



ଓଡ଼ିଶା ଓଡ଼ିଶା ODISHA

DUSASAN SAMANTARAY
 NOTARY, GOVT. OF ODISHA
 BHUBANESWAR, ODISHA
 REGD. NO. 88/2012
 MOB-9439143015
 6/11/2023 173067
 21.03.2023

Share Allocation Agreement

This allocation agreement is to be prepared in duplicate and shall form part and parcel of original development agreement dated on 14/10/2020.

This indenture of Supplementary Agreement for allocation of share is executed on this day of 21st February, 2023 at Bhubaneswar.

BETWEEN

SMT. ANUPAMA MOHANTY, Adhar No :- 804166125603, aged about 38 years, W/o Sarat Kumar Mohanty, By Cast: Khandayat, By Profession: Business, Resident of Flat No. 24/4, MIG-1, Chandrasekharapur Housing Board Colony, PS: Chandrasekharapur, Bhubaneswar, Dist: Khorda, Odisha. Here in after referred to as the land owner/first party, which expression unless



Anupama Mohanty

SidhVinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
 Managing Director

repugnant to the context or subject shall mean and include his/her/their successors, assignees and legal heirs etc of the first part.

And

M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD...a company incorporated under the Indian Companies Act, 1956, vide Corporate Id No.U70101OR2011PTC013878having its corporate office at RP-104, Pandav Nagar, Bhubaneswar, Dist. Khurda, pin- 751018 represented through its Managing Director SRI ADITYA KUMAR NAYAK, aged about 44 years, S/O Sri Krupasindhu Nayak, Resident of Village Sanakal, PO: Alabol via Balikuda, Dist: Jagatshingpur. Odisha which expression shall mean and include its directors, successors, executors, administrators (herein after called the Developer/Second party)

WHEREAS, First Party has enter into a collaboration/sharing agreement vide Agreement Vol- IV, Sl. No. – 313 , dated 14.10.2020 with the Second Party for his/her part of the landed property having Khata No.- 890/135, Plot No.- 2355/2982 Area- Ac0.097.5 Dec and 2357/2983, Area- Ac0.025 Dec, (Total One Khata and two Plots Total Area- Ac0.122 Dec) Mauza Sundarpur, Bhubaneswar. admeasuring Ac0.122 decimals out of total compact area of Ac0.895 Dec in **Mauza Sundarpur**, recorded in the name of different land owners namely Smt. Anupama mohanty, Smt. Sandyarani Shoo, Smt. Mandakini Parida, Sri. Gajendra Das, Smt. Saraswati Behera, Smt. Rojalin Parida, Sri Rabindra Kumar Dash, Sri Narendra Das, Durga Prasad Das and Sri Sushant Kumar Das who also joined their hands to complete the residential/commercial complex on the aforesaid compact land.

AND WHEREAS in pursuant to the said development agreement AND Power of attorney ,The Developer/2nd party has obtained the building plan approval for construction of B+S+9 storey Apartment having 108 numbers of Flats, over the said landed property from the Bhubaneswar Development Authority (BDA) vide Sanction letter No: BNB/5071/2023 Dated 07/02/2023

AND WHEREAS as per the development agreement dated 12.10.2020 the land owner 1st party is entitled to get 40% of constructed Flats and Commercial space (proportionate Area for His Share of Land) and the Developer 2nd party is entitled to get remaining 60% (proportionate Area for His Share of Land) of constructed flats and Commercial Space.



Anupama mohanty

Sidhivinayak Infrastructure & Developers (P) Ltd.

Page 2 of 5

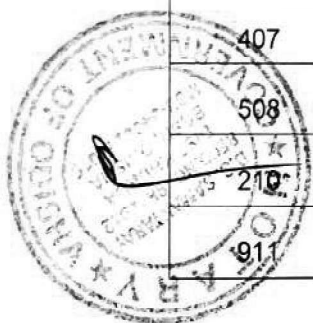
Aditya Kumar Nayak
Managing Director

AND WHEREAS, now in addition to the above said agreements both the parties have come together this day to agree and identify their individual shares as per the exact location in shares as per the plans prepared by the developer and made it approved by BDA, in terms of flat location and their respective built up areas. The particulars of the flat numbers and the Built up area allotted to the parties are elaborated below. The common spaces/area shall be used by all house owners in the complex.

Details of Allocation of Share of the First Party

1. That The Project/Apartment herein and after will be named and styled as 'SIDHIVINAYAK SOLARIS'.
2. That The First Party is entitled to receive a total of 6,435 Sft of Built Up Area of Residential Building Space Out of total 16,088 Sft, of built up Area (proportionate construction in 1st party's Share of land) and 132 sft of Commercial Space Out of total 330.83 Sft, of built up Area (proportionate construction in 1st party's Share of land) in the said Apartment "SIDHIVINAYAK SOLARIS" the plan of which are attached to this agreement. The Flat number and built up area are mentioned below.

Flat No.	Flat Type	Floor	Carpet Area in sft	Built Up Area in sft	Super Built up Area in sft	Parking No. with Area
102	2BHK	1 st	741	893	1303	01(102sft)
305	3BHK	3 rd	951	1137	1660	25(154sft)
407	3BHK	4 th	919	1165	1701	44(144sft)
508	2BHK	5 th	741	929	1357	53(94sft)
210	3BHK	2 nd	942	1183	1727	15(170sft)
911	2BHK	9 th	731	921	1345	107(91sft)



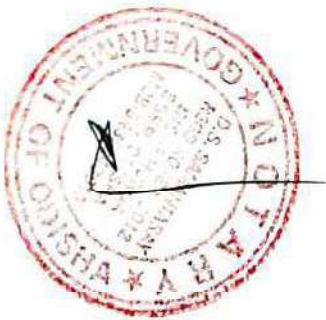
Anupama Mohanty

Sidhivinayak Infrastructure & Developers (P) Ltd.

Adithya Krishna Nayak
Managing Director

Total Built up Area received by owner is 6228 Sft .The Copy of the floor plan is attached hereto this agreement for better identification.

3. That the Land owner is entitled to get 6435 sqft of Built up area of Residential Building space and 132 sft of Commercial Space towards his 40% of share, but as he is getting 6 numbers of flats measuring 6,228 sqft of Built up area, so the Second party is liable to pay the cost of 207 sft of Builtup area.. It is agreed upon by both the party that Second Party will pay Rs.11,38,500 /- (Rupees eleven Lakhs Thirty Eight Thousand Five Hundred Only) against the Deficit constructed area , after final measurement prior to taking over & handing over possession of the allocated flats.
4. Further it is agreed upon that the Land owner will be allotted 6 numbers of Car parking for his share of flats by the Second Party.
5. THAT, the above allocation of Flat and commercial space to the First Party as their share is Full and final and the parties are at liberty to book their flats for sale to prospective purchasers at their risk and costs.



Anupama Mohanty

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak

Managing Director

Page 4 of 5

In witnesses of the parties have here on set and subscribed their respective hands and seal on the date, month and year above written.

WITNESSES:

1. *Bannabhar Jena.*
Sp - late Godsamant Jena.
Plot No - 410, Sec - 5
Niladri Vihar Udaan
BBSR.

2. *Amit Raji*

Anupama Mohanty

Signature of the First Party

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Signature of the Second Party

Identified by me.

Advocate, Bhubaneswar.



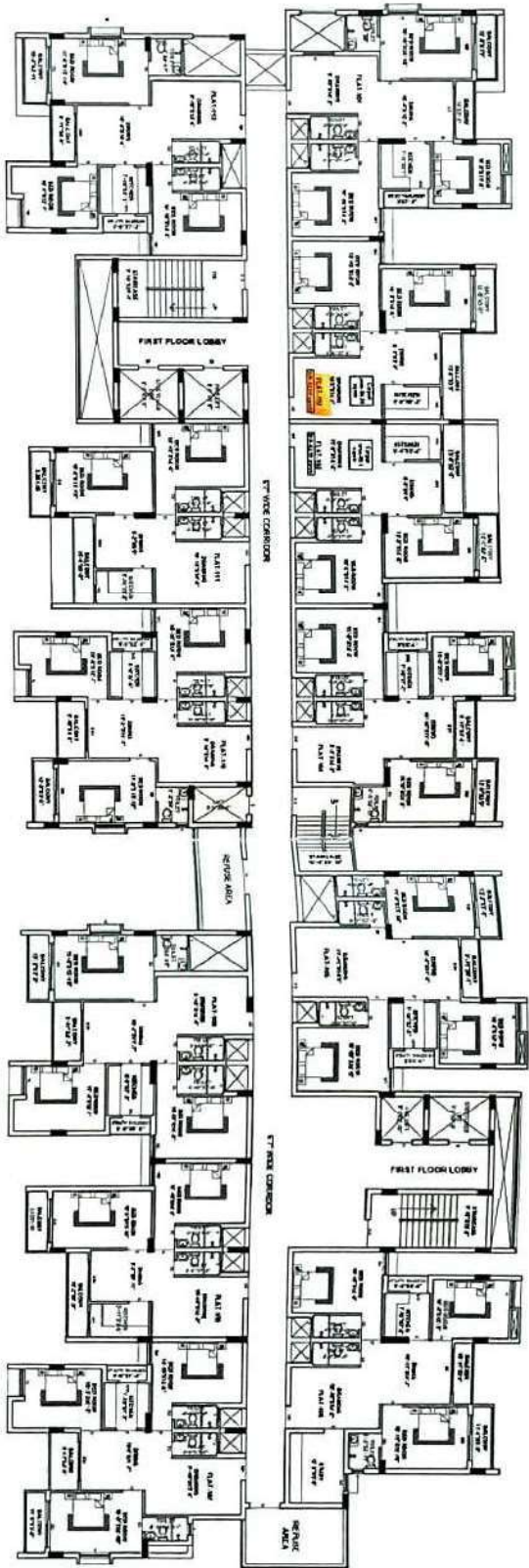
11.03.2023
DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 68/2012
MOB-9439143015

Anupama Property

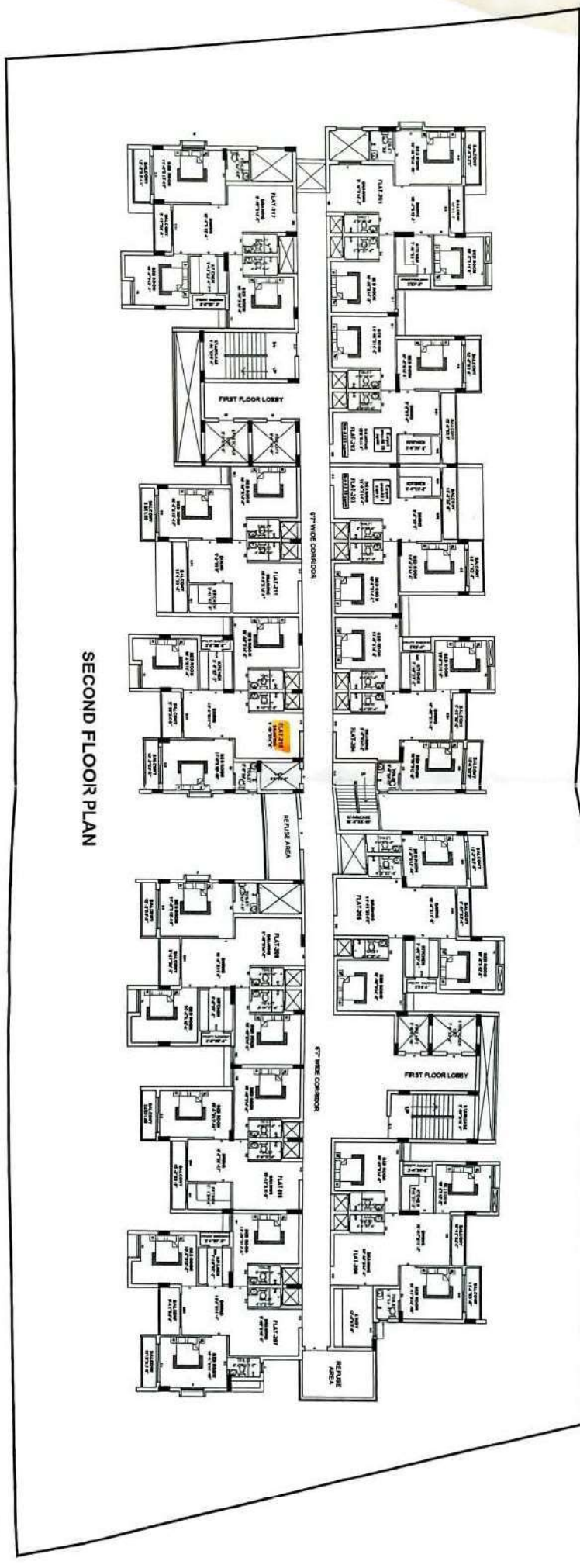
Sahinvarak Infrastructure & Developer (P) Ltd.
Pratikha Kumar Nayak
 Managing Director



FIRST FLOOR PLAN



PLAN NO.
 DATE
 SCALE
 DRAWN BY
 CHECKED BY
 APPROVED BY



SECOND FLOOR PLAN

Jhuparna Chowdhury

Subinshapak Infrastructure & Development (P) Ltd.

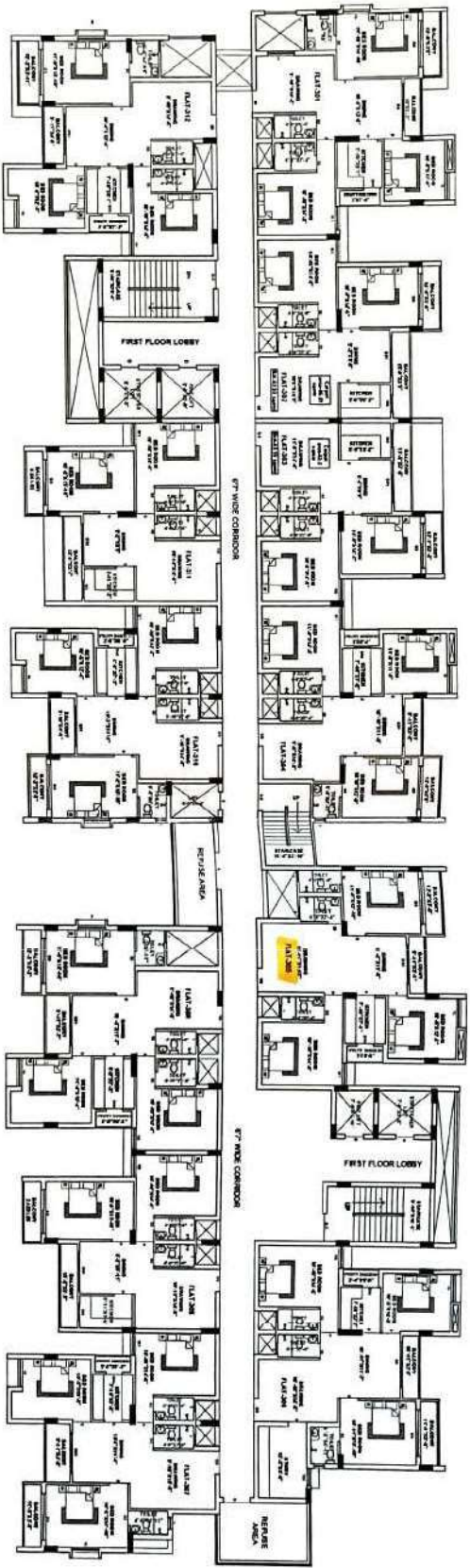
Apurba Kumar Das
Managing Director



Muzana morandy

SCHWINGAK Infrastructure & Developers (P) Ltd
Justin Van Noy
Managing Director

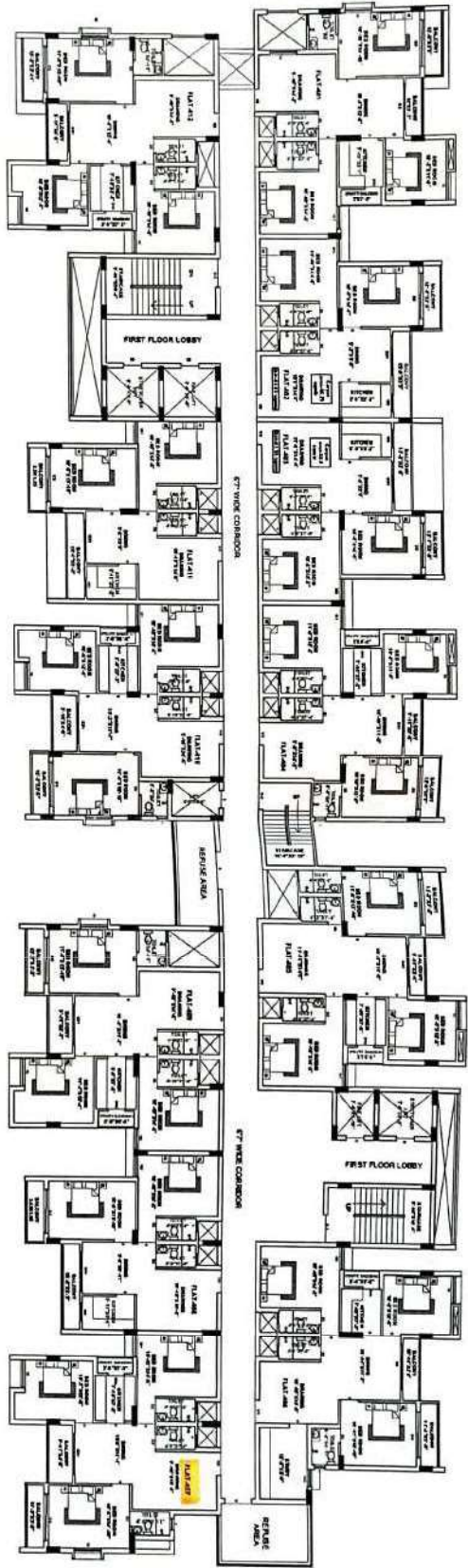
THIRD FLOOR PLAN

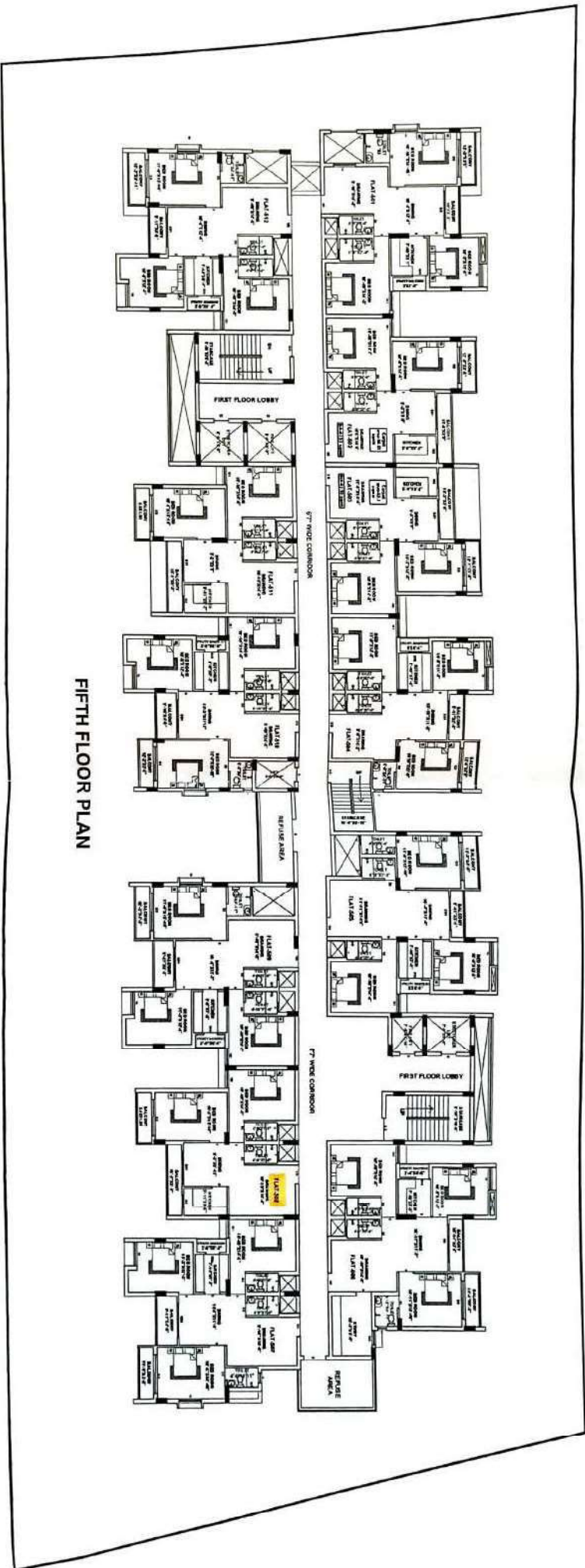


Anupama mohanthy

Apex Infrastructure & Developers (P) Ltd.
Anitha K. Jayaram
Managing Director

FOURTH FLOOR PLAN





FIFTH FLOOR PLAN

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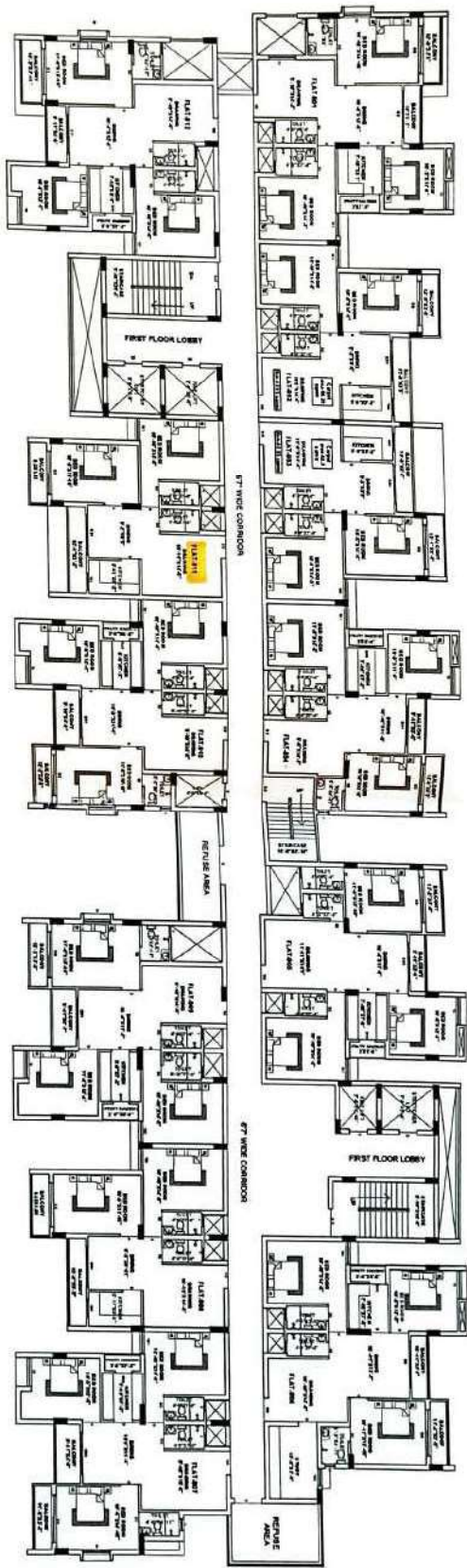
MANAGEMENT INFRASTRUCTURE & DEVELOPMENT (P) LTD
Handwritten signature
 Managing Director



Ameyama academy

Sobhanya Architecture & Developers (P) Ltd.
Sobhanya K. Dey
Managing Director

NINTH FLOOR PLAN



Sl.No. 120 DATE 7 MAR 2023

NOTARISED



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25 03. 2023
63AA 620102
DUSASAN SAMANTARAY
NOTARY, GOV. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015

Share Allocation Agreement

This allocation agreement is to be prepared in duplicate and shall form part and parcel of original development agreement dated on 12/10/2020.

