sqmtr
3.	FLAT NO. B-503	5 th Floor	122.02 sqmtr	12.20 sqmtr	208.38 sqmtr
4.	FLAT NO. B-504	5 th Floor	128.71 sqmtr	12.20 sqmtr	219.80 sqmtr
5.	FLAT NO. B-602	6 th Floor	114.17 sqmtr	12.20 sqmtr	194.97 sqmtr
6.	FLAT NO. B-702	7 th Floor	114.17 sqmtr	12.20 sqmtr	194.97 sqmtr
			723.74 sqmtr	73.20 sqmtr	1235.96 sqmtr

NOTARY
M. M. HAQUE
PUBLIC
REG. NO.
ON-12/2008
EXPIRY DATE-
10/07/2028
ODISHA, (INDIA)

Urban Living Developers LLP
Designated Partner

Gitanjali Sahoo

NOW WHEREAS, total Built-up-area allotted to the Land Owner in Tower 01/Block A & Tower 02/Block B is **2925.92 sqmtr** in the said project towards her 15% share without any objection by both the parties.

Surekh Raia Sahu

PARKING ALLOTTED TO LAND OWNER (16 Nos):

Sl. No	Location	Parking No.	Parking Area
1	Basement	P51	12.66 sqmtr
2.	Basement	P52	12.98 sqmtr
3.	Basement	P53	12.07 sqmtr
4.	Basement	P54	12.44 sqmtr
5.	Basement	P55	12.88 sqmtr
6.	Basement	P56	12.91 sqmtr
7.	Basement	P57	15.68 sqmtr
8.	Basement	P58	16.85 sqmtr
9.	Basement	P59	13.32 sqmtr
10.	Basement	P60	11.71 sqmtr
11.	Stilt Floor	P85	16.74 sqmtr
12.	Stilt Floor	P86	16.92 sqmtr
13.	Stilt Floor	P89	15.35 sqmtr
14.	Stilt Floor	P90	15.35 sqmtr
15.	Stilt Floor	P110	15.60 sqmtr
16.	Stilt Floor	P111	15.74 sqmtr

M. M. HAQUE
NOTARY, BHUBANESWAR
Regd. No.- ON-12/2008

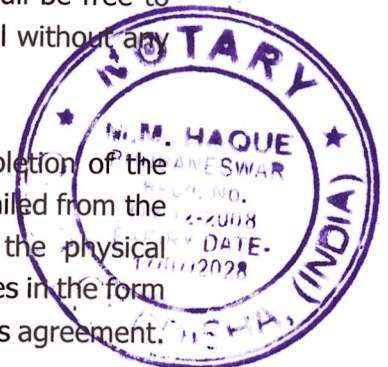
Gitanjali Sahoo

NOW THEREFORE, in consideration of the mutual covenants, several terms and conditions and understandings, set forth in this Agreement, as have been agreed upon by and between both the parties with the intent to be legally bound and with a view to avoid any future complications that may arise, have mutually agreed to reduce such agreed terms and conditions in the form of writing as stated in this deed which are as follows:

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That the Party of the First Part (Land Owner) hereby accepts and acknowledge the above allotted flats along with the allotted parking space in the said project towards her share without any objection.
2. That this is the full and final entitlement / settlement of the land owner against their land and the party of the First Part shall not be entitled to any other settlements / entitlement. Rest all other built-up areas together with parking spaces is the entitlement of the Developer and the Developer shall be free to deal with and dispose of these built-up areas as per their free will without any limitations or restrictions.
3. Both the parties understood well and agree that after due completion of the said Project in all respect and after the occupancy certificate is availed from the appropriate authority, the Developer shall immediately make the physical handover to the First Party, the agreed share area of built-up spaces in the form of Flats in the floors as mutually settled by and between them in this agreement.

