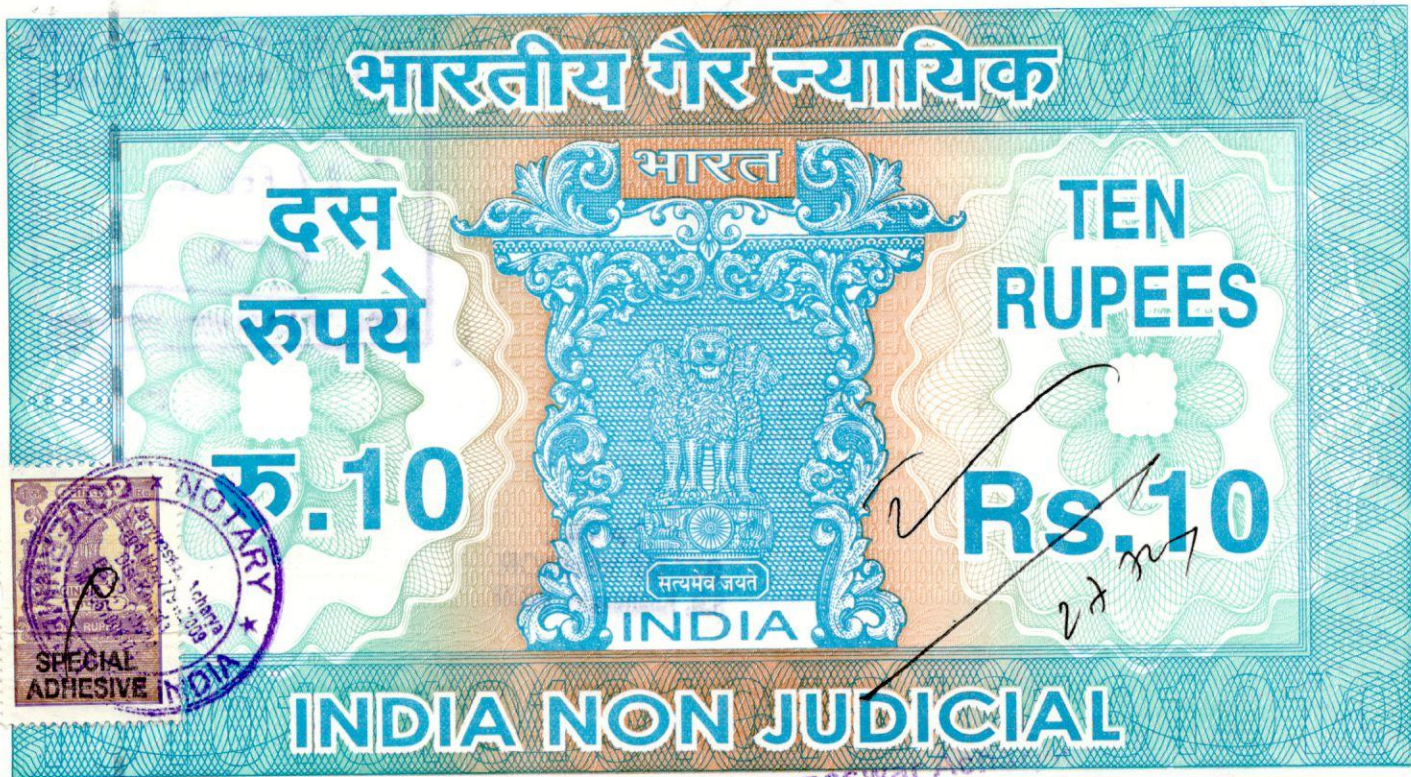


27 JUL 2023



ଓଡ଼ିଶା ओडिशा ODISHA

Jagyneshwar Acharya
 Notary, Govt. Of India
 Odisha, BBSR, Dist-Khurda 61AA 172053
 Regd.No.-7791/2009
 Mob:-9861006174

SHARE ALLOCATION AGREEMENT

THIS DEED OF AGREEMENT is made on²³ day of July , 2023 (Two Thousand Twenty Three) at Bhubaneswar.

BETWEEN

M/S. SKYTECH INFRAPROJECTS PVT. LTD., a Company incorporated under the companies Act, 1956 having its office at Plot No – 241, AT/PO/PS- Saheed Nagar, Bhubaneswar, Dist- Khurda, Odisha, Represented through its Managing Director Sri Rupak Panda, aged about 50 years, S/o- Pitabas Panda, resident of Plot No. 491/2, Saheed Nagar, PO/PS – Saheed Nagar, Bhubaneswar, Dist – Khurda, Odisha, (Hereinafter Called “PROMOTER/DEVELOPER” which expression shall, unless excluded by or repugnant to the subject or context mean and include its executors administrators, successors, survivors etc.) of the **FIRST PART.**

[Handwritten signatures and names]
 Trupti mayee Singh.
 Anur Pam
 Lokanath Prasad Pam



SKYTECH INFRAPROJECTS PVT. LTD.