This indenture of Supplementary Agreement for allocation of share is executed on this day of 25th March 2023 at Bhubaneswar.



BETWEEN

SRI. GAJENDRA DAS, Adhar No.- 437953110916, aged about 64 years, S/o Late. Raghunath Das, By Cast: Gopal., By Profession: Retd. Service Holder, Resident of Flat No. 77, 5th Floor Omni Hights, Block no-1, Near Loyala B.ED. College, Hullung, PO: Telco. PS: Birsa Nagar, Dist: East Sighbhum, Jharkhand. Here in after referred to as the land owner/first party,

Gajendra Das

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Page 1 of 4

A
25.03.2023

**DUSAN SAMANTARAY
NOTARY. GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO 88/2012
MOB-9439143015**

which expression unless repugnant to the context or subject shall mean and include his/her/their successors, assignees and legal heirs etc of the first part.

And

M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD...a company incorporated under the Indian Companies Act, 1956, vide Corporate Id No.U70101OR2011PTC013878having its corporate office at RP-104, Pandav Nagar, Bhubaneswar, Dist. Khurda, pin- 751018 represented through its Managing Director SRI ADITYA KUMAR NAYAK, aged about 46 years, S/O Sri Krupasindhu Nayak, Resident of Village Sanakal, PO: Alabol via Balikuda, Dist: Jagatshingpur. Odisha.which expression shall mean and include its directors, successors, executors, administrators (herein after called the Developer/**Second party**)

WHEREAS, First Party has enter into a collaboration/sharing agreement vide Agreement Vol- IV, Sl. No. – 311 , dated 12.10.2020 with the Second Party for his/her part of the landed property having Khata No.- 890/137, Plot No.- 2358/2986, Mauza Sundarpur, Bhubaneswar. admeasuring Ac0.050 decimals out of total compact area of **Ac0.895 Dec in Mauza Sundarpur**, recorded in the name of different land owners namely Smt. Anupama mohanty, Sri Subrat Jena Smt. Sandyarani Shoo, Smt. Mandakini Parida, Sri. Gajendra Das, Smt. Saraswati Behera, Smt. Rojalin Parida, Sri Rabindra Kumar Dash, Sri Narendra Das, Durga Prasad Das and Sri Sushant Kumar Das who also joined their hands to complete the residential/commercial complex on the aforesaid compact land.

AND WHEREAS in pursuant to the said development agreement AND Power of attorney ,The Developer/2nd party has obtained the building plan approval for construction of B+S+9 storey Apartment having 108 numbers of Flats, over the said landed property from the Bhubaneswar Development Authority (BDA) vide Sanction letter No: BNB/5071/2023 Dated 07/02/2023

AND WHEREAS as per the development agreement dated 12.10.2020 the land owner 1st party is entitled to get 33 % of constructed Flats and Commercial space (proportionate Area for His Share of Land) and the Developer 2nd party is entitled to get remaining 67% (proportionate Area for His Share of Land) of constructed flats and Commercial Space.

Sidhivinayak Infrastructure & Developers (P) Ltd.

Gajendra Das *Aditya Kumar Nayak*
Managing Director Page 2 of 4



25.03.2023
DIBASAN SAMANTAWAY
NOTARY, GOVT. OF ODISHA
BRUJANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015

AND WHEREAS, now in addition to the above said agreements both the parties have come together this day to agree and identify their individual shares as per the exact location in shares as per the plans prepared by the developer and made it approved by BDA, in terms of flat location and their respective built up areas. The particulars of the flat numbers and the Built up area allotted to the parties are elaborated below. The common spaces/area shall be used by all house owners in the complex.

Details of Allocation of Share of the First Party

1. That The Project/Apartment herein and after will be named and styled as 'SIDHIVINAYAK SOLARIS'.
2. That The First Party is entitled to receive a total of 2,167 Sft of Built Up Area of Residential Building Space Out of total 6,567 Sft, of built up Area (proportionate construction in 1st party's Share of land) and 44 sft of Commercial Space Out of total 135 Sft, of built up Area (proportionate construction in 1st party's Share of land) in the said Apartment "SIDHIVINAYAK SOLARIS" the plan of which are attached to this agreement. The Flat number and built up area are mentioned below.

Flat No.	Flat Type	Floor	Carpet Area in sft	Built Up Area in sft	Super Built up Area in sft	Parking No. with Area
405	3BHK	4th	951	1137	1660	43(145sft)
705	3BHK	7th	951	1137	1660	96(134sft)

Total Built up Area received by owner is 2,274 Sft .The Copy of the floor plan is attached hereto this agreement for better identification.

1. That the Land owner is entitled to get 2167 sft of Built up area of Residential Building space and 44 sft of Commercial Space towards his 33% of share, but as he is getting 2 numbers of flats measuring 2,274 sqft of Built up area of Residential Building, so the First party is liable to pay the Second party cost of 107 sft of Surplus Built-up area after

Gajendra Das

Sidhivinayak Infrastructure & Developers (P) Ltd.



Aditya Kumar Jagan
Managing Director

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25-03-2023

DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 68/2012
MOB-9430143015

adjusting Cost of 44 sft of Deficit Commercial Space. It is agreed upon by both the party that First Party will pay Rs.3,24,500 /- (Rupees Three Lakhs Twenty Four Thousand Five Hundred Only) Plus GST as Applicable , after final measurement prior to taking over & handing over possession of the allocated flats.

2. Further it is agreed upon that the Land owner will be allotted 2 numbers of Car parking for his share of flats by the Second Party.
3. THAT, the above allocation of Flat and commercial space to the First Party as their share is Full and final .and the parties are at liberty to book their flats for sale to prospective purchasers at their risk and costs.

In witnesses of the parties have here on set and subscribed their respective hands and seal on the date, month and year above written.

WITNESSES:

1. Bikram Keshari Paul,
S/o. Mr. Kalandi Ch. Paul
Plot no- 428, Canal Road,
Sancigadia, Bhubaneswar. 751010
2. Sandeep Kumar Samantaray
Ratnakarbhag, Bhubaneswar

Identified by me.

Advocate, Bhubaneswar.

[Signature]

Signature of the First Party

Schiviniyak Infrastructure & Developers (P) Ltd.

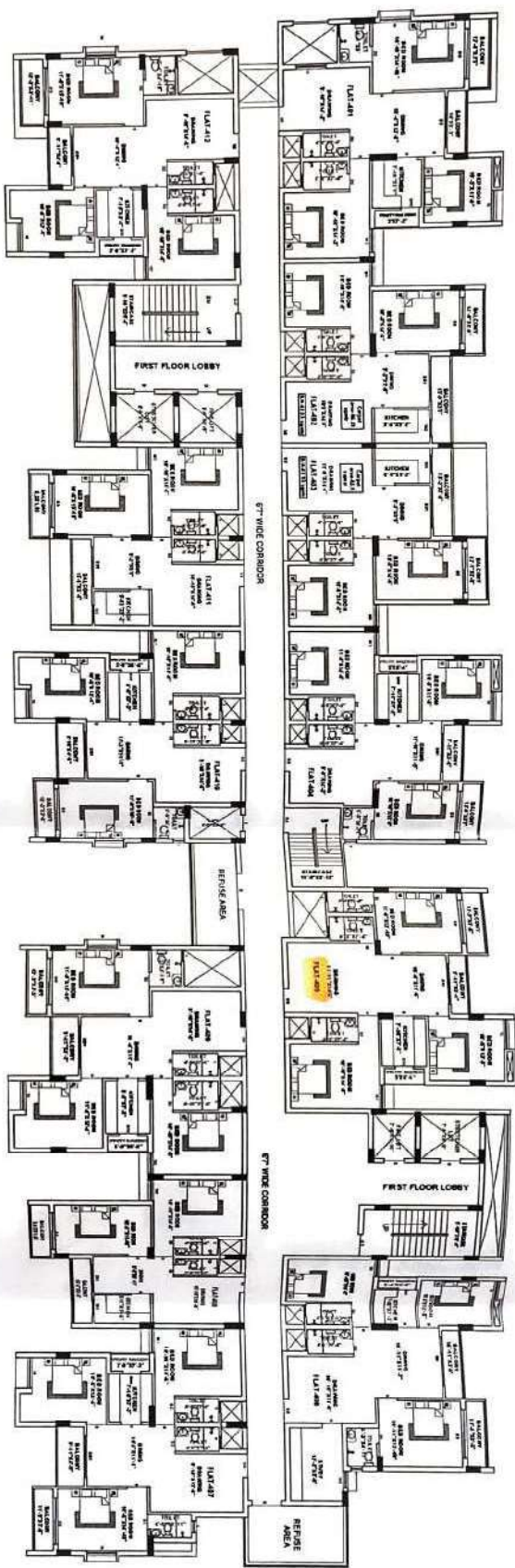
[Signature]
Managing Director

Signature of the Second Party

25-03-2023

DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 68/2012
MOB-9430143015





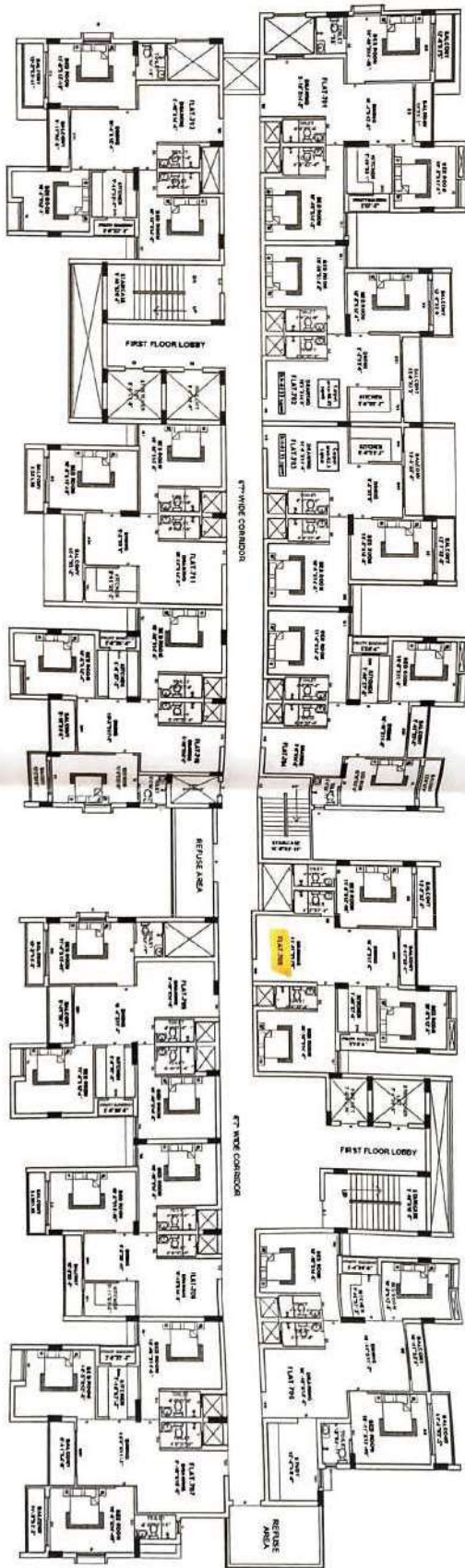
FOURTH FLOOR PLAN

Pravin Kumar



Sathyam Infrastructure & Developers (P) Ltd.
Pravin Kumar
 Managing Director





SEVENTH FLOOR PLAN

Prayandana Day



Sichangyak Infrastructure & Developers (P) Ltd.
Prayandana Day
 Managing Director





Jagyneshwar
14.3.2023

ଓଡ଼ିଶା ODISHA

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861006174

61AA 173063

Share Allocation Agreement

This allocation agreement is to be prepared in duplicate and shall form part and parcel of original development agreement dated on 03/03/2021.

This indenture of Supplementary Agreement for allocation of share is executed on this day of 14th March, 2023 at Bhubaneswar.

BETWEEN

SRI DURGA PRASAD DAS, Adhar No.-360472034349 aged about 74 years, S/o Late. Chakrapani Das, By Caste: Bramhin, By Profession: Retd. Service Holder, Resident of Flat No.1/H, Aditya Palace Apartment, Paika Nagar, Khandagiri, PS: Khandagiri, Bhubaneswar, Dist: Khurda Odisha

Durga Prasad Das

Sidhvinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khorda
Regd.No.-7791/2009
Mob:-9861006174

14.5.2023

Here in after referred to as the land owner/first party, which expression unless repugnant to the context or subject shall mean and include his/her/their successors, assignees and legal heirs etc of the first part.

And

M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD...a company incorporated under the Indian Companies Act, 1956, vide Corporate Id No.U70101OR2011PTC013878having its corporate office at RP-104, Pandav Nagar, Bhubaneswar, Dist. Khurda, pin- 751018 represented through its Managing Director SRI ADITYA KUMAR NAYAK, aged about 46 years, S/O Sri Krupasindhu Nayak, Resident of Village Sanakal, PO: Alabol via Balikuda, Dist: Jagatshingpur. Odisha.which expression shall mean and include its directors, successors, executors, administrators (herein after called the Developer/**Second party**)

WHEREAS, First Party has enter into a collaboration/sharing agreement vide Agreement Vol- IV, Sl. No. – 60 , dated 03.03.2021 with the Second Party for his/her part of the landed property having Khata No.- 890/139, Plot No.- 2358/2988 Mauza Sundarpur, Bhubaneswar. admeasuring Ac0.046 decimals out of total compact area of **Ac0.895 Dec in Mauza Sundarpur**, recorded in the name of different land owners namely Smt. Anupama mohanty, Smt. Sandyarani Shoo, Smt. Mandakini Parida, Sri. Gajendra Das, Smt. Saraswati Behera, Smt. Rojalin Parida, Sri Rabindra Kumar Dash, Sri Narendra Das, Durga Prasad Das, Subrat Jena and Sri Sushant Kumar Das who also joined their hands to complete the residential/commercial complex on the aforesaid compact land.

AND WHEREAS in pursuant to the said development agreement AND Power of attorney ,The Developer/2nd party has obtained the building plan approval for construction of B+S+9 storey Apartment having 108 numbers of Flats, over the said landed property from the Bhubaneswar Development Authority (BDA) vide Sanction letter No: BNB/5071/2023 Dated 07/02/2023

AND WHEREAS as per the development agreement dated 03.03.2021 the land owner 1st party is entitled to get 33 % of constructed Flats and Commercial space (proportionate Area for His Share of Land) and the Developer 2nd party is entitled to get remaining 67% (proportionate Area for His Share of Land) of constructed flats and Commercial Space.



Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

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Jagyneshwar Acharya
Notary, Govt. of India
Odisha, BBSR, Dist-Khordha
Regd.No.-7791/2009
Mob:-9861006174

AND WHEREAS, now in addition to the above said agreements both the parties have come together this day to agree and identify their individual shares as per the exact location in shares as per the plans prepared by the developer and made it approved by BDA, in terms of flat location and their respective built up areas. The particulars of the flat numbers and the Built up area allotted to the parties are elaborated below. The common spaces/area shall be used by all house owners in the complex.

Details of Allocation of Share of the First Party

1. That The Project/Apartment herein and after will be named and styled as 'SIDHIVINAYAK SOLARIS'.
2. That The First Party is entitled to receive a total of 1,994 Sft of Built Up Area of Residential Building Space Out of total 6,042 Sft, of built up Area (proportionate construction in 1st party's Share of land) and 41 sft of Commercial Space Out of total 124 Sft, of built up Area (proportionate construction in 1st party's Share of land) in the said Apartment "SIDHIVINAYAK SOLARIS" the plan of which are attached to this agreement. The Flat number and built up area are mentioned below.

Flat No.	Flat Type	Floor	Carpet Area in sft	Built Up Area in sft	Super Built up Area in sft	Parking No. with Area
704	3BHK	7 th	891	1093	1595	80(132sft)
710	3BHK	7 th	942	1183	1727	79(195sft)

Total Built up Area received by owner is 2,276 Sft .The Copy of the floor plan is attached hereto this agreement for better identification.

3. That the Land owner is entitled to get 1994 sqft of Built up area of Residential Building space and 41 sft of Commercial Space towards his 33% of share, as he is getting 2 numbers of flats measuring 2,276 sqft of Built up area in Residential Building, so the First party is liable to pay the Second party cost of 282 sft of Surplus Built-up area after adjusting Cost of 41sft of Deficit Commercial Space. It is agreed upon by both the party



Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Jagyneswar Acharya
Jagyneswar Acharya
Notary, Govt. Of India
Odisha, EBSR, Dist-Khurd
Regd.No.-7791/2009
Job:-9061006174

that First Party will pay Rs.18,26,000 /- (Rupees Eighteen Lakhs Twenty Six Thousand Only) Plus GST as Applicable .

4. Further it is agreed upon that the above payment shall be made in four stages as Mentioned below:

Stages of Construction	Payment %	Payment Amount
After Completion of Foundation	25%	4,56,500 + GST
After Completion of 7 th floor Roof casting	25%	4,56,500 + GST
After Completion of 7 th floor Tile Work	25%	4,56,500 + GST
Before Possession of Flats	25%	4,56,500 + GST

5. Further it is agreed upon that the Land owner will be allotted 2 numbers of Car parking for his share of flats by the Second Party.
6. THAT, the above allocation of Flat and commercial space to the First Party as their share is Full and final and the parties are at liberty to book their flats for sale to prospective purchasers at their risk and costs.

Durga Prasad Da

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director



Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861006174

In witnesses of the parties have here on set and subscribed their respective hands and seal on the date, month and year above written.

WITNESSES:

1. Samir Das
S/o Durga Prasad Das
FLAT NO - 1/H, Aditya
Palace apartment.
Paikanagar, BBSR

Durga Prasad Das
Signature of the First Party
14-3-23

Sidhivinayak Infrastructure & Developers (P) Ltd.

2. Amit Prajapati

Aditya Kumar Nayak
Managing Director

Signature of the Second Party

14-3-23

Executed in
Presence of Witness

Identified by me
Aseem
Advocate, Bhubaneswar.