Urban Living Developers LLP
Apurva Agrawal
Designated Partner



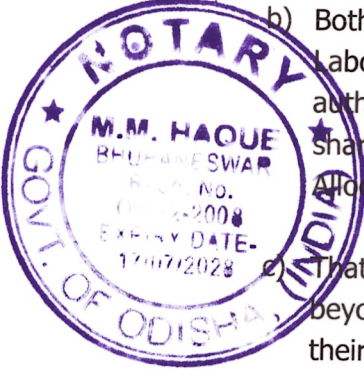
Suresh Ranjan Sahu

M.M. Haque
M. M. HAQUE
NOTARY BHUBANESWAR
Regd. No. ON-12/2008

4. That the Land owner shall have no objection for such sale and Developer shall appropriate full amount of the consideration money paid by the intending purchaser(s).
5. In the event any tax or any charges is imposed and/or become payable in relation to the Land Owner's and/or Developer's entitlement along with any interest, penalties and additions with respect thereto, the same shall be payable by the Land Owner and/or Developer respectively as the case may be subject to their best satisfaction the parties shall indemnify and hold harmless each other against any default in this regard.
6. That, as per the terms of the Development and Sharing Agreement of dated 25th January 2022 vide Document No. 11132200803:
 - a) Electric meter deposits, power line deposits, water connection deposit and any deposit or expenses demanded by any government authorities for infrastructure development beyond the plot, external electrical infrastructural expenditure required towards installation of transformer and other such expenses & deposits as may be required for availing the required power for individual supply to their respective share percentage of built-up-area, shall be borne by both the parties in proportionate to their built-up share i.e., to their respective share percentage of area both in land and building.
 - b) Both the Parties shall be liable to pay their respective share of GST taxes, Labour cess and any other taxes levied by the Central or State govt. authorities as applicable under the law in relation to their corresponding Share of Built- up spaces availed as settled in this supplementary Share Allocation agreement.
 - c) That any amount or fees which is paid for purchasing FAR (purchasable FAR), beyond the basic FAR shall be paid by both the parties in proportionate to their built-up share i.e., to their respective share percentage of area both in land and building.
7. That in order to secure the grant of the Development Rights under the said Development Agreement of dated 25th January 2022, and supplementary agreement of dated 20/02/2023, the Developer has given an interest free refundable Security deposit of Rs.3,50,00,000/- (Rupees Three Crore Fifty Lakhs only) to the First party (Land Owner) in the following manner i.e., Rs.50,00,000/- (Rupees Fifty Lakhs Only) vide Cheque No. 000002 on dated 22/03/23, Rs.1,00,00,000/- (Rupees One Crore only) vide Cheque No. 000004 on dated 23/03/23, Rs.1,00,00,000/- (Rupees One Crore only) vide Cheque No. 000005 on dated 24/03/23 and Rs.1,00,00,000/- (Rupees One Crore only) vide Cheque No. 000006 on dated 27/03/23 drawn on HDFC Bank Ltd.

Urban Living Developers LLP
Anon Akmal
Designated Partner

Gitanjali Sahoo

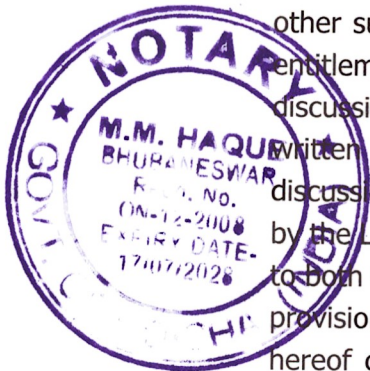


Surekh Ranja Sahu

8. That the First Party (Land Owner) under the said Development Agreement of dated 25th January 2022 agreed to refund the interest free security deposit to the Builder Firm, from the initial bookings of the flat(s) from her ownership part of share of flat(s) in the proposed residential apartment complex or within one year from the registration of the said project with ORERA, whichever is earlier. A cumulative interest of 3% (three percent) per month will be charged on the delayed payment.
9. That, the First Party (Land Owner) in the said development agreement had agreed, that if she fails to pay any amount or fees of her part, such amount will be adjusted from her ownership share of flat(s) in the said residential apartment project. For the said purpose, the selling price of the first flat of the project will be taken as the benchmark value for calculation of such amount.
10. That, the Land Owner agree that she shall not, without the written approval of the Developer, create any encumbrance, mortgage, charge, lien, on the allotted flats/units/apartment, by way of sale, agreement of sale, license, loan, finance agreement, other arrangement or by creation of any third-party interest whatsoever, till the date of possession of the said flats/units/apartments are handed over to the land owner after the occupancy certificate is availed from the appropriate authority, and all payments and fees are paid to the Developer. However, the land owner may, for the purpose of facilitating the payments and fees and any other amounts payable to the Developer, under the said Development Agreement may execute agreement of sale with the intending purchasers of the flats/units/apartments of her share, after obtaining prior written permission/NOC from the Developer, where any consideration amount received from such bookings will be given to the Developer to clear her dues.
11. In case of any disputes or differences that may arise between the parties herein during the progress of or after construction or abandonment of the work, pertaining to the construction or any term or covenant spelt out in this contract or any clause there of or relating either to the said building work or any incidental and ancillary disputes /difference arising out of this contract or any other supplementary contract disputes relating to payment and non-payment entitlement between the parties etc and if the dispute is not resolved through discussions within 30 (Thirty) days after one disputing party has served a written notice on the other disputing party requesting the commencement of discussion such dispute shall be finally referred to an Arbitrator to be nominated by the Land owner (1st part) and the Developer (2nd part) jointly and acceptable to both whose decision shall be final and binding on both the parties under the provisions of the Arbitration and conciliation Act,1996 as in force on the date hereof or any subsequent amendment thereof. The decision of Arbitrator(s) shall be final and binding upon the parties.

Urban Living Developers LLP
Gitanjali Sahoo
Designated Partner

Gitanjali Sahoo



Surekh Ranjan Sahu

12. The Venue of Arbitration shall be at Bhubaneswar and the Language of the arbitration proceeding shall be English/Odia.
13. Each disputing party shall Co-operate in good faith to expedite the conduct of any arbitral proceeding commenced under this supplementary agreement.
14. The Parties shall be responsible to bear their respective costs and expenses in relation to any such arbitration proceeding and any cost with respect to setting up of such tribunal shall be paid as determined by such tribunal.
15. While any dispute is pending the disputing parties shall continue to perform such of their obligation, as do not relate to the subject matter of the dispute, without prejudice to the final determination of the disputes.
16. Both the Land Owner and the Developer shall have the right to sue for specific performance of this contract/agreement or any supplementary contract for enforcement of this contract and suing party shall also have a right to recover cost and damages if any.
17. The Land Owner and the Developer agrees that the Project shall be promoted under the brand name of the Developer (or its parent entity).
18. The Developer shall reserve the right to select the set of brokers. All advertisement rights shall vest absolutely with the Developer including its timing, format etc. The designs of marketing material including brochure, pamphlets, standees etc. and organizing of various events for publicity of the project shall be at the discretion of the Builder Firm. However, to increase the sales volume and generate better revenues from the project for the development of project the Land owner shall also be entitled to advertise and market the project with prior intimation to the Builder Firm. The parties hereby agree to share the cost incurred in lieu of marketing paid to such selected marketing agencies, in proportion to their Entitlement ratio.
19. The Developer shall be entitled to select a project name and make such changes alterations to the same as may be deemed appropriate by the Developer from time to time.
20. The Parties hereto agree that only the Builder Firms contact details (address, phone numbers etc.) would appear on all marketing collateral and selling materials. The layout of the components will be as per the requirements of the relevant department of the Builder Firm.



Urban Living Developers LLP
[Signature]
Designated Partner

Gitanjali Sahoo

[Signature]

M. M. HAQUE
NOTARY RAJAHANESWAR
Regd. No. - ON-12/2008

- 21. That the Developer shall have rights, entitlement to decide the pricing of the entire Saleable Area, and to decide on all aspects connected with it including the payment plans, schedules and timelines.
- 22. That the Developer shall exercise full, free, uninterrupted and irrevocable marketing, sale, leasing, or licensing rights in respect of the built-up apartments on the Project Land by way of sale, lease, license or any other manner of transfer or creation of third-party rights therein, and can enter into agreements with such transferees as it deems fit and on such marketing, leasing, licensing or sale, to receive the full and complete proceeds as per the terms herein and give receipts and hand over ownership, possession, use or occupation of the Saleable Area and proportionate undivided interest in the land underneath i.e., the Project Land;
- 23. That the Developer shall execute all necessary, legal and statutory writings, agreements and documentations for the exercise of the Development Rights and in connection with all marketing, leasing, licensing or sale of the premises to be constructed on the Project Land as envisaged herein;
- 24. That the Developer shall demarcate the common areas and facilities, and the limited common areas and facilities in the Project as per the lay out plan and Applicable Law and to file and register all requisite deeds and documents as per the applicable Law.
- 25. That this Supplementary Share Allocation Agreement shall be treated as part and parcel of the Development & Sharing Agreement of dated 25th January 2022 vide Document No. 11132200803.

Gitanjali Sahoo
**Signature of the Land Owner
(Party of the First Part)**

Urban Living Developers LLP
Rohan Agarwal
Designated Partner
**Signature of the Developer
(Party of the Second Part)**

Sureth Ranjan Sahu



10/11/2023
M. MOHAQUE
NOTARY, BHUBANESWAR
Regd. No. - ON-12/2008

SCHEDULE OF THE PROJECT LAND

Khata No. **276/408**, Plot No. **260/981**, Kisam: Gharbari, Area: **Ac.1.000** decimals and Khata No. **276/1263**, Plot No. **261/1152**, Kisam: Gharbari, Area: **Ac.0.100** Decimals Mouza: **NUAGAON (51)** Dist-Khurda, Tahasil-Bhubaneswar, P.S-Chandaka, under Sub-Registrar Khandagiri.

In toto one Mouza, two Khata, two Plots, total area Ac. 01.100 Decimals.

IN WITNESS of the parties have thereon to put, set and subscribed their respective hands and seal on the date month and year above written.

WITNESSES:

(1) *Supern Kaniar Saha*
S/o Sasidhar Saha
L-139, Baramunda
Colony, BBSR-3

Gitanjali Sahoo

**Signature of the party
of the FIRST PART**

(2)

Urban Living Developers LLP

Aban Anwar
Designated Partner

**Signature of the party
of the SECOND PART**

Certified that the executants are my clients and the terms and conditions of this agreement is drafted & typed to my dictation in my office.

Sumit
9/11/2023
ADVOCATE, BBSR



10/11/2023
M. MOHAQUE
NOTARY, BHUBANESWAR
Regd. No. - ON-12/2008

PERMISSION GRANTED UNDER SEC. 16 (3) OF ODA ACT 1982 SUBJECT TO CONDITIONS
CONTAINED IN LETTER NUMBER BP/BDA/004917 DATED 21.09.2023. THIS
PERMISSION IS VALID TILL 21.09.2026.

TOWER 1 / BLOCK A



FLAT NO. A-101
TO A-1201

FLAT NO. A-302
TO A-1202

FLAT NO. A-303
TO A-1203

FLAT NO. A-106
TO A-1206

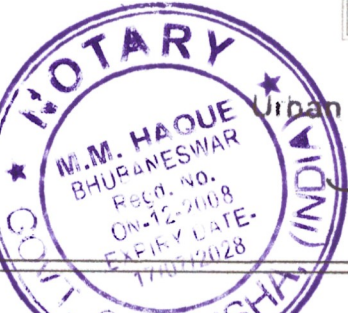
FLAT NO. A-305
TO A-1205 TOWER 1

FLAT NO. A-304
TO A-1204

TYPICAL THIRD FLOOR PLAN TO TWELFTH FLOOR PLAN

Gitanjali Sahoo

Urban Living Developers LLP
Designated Partner



SCH	NAM	DOO	D1	D2	D3	D4	D5	D6	D7	WIN1	WIN2	WIN3	VEN	V

NOT

- ALL
- WR
- DR

PROPOSED
RESIDENTIAL
PLOT NO -
261/1152, KH
(51), PS. CH,
MRS. GITAN,
LIVING DEVE

PARTICULARS
1ST FLOOR
2ND FLOOR
3RD FLOOR
4TH FLOOR
5TH FLOOR
6TH FLOOR
7TH FLOOR
8TH FLOOR
9TH FLOOR
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23RD FLOOR
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31ST FLOOR
32ND FLOOR
33RD FLOOR
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40TH FLOOR
41ST FLOOR
42ND FLOOR
43RD FLOOR
44TH FLOOR
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46TH FLOOR
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49TH FLOOR
50TH FLOOR
51ST FLOOR
52ND FLOOR
53RD FLOOR
54TH FLOOR
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59TH FLOOR
60TH FLOOR
61ST FLOOR
62ND FLOOR
63RD FLOOR
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68TH FLOOR
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71ST FLOOR
72ND FLOOR
73RD FLOOR
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81ST FLOOR
82ND FLOOR
83RD FLOOR
84TH FLOOR
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86TH FLOOR
87TH FLOOR
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89TH FLOOR
90TH FLOOR
91ST FLOOR
92ND FLOOR
93RD FLOOR
94TH FLOOR
95TH FLOOR
96TH FLOOR
97TH FLOOR
98TH FLOOR
99TH FLOOR
100TH FLOOR

TOWER 2 / BLOCK B

FLAT NO. B-104 TO B-1009

FLAT NO. B-101 TO B-1001

FLAT NO. B-102 TO B-1002

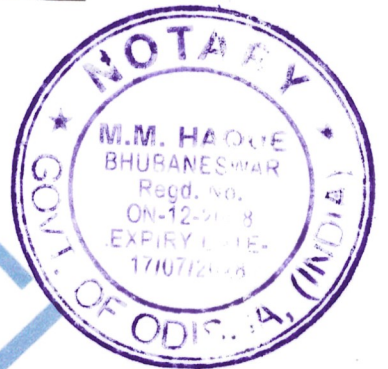


TOWER 2
TYPICAL FIRST FLOOR TO TENTH FLOOR PLAN

FLAT NO. B-103 TO B-1003

Urban Living Developers LLP
Deepa Akhara
 Designated Partner

Gitanjali Sahoo



To,
The Chairperson,
Odisha Real Estate Regulatory Authority
Block-A1, 3rd Floor,
Toshali Bhawan, Satya Nagar,
Bhubaneswar-751007

Sub: Clarification on Parking

Sir,

This is to inform you and bring to your kind knowledge that that there are 104 no of Apartments/ Dwelling units in our project and a total 128 Nos of Parking which are as below:

Parking Details:

Parking for Apartments:	104 Nos
Fire Tender Vehicle parking:	01 No (Parking No: P74)
Ambulance Parking:	01 No (Parking No: P75)
Guest 4-wheeler Parking:	04 Nos (Parking No: P76, P77, P78 & P79)
Additional Parking:	18 Nos *

*Details of Additional Parking Nos: P04A, P05A, P06A, P07A, P42A, P61, P63A, P69A, P70A, P73A, P80A, P81A, P87A, P88A. P95A, P97A, P104A, & P105A.

We request you to kindly consider the same for registration of our project under RERA.

Thanking you,

Yours Truly

Urban Living Developers LLP.