[Handwritten signature]
 Rupak Panda
 MANAGING DIRECTOR

Mr. Lokanath Prasad Pam

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

(1) SRI SAUMENDRA PRASAD MOHANTY, aged about 59 years, (2)SRI ARABINDA PRASAD MOHANTY aged about 54 years, (3)SRI DHARMENDRA PRASAD MOHANTY aged about 53 years, (4)SRI JANMEJAY MOHANTY aged about 47 years. All are sons of Late Pyari Mohan Mohanty, Resident of Plot No. 903, At – Patia, PO – Patia, PS – Chandrasekharpur, Dist – Khordha, Odisha, Pin - 751024 (5)SMT.TRUPTIMAYEE SINGH aged about 56 years Wife of Sri Manoj Kumar Singh & daughter of Late Pyari Mohan Mohanty, resident of At – VIM – 100, Sailashreevihar, PO - Chandrasekharpur, Dist – Khordha, Odisha, Pin - 751021, (Hereinafter referred to as “LAND OWNERS” which expression shall, unless excluded by or repugnant to the subject or context, mean and include their respective heirs, successors, assignees and legal representatives)of the
SECOND PART.

WHEREAS, the above said 2nd party member being the owner and 1st party being the developer jointly entered in to an Agreement bearing No - 31, Dtd.08.01.2021. And so also the 2nd party members have executed a registered General Power of Attorney bearing I.D. No - 1082100349 & Document No – 11082100411, Dtd.11.01.2021 registered before District Sub-Registrar Office, Khurda at Bhubaneswar and as per the averment and the conditions made in the aforesaid Agreement & Power of Attorney, the owner has given their land for development and construction of independent residential Flat(s) houses and after obtaining due permission from the Bhubaneswar Development Authority, Bhubaneswar vide Letter No – 14591/BDA,Bhubaneswar, Dtd.03.05.2023, the construction work of the apartment has been started by the developer over the scheduled property in the name & style of “SKYTECH ASTHA”.

AND WHEREAS, it was stipulated in the aforesaid agreement & Power of Attorney that the Land owner will get 42% of total built of area and Promoter shall get 58% total built of area.



SKYTECH INFRAPROJECTS PVT. LTD.

Lokanath Prasad Ram
MANAGING DIRECTOR

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Mr - Lokanath Prasad Ram.

Jagyneshwar Acharya
Saumendra Prasad Mohanty
Trupti Mayee Singh
Manoj Kumar Singh

Manoj Kumar Singh
Trupti Mayee Singh

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mch: 9861005174

AND WHEREAS, it is mutually agreed between both the parties that, the First Party Member/Promoter/Developer shall complete the construction work of the independent residential Flat(s) within 33 (Thirty Three) months from the date of BDA Approval.

That, this agreement may be treated as a part of the original agreement executed between the parties on dated.08.01.2021.

Flats & Triplex Details Of Developer Share :-

Sl. No.	Flat No.	BHK	Carpet Area in Sqmt.	Balcony Area in Sqmt.	Parking	Share
1	101	2 BHK	80.2	10.88	101	Skytech Infraprojects Pvt. Ltd.
2	401	2 BHK	80.2	10.88	401	
3	102	2 BHK	66.72	4.38	102	Skytech Infraprojects Pvt. Ltd.
4	202	3 BHK	82.99	9.2	202	Skytech Infraprojects Pvt. Ltd.
5	302	3 BHK	82.99	9.2	302	Skytech Infraprojects Pvt. Ltd.
6	402	3 BHK	82.99	9.2	402	Skytech Infraprojects Pvt. Ltd.
7	502	3 BHK	82.99	9.2	502	Skytech Infraprojects Pvt. Ltd.
8	103	2 BHK	73.04	6.31	103	Skytech Infraprojects Pvt. Ltd.
9	104	3 BHK	94.79	13.33	104	Skytech Infraprojects Pvt. Ltd.
10	105	2 BHK	74.25	5	105	Skytech Infraprojects Pvt. Ltd.
11	205	2 BHK	74.25	5	205	Skytech Infraprojects Pvt. Ltd.
12	305	2 BHK	74.25	5	305	Skytech Infraprojects Pvt. Ltd.
13	106	3 BHK	108.82	11.24	106	Skytech Infraprojects Pvt. Ltd.
14	206	3 BHK	108.82	11.24	206	Skytech Infraprojects Pvt. Ltd.
15	306	3 BHK	108.82	11.24	306	Skytech Infraprojects Pvt. Ltd.
16	506	3 BHK	108.82	11.24	506	Skytech Infraprojects Pvt. Ltd.
17	Triplex	4 BHK	245.53	19.33	001	Skytech Infraprojects Pvt. Ltd.