Annada Shankar Saha

[Signature]
14/3/23



Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861006174



Jagdish Kumar

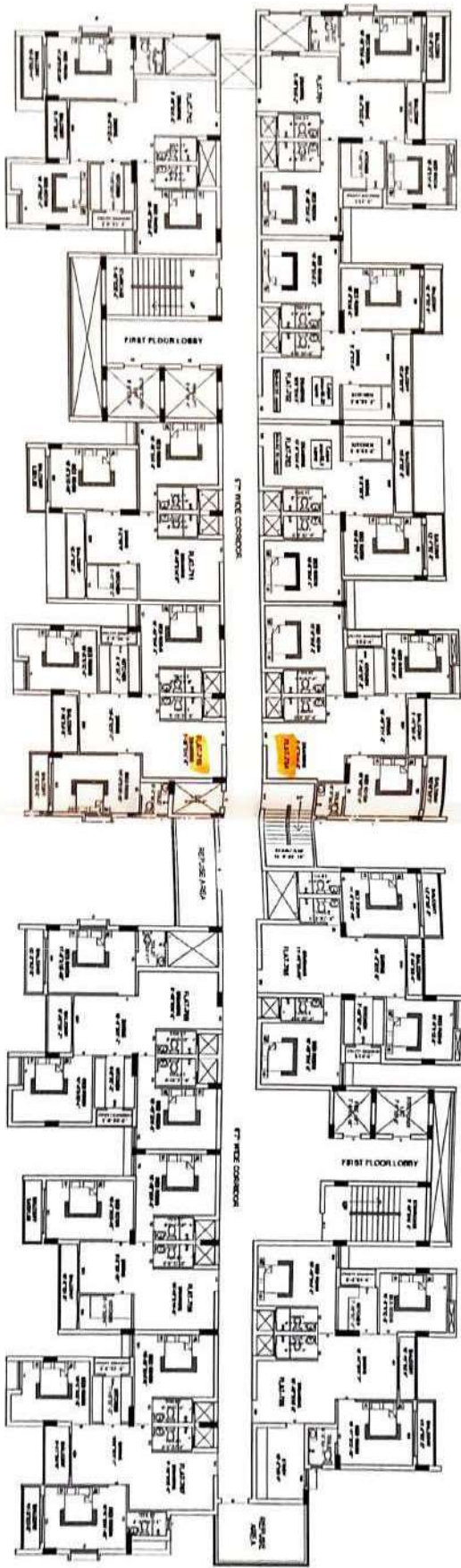
Jagdish Kumar
Notary, Govt. Of India
Odisha, BBSR, Dist:Khurda
Regd.No.-179412002
Mob:-9861006174

Kumar Mohit Das

Sahajani Infrastrucure & Developers (P) Ltd.
Manoj Kumar Das
Managing Director



SEVENTH FLOOR PLAN





ଓଡ଼ିଶା ओडिशा ODISHA

DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA AA 173062
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015

Share Allocation Agreement

This allocation agreement is to be prepared in duplicate and shall form part and parcel of original development agreement dated on 07/12/2020.

This indenture of Supplementary Agreement for allocation of share is executed on this day of 31st, March 2023 at Bhubaneswar.

BETWEEN

SMT. MANDAKINI PARIDA, Adhar No-742645042163, aged about 36 years, W/o Lalit Kumar Barik, By Cast: Barik, By Profession: service, Resident of Plot No. 428, Canal Road, Sameigadia, Rasulgarh, PS: Mancheswar, Bhubaneswar, Dist: Khurda, Odisha . Here in after referred to as the land owner/first party, which expression unless repugnant to the context or



Mandakini Parida

Sidhivnyak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak

Managing Director

03-04-2023
DUSASAN SAMANTARAY
NOTARY GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015

subject shall mean and include his/her/their successors, assignees and legal heirs etc of the first part.

And

M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD...a company incorporated under the Indian Companies Act, 1956, vide Corporate Id No.U70101OR2011PTC013878having its corporate office at RP-104, Pandav Nagar, Bhubaneswar, Dist. Khurda, pin- 751018 represented through its Managing Director SRI ADITYA KUMAR NAYAK, aged about 46 years, S/O Sri Krupasindhu Nayak, Resident of Village Sanakal, PO: Alabol via Balikuda, Dist: Jagatshingpur. Odisha.which expression shall mean and include its directors, successors, executors, administrators (herein after called the Developer/**Second party**)

WHEREAS, First Party has enter into a collaboration/sharing agreement vide Agreement Vol- IV, Sl. No. – 368 , dated 07.12.2020 with the Second Party for his/her part of the landed property having Khata No.- 890/155, Plot No.- 2356/3055 (Measuring Ac0.045 Decimal), Plot No.- 2357/3004 (Measuring Ac0.008 Decimal), Plot No.- 2358/3003 (Measuring Ac0.021 Decimal) , Mauza Sundarpur, Bhubaneswar. Total 1 Khata and 3 Plots admeasuring Ac0.074 decimals out of total compact area of **Ac0.895 Dec in Mauza Sundarpur**, recorded in the name of different land owners namely Smt. Anupama mohanty, Sri Subrat Jena Smt. Sandyarani Shoo, Smt. Mandakini Parida, Sri. Gajendra Das, Smt. Saraswati Behera, Smt. Rojalin Parida, Sri Rabindra Kumar Dash, Sri Narendra Das, Durga Prasad Das and Sri Sushant Kumar Das who also joined their hands to complete the residential/commercial complex on the aforesaid compact land.

AND WHEREAS in pursuant to the said development agreement AND Power of attorney ,The Developer/2nd party has obtained the building plan approval for construction of B+S+9 storey Apartment having 108 numbers of Flats, over the said landed property from the Bhubaneswar Development Authority (BDA) vide Sanction letter No: BNB/5071/2023 Dated 07/02/2023

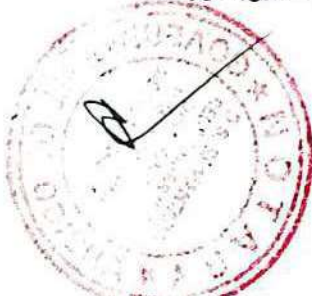
AND WHEREAS as per the development agreement dated 07.12.2020 the land owner 1st party is entitled to get 33 % of constructed Flats and Commercial space (proportionate Area

Mandakini Parida

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Page 2 of 4



03-04-2023
DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUPANESHWAR, ODISHA
REGD. NO. 68/2012
MOB-9439143015

for His Share of Land) and the Developer 2nd party is entitled to get remaining 67% (proportionate Area for His Share of Land) of constructed flats and Commercial Space.

AND WHEREAS, now in addition to the above said agreements both the parties have come together this day to agree and identify their individual shares as per the exact location in shares as per the plans prepared by the developer and made it approved by BDA, in terms of flat location and their respective built up areas. The particulars of the flat numbers and the Built up area allotted to the parties are elaborated below. The common spaces/area shall be used by all house owners in the complex.

Details of Allocation of Share of the First Party

1. That The Project/Apartment herein and after will be named and styled as 'SIDHIVINAYAK SOLARIS'.
2. That The First Party is entitled to receive a total of 3,207 Sft of Built Up Area of Residential Building Space Out of total 9,717 Sft, of built up Area (proportionate construction in 1st party's Share of land) and 66 sft of Commercial Space Out of total 199.82 Sft, of built up Area (proportionate construction in 1st party's Share of land) in the said Apartment "SIDHIVINAYAK SOLARIS" the plan of which are attached to this agreement. The Flat number and built up area are mentioned below.

Flat No.	Flat Type	Floor	Carpet Area in sft	Built Up Area in sft	Super Built up Area in sft	Parking No. with Area
202	2BHK	2nd	713	893	1303	02(102sft)
200	3BHK	1st	942	1183	1727	07(190sft)
210	3BHK	8th	942	1183	1727	95(153sft)

Total Built up Area received by owner is 3,259 Sft .The Copy of the floor plan is attached hereto this agreement for better identification.

1. That the Land owner is entitled to get 3,207 sft of Built up area of Residential Building space and 66 sft of Commercial Space towards his 33% of share, but as he is getting 3

Mandakini Parida

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

03-04-2023
DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015

numbers of flats measuring 3,259 sqft of Built up area of Residential Building, so the Second party is liable to pay the First party cost of 66 sft of Deficit Commercial Space after adjusting Cost of 52 sft of Surplus Residential Space. It is agreed upon by both the party that Second Party will pay Rs.1,10,000 /- (Rupees One Lakhs Ten Thousand Only) , after final measurement prior to taking over & handing over possession of the allocated flats.

2. Further it is agreed upon that the Land owner will be allotted 3 numbers of Car parking for his share of flats by the Second Party.
3. THAT, the above allocation of Flat and commercial space to the First Party as their share is Full and final .and the parties are at liberty to book their flats for sale to prospective purchasers at their risk and costs.

In witnesses of the parties have here on set and subscribed their respective hands and seal on the date, month and year above written.

WITNESSES:

1. Sandeep Kumar Samantaray
Bhubaneswar

Mandakini Parida
Signature of the First Party

Sidhivinayak Infrastructure & Developers (P) Ltd.

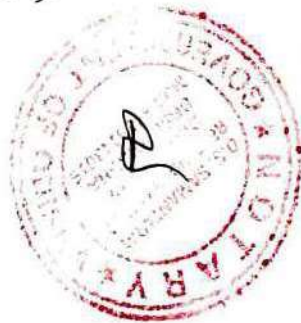
2. Amit Raji

Aditya Kumar Nayak
Managing Director

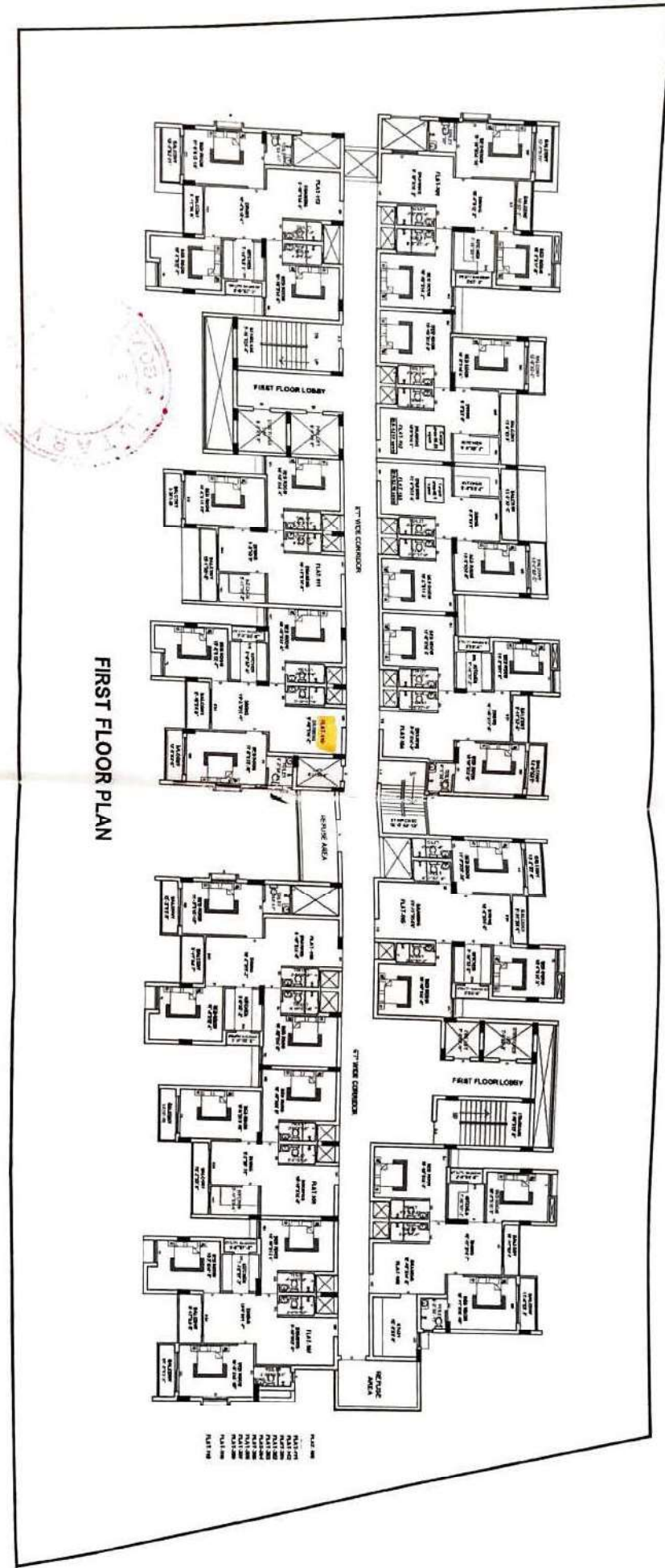
Signature of the Second Party

Identified by me.

03-04-2023
Advocate, Bhubaneswar.



03-04-2023
DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015



FIRST FLOOR PLAN

✓ Mandarin Paradise

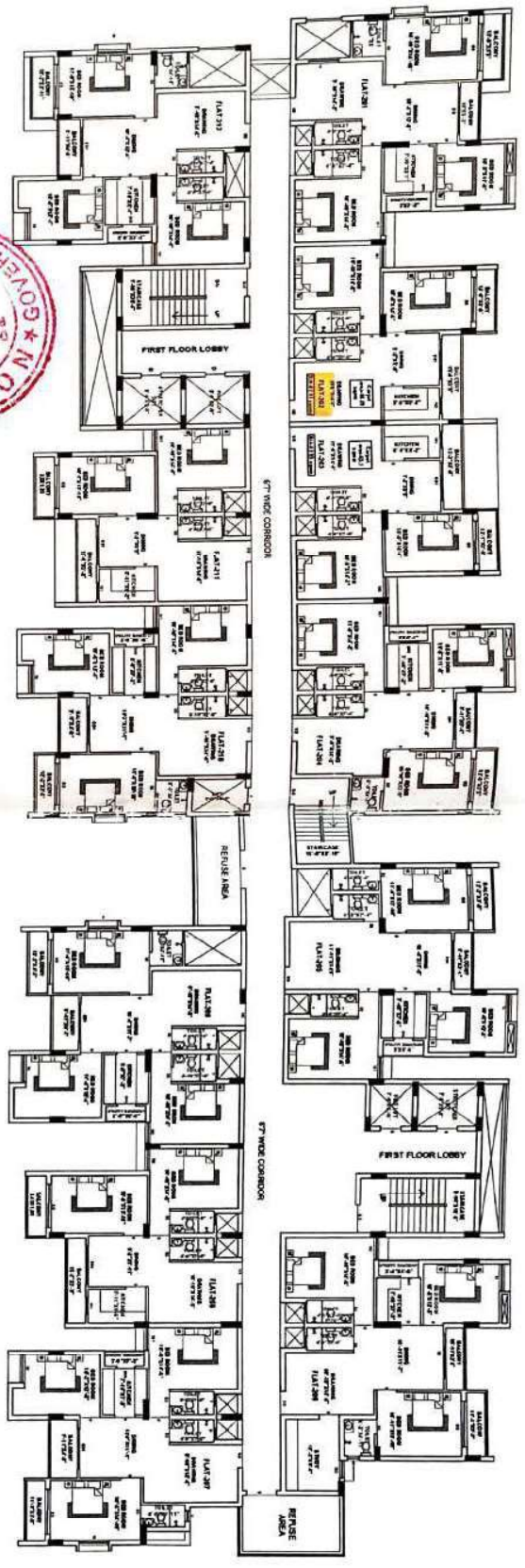
Sahlinyark Infrastructure & Developer (P) Ltd
 Adhina W. Nayan
 Managing Director



PLAT 100	100.00
PLAT 101	101.00
PLAT 102	102.00
PLAT 103	103.00
PLAT 104	104.00
PLAT 105	105.00
PLAT 106	106.00
PLAT 107	107.00
PLAT 108	108.00
PLAT 109	109.00
PLAT 110	110.00



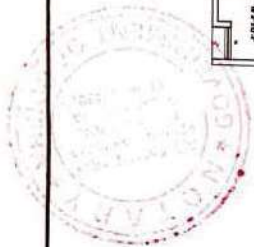
SECOND FLOOR PLAN



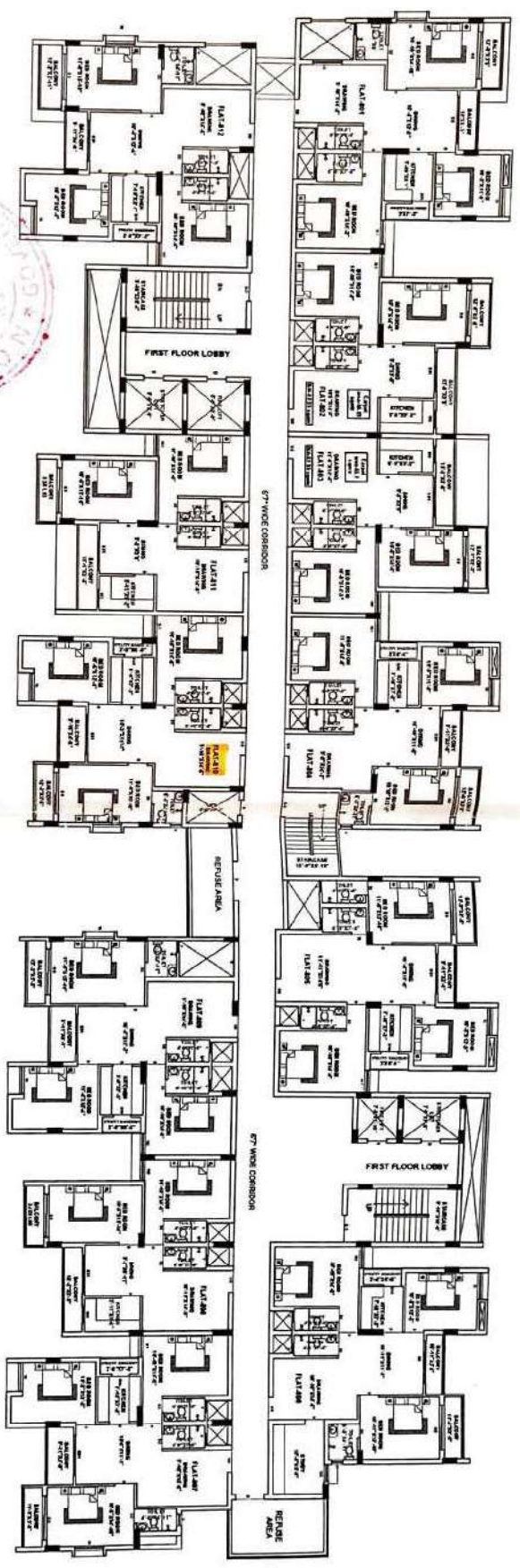
✓ Mandakini Parida

Siddhanta Infrastructure & Developers (P) Ltd.
Ajay Kumar
Managing Director





EIGHTH FLOOR PLAN



✓ Mandarini Parida

Sahinbeyak Infrastructure & Developers (P) Ltd.
Aytim Kucuk Nisan
Managing Director



Vol. T SI.No. 118 DATE 25 MAR 2023

NOTARISED



ଓଡ଼ିଶା ओडिशा ODISHA

[Handwritten Signature]
25/3/2023

DUSASAN SAMANTARAY 173061
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 66/2012
MOB-9439143015

Share Allocation Agreement

This allocation agreement is to be prepared in duplicate and shall form part and parcel of original development agreement dated on 12/10/2020.

This indenture of Supplementary Agreement for allocation of share is executed on this day of 25th, March 2023 at Bhubaneswar.

BETWEEN

SRI NARENDRA DAS, Adhar No:- 243828225090, aged about-62 yrs, Resident of: 5/25/194, UCIL Colony, Jadugoda Mines, Dist: East Singhbhum, Jharkhand. PIN :832102. Mob No:- 6201266707 And **SRI G. SINIVAS**, Adhar No:-658396318471 aged about 55 years, S/o Late G. Kalu Charan, By Cast: Gopal, By Proffesion: Service, Resident of At: Old Market Street,

Narendra Das

G. Sinivas



Siddhant Infrastructure & Developers (P) Ltd.

Arjun Kumar Naya
Managing Director

DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
2012
2015

PO/PS: Bhanjanagar, Dist: Ganjam, Odisha.. Here in after referred to as the land owner/first party, which expression unless repugnant to the context or subject shall mean and include his/her/their successors, assignees and legal heirs etc of the first part.

And

M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD...a company incorporated under the Indian Companies Act, 1956, vide Corporate Id No.U70101OR2011PTC013878having its corporate office at RP-104, Pandav Nagar, Bhubaneswar, Dist. Khurda, pin- 751018 represented through its Managing Director SRI ADITYA KUMAR NAYAK, aged about 46 years, S/O Sri Krupasindhu Nayak, Resident of Village Sanakal, PO: Alabol via Balikuda, Dist: Jagatshingpur. Odisha.which expression shall mean and include its directors, successors, executors, administrators (herein after called the Developer/**Second party**)

WHEREAS, First Party has enter into a collaboration/sharing agreement vide Agreement Vol- IV, Sl. No. – 310 , dated 12.10.2020 with the Second Party for his/her part of the landed property having Khata No.- 890/136, Plot No.- 2356/2985 (Measuring Ac0.059 Decimal), Plot No.- 2357/2984 (Measuring Ac0.010 Decimal), Mauza- Sundarpur, Bhubaneswar. Total 1 Khata and 2 Plots admeasuring Ac0.069 decimals out of total compact area of **Ac0.895 Dec in Mauza Sundarpur**, recorded in the name of different land owners namely Smt. Anupama mohanty, Sri Subrat Jena Smt. Sandyarani Shoo, Smt. Mandakini Parida, Sri. Gajendra Das, Smt. Saraswati Behera, Smt. Rojalin Parida, Sri Rabindra Kumar Dash, Sri Narendra Das, Durga Prasad Das and Sri Sushant Kumar Das who also joined their hands to complete the residential/commercial complex on the aforesaid compact land.