Designated Partner

For **Urban Living Developers LLP**

GARAGE & PARKING DETAILS

House No.	Type of Garage/ Parking allotted	Serial No.	Dimension (Length x width) in Meters	Floor area in sq. meters	Garage/Parking area cost is included or additional
Not Decided	Covered Parking	P01	5.40 mtr X 2.40 mtr	12.96	Included
Not Decided	Covered Parking	P02	5.40 mtr X 2.40 mtr	12.96	Included
Not Decided	Covered Parking	P03	5.40 mtr X 2.40 mtr	12.96	Included
Not Decided	Covered Parking	P04	5.17 mtr X 2.20 mtr	11.37	Included
Not Decided	Covered Parking	P05	5.17 mtr X 2.20 mtr	11.37	Included
Not Decided	Covered Parking	P06	5.17 mtr X 2.20 mtr	11.37	Included
Not Decided	Covered Parking	P07	5.17 mtr X 2.20 mtr	11.37	Included
Not Decided	Covered Parking	P04(A)	5.17 mtr X 2.20 mtr	11.37	Additional
Not Decided	Covered Parking	P05(A)	5.17 mtr X 2.20 mtr	11.37	Additional
Not Decided	Covered Parking	P06(A)	5.17 mtr X 2.20 mtr	11.37	Additional
Not Decided	Covered Parking	P07(A)	5.17 mtr X 2.20 mtr	11.37	Additional
Not Decided	Covered Parking	P08	3.97 mtr X 2.20 mtr	8.73	Included
Not Decided	Covered Parking	P09	6.20 mtr X 2.20 mtr	13.64	Included
Not Decided	Covered Parking	P10	6.20 mtr X 2.20 mtr	13.64	Included
Not Decided	Covered Parking	P11	6.20 mtr X 2.20 mtr	13.64	Included
Not Decided	Covered Parking	P12	4.05 mtr X 2.70 mtr	10.94	Included
Not Decided	Covered Parking	P13	4.05 mtr X 2.70 mtr	10.94	Included
Not Decided	Covered Parking	P14	4.05 mtr X 2.70 mtr	10.94	Included
Not Decided	Covered Parking	P15	4.05 mtr X 2.70 mtr	10.94	Included
Not Decided	Covered Parking	P16	4.05 mtr X 2.70 mtr	10.94	Included
Not Decided	Covered Parking	P17	5.40 mtr X 3.20 mtr	17.28	Included
Not Decided	Covered Parking	P18	5.40 mtr X 3.00 mtr	16.2	Included
Not Decided	Covered Parking	P19	5.40 mtr X 3.00 mtr	16.2	Included
Not Decided	Covered Parking	P20	5.40 mtr X 2.40 mtr	12.96	Included
Not Decided	Covered Parking	P21	5.40 mtr X 2.40 mtr	12.96	Included
Not Decided	Covered Parking	P22	5.40 mtr X 2.40 mtr	12.96	Included
Not Decided	Covered Parking	P23	5.40 mtr X 2.75 mtr	14.85	Included
Not Decided	Covered Parking	P24	5.40 mtr X 2.75 mtr	14.85	Included
Not Decided	Covered Parking	P25	5.40 mtr X 2.20 mtr	11.88	Included
Not Decided	Covered Parking	P26	5.40 mtr X 2.20 mtr	11.88	Included
Not Decided	Covered Parking	P27	5.40 mtr X 2.20 mtr	11.88	Included
Not Decided	Covered Parking	P28	5.40 mtr X 2.20 mtr	11.88	Included
Not Decided	Covered Parking	P29	5.40 mtr X 2.20 mtr	11.88	Included
Not Decided	Covered Parking	P30	5.40 mtr X 2.20 mtr	11.88	Included
Not Decided	Covered Parking	P31	5.40 mtr X 2.70 mtr	14.58	Included
Not Decided	Covered Parking	P32	5.40 mtr X 2.70 mtr	14.58	Included

Not Decided	Covered Parking	P33	5.40 mtr X 2.20 mtr	11.88	Included
Not Decided	Covered Parking	P34	5.40 mtr X 2.20 mtr	11.88	Included
Not Decided	Covered Parking	P35	4.05 mtr X 2.70 mtr	10.93	Included
Not Decided	Covered Parking	P36	4.05 mtr X 2.70 mtr	10.93	Included
Not Decided	Covered Parking	P37	4.05 mtr X 2.70 mtr	10.93	Included
Not Decided	Covered Parking	P38	4.05 mtr X 2.70 mtr	10.93	Included
Not Decided	Covered Parking	P39	4.05 mtr X 2.70 mtr	10.93	Included
Not Decided	Covered Parking	P40	4.05 mtr X 2.70 mtr	10.93	Included
Not Decided	Covered Parking	P41	4.05 mtr X 2.70 mtr	10.93	Included
Not Decided	Covered Parking	P42	5.50 mtr X 2.50 mtr	13.75	Included
Not Decided	Covered Parking	P42(A)	5.50 mtr X 2.50 mtr	13.75	Additional
Not Decided	Covered Parking	P43	5.66 mtr X 3.40 mtr	19.24	Included
Not Decided	Covered Parking	P44	5.66 mtr X 3.20 mtr	18.11	Included
Not Decided	Covered Parking	P45	5.66 mtr X 2.85 mtr	16.13	Included
Not Decided	Covered Parking	P46	5.66 mtr X 2.70 mtr	15.28	Included
Not Decided	Covered Parking	P47	5.66 mtr X 2.70 mtr	15.28	Included
Not Decided	Covered Parking	P48	5.66 mtr X 3.00 mtr	16.98	Included
Not Decided	Covered Parking	P49	5.66 mtr X 3.00 mtr	16.98	Included
Not Decided	Covered Parking	P50	5.66 mtr X 2.85 mtr	16.13	Included
Not Decided	Covered Parking	P51	5.66 mtr X 2.25 mtr	12.73	Included
Not Decided	Covered Parking	P52	5.66 mtr X 2.30 mtr	13.01	Included
Not Decided	Covered Parking	P53	5.66 mtr X 2.10 mtr	11.89	Included
Not Decided	Covered Parking	P54	5.66 mtr X 2.20 mtr	12.45	Included
Not Decided	Covered Parking	P55	5.66 mtr X 2.30 mtr	13.01	Included
Not Decided	Covered Parking	P56	5.66 mtr X 2.30 mtr	13.01	Included
Not Decided	Covered Parking	P57	5.66 mtr X 2.70 mtr	15.28	Included
Not Decided	Covered Parking	P58	5.66 mtr X 2.70 mtr	15.28	Included
Not Decided	Covered Parking	P59	5.66 mtr X 2.30 mtr	13.01	Included
Not Decided	Covered Parking	P60	5.66 mtr X 2.12 mtr	11.99	Included
Not Decided	Covered Parking	P61	6.00 mtr X 3.70 mtr	22.2	Additional
Not Decided	Covered Parking	P62	6.00 mtr X 3.50 mtr	21	Included
Not Decided	Covered Parking	P63	6.00 mtr X 3.70 mtr	22.2	Included
Not Decided	Covered Parking	P63(A)	5.00 mtr X 3.40 mtr	17	Additional
Not Decided	Covered Parking	P64	5.50 mtr X 3.00mtr	16.5	Included
Not Decided	Covered Parking	P65	5.50 mtr X 3.00 mtr	16.5	Included
Not Decided	Covered Parking	P66	5.50 mtr X 2.15 mtr	11.82	Included
Not Decided	Covered Parking	P67	5.50 mtr X 2.15 mtr	11.82	Included
Not Decided	Covered Parking	P68	5.50 mtr X 3.00 mtr	16.5	Included
Not Decided	Covered Parking	P69	5.50 mtr X 2.70 mtr	14.85	Included
Not Decided	Covered Parking	P69(A)	5.50 mtr X 2.70 mtr	14.85	Additional
Not Decided	Covered Parking	P70	5.50 mtr X 2.70 mtr	14.85	Included
Not Decided	Covered Parking	P70(A)	5.50 mtr X 2.70 mtr	14.85	Additional