Singh

Prapti mayee

Jhankar Singh

Saumenendra Prasad Mohanty

Anura Prasad



SKYTECH INFRAPROJECTS PVT. LTD.
Kupaulanda
MANAGING DIRECTOR

Ka. - Lokanath Prasad Ram.

Jagyneshwar Acharya
 Notary, Govt. Of India
 Odisha, BBSR, Dist-Khurd
 Regd.No. 77912009
 Mob: 9861006174

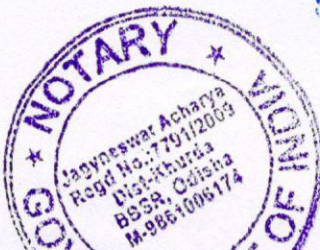
Flats Details Of Land Owner Share : -

Sl.No.	BHK	Flat No.	Carpet Area in Sqmt.	Balcony Area in Sqmt.	Parking	Share
1	2 BHK	201	80.2	10.88	201	Saumendra Prasad Mohanty
2	2 BHK	203	73.04	6.31	203	Saumendra Prasad Mohanty
3	3 BHK	204	94.79	13.33	204	Saumendra Prasad Mohanty
4	2 BHK	301	80.2	10.88	301	Arabinda Prasad Mohanty
5	2 BHK	303	73.04	6.31	303	Arabinda Prasad Mohanty
6	3 BHK	304	94.79	13.33	304	Arabinda Prasad Mohanty
7	2 BHK	405	74.25	5	405	Dharmendra Prasad Mohanty
8	2 BHK	403	73.04	6.31	403	Dharmendra Prasad Mohanty
9	3 BHK	404	94.79	13.33	404	Dharmendra Prasad Mohanty
10	2 BHK	501	80.2	10.88	501	Janmejaya Mohanty
11	2 BHK	503	73.04	6.31	503	Janmejaya Mohanty
12	3 BHK	504	94.79	13.33	504	Janmejaya Mohanty
13	3 BHK	406	108.82	11.24	406	Smt. Truptimayee Singh
14	2 BHK	505	74.25	5	505	Saumendra Prasad Mohanty, Arabinda Prasad Mohanty, Dharmendra Prasad Mohanty & Janmejaya Mohanty

Trupti mayee Singh

Saumendra Prasad Mohanty

Anu Prasad Mohanty



SKYTECH INFRA PROJECTS PVT. LTD.
 K. P. Panda
 MANAGING DIRECTOR

Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861026174

SCHEDULED OF PROPERTY

Dist- Khurda, Tahasil – Bhubaneswar No.262,P.S – New Capital No.15 under the Jurisdiction of District Sub-Registrar Office, Khordha at Bhubaneswar, Mouza – Raghunathpurjali, Khata No – 511/2761,STHITIBAN, Plot No – 1415,

Area **Ac.0.400 decs.**(Full Plot) & Plot No - 1416, Area **Ac.0.050 decs.** (Full Plot) ,Kisama - Gharabari, total two plots & one khata, total plot area **Ac.0.450 decs.**

IN WITNESS WHEREOF, both the parties above named signed this agreement on the date, month and year first above mentioned.

WITNESSES:-

SKYTECH INFRAPROJECTS PVT.LTD.

1. Lokanath Prasad Ram.
S/o. Late Krishna Prasad Ram.
Sahidnagar
Bhubaneswar.

Rupendra.
MANAGING DIRECTOR

Signature of the First Party

2. Sasanka Saha
Masujal Masujal
241 Sahidnagar
Bhubaneswar

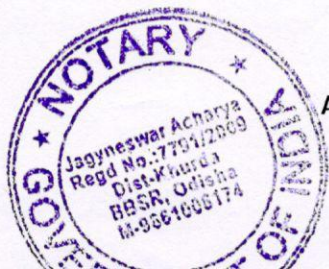
x Saumendra Prasad Mohanty
x Anurag Kumar
x Shrinu Kumar
x [Signature]
x Jyoti mayee Singh.

Signature of the Second Party

Drafted and prepared by me, read over and explained the content to the executants.

IDENTIFIED BY ME

[Signature]
ADVOCATE, BBSR
Advocate, Bhubaneswar.



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