AND WHEREAS in pursuant to the said development agreement AND Power of attorney ,The Developer/2nd party has obtained the building plan approval for construction of B+S+9 storey Apartment having 108 numbers of Flats, over the said landed property from the Bhubaneswar Development Authority (BDA) vide Sanction letter No: BNB/5071/2023 Dated 07/02/2023

AND WHEREAS as per the development agreement dated 12.10.2020 the land owner 1st party is entitled to get 33 % of constructed Flats and Commercial space (proportionate Area

Xarandra Das

Cr Sinivuy

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Naya
Managing Director

DUSAGAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 58/2012
MOB-9439143015

for His Share of Land) and the Developer 2nd party is entitled to get remaining 67% (proportionate Area for His Share of Land) of constructed flats and Commercial Space.

AND WHEREAS, now in addition to the above said agreements both the parties have come together this day to agree and identify their individual shares as per the exact location in shares as per the plans prepared by the developer and made it approved by BDA, in terms of flat location and their respective built up areas. The particulars of the flat numbers and the Built up area allotted to the parties are elaborated below. The common spaces/area shall be used by all house owners in the complex.

Details of Allocation of Share of the First Party

1. That The Project/Apartment herein and after will be named and styled as 'SIDHIVINAYAK SOLARIS'.
2. That The First Party is entitled to receive a total of 2,991 Sft of Built Up Area of Residential Building Space Out of total 9,063 Sft, of built up Area (proportionate construction in 1st party's Share of land) and 61 sft of Commercial Space Out of total 186 Sft, of built up Area (proportionate construction in 1st party's Share of land) in the said Apartment "SIDHIVINAYAK SOLARIS" the plan of which are attached to this agreement. The Flat number and built up area are mentioned below.

Flat No.	Flat Type	Floor	Carpet Area in sft	Built Up Area in sft	Super Built up Area in sft	Parking No. with Area
304	3BHK	3rd	891	1093	1595	31(171sft)
404	3BHK	4th	891	1093	1595	42(140sft)
503	2BHK	5th	717	898	1310	57(91sft)

Total Built up Area received by owner is 3,084 Sft .The Copy of the floor plan is attached hereto this agreement for better identification.

1. That the Land owner is entitled to get 2,991 sft of Built up area of Residential Building space and 61 sft of Commercial Space towards his 33% of share, as he is getting 3


Narendra Das

C. Simiva



Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director


DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 85/2012
MOB-9439143015

numbers of flats measuring 3,084 sqft of Built up area of Residential Building, so the First party is liable to pay the Second party Cost of 93 sft of Surplus Residential Space after adjusting cost of 61 sft of Deficit Commercial Space. It is agreed upon by both the party that First Party will pay Rs.1,95,500 /- (Rupees One Lakhs Ninty Five Thousand Five Only) , after final measurement prior to taking over & handing over possession of the allocated flats.


2. Further it is agreed upon that the Land owner will be allotted 3 numbers of Car parking for his share of flats by the Second Party.
3. THAT, the above allocation of Flat and commercial space to the First Party as their share is Full and final .and the parties are at liberty to book their flats for sale to prospective purchasers at their risk and costs.

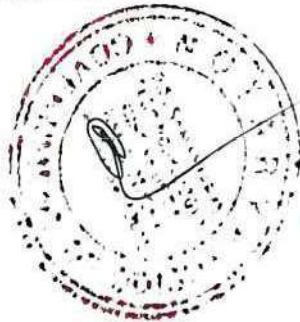
In witnesses of the parties have here on set and subscribed their respective hands and seal on the date, month and year above written.

WITNESSES:

1. Bikram Kherani Varida
40- Mrs. Kalandi ch. Parida
Plot no- 428, Canal Road
Samejyodia, Bhubaneswar. 755010
2. Sandeep Kumar Samantaray
Ratnaker Bag , Bhubaneswar

Identified by me.


Advocate, Bhubaneswar.





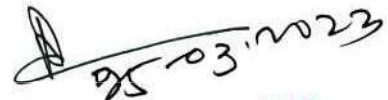
G. Siminug

Signature of the First Party

Sidhivineyak Infrastructure & Developers (P) Ltd.


Managing Director

Signature of the Second Party


25-03-2023

DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 85/2012
MOB-9439143015

Norman Owen Den
G. Simivias

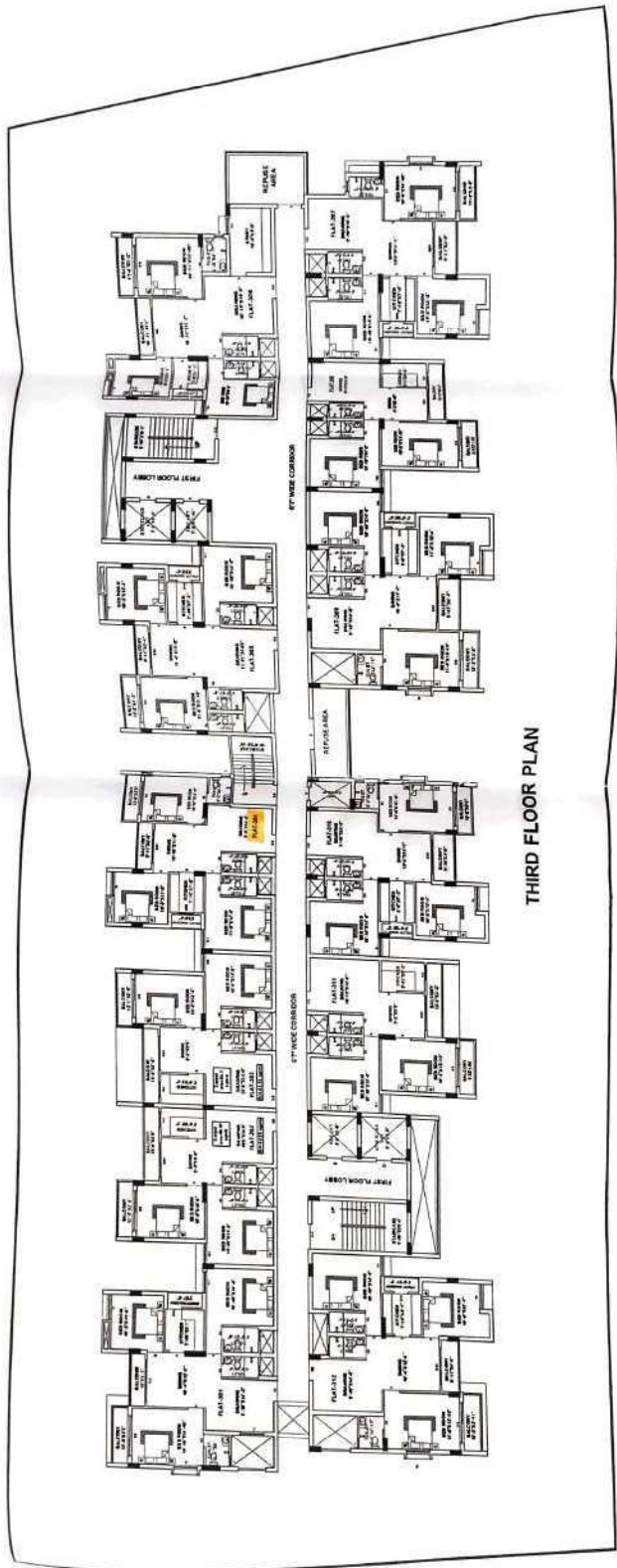


FOURTH FLOOR PLAN



SidiMinyek Infrastructure & Development Ltd
Ayhan Kucuk
Managing Director

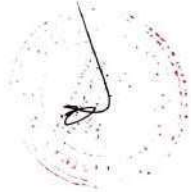




THIRD FLOOR PLAN

Siddhanta Infrastructure & Developes (P) Ltd.

Asstn. Man. Dept.
Managing Director



Narancha Dey

C. Simiud



ଓଡ଼ିଶା ଓଡ଼ିଶା ODISHA

28-03-2023
 DUSASAN SAMANTARAY
 NOTARY, GOVT. OF ODISHA 173059
 BHUBANESWAR, ODISHA
 REGD. NO. 68/2012
 MOB-9439143015

Share Allocation Agreement

This allocation agreement is to be prepared in duplicate and shall form part and parcel of original development agreement dated on 21/12/2020.

This indenture of Supplementary Agreement for allocation of share is executed on this day of 28th; March 2023 at Bhubaneswar.

BETWEEN

SMT. ROJALIN PARIDA, Adhar No:- 809897906859, aged about 33 years, D/o Sri. Sanatan Parida, By Cast: Gopal, By Profession: Service, Resident of At: Atuda, PO: Patpur, Via: Bahugram, PS: Jagatpur, Dist: Cuttack, Odisha. Here in after referred to as the land owner/first

Rojalin Parida

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak

Managing Director




DUSASAN SAMANTARAY
NOTARY
28.03.2023

party, which expression unless repugnant to the context or subject shall mean and include his/her/their successors, assignees and legal heirs etc of the first part.

And

M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD...a company incorporated under the Indian Companies Act, 1956, vide Corporate Id No.U70101OR2011PTC013878having its corporate office at RP-104, Pandav Nagar, Bhubaneswar, Dist. Khurda, pin- 751018 represented through its Managing Director SRI ADITYA KUMAR NAYAK, aged about 46 years, S/O Sri Krupasindhu Nayak, Resident of Village Sanakal, PO: Alabol via Balikuda, Dist: Jagatshingpur. Odisha.which expression shall mean and include its directors, successors, executors, administrators (herein after called the Developer/**Second party**)

WHEREAS, First Party has enter into a collaboration/sharing agreement vide Agreement Vol- IV, Sl. No. – 395 , dated 21.12.2020 with the Second Party for his/her part of the landed property having Khata No.- 890/140, Plot No.- 2357/2990 (Measuring Ac0.020 Decimal), Plot No.- 2358/2989 (Measuring Ac0.026 Decimal), Mauza Sundarpur, Bhubaneswar. Total 1 Khata and 2 Plots admeasuring Ac0.046 decimals out of total compact area of **Ac0.895 Dec in Mauza Sundarpur**, recorded in the name of different land owners namely Smt. Anupama mohanty, Sri Subrat Jena Smt. Sandyarani Shoo, Smt. Mandakini Parida, Sri. Gajendra Das, Smt. Saraswati Behera, Smt. Rojalin Parida, Sri Rabindra Kumar Dash, Sri Narendra Das, Durga Prasad Das and Sri Sushant Kumar Das who also joined their hands to complete the residential/commercial complex on the aforesaid compact land.

AND WHEREAS in pursuant to the said development agreement AND Power of Attorney, The Developer/2nd party has obtained the building plan approval for construction of 5-6 storey Apartment having 108 numbers of Flats, over the said landed property from the Bhubaneswar Development Authority (BDA) vide Sanction letter No: BNB/5071/2023 Dated 07/02/2023

AND WHEREAS as per the development agreement dated 21.12.2020 the land owner 1st party is entitled to get 33 % of constructed Flats and Commercial space (proportionate Area for His Share of Land) and the Developer 2nd party is entitled to get remaining 67% (proportionate Area for His Share of Land) of constructed flats and Commercial Space.

Rejalin Parida

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Page 2 of 4



AND WHEREAS, now in addition to the above said agreements both the parties have come together this day to agree and identify their individual shares as per the exact location in shares as per the plans prepared by the developer and made it approved by BDA, in terms of flat location and their respective built up areas. The particulars of the flat numbers and the Built up area allotted to the parties are elaborated below. The common spaces/area shall be used by all house owners in the complex.

Details of Allocation of Share of the First Party

1. That The Project/Apartment herein and after will be named and styled as 'SIDHIVINAYAK SOLARIS'.
2. That The First Party is entitled to receive a total of 1,994 Sft of Built Up Area of Residential Building Space Out of total 6,042 Sft, of built up Area (proportionate construction in 1st party's Share of land) and 41 sft of Commercial Space Out of total 124 Sft, of built up Area (proportionate construction in 1st party's Share of land) in the said Apartment "SIDHIVINAYAK SOLARIS" the plan of which are attached to this agreement. The Flat number and built up area are mentioned below.

Flat No.	Flat Type	Floor	Carpet Area in sft	Built Up Area in sft	Super Built up Area in sft	Parking No. with Area
	2BHK	3rd	717	898	1310	28(101sft)
	3BHK	4th	942	1183	1727	38(177sft)



Total Built up Area received by owner is 2,081 Sft .The Copy of the floor plan is attached hereto this agreement for better identification.

1. That the Land owner is entitled to get 1,994 sft of Built up area of Residential Building space and 41 sft of Commercial Space towards his 33% of share, as he is getting 2 numbers of flats measuring 2,081 sqft of Built up area of Residential Building, so the First party is liable to pay the Second party cost of 87 sft of Surplus Residential Space after adjusting Cost of 41 sft of Deficit Commercial Space. It is agreed upon by both the parties that First Party will pay Rs.2,32,000 /- (Rupees Two Lakhs Thirty Two Thousand

Rejatin Parida

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak Page 3 of 4
Managing Director

28.03.2023
DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015

Only), Plus GST as Applicable after final measurement prior to taking over & handing over possession of the allocated flats.

2. Further it is agreed upon that the Land owner will be allotted 2 numbers of Car parking for her share of flats by the Second Party.
3. THAT, the above allocation of Flat and commercial space to the First Party as their share is Full and final and the parties are at liberty to book their flats for sale to prospective purchasers at their risk and costs.

In witnesses of the parties have here on set and subscribed their respective hands and seal on the date, month and year above written.

WITNESSES:

1. Sandeep Kumar Samantaray
Bhubaneswar

Rajulin Parida
Signature of the First Party

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

2.

Signature of the Second Party

Identified by me.

28.03.2023

Advocate, Bhubaneswar.

28.03.2023

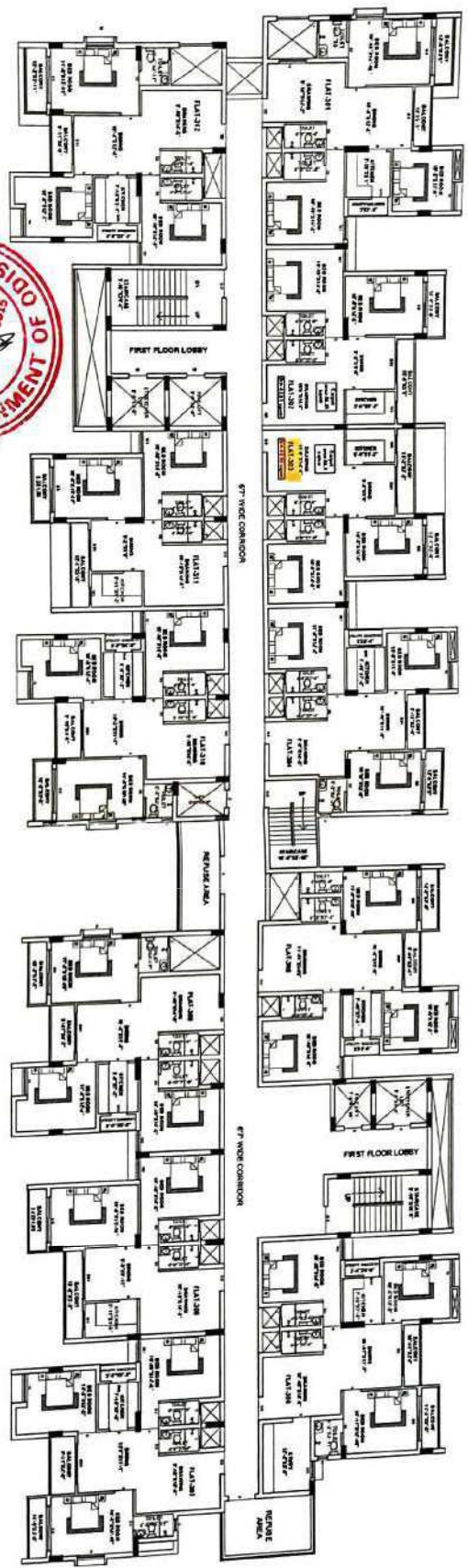


DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015



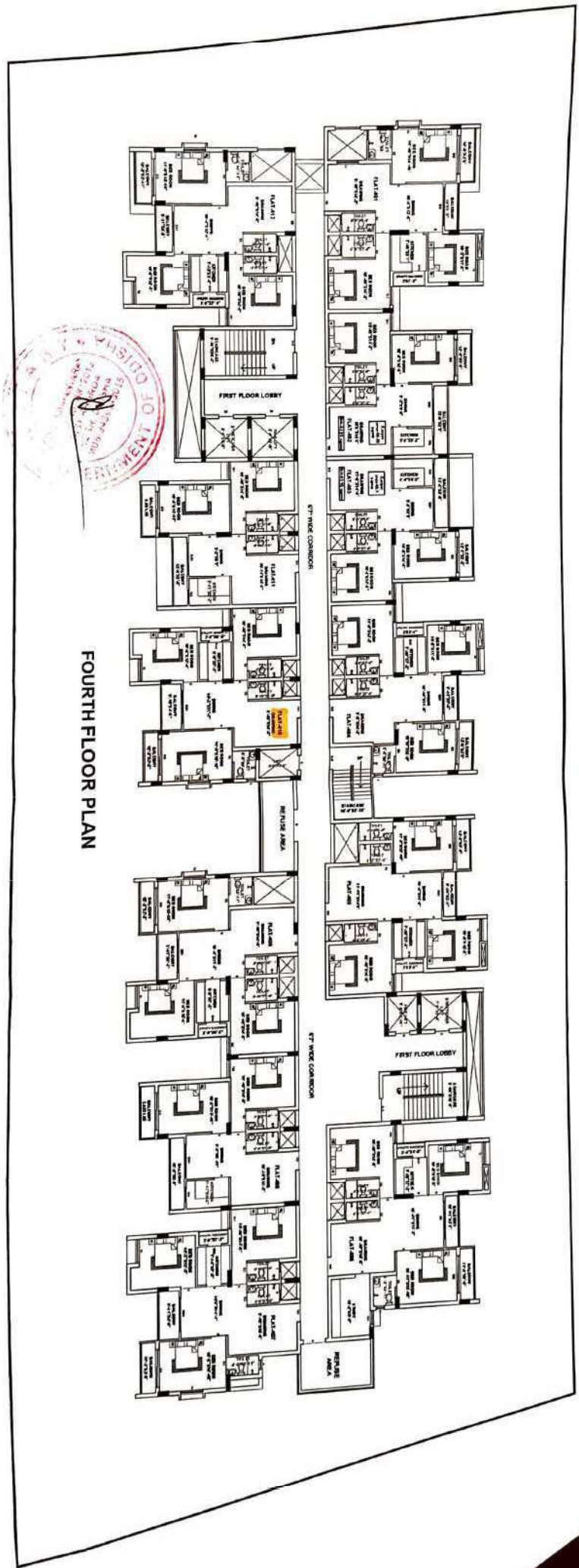
Rydelin Pasida

THIRD FLOOR PLAN



Sikhanyak Infrastructure & Developers (P) Ltd.
Sikhanyak
Managing Director





FOURTH FLOOR PLAN

Rejalin Pasada

Sahmngat Infrastructure & Developers (P) Ltd.
Arifin Khan
 Managing Director





भारत गैर न्यायिक

DURJAN SAMANTARAY
 NOTARY, GOVT. OF ODISHA
 BHUBANESHWAR, ODISHA
 REG. NO. 88/2012
 MOB-9439143015

Share Allocation Agreement

This allocation agreement is to be prepared in duplicate and shall form part and parcel of original development agreement dated on 12/10/2020.

This indenture of Supplementary Agreement for allocation of share is executed on this day of March 2023 at Bhubaneswar.



BETWEEN

M. RABINDRA KUMAR DAS, Adhar No:- 738899306456, aged about 44 years, S/o M. Jaganudha Das, By Cast: Gopal, By Profession: Service, Resident of At: Kuanl, PO: Kuanl, P.S. Mangalpur, Dist: Jajpur, Odisha. Here in alter referred to as the land owner/first party, which

Sichivnyak Infrastructure & Developes (P) Ltd.

Rabindra Kumar Das Aditya Kumar Nayak

Managing Director

DUSASAN SAMANTARAY
NOTARY OFFICE OF ODISHA
ODISHA
27 03 2023
73015

expression unless repugnant to the context or subject shall mean and include his/her/their successors, assignees and legal heirs etc of the first part.

And

M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD...a company incorporated under the Indian Companies Act, 1956, vide Corporate Id No.U70101OR2011PTC013878having its corporate office at RP-104, Pandav Nagar, Bhubaneswar, Dist. Khurda, pin- 751018 represented through its Managing Director SRI ADITYA KUMAR NAYAK, aged about 46 years, S/O Sri Krupasindhu Nayak, Resident of Village Sanakal, PO: Alabol via Balikuda, Dist: Jagatshingpur, Odisha.which expression shall mean and include its directors, successors, executors, administrators (herein after called the Developer/**Second party**)

WHEREAS, First Party has enter into a collaboration/sharing agreement vide Agreement Vol- IV, Sl. No. – 307 , dated 12.10.2020 with the Second Party for his/her part of the landed property having Khata No.- 890/156, Plot No.- 2357/3006 (Measuring Ac0.012 Decimal), Plot No.- 2358/3007 (Measuring Ac0.057 Decimal), Mauza Sundarpur, Bhubaneswar. Total 1 Khata and 2 Plots admeasuring Ac0.069 decimals out of total compact area of **Ac0.895 Dec in Mauza Sundarpur**, recorded in the name of different land owners namely Smt. Anupama mohanty, Sri Subrat Jena Smt. Sandyarani Shoo, Smt. Mandakini Parida, Sri. Gajendra Das, Smt. Saraswati Behera, Smt. Rojalin Parida, Sri Rabindra Kumar Dash, Sri Narendra Das, Durga Prasad Das and Sri Sushant Kumar Das who also joined their hands to complete the residential/commercial complex on the aforesaid compact land.

AND WHEREAS in pursuant to the said development agreement AND Power of attorney ,The Developer/2nd party has obtained the building plan approval for construction of B+S+9 storey Apartment having 108 numbers of Flats, over the said landed property from the Bhubaneswar Development Authority (BDA) vide Sanction letter No: BNB/5071/2023 Dated 07/02/2023

AND WHEREAS as per the development agreement dated 12.10.2020 the land owner 1st party is entitled to get 33 % of constructed Flats and Commercial space (proportionate Area for His Share of Land) and the Developer 2nd party is entitled to get remaining 67% (proportionate Area for His Share of Land) of constructed flats and Commercial Space.

Sidhivinayak Infrastructure & Developers (P) Ltd.

Rabindra Kumar Das

Aditya Kumar Nayak
Managing Director

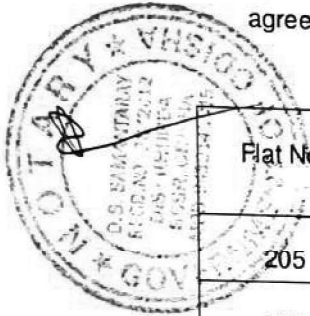
Page 2 of 4

DUSASAN SAMANTARAY
SECRETARY, GOVT. OF ODISHA
Bhubaneswar, ODISHA
27-03-2023
015

AND WHEREAS, now in addition to the above said agreements both the parties have come together this day to agree and identify their individual shares as per the exact location in shares as per the plans prepared by the developer and made it approved by BDA, in terms of flat location and their respective built up areas. The particulars of the flat numbers and the Built up area allotted to the parties are elaborated below. The common spaces/area shall be used by all house owners in the complex.

Details of Allocation of Share of the First Party

1. That The Project/Apartment herein and after will be named and styled as 'SIDHIVINAYAK SOLARIS'.
2. That The First Party is entitled to receive a total of 2,991 Sft of Built Up Area of Residential Building Space Out of total 9,063 Sft, of built up Area (proportionate construction in 1st party's Share of land) and 61 sft of Commercial Space Out of total 186 Sft, of built up Area (proportionate construction in 1st party's Share of land) in the said Apartment "SIDHIVINAYAK SOLARIS" the plan of which are attached to this agreement. The Flat number and built up area are mentioned below.



Flat No.	Flat Type	Floor	Carpet Area in sft	Built Up Area in sft	Super Built up Area in sft	Parking No. with Area
205	3BHK	2nd	951	1137	1660	16(169sft)
708	2BHK	7th	741	929	1357	75(85sft)
808	2BHK	8th	741	929	1357	85(102sft)

Total Built up Area received by owner is 2,995 Sft .The Copy of the floor plan is attached hereto this agreement for better identification.

1. That the Land owner is entitled to get 2,991 sft of Built up area of Residential Building space and 61 sft of Commercial Space towards his 33% of share, but as he is getting 3 numbers of flats measuring 2,995 sqft of Built up area of Residential Building, so the Second party is liable to pay the First party cost of 61 sft of Deficit Commercial Space

Sidhivinayak Infrastructure & Developers (P) Ltd.

Rabinakar Kumar Jha

Aditya Kumar Jha
Managing Director

A
DUSASAN SAMANTARAY
NOTARY GOVT. OF ODISHA
BHUBANESWAR, ODISHA
27.03.2023
REG. NO. 88/2012
MOB-9439143015

after adjusting Cost of 4 sft of Surplus Residential Space. It is agreed upon by both the party that Second Party will pay Rs.3,44,000 /- (Rupees Three Lakhs Forty Four Thousand Only) , after final measurement prior to taking over & handing over possession of the allocated flats.

2. Further it is agreed upon that the Land owner will be allotted 3 numbers of Car parking for his share of flats by the Second Party.
3. THAT, the above allocation of Flat and commercial space to the First Party as their share is Full and final .and the parties are at liberty to book their flats for sale to prospective purchasers at their risk and costs.

In witnesses of the parties have here on set and subscribed their respective hands and seal on the date, month and year above written.

WITNESSES:

1. *Sandeep Kumar Samantaray*
Bhubaneswar

Rabindra Kumar Das

Signature of the First Party

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kuma Nana
Managing Director

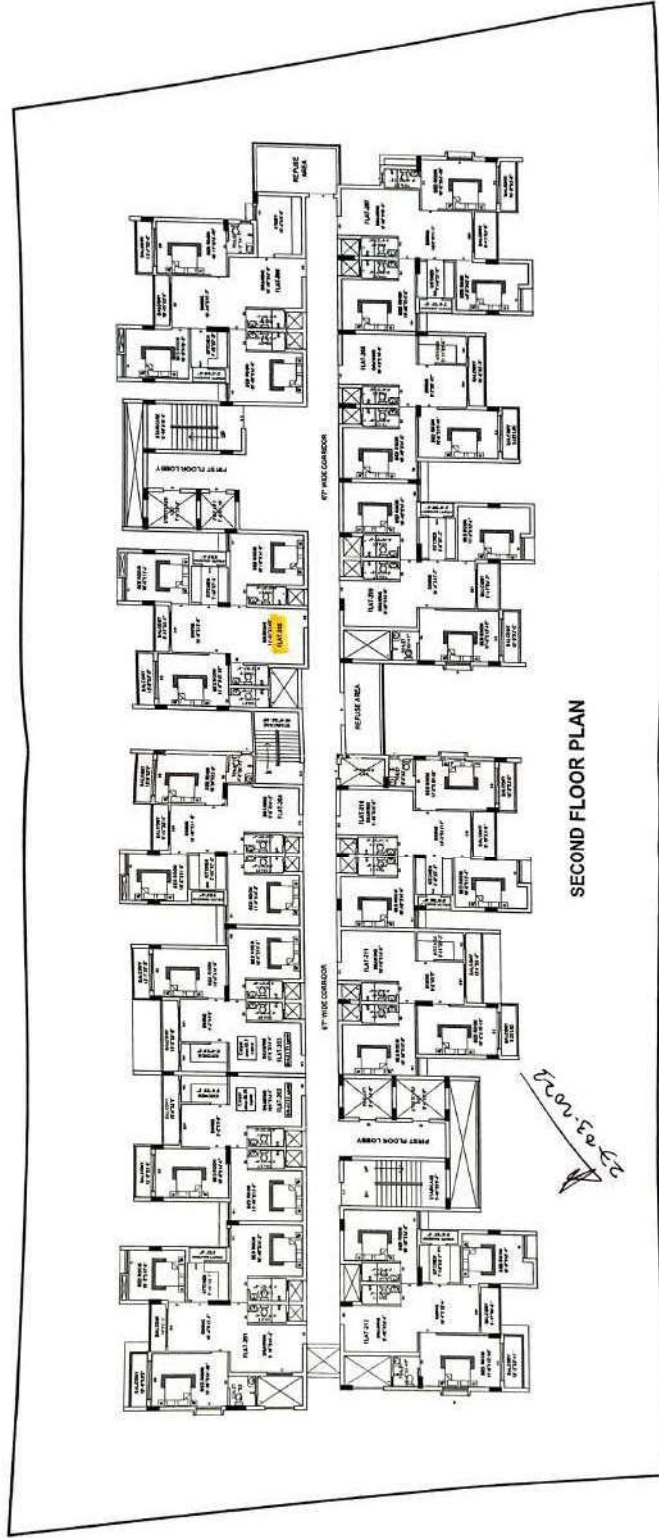
2. *Amit Raji*

Signature of the Second Party

Identified by me

A
27.03.2023
Advocate, Bhubaneswar.

A
DUSASAN SAMANTARAY
NOTARY GOVT. OF ODISHA
BHUBANESWAR, ODISHA
27.03.2023
REG. NO. 88/2012
MOB-9439143015



SECOND FLOOR PLAN

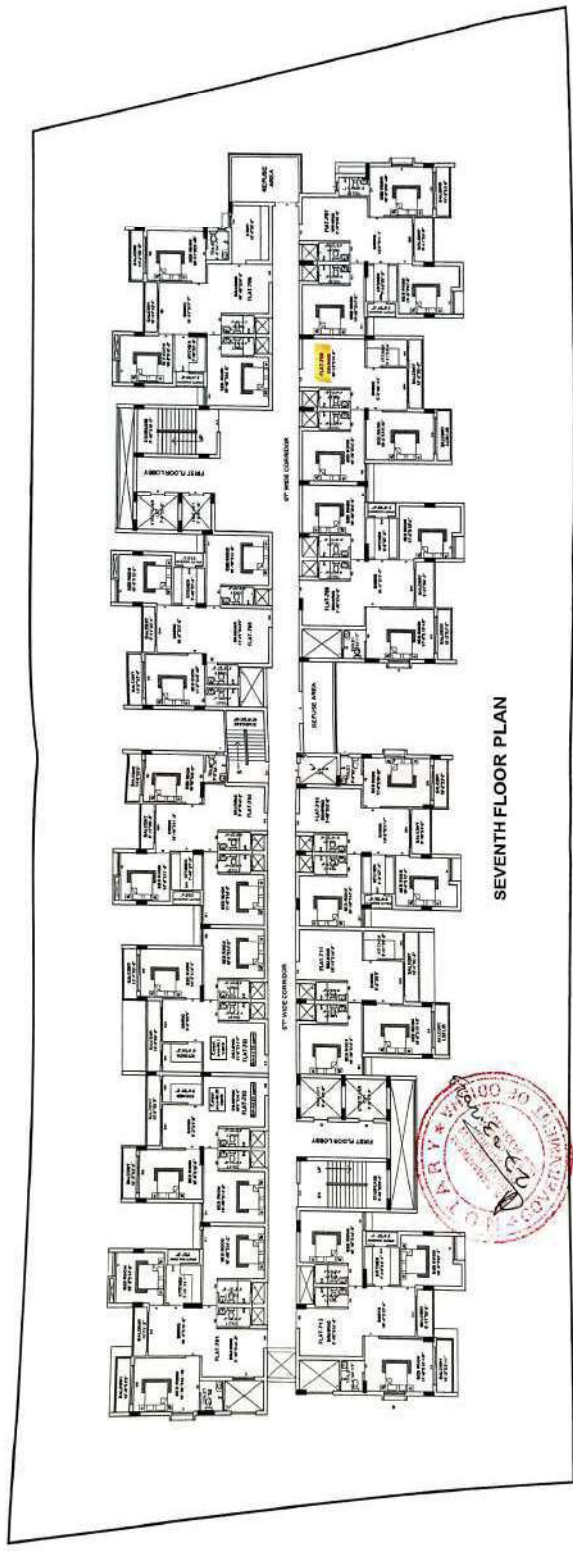


Sishwinyak Infrastructure & Developem (P) Ltd.

Ashwin Kumar
Managing Director

Ravindra Kumar Das

Ravi



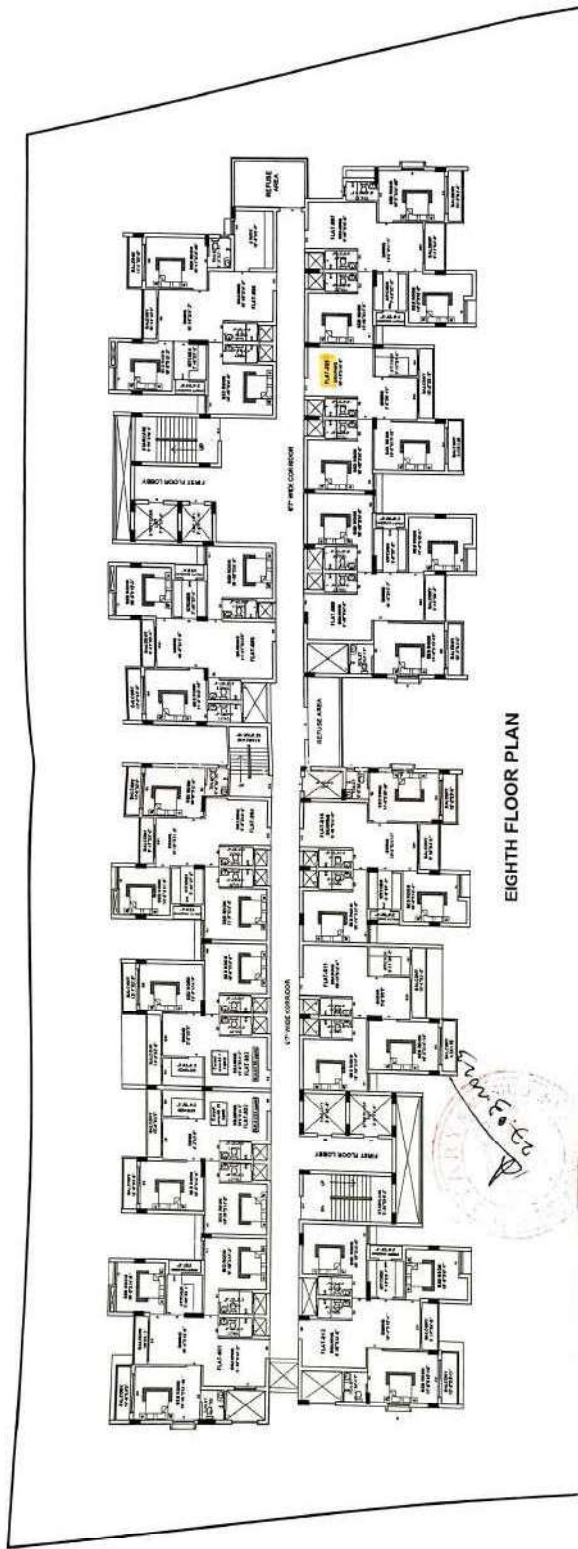
SEVENTH FLOOR PLAN



Rabindra Kumar Das

Siddhant Infrastructure & Developers (P) Ltd.

Ashish Kumar Das
Managing Director



EIGHTH FLOOR PLAN



ROBESHA KUMAR DAI

Sahinayak Infrastructure & Developer (P) Ltd.
Arshin Kumar Dey
 Managing Director





ଓଡ଼ିଶା ଆଠିଶା ODISHA

DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015

173065
21-3-2023

Share Allocation Agreement

This allocation agreement is to be prepared in duplicate and shall form part and parcel of original development agreement dated on 23/12/2020.

This indenture of Supplementary Agreement for allocation of share is executed on this day of 21st March 2023 at Bhubaneswar.

BETWEEN

SRI SUBRAT RANJAN JENA, Adhar No.- 442877715217 aged about 32 years, S/o Banambar Jena, By Cast: Khandayat, By Profession: Business, Resident of Plot No. 410, Sector-5, Niladri Vihar, PS: Chandrasekharpur, Bhubaneswar, Dist: Khurda, Odisha. Here in after referred



Subrat Ranjan Jena

Siddhivnyak Infrastructure & Developers (P) Ltd.

fatma kumar Nayak
Managing Director

to as the land owner/first party, which expression unless repugnant to the context or subject shall mean and include his/her/their successors, assignees and legal heirs etc of the first part.

And

M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD...a company incorporated under the Indian Companies Act, 1956, vide Corporate Id No.U70101OR2011PTC013878having its corporate office at RP-104, Pandav Nagar, Bhubaneswar, Dist. Khurda, pin- 751018 represented through its Managing Director SRI ADITYA KUMAR NAYAK, aged about 44 years, S/O Sri Krupasindhu Nayak, Resident of Village Sanakal, PO: Alabol via Balikuda, Dist: Jagatshingpur. Odisha.which expression shall mean and include its directors, successors, executors, administrators (herein after called the Developer/Second party)

WHEREAS, First Party has enter into a collaboration/sharing agreement vide Agreement Vol- IV, Sl. No. – 398 , dated 23.12.2020 with the Second Party for his/her part of the landed property having Khata No.- 890/138, Plot No.- 2355/3263 Area- Ac0.097. Dec and 2357/2987, Area- Ac0.025 Dec, (Total One Khata and two Plots Total Area- Ac0.122 Dec) Mauza Sundarpur, Bhubaneswar, admeasuring Ac0.122 decimals out of total compact area of **Ac0.895 Dec in Mauza Sundarpur**, recorded in the name of different land owners namely Smt. Anupama mohanty, Smt. Sandyarani Shoo, Smt. Mandakini Parida, Sri. Gajendra Das, Smt. Saraswati Behera, Smt. Rojalin Parida, Sri Rabindra Kumar Dash, Sri Narendra Das, Durga Prasad Das and Sri Sushant Kumar Das who also joined their hands to complete the residential/commercial complex on the aforesaid compact land.

AND WHEREAS in pursuant to the said development agreement AND Power of attorney ,The Developer/2nd party has obtained the building plan approval for construction of B+S+9 storey Apartment having 108 numbers of Flats, over the said landed property from the Bhubaneswar Development Authority (BDA) vide Sanction letter No: BNB/5071/2023 Dated 07/02/2023

AND WHEREAS as per the development agreement dated 12.10.2020 the land owner 1st party is entitled to get 42% of constructed Flats and Commercial space (proportionate Area for His Share of Land) and the Developer 2nd party is entitled to get remaining 58% (proportionate Area for His Share of Land) of constructed flats and Commercial Space.



Subrat Sanjan Jena

Sidhivinayak Infrastructure & Developers (P) Ltd.

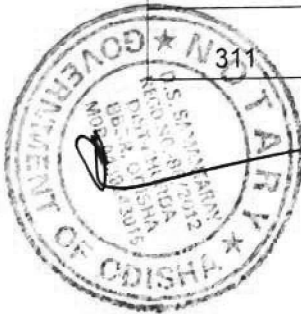
Aditya Kumar Nayak
Managing Director

AND WHEREAS, now in addition to the above said agreements both the parties have come together this day to agree and identify their individual shares as per the exact location in shares as per the plans prepared by the developer and made it approved by BDA, in terms of flat location and their respective built up areas. The particulars of the flat numbers and the Built up area allotted to the parties are elaborated below. The common spaces/area shall be used by all house owners in the complex.

Details of Allocation of Share of the First Party

1. That The Project/Apartment herein and after will be named and styled as 'SIDHIVINAYAK SOLARIS'.
2. That The First Party is entitled to receive a total of 6,757 Sft of Built Up Area of Residential Building Space Out of total 16,088 Sft, of built up Area (proportionate construction in 1st party's Share of land) and 139 sft of Commercial Space Out of total 330.83 Sft, of built up Area (proportionate construction in 1st party's Share of land) in the said Apartment "SIDHIVINAYAK SOLARIS" the plan of which are attached to this agreement. The Flat number and built up area are mentioned below.

Flat No.	Flat Type	Floor	Carpet Area in sft	Built Up Area in sft	Super Built up Area in sft	Parking No. with Area
406	3BHK	4th	1059	1298	1895	37(177sft)
107	3BHK	1st	911	1165	1701	06(167sft)
505	3BHK	5th	951	1137	1660	51(170sft)
611	2BHK	6th	731	921	1345	71(86sft)
910	3BHK	9th	942	1183	1727	97(141sft)
	2BHK	3rd	731	921	1345	58(91sft)



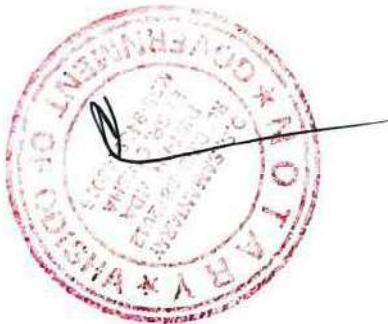
Subrat Sanjan Jena

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Total Built up Area received by owner is 6625 Sft .The Copy of the floor plan is attached hereto this agreement for better identification.

3. That the Land owner is entitled to get 6757 sqft of Built up area of Residential Building space and 139 sft of Commercial Space towards his 42% of share, but as he is getting 6 numbers of flats measuring 6,625 sqft of Built up area, so the Second party is liable to pay the cost of 132 sft of Builtup area.. It is agreed upon by both the party that Second Party will pay to the First party Rs.7,26,000 /- (Rupees Seven Lakhs Twenty Six Thousand Only) against the Deficit constructed area , after final measurement prior to taking over & handing over possession of the allocated flats.
4. Further it is agreed upon that the Land owner will be allotted 6 numbers of Car parking for his share of flats by the Second Party.
5. THAT, the above allocation of Flat and commercial space to the First Party as their share is Full and final .and the parties are at liberty to book their flats for sale to prospective purchasers at their risk and costs.



Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kua Nayak
Managing Director

Subzet Sanjan Jena

In witnesses of the parties have here on set and subscribed their respective hands and seal on the date, month and year above written.

WITNESSES:

1. *Bannanbar Jena*
S/o - Late, *Sondhamani Jena*.
Plot No - 410, Sec - 5,
Niladri Vihar, Cuttack, *Odisha*.
2. *Amit Praji*

Subset Xarison Jena

Signature of the First Party

Siddhantak Infrastructure & Developers (P) Ltd.

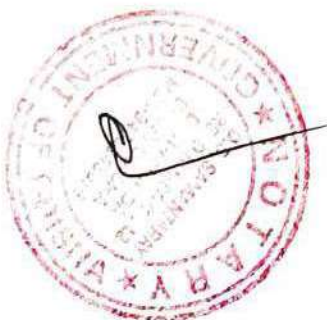
Amita Kumar Nayak
Managing Director

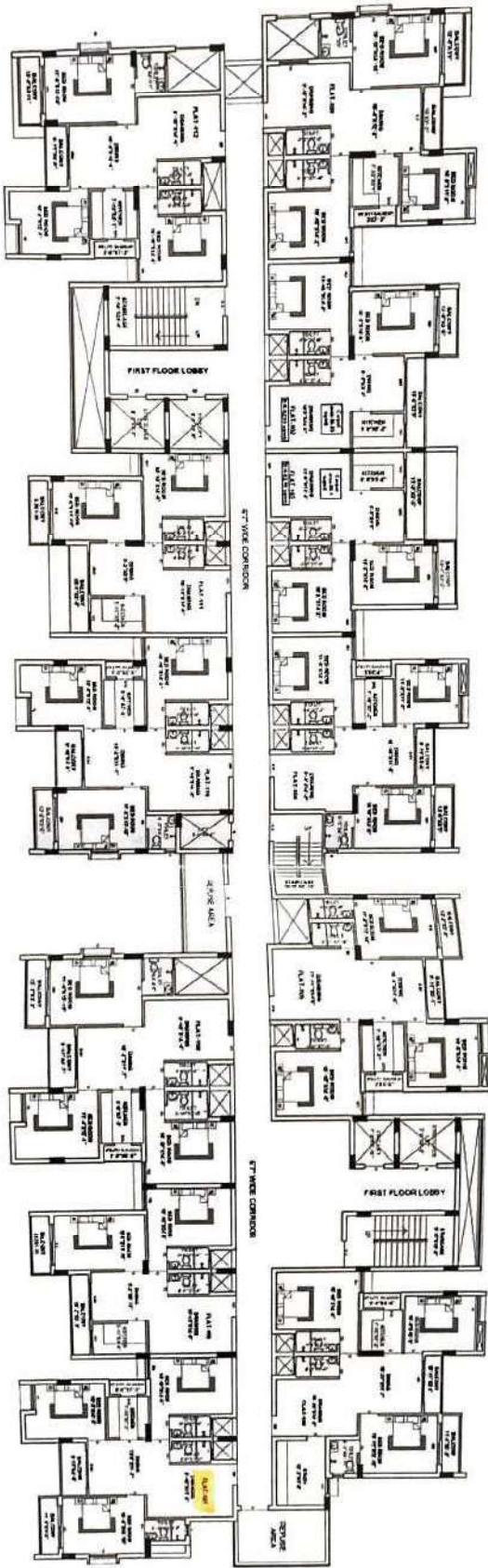
Signature of the Second Party

Identified by me.

[Signature]
Advocate, Bhubaneswar.

[Signature]
21-03-2023
DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143010





FIRST FLOOR PLAN

Substot Samision Sena

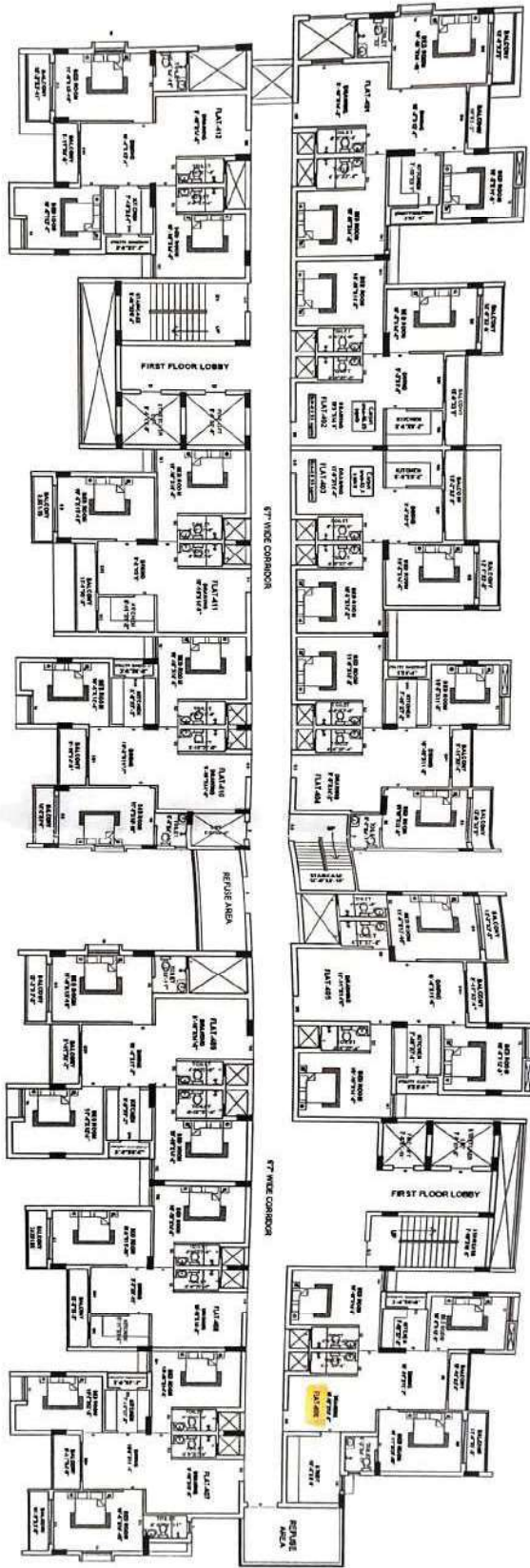


Sahitanyak Infrastrucure & Developer (P) Ltd.
Adnan W. Nayan
 Managing Director





FOURTH FLOOR PLAN



SchMwayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

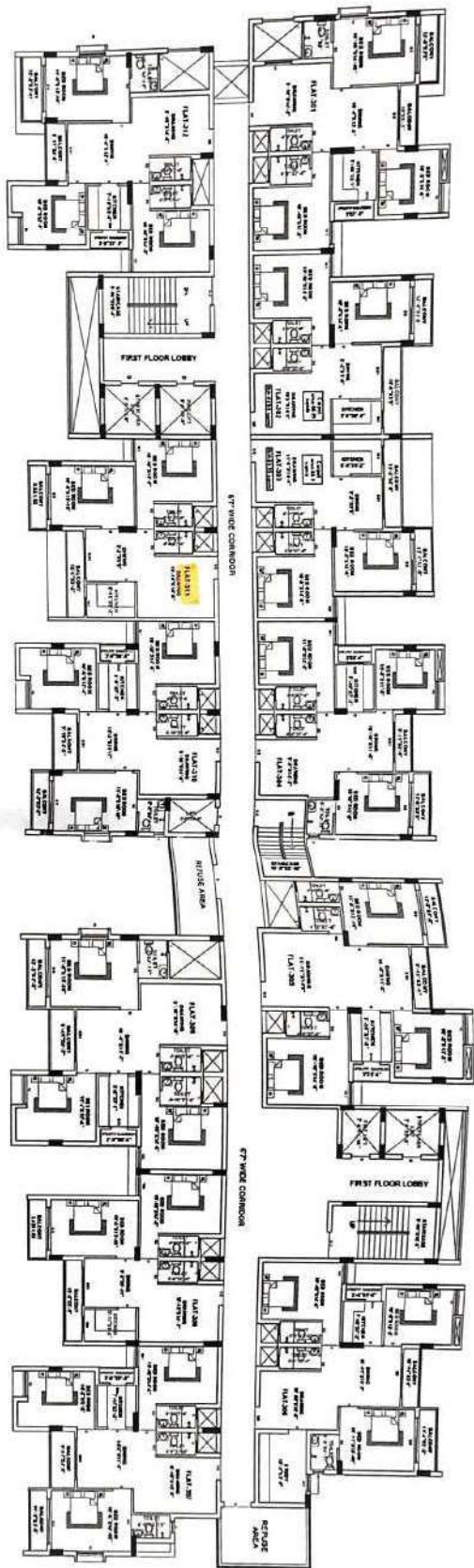
Subhot Sarajan Sena

Subsidiary Station Sona

Sachinprakash Infrastructure & Developers (P) Ltd.
Sachin Kumar
Managing Director



THIRD FLOOR PLAN

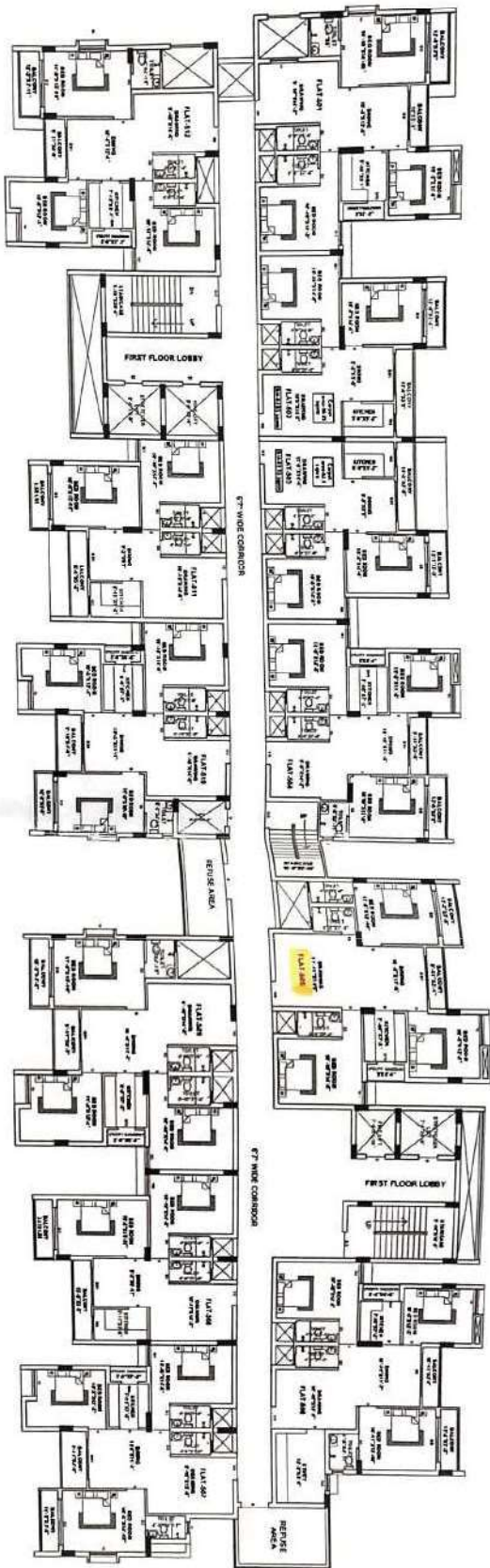


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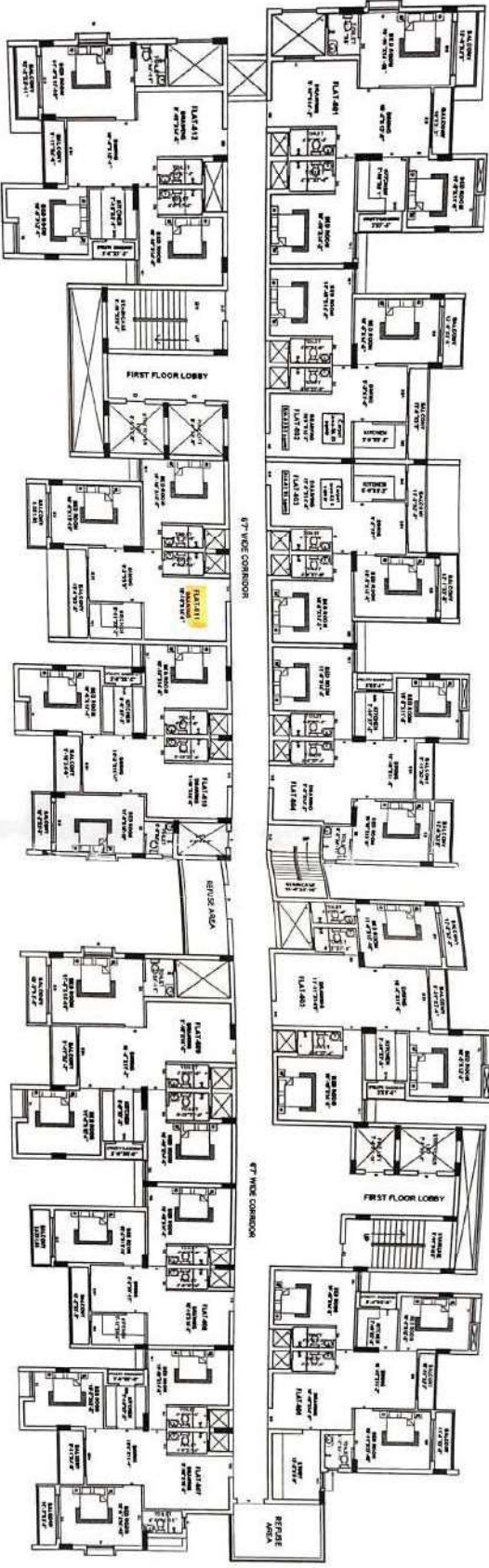
Sathiyapark Infrastructure & Developers (P) Ltd.
Arifa Khan Noon
Managing Director



FIFTH FLOOR PLAN



FLAT 601
 FLAT 602
 FLAT 603
 FLAT 604
 FLAT 605
 FLAT 606
 FLAT 607
 FLAT 608
 FLAT 609
 FLAT 610
 FLAT 611



SIXTH FLOOR PLAN

Subst Sarjion Sana

Sidihsayak Infrastructure & Developem (P) Ltd
 Hishar Khan Nayim
 Managing Director



NINTH FLOOR PLAN



Subsat Sarjan Serna

Adhinarajka Infrastructure & Developers (P) Ltd.
Adithan Rana Nayak
 Managing Director



2023-20
11-20

NOTARISED



ODISHA

G. R. BEHERA
BBSR, NOTARY
Ph: - 9861129391

61AA 173057



Share Allocation Agreement

This allocation agreement is to be prepared in duplicate and shall form part and parcel of original development agreement dated on 12/10/2020.

This indenture of Supplementary Agreement for allocation of share is executed on this day of 20th February, 2023 at Bhubaneswar.

BETWEEN

SRI SUSHANTA KUMAR DAS. Adhar No.- 944729673423, aged about 41 years, S/o Sri. Jogendra Nath Das, By Cast: Gopal, By Profession: Service, Resident of At: Talabani, PO:Golagadia, PS: Kaptipada, Dist: Mayurbhanj, Odisha. Mob No-8080878565. Here in after referred to as the land owner/first party, which expression unless repugnant to the context or

Siddhivinayak Infrastructure & Developers (P) Ltd.

Sushanta Kumar Das

Aditya Kumar Nayak
Managing Director

subject shall mean and include his/her/their successors, assignees and legal heirs etc of the first part.

And

M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD. a company incorporated under the Indian Companies Act, 1956, vide Corporate Id No.U70101OR2011PTC013878 having its corporate office at RP-104, Pandav Nagar, Bhubaneswar, Dist. Khurda, pin- 751018 represented through its Managing Director SRI ADITYA KUMAR NAYAK, aged about 44 years, S/O Sri Krupasindhu Nayak, Resident of Village Sanakal, PO: Alabol via Balikuda, Dist: Jagatshingpur. Odisha. which expression shall mean and include its directors, successors, executors, administrators (herein after called the Developer/**Second party**)

WHEREAS, First Party has enter into a collaboration/sharing agreement vide Agreement Vol- IV, Sl. No. – 309 , dated 12.10.2020 with the Second Party for his/her part of the landed property having Plot No. 2356/3009, Khata No. 890/158 Mauza Sundarpur, Bhubaneswar. admeasuring Ac0.050 decimals out of total compact area of **Ac0.895 Dec in Mauza Sundarpur**, recorded in the name of different land owners namely Smt. Anupama mohanty, Smt. Sandyarani Shoo, Smt. Mandakini Parida, Sri. Gajendra Das, Smt. Saraswati Behera, Smt. Rojalin Parida, Sri Rabindra Kumar Dash, Sri Narendra Das, Durga Prasad Das and Sri Sushant Kumar Das who also joined their hands to complete the residential/commercial complex on the aforesaid compact land.

AND WHEREAS in pursuant to the said development agreement AND Power of attorney ,The Developer/2nd party has obtained the building plan approval for construction of B+S+9 storey Apartment having 108 numbers of Flats, over the said landed property from the Bhubaneswar Development Authority (BDA) vide Sanction letter No: BNB/5071/2023 Dated 07/02/2023

AND WHEREAS as per the development agreement dated 12.10.2020 the land owner 1st party is entitled to get 33% of constructed Flats and Commercial space (proportionate Area for His Share of Land) and the Developer 2nd party is entitled to get remaining 67% (proportionate Area for His Share of Land) of constructed flats and Commercial Space.



Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Page 2 of 4

AND WHEREAS, now in addition to the above said agreements both the parties have come together this day to agree and identify their individual shares as per the exact location in shares as per the plans prepared by the developer and made it approved by BDA, in terms of flat location and their respective built up areas. The particulars of the flat numbers and the Built up area allotted to the parties are elaborated below. The common spaces/area shall be used by all house owners in the complex.

Details of Allocation of Share of the First Party

1. That The Project/Apartment herein and after will benamed and styled as 'SIDHIVINAYAK SOLARIS'.
2. That The First Party is entitled to receive a total of 2,167 Sft of Built Up Area of Residential Building Space Out of total 6,567 Sft, of built up Area (proportionate construction in 1st party's Share of land) and 44.56 sft of Commercial Space Out of total 135 Sft, of built up Area (proportionate construction in 1st party's Share of land) in the said Apartment "SIDHIVINAYAK SOLARIS" the plan of which are attached to this agreement. The Flat number and built up area are mentioned below.

Flat No.	Flat Type	Floor	Carpet Area in sft	Built Up Area in sft	Super Built up Area in sft	Parking No. with Area
608	2BHK	6 th	741	929	1357	64(102sft)
607	3BHK	6 th	919	1165	1701	65(102sft)

Total Built up Area received by owner is 2094 Sft .The Copy of the floor plan is attached hereto this agreement for better identification.

3. That the Land owner is entitled to get 2167 sqft of Built up area of Residential Building space and 44.56 sft of Commercial Space towards his 33% of share, but as he is getting 2 numbers of flats measuring 2,094 sqft of Built up area, so the Second party is liable to pay the cost of 73 sft of Builtup area. and 44.56 sft of Commercial area. It is agreed



Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Das
Managing Director

upon by both the party that Second Party will pay Rs.6,68,860 /- (Rupees Six Lakhs Sixty Eight Thousand Eight Hundred Sixty Only) against the Deficit constructed area . after final measurement prior to taking over & handing over possession of the allocated flats.

4. THAT, the above allocation of Flat and commercial space to the First Party as their share is Full and final .and the parties are at liberty to book their flats for sale to prospective purchasers at their risk and costs.
5. That the 1st party will get 2nos of 4wheeler parking after the structural and parking drawing is finalized.

In witnesses of the parties have here on set and subscribed their respective hands and seal on the date, month and year above written.

WITNESSES:

1. *Amal Parija*
S/o Manojan Parija
Karika Square, Cuttack-8

Susanta Kumar Das
Signature of the First Party

2. *Sandeep Samantaray*
Sekhar Samantaray
Bhubaneswar .

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Signature of the Second Party

Identified by me.

[Signature]
M. K. Das
0-2893/99
Advocate, Bhubaneswar.

[Signature]
GANGARAM BEHERA
BBSR, NOTARY
Ph:- 9881128391



We above Named Deponent Being
Duly Identified by Sr. *[Signature]*
Advocate, Bhubaneswar, Appears
Before Me on *[Date]* At *[Place]*
& the Contents of this Affidavit are
True to the Best of his/her/His
Knowledge and Belief

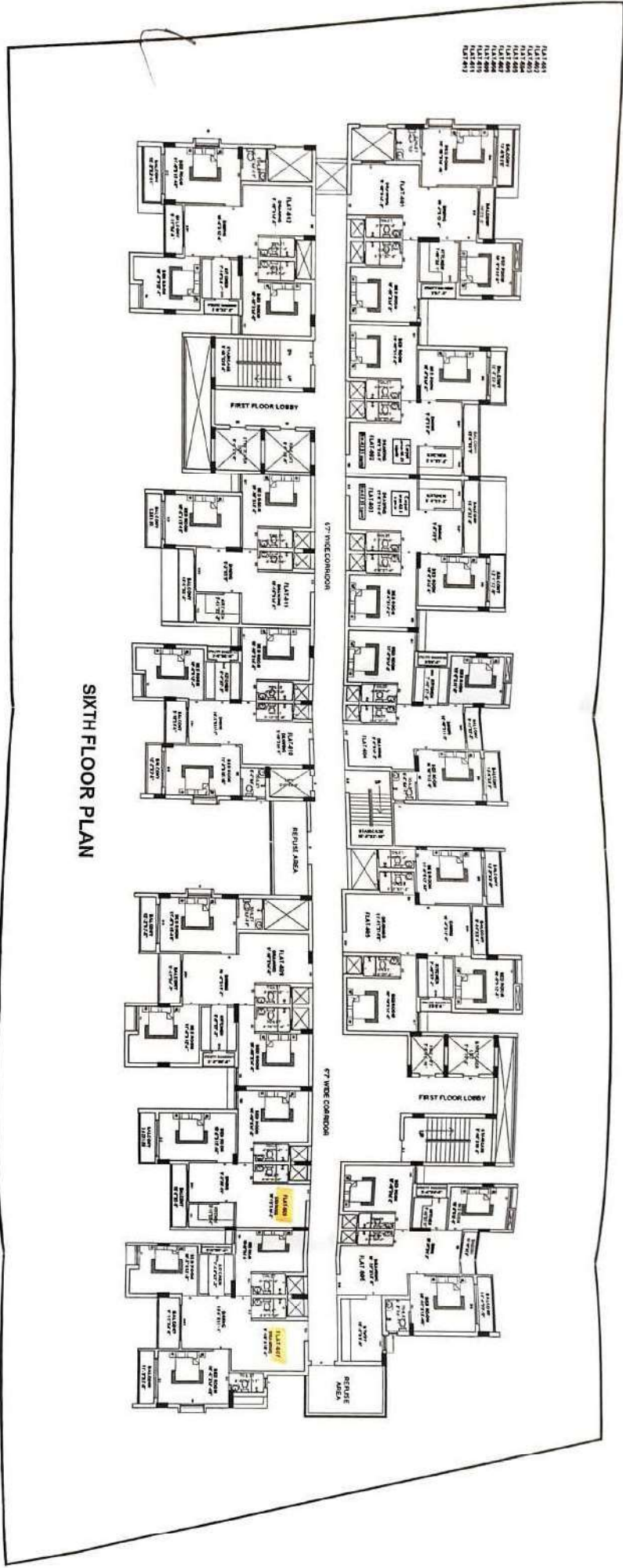


Srinivas Kumar Rao

Sahvayak Infrastructure & Developers (P) Ltd.
Aravind Kumar Nayana
 Managing Director



SIXTH FLOOR PLAN





DUSAN SAMANTARAY
NOTARY, GOVT. OF ODISHA 173066
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015

Share Allocation Agreement

This allocation agreement is to be prepared in duplicate and shall form part and parcel of original development agreement dated on 16/10/2020.

This indenture of Supplementary Agreement for allocation of share is executed on this day of _____ March, 2023 at Bhubaneswar.

BETWEEN

SMT. SANDHYA RANI SAHOO, Adhar no.-906082043253 aged about 32 years, W/o Khirod Kumar Sahoo, By Cast: Khandayat, By Profession: Business, Resident of Plot No. 203, Sector-1, Niladri Vihar, PS: Chandrasekharpur, Bhubaneswar, Dist: Khurda Odisha. Here in after referred to as the land owner/first party, which expression unless repugnant to the context or

Sandhyarani Sahoo

Sikhinayak Infrastructure & Developers (P) Ltd.
Aditya Kumar Nayak
Managing Director

subject shall mean and include his/her/their successors, assignees and legal heirs etc of the first part.

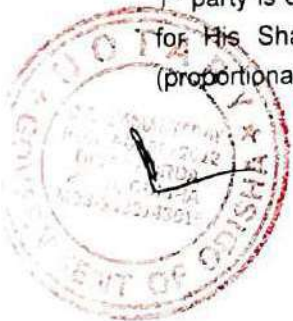
And

M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD...a company incorporated under the Indian Companies Act, 1956, vide Corporate Id No.U70101OR2011PTC013878having its corporate office at RP-104, Pandav Nagar, Bhubaneswar, Dist. Khurda, pin- 751018 represented through its Managing Director SRI ADITYA KUMAR NAYAK, aged about 44 years, S/O Sri Krupasindhu Nayak, Resident of Village Sanakal, PO: Alabol via Balikuda, Dist: Jagatshingpur, Odisha.which expression shall mean and include its directors, successors, executors, administrators (herein after called the Developer/**Second party**)

WHEREAS, First Party has enter into a collaboration/sharing agreement vide Agreement Vol- IV, Sl. No. – 315 , dated 16.10.2020 with the Second Party for his/her part of the landed property having Khata No.- 890/122, Plot No.- 2359, Mauza Sundarpur, Bhubaneswar, admeasuring Ac0.200 decimals out of total compact area of **Ac0.895 Dec in Mauza Sundarpur**, recorded in the name of different land owners namely Smt. Anupama mohanty, Sri Subrat Kumar Jena, Smt. Mandakini Parida, Sri. Gajendra Das, Smt. Saraswati Behera, Smt. Rojalin Parida, Sri Rabindra Kumar Dash, Sri Narendra Das, Durga Prasad Das and Sri Sushant Kumar Das who also joined their hands to complete the residential/commercial complex on the aforesaid compact land.

AND WHEREAS in pursuant to the said development agreement AND Power of attorney ,The Developer/**2nd** party has obtained the building plan approval for construction of B+S+9 storey Apartment having 108 numbers of Flats, over the said landed property from the Bhubaneswar Development Authority (BDA) vide Sanction letter No: BNB/5071/2023 Dated 07/02/2023

AND WHEREAS as per the development agreement dated 16.10.2020 the land owner **1st** party is entitled to get 35% of constructed Flats and Commercial space (proportionate Area for His Share of Land) and the Developer **2nd** party is entitled to get remaining 65% (proportionate Area for His Share of Land) of constructed flats and Commercial Space.



Sandhyarani Sahoo

Sidhivinayak Infrastructure & Developers (P) Ltd.

Page 2 of 5

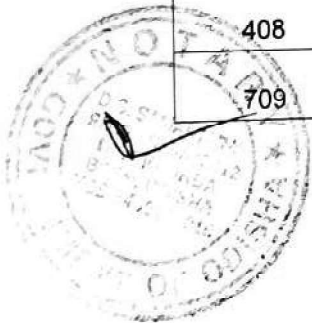
Aditya Kumar Nayak
Managing Director

AND WHEREAS, now in addition to the above said agreements both the parties have come together this day to agree and identify their individual shares as per the exact location in shares as per the plans prepared by the developer and made it approved by BDA, in terms of flat location and their respective built up areas. The particulars of the flat numbers and the Built up area allotted to the parties are elaborated below. The common spaces/area shall be used by all house owners in the complex.

Details of Allocation of Share of the First Party

1. That The Project/Apartment herein and after will be named and styled as 'SIDHIVINAYAK SOLARIS'.
2. That The First Party is entitled to receive a total of 9,193 Sft of Built Up Area of Residential Building Space Out of total 26,267 Sft, of built up Area (proportionate construction in 1st party's Share of land) and 189 sft of Commercial Space Out of total 540 Sft, of built up Area (proportionate construction in 1st party's Share of land) in the said Apartment "SIDHIVINAYAK SOLARIS" the plan of which are attached to this agreement. The Flat number and built up area are mentioned below.

Flat No.	Flat Type	Floor	Carpet Area in sft	Built Up Area in sft	Super Built up Area in sft	Parking No. with Area
201	3BHK	2nd	919	1134	1656	13(166sft)
302	2 BHK	3rd	713	893	1303	34(108sft)
902	2 BHK	9th	713	893	1303	100(90sft)
903	2 BHK	9th	717	898	1310	101(90sft)
604	3 BHK	6th	891	1093	1595	63(159sft)
408	2 BHK	4th	741	929	1357	46(93sft)
709	3 BHK	7th	969	1215	1773	81(131sft)



Sandhyarani Sahoo

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

111	2 BHK	1st	731	921	1345	04(117sft)
512	3 BHK	5th	948	1197	1748	69(152sft)

Total Built up Area received by owner is 9173 Sft .The Copy of the floor plan is attached hereto this agreement for better identification.

3. That the Land owner is entitled to get 9193 sqft of Built up area of Residential Building space and 189 sft of Commercial Space towards his 35% of share, as he is getting 9 numbers of flats measuring 9,173 sqft of Built up area, so the Second party is liable to pay the cost of 20 sft of Builtup area.. It is agreed upon by both the party that Second Party will pay to the first party Rs.1,10,000 /- (Rupees One Lakhs Ten Thousand Only) against the Deficit constructed area , after final measurement prior to taking over & handing over possession of the allocated flats.
4. Further it is agreed upon that the Land owner will be allotted 9 numbers of Car parking for his share of flats by the Second Party.
5. THAT, the above allocation of Flat and commercial space to the First Party as their share is Full and final .and the parties are at liberty to book their flats for sale to prospective purchasers at their risk and costs.



Sandhyarani Sahoo

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

In witnesses of the parties have here on set and subscribed their respective hands and seal on the date, month and year above written.

WITNESSES:

1. *Bannambar Jena*
S/o Late Gokulchandra Jena
Plot-410, Sec-5,
Niladri Vihar, Cuttack
Bhubaneswar.
2. *Amit Raji*

Sandhyarani Sahoo
Signature of the First Party

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

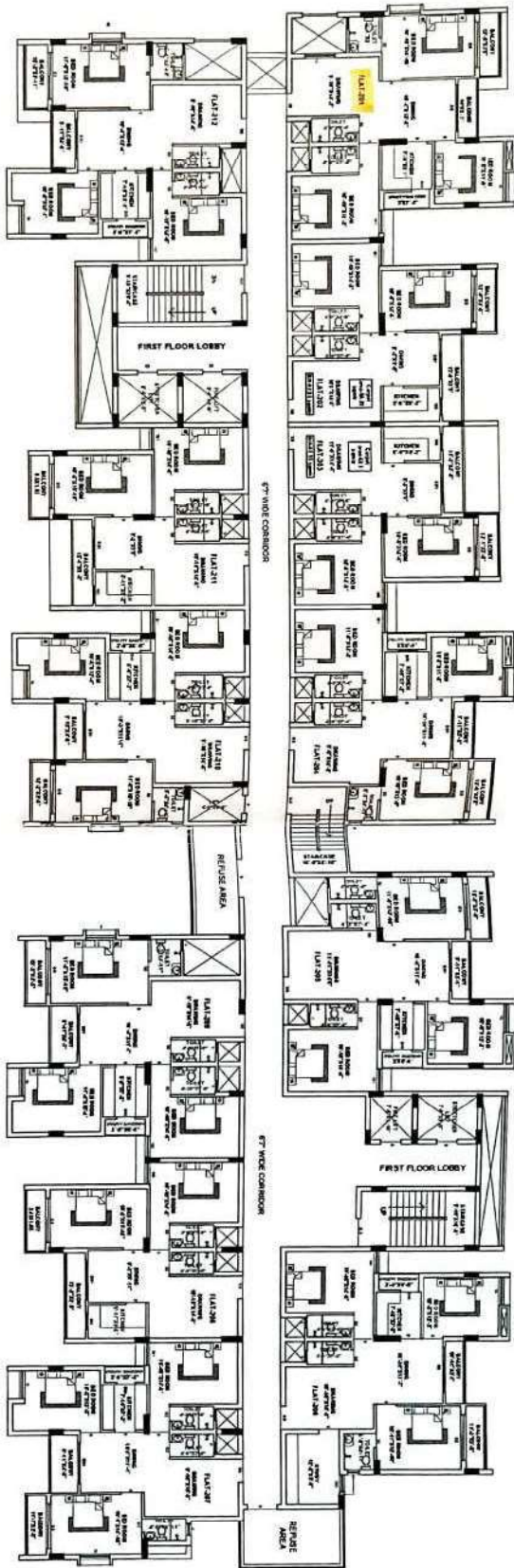
Signature of the Second Party

Identified by me.

Advocate, Bhubaneswar.



21-03-2023
DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
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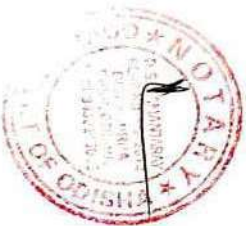


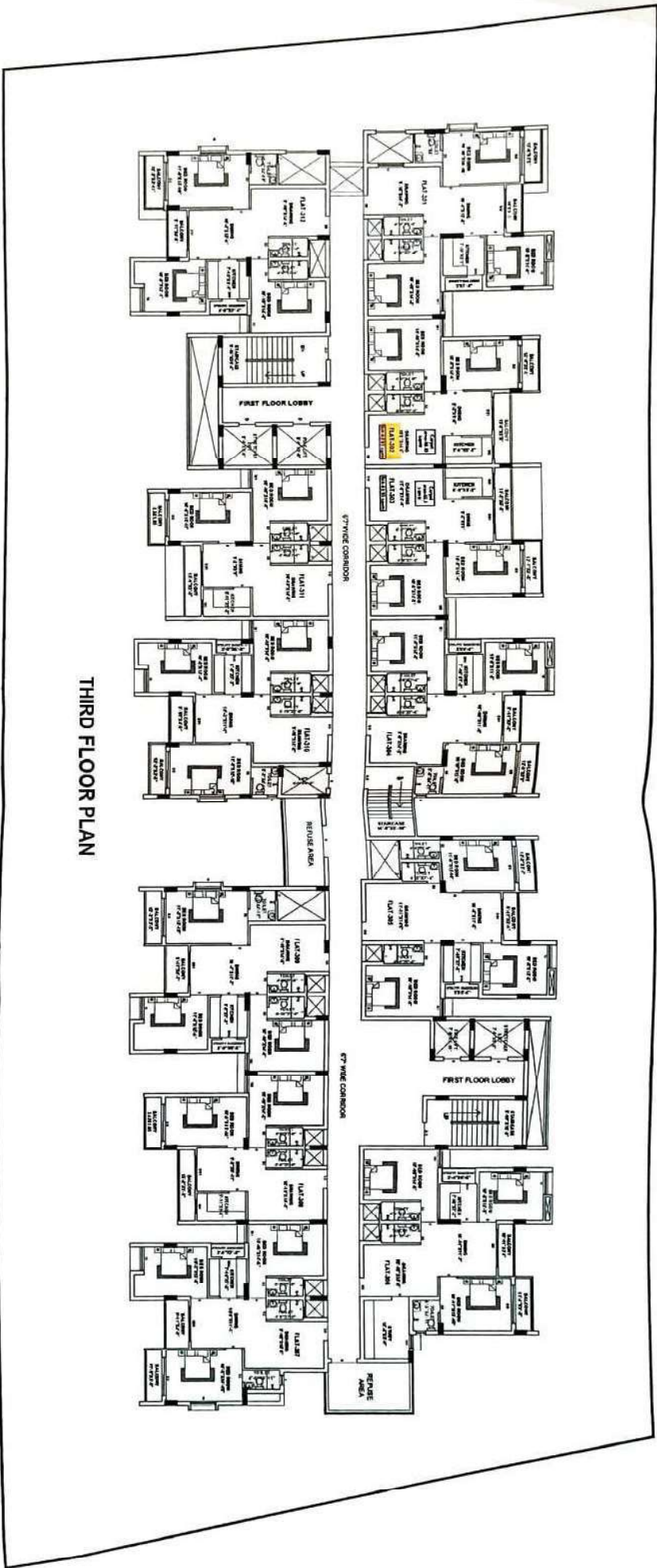
SECOND FLOOR PLAN



Sandhyarani Sahoo

Sahityani Infrastructure & Development (P) Ltd.
Sandhyarani Sahoo
 Managing Director





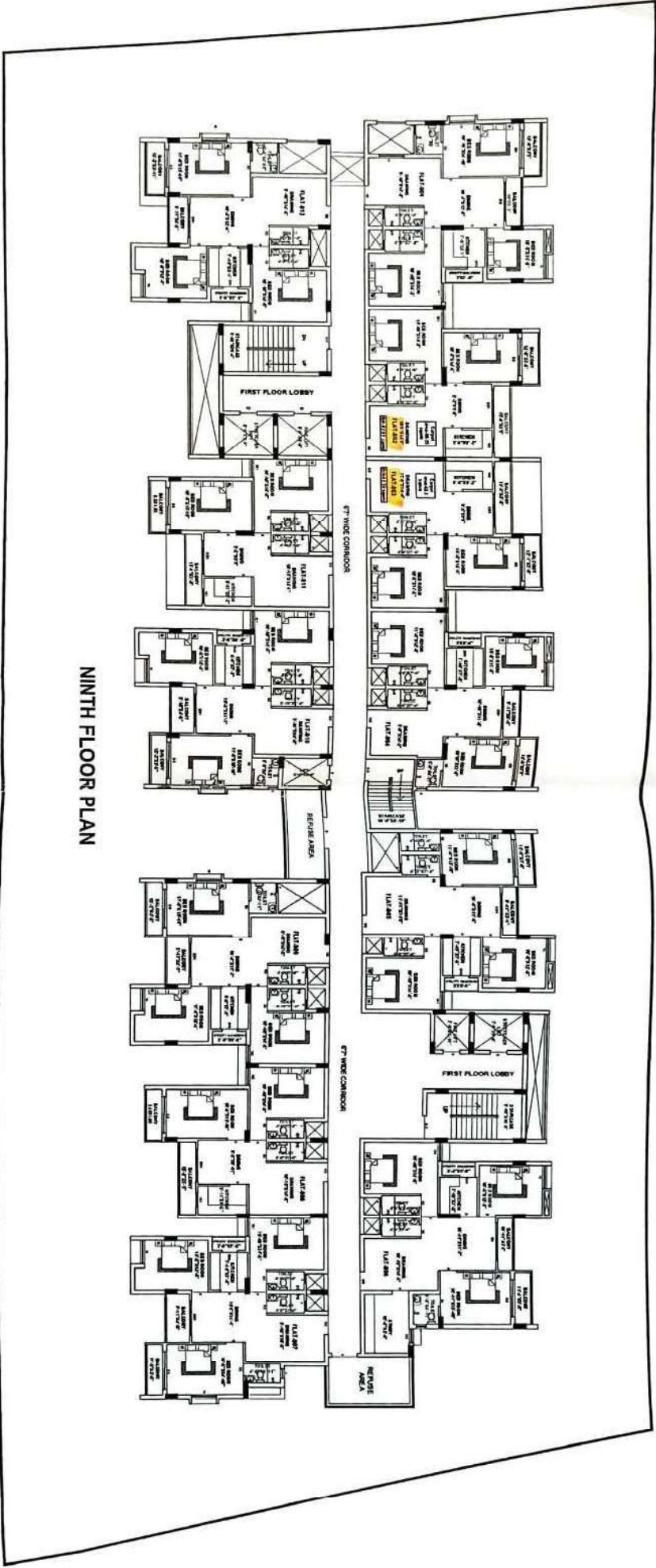
THIRD FLOOR PLAN

Sankhyarani Sales

Sankhyarani Infrastructures & Developers PVT. Ltd.

Amita Kulkarni
Managing Director





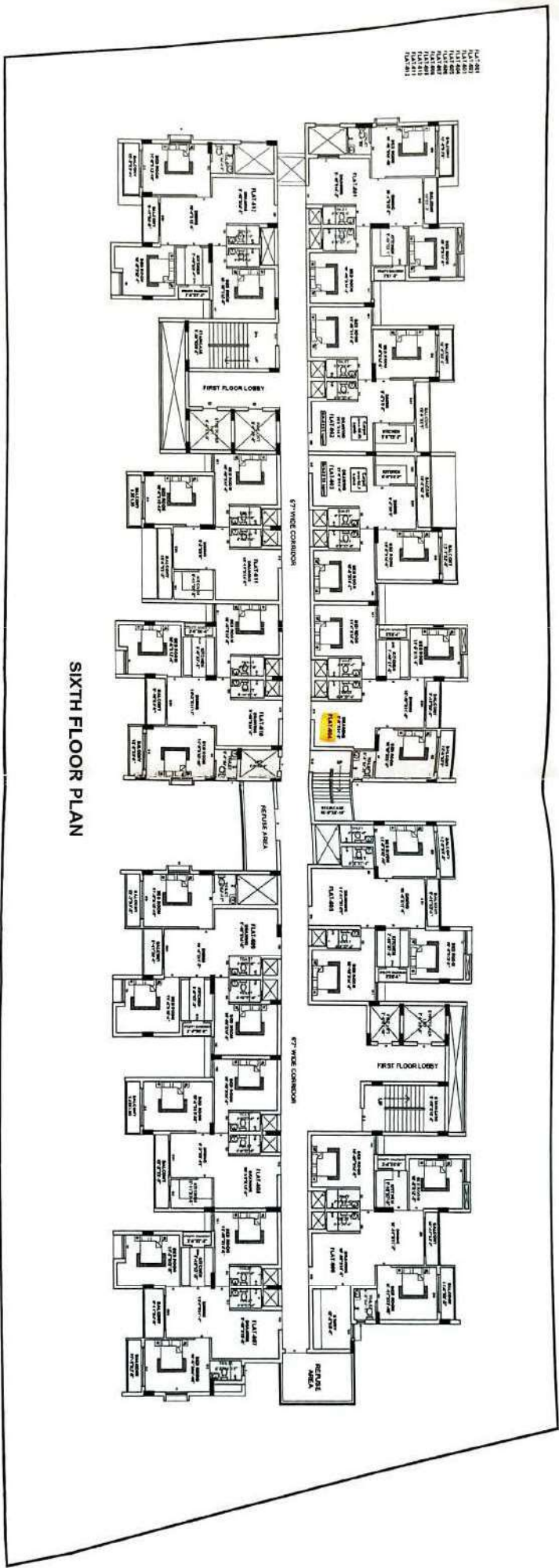
NINTH FLOOR PLAN



Sankaranani Salmo

Sankaranani Infrastructure & Developers (P) Ltd.
 Arun Kumar Das
 Managing Director





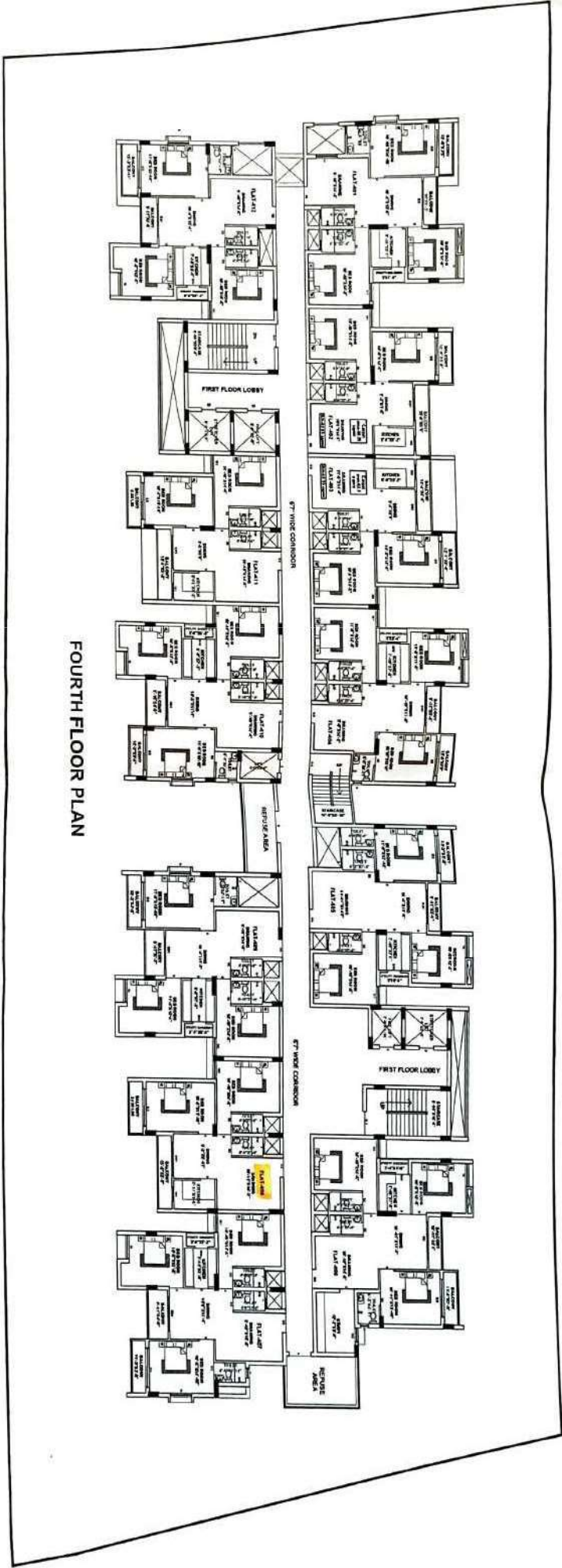
SIXTH FLOOR PLAN

Sankhyarani Saloo

Architectural Infrastructure & Developer (P) Ltd.

Pritha Kumar Nayak
Managing Director





FOURTH FLOOR PLAN

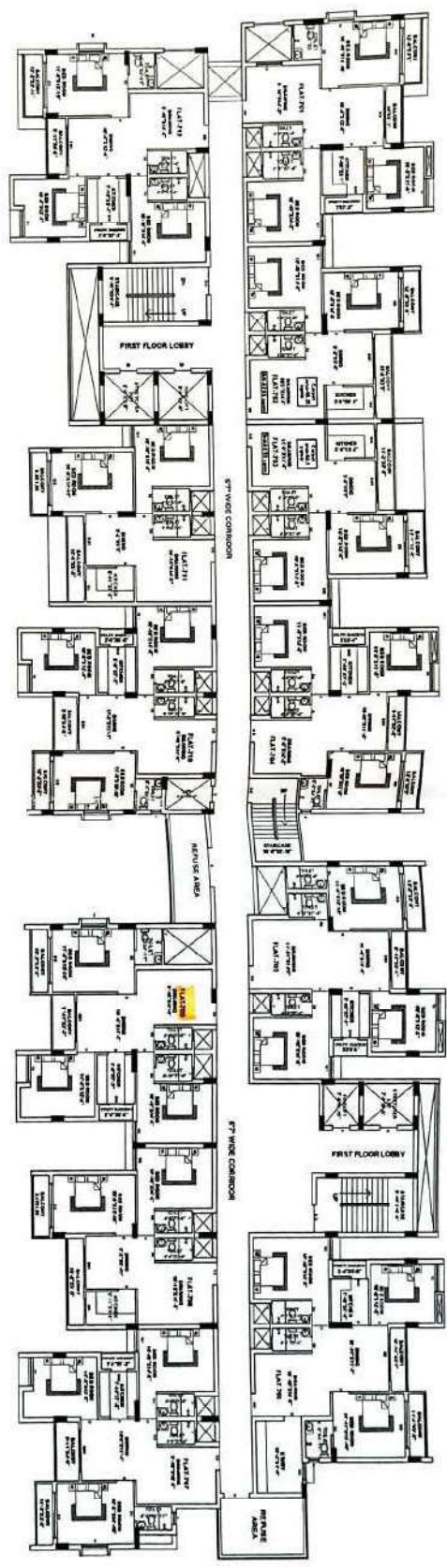
Sandhyarani Saloo

Sahityapak Infrastructure & Developers (P) Ltd
 Asha Kumari Nayak
 Managing Director





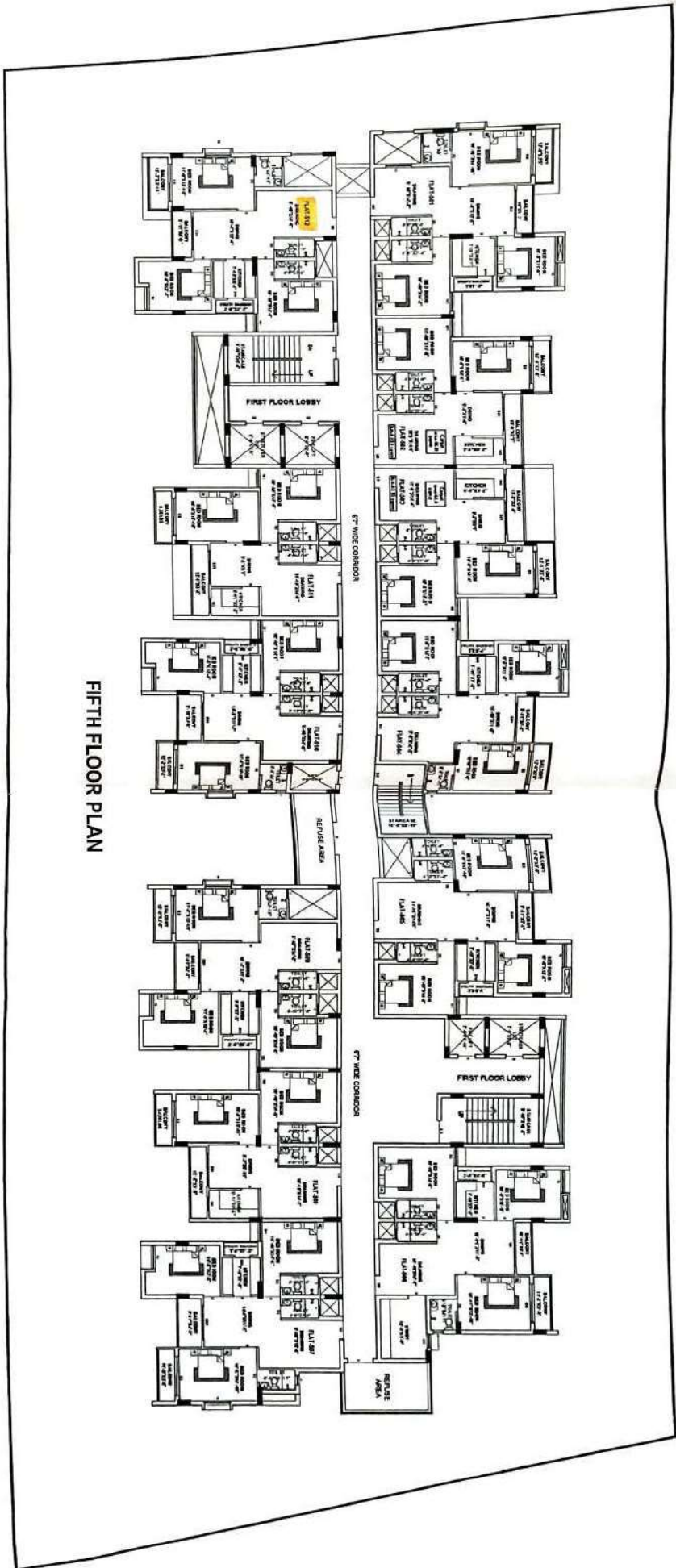
SEVENTH FLOOR PLAN



Sandhyanani Sahoo

Sahakaripal Infrastructure & Developer (P) Ltd.
Managing Director





FIFTH FLOOR PLAN

Siddhivraj Infrastructure & Developer (P) Ltd.

Pravin Kumar Nayyar
Managing Director

Sandhyarani Sakho

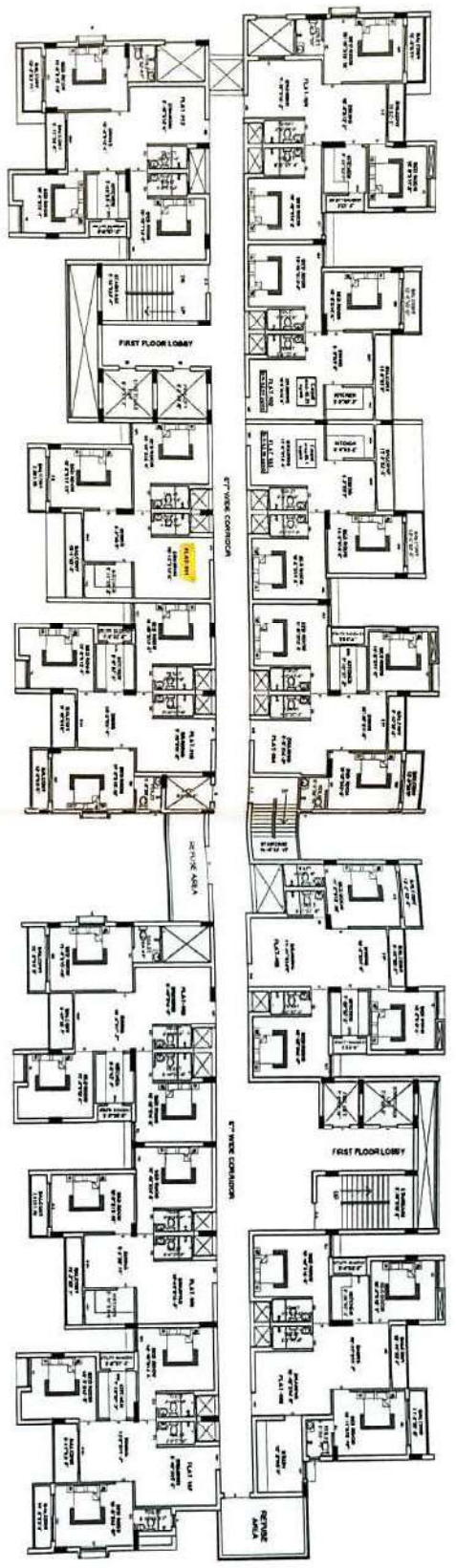


Sandhyarani Setiawati

Sibthivryek Infrastrucutur & Developers (P) Ltd.
Sandhyarani Setiawati
Managing Director



FIRST FLOOR PLAN



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- PLAT 02
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Vol. SI.No. 119 DATE MAR 2023



05/03/2023
Bhubaneswar ODISHA

05/03/2023
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DIJASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGO. NO. 88/2012
MOB-9439143015

Share Allocation Agreement

This allocation agreement is to be prepared in duplicate and shall form part and parcel of original development agreement dated on 12/10/2020.

This indenture of Supplementary Agreement for allocation of share is executed on this day of 05th March 2023 at Bhubaneswar.

BETWEEN

SMT. SARASWATI BEHERA, Adhar no:-303051126249, aged about- 38 years, W/o Sri. Bikram Kesari Parida, By Cast: Gopal, By Profession: Housewife, Resident of Plot No. 428, Canal Road, Sameigadia, Rasulgarh, PS: Mancheswar, Bhubaneswar, Dist: Khurda Odisha. Here in after referred to as the land owner/first party, which expression unless repugnant to the


Sichivinyak Infrastructure & Developers (P) Ltd.

Saraswati Behera

Aditya Kumar Wajra
Managing Director

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DUSASANI SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 68/2012
MOB-9439143015

context or subject shall mean and include his/her/their successors, assignees and legal heirs etc of the first part.

And

M/S. SIDHIVINAYAK INFRASTRUCTURE AND DEVELOPERS (P) LTD. a company incorporated under the Indian Companies Act, 1956, vide Corporate Id No.U70101OR2011PTC013878 having its corporate office at RP-104, Pandav Nagar, Bhubaneswar, Dist. Khurda, pin- 751018 represented through its Managing Director SRI ADITYA KUMAR NAYAK, aged about 46 years, S/O Sri Krupasindhu Nayak, Resident of Village Sanakal, PO: Alabol via Balikuda, Dist: Jagatshingpur, Odisha. which expression shall mean and include its directors, successors, executors, administrators (herein after called the Developer/**Second party**)

WHEREAS, First Party has enter into a collaboration/sharing agreement vide Agreement Vol- IV, Sl. No. – 308 , dated 12.10.2020 with the Second Party for his/her part of the landed property having Khata No.- 890/109, Plot No.- 2356/2964 Mauza Sundarpur, Bhubaneswar admeasuring Ac0.046 decimals out of total compact area of **Ac0.895 Dec in Mauza Sundarpur**, recorded in the name of different land owners namely Smt. Anupama mohanty, Sri Subrat Jena Smt. Sandyarani Shoo, Smt. Mandakini Parida, Sri. Gajendra Das, Smt. Saraswati Behera, Smt. Rojalin Parida, Sri Rabindra Kumar Dash, Sri Narendra Das, Durga Prasad Das and Sri Sushant Kumar Das who also joined their hands to complete the residential/commercial complex on the aforesaid compact land.

AND WHEREAS in pursuant to the said development agreement AND Power of attorney ,The Developer/2nd party has obtained the building plan approval for construction of B+S+9 storey Apartment having 108 numbers of Flats, over the said landed property from the Bhubaneswar Development Authority (BDA) vide Sanction letter No: BNB/5071/2023 Dated 07/02/2023

AND WHEREAS as per the development agreement dated 12.10.2020 the land owner 1st party is entitled to get 33 % of constructed Flats and Commercial space (proportionate Area for His Share of Land) and the Developer 2nd party is entitled to get remaining 67% (proportionate Area for His Share of Land) of constructed flats and Commercial Space.

Saraswati Behera

Sidhivinayak Infrastructure & Developers (P) Ltd.




Aditya Kumar Nayak
Managing Director

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DUSAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
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AND WHEREAS, now in addition to the above said agreements both the parties have come together this day to agree and identify their individual shares as per the exact location in shares as per the plans prepared by the developer and made it approved by BDA, in terms of flat location and their respective built up areas. The particulars of the flat numbers and the Built up area allotted to the parties are elaborated below. The common spaces/area shall be used by all house owners in the complex.

Details of Allocation of Share of the First Party

1. That The Project/Apartment herein and after will be named and styled as 'SIDHIVINAYAK SOLARIS'.
2. That The First Party is entitled to receive a total of 1,994 Sft of Built Up Area of Residential Building Space Out of total 6,042 Sft, of built up Area (proportionate construction in 1st party's Share of land) and 41 sft of Commercial Space Out of total 124 Sft, of built up Area (proportionate construction in 1st party's Share of land) in the said Apartment "SIDHIVINAYAK SOLARIS" the plan of which are attached to this agreement. The Flat number and built up area are mentioned below.

Flat No.	Flat Type	Floor	Carpet Area in sft	Built Up Area in sft	Super Built up Area in sft	Parking No. with Area
207	3BHK	2 nd	919	1165	1701	54(100sft)
502	2BHK	5 th	713	893	1303	55(104sft)

Total Built up Area received by owner is 2,058 Sft .The Copy of the floor plan is attached hereto this agreement for better identification.

1. That the Land owner is entitled to get 1,994 sft of Built up area of Residential Building space and 41 sft of Commercial Space towards his 33% of share, but as he is getting 2 numbers of flats measuring 2,058 sqft of Built up area of Residential Building, so the First party is liable to pay the Second party Cost of 64 sft of Surplus Residential Space after adjusting Cost of 41 sft of Deficit Commercial Space. It is agreed upon by both the party that Second Party will pay Rs.1,06,000 /- (Rupees One Lakhs Six Thousand

Saraswati Behera

Sidhivinayak Infrastructure & Developers (P) Ltd.



Anitha Kuma Naya
Managing Director

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MOB-9439143015

Only), after final measurement prior to taking over & handing over possession of the allocated flats.

2. Further it is agreed upon that the Land owner will be allotted 2 numbers of Car parking for his share of flats by the Second Party.
3. THAT, the above allocation of Flat and commercial space to the First Party as their share is Full and final and the parties are at liberty to book their flats for sale to prospective purchasers at their risk and costs.

In witnesses of the parties have here on set and subscribed their respective hands and seal on the date, month and year above written.

WITNESSES:

1. Bikram Karmali Patil
Sl. No. Mr. Kalandi ch. Patil
Plot no- 428, Canal Road
Samejyodha, Sakhyam. BBSR-10

2. Sandeep Kumar Samantaray
Ratnakor Bag, Bhubaneswar

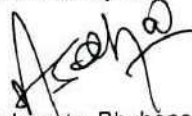
Suraswati Behera
Signature of the First Party

Sidhivinayak Infrastructure & Developers (P) Ltd.

Aditya Kumar Nayak
Managing Director

Signature of the Second Party

Identified by me.


Advocate, Bhubaneswar.

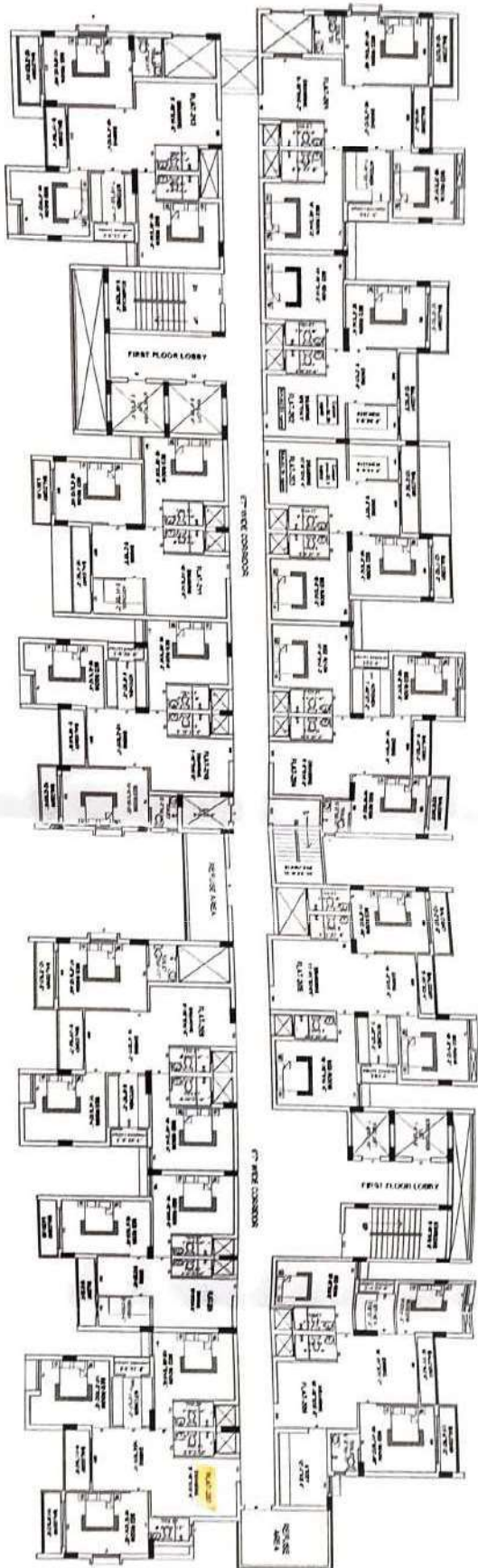


25-03-2023
BUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 68/2012
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Saraswati Behera



SECOND FLOOR PLAN



Sahajit Infrastructures & Developments (P) Ltd
Project Director



Saraswati Behera



Astha Kumar Nayak

FIFTH FLOOR PLAN