Not Decided	Covered Parking	P71	5.50 mtr X 2.40 mtr	13.2	Included
Not Decided	Covered Parking	P72	5.50 mtr X 2.40 mtr	13.2	Included
Not Decided	Covered Parking	P73	5.50 mtr X 3.50 mtr	17.5	Included
Not Decided	Covered Parking	P73(A)	5.50 mtr X 3.50 mtr	17.5	Additional
Fire vehicle	Open Parking	P74	6.00 mtr X 2.50 mtr	15	Included
Ambulance	Open Parking	P75	6.00 mtr X 2.50 mtr	15	Included
Visitors	Open Parking	P76	6.00 mtr X 2.50 mtr	15	Included
Visitors	Open Parking	P77	6.00 mtr X 2.50 mtr	15	Included
Visitors	Open Parking	P78	6.00 mtr X 2.50 mtr	15	Included
Visitors	Open Parking	P79	6.00 mtr X 2.50 mtr	15	Included
Not Decided	Covered Parking	P80	5.50 mtr X 3.00 mtr	16.5	Included
Not Decided	Covered Parking	P80(A)	5.40 mtr X 3.00 mtr	16.2	Additional
Not Decided	Covered Parking	P81	5.50 mtr X 3.00 mtr	16.5	Included
Not Decided	Covered Parking	P81(A)	5.40 mtr X 3.00 mtr	16.2	Additional
Not Decided	Covered Parking	P82	6.00 mtr X 3.00 mtr	18	Included
Not Decided	Covered Parking	P83	6.00 mtr X 3.00 mtr	18	Included
Not Decided	Covered Parking	P84	6.00 mtr X 3.00 mtr	18	Included
Not Decided	Covered Parking	P85	5.50 mtr X 3.00 mtr	16.50	Included
Not Decided	Covered Parking	P86	5.50 mtr X 3.00 mtr	16.5	Included
Not Decided	Covered Parking	P87	5.50 mtr X 2.40 mtr	13.2	Included
Not Decided	Covered Parking	P87(A)	5.50 mtr X 2.20 mtr	12.1	Additional
Not Decided	Covered Parking	P88	5.50 mtr X 2.40 mtr	13.2	Included
Not Decided	Covered Parking	P88(A)	5.50 mtr X 2.20 mtr	12.1	Additional
Not Decided	Covered Parking	P89	5.50 mtr X 2.50 mtr	12.5	Included
Not Decided	Covered Parking	P90	5.50 mtr X 2.50 mtr	12.5	Included
Not Decided	Covered Parking	P91	5.50 mtr X 2.70 mtr	13.5	Included
Not Decided	Covered Parking	P92	5.50 mtr X 2.70 mtr	13.5	Included
Not Decided	Covered Parking	P93	5.50 mtr X 2.30 mtr	12.65	Included
Not Decided	Covered Parking	P94	5.50 mtr X 2.30 mtr	12.65	Included
Not Decided	Covered Parking	P95	5.50 mtr X 2.50 mtr	13.75	Included
Not Decided	Covered Parking	P95(A)	5.50 mtr X 2.50 mtr	13.75	Additional
Not Decided	Covered Parking	P96	5.50 mtr X 2.70 mtr	14.85	Included
Not Decided	Covered Parking	P97	5.50 mtr X 3.00 mtr	16.5	Included
Not Decided	Covered Parking	P97(A)	5.50 mtr X 3.00 mtr	16.5	Additional
Not Decided	Covered Parking	P98	5.50 mtr X 2.30 mtr	12.65	Included
Not Decided	Covered Parking	P99	5.50 mtr X 2.30 mtr	12.65	Included
Not Decided	Covered Parking	P100	5.50 mtr X 2.70 mtr	14.85	Included
Not Decided	Covered Parking	P101	5.50 mtr X 2.70 mtr	14.85	Included
Not Decided	Covered Parking	P102	5.50 mtr X 2.70 mtr	14.85	Included
Not Decided	Covered Parking	P103	5.50 mtr X 2.70 mtr	14.85	Included
Not Decided	Covered Parking	P104	5.50 mtr X 2.10 mtr	11.55	Included
Not Decided	Covered Parking	P104(A)	5.50 mtr X 2.10 mtr	11.55	Additional

Not Decided	Covered Parking	P105	5.50 mtr X 2.10 mtr	11.55	Included
Not Decided	Covered Parking	P105(A)	5.50 mtr X 2.10 mtr	11.55	Additional
Not Decided	Covered Parking	P106	5.50 mtr X 2.70 mtr	14.85	Included
Not Decided	Covered Parking	P107	5.50 mtr X 2.70 mtr	14.85	Included
Not Decided	Covered Parking	P108	5.50 mtr X 3.00 mtr	16.5	Included
Not Decided	Covered Parking	P109	5.50 mtr X 3.00 mtr	16.5	Included
Not Decided	Covered Parking	P110	5.50 mtr X 3.00 mtr	16.5	Included
Not Decided	Covered Parking	P111	5.50 mtr X 3.00 mtr	16.5	Included

Urban Living Developers LLP.

Rohan Beraal
Designated Partner