

NOTARISED



INDIA NON JUDICIAL SAHOO

NOTARY BHUBANESWAR GOVT. OF ODISHA

ଓଡ଼ିଶା ଆଠିଶା **MEMORRANDUM OF UNDERSTANDING** 337128137321371

This MOU is made on this 24th day of May, 2023 (Two thousand Twenty-three) at Bhubaneswar.

BETWEEN

Smt. Kamlesh Khemka, aged about-50 Years, W/o-Late Umesh Kumar Khemka, ~~...~~ and Mr. Varun Khemka, age about-21 years, S/o-Late Umesh Khemka, ~~...~~, both are resident of Plot No- MB-4, Po/Ps-Laxmisagar, Bhubaneswar, Dist-khordha, Odisha hereinafter called as the "FIRST PARTIES" which expression shall unless excluded by or repugnant to the context be deemed to include their legal heirs, successors, assigns and representatives-in-interests of the FIRST PART.

Kamlesh Khemka
Varun Khemka

AND

Mr. Tapan Kumar Kuanr, aged about-41 years, Proprietor of- M/s Shree Sai Gopinath Construction, S/o – Radhakanta Kuanr, ~~...~~, PAN No-AQFPK1086P, having its office at-E-4/2, Housing Board Colony, Po/Ps-Chandrasekharapur, Bhubaneswar, Dist-khordha, Odishahere-in-after called as the " SECOND PARTY" which expression shall unless excluded by or repugnant to the context be deemed to include its assigns and representatives-in-interests of the SECOND PART.

SHREE SAI GOPINATH CONSTRUCTION
Tapan Kumar Kuanr
PROPRIETOR



WHEREAS pursuant to execution of development agreement vide Document No-11132205009 dt-27/04/2022 and General Power of Attorney vide Document No-11132205010 dt-27/04/2022 registered before Sub-Registrar Khandagiri the first parties allocated 50% of share in built up area of the building along with the proportionate land, whereas the second party allocates 50% of share a per allocation, the flats fallen in the share of the first parties are as follows: -

DETAILS OF ALLOCATION OF SHARING UNITS OF THE PROJECT "SAI UMESH" AT KALINGA NAGAR, MOUZA-GHATIKIA.

FLOOR	FLAT NO.	BHK	CARPET AREA (Sq. Mtr.)	PARKING NO	PARKING AREA(Sq. Mtr.)	ALLOTMENT UNITS
1st FLOOR	101	3 BHK	93.50 SQ. MTR	P-01	10.62 Sq. Mtr. (4.2X2.53)	SHREE SAI GOPINATH CONSTRUCTION
	102	3 BHK	96.36 SQ.MTR	P-02	13.81 Sq. Mtr. (4.2X3.29)	SHREE SAI GOPINATH CONSTRUCTION
2nd FLOOR	201	3 BHK	93.50 SQ.MTR	P-03	13.86 Sq. Mtr. (4.2X3.30)	SHREE SAI GOPINATH CONSTRUCTION
	202	3 BHK	96.36 SQ.MTR	P-04	13.18 Sq. Mtr. (4.2X3.14)	SHREE SAI GOPINATH CONSTRUCTION
3rd FLOOR	301	3 BHK	93.50 SQ.MTR	P-05	12.24 Sq. Mtr. (4.28X2.86)	KAMLESH KHEMKA & VARUN KHEMKA
	302	3 BHK	96.36 SQ.MTR	P-06	13.43Sq. Mtr. (4.28X3.14)	KAMLESH KHEMKA & VARUN KHEMKA
4th FLOOR	401	3 BHK	93.50 SQ. MTR	P-07	14.89Sq. Mtr. (4.28X3.48)	KAMLESH KHEMKA & VARUN KHEMKA
	402	3 BHK	96.36 SQ.MTR.	P-08	13.95 Sq. Mtr. (4.28X3.26)	KAMLESH KHEMKA & VARUN KHEMKA
5th FLOOR	501	3 BHK	85.84 SQ. MTR	P-09	12.84Sq. Mtr. (4.28X3.00)	KAMLESH KHEMKA & VARUN KHEMKA
	502	3 BHK	85.88 SQ.MTR	P-10	14.89 Sq. Mtr. (4.28X3.48)	SHREE SAI GOPINATH CONSTRUCTION



Kamlesh Khemka
Varun Khemka

Shree Sai Gopinath Construction
Proprietor
Kamlesh Khemka & Varun Khemka

SCHEDULE OF PROPERTY.

District – Khurda, Tahasil–Bhubaneswar, Ps-Chandaka Hal Ps-Bharatpur, under the jurisdiction of sub-Registrar Khandagiri, Mouza–Chatikia, Mutation Khata No-2365/572, Plot No.-308, Kissam-Patita, area 124dec, corresponding to GA Plot No-168(C), Drawing No-B/360, Kalinga Nagar, K-1, Settlement Khata No-2023, Plot No-308.

WITNESSES: -

1. Sudhi Ranjan Mehera

1. Kamlesh Khemka

2. Vasun Khemka

2. Nishikanta Kumar

Signature of the First Parties

SHREE SAI GOPINATH CONSTRUCTION

Tapan Kumar Kumar

PROPRIETOR

Signature of the Second Party

Puskar Sahoo
25.5.2023

PUSKAR SAHOO
NOTARY, BHUBANESWAR
GOVT. OF ODISHA
Mob:-9337129